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42696651 | EICR18_4

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018* (as amended) – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

(*Where applicable)

Registration No: 501766000 Branch No*: 000

Trading Title: Advanced Electrical Services York Ltd

Address: York Eco Business Centre Amy Johnson Way, York, North Yorkshire

Postcode: YO30 4AG Tel No: 01904479485

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A

Name: Kevin Mohan

Address: C/O 6 Alne Terrace , York, North Yorkshire

Postcode: YO10 5AW Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Unknown

UPRN: N/A

Address: 6 Alne Terrace , York, North Yorkshire

Postcode: YO10 5AW Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:

House sale (see additional page No. N/A)

Date(s) when inspection and testing was carried out: From (26/10/2026) Until (N/A) Records available (651.1): (✔) Previous inspection report available (651.1): (✔) Previous report date: (11/10/2021)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION *(as described in PART 6)*

General condition of the installation (in terms of electrical safety): The installation appears to be in acceptable condition with regards to electrical safety. Accessories in good condition. Installation erected to previous version of BS7671 (see additional page No. N/A)

Description of premises Dwelling: (✔) Commercial: (N/A) Industrial: (N/A) Other (include brief description): N/A

Estimated age of electrical installation: (45) years Evidence of additions or alterations: (✔) if Yes, estimated age 10 years) Overall assessment of the installation for continued use: **Satisfactory/~~Unsatisfactory~~**** (delete as appropriate)

**An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5A of this report) and it is recommended that these are acted upon as a matter of urgency.

Any observation(s) in PART 5B classified as 'Improvement recommended' (Code C3), or 'Further investigation is advised' (FI) are advisory and do not affect the overall assessment but should be given due consideration.

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1: LUKE MATTERSON Signature:  Date: 26/10/2026

I/We RECOMMEND, subject to the necessary remedial action being taken, that the installation is further inspected and tested before: 26/10/2031 (date)

Give reason for recommendation: Domestic rental property

The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1: MATTHEW CHIPCHASE Signature:  Date: 26/10/2026

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Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipients'

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One of the following Codes, as appropriate, has been allocated to each of the observations made in PARTS 5A and 5B to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action:	**Code C1 Danger Present** Risk of injury. Immediate remedial action is necessary	**Code C2 Potentially Dangerous** Urgent remedial action is necessary	**Code C3 Improvement is recommended**	**Code FI Further Investigation is advised**

PART 5A : OBSERVATIONS ATTRACTING A CODE 'C1' OR 'C2' CLASSIFICATION *(Photographic and/or thermographic images can be appended to the report to support observations made)*

Referring to the **Schedule of Items Inspected** (see PART 9), the attached **Schedule of Circuit Details and Test Results** (see PART 11A & 11B), and subject to any **agreed limitations** listed in PART 6 – No remedial action is required (✔), **OR**

The items listed below affect the overall assessment of the report. Include the relevant schedule reference(s), as appropriate:

Item No	Observation(s)	Code	Location Reference
( )	( )	( )	( )
( )	( )	( )	( )
( )	( )	( )	( )
( )	( )	( )	( )
( )	( )	( )	( )
( )	( )	( )	( )
( )	( )	( )	( )

Additional pages? (No) State page numbers: (N/A)

Immediate remedial action is necessary for items: (N/A)

Urgent remedial action is necessary for items: (N/A)

PART 5B : OBSERVATIONS ATTRACTING A CODE 'C3' OR 'FI' CLASSIFICATION *(Photographic and/or thermographic images can be appended to the report to support observations made)*

Referring to the **Schedule of Items Inspected** (see PART 9), the attached **Schedule of Circuit Details and Test Results** (see PART 11A & 11B), and subject to any **agreed limitations** listed in PART 6 – No remedial action is required (✘), **OR**

The items listed below do not affect the overall assessment of the report. Include the relevant schedule reference(s), as appropriate:

Item No	Observation(s)	Code	Location Reference
(1)	(4.2 Poor accessibility to the consumer unit)	(C3)	(Consumer unit)
(2)	(4.14 RCDs/RCBOs in the consumer unit are type AC (possible DC load currents) Regulation 531.3.3 BS7671 2018 Am4)	(C3)	(RCD)
(3)	(4.16 Absence of Arc fault protection for socket circuits (if HMO property))	(C3)	(AFDD)
(4)	(6.8 General observation: 1mm earth conductor present in the socket circuit cabling (circuits 7& 9))	(N/A)	(Socket circuits)
(5)	(6.12 c No RCD protection for cables concealed in the building fabirc less than 50mm deep in plaster etc)	(C3)	(RCD)
(6)	(6.12 e No RCD protection for lightng circuits in a domestic setting)	(C3)	(Lighting)
(7)	(8.2 The hob is connected via a 13a plug/socket arrangement. Does not comply with manufacturers instructions.)	(C3)	(Hob)

Additional pages? (Yes) State page numbers: (9)

Improvement is recommended for items: (1-3,5-7)

Further investigation is advised for items: (N/A)

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Please see the 'Guidance for recipients on the classification codes'

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PART 6 : EXTENT AND LIMITATIONS OF THE INSPECTION AND TESTING *(see Regulation 653.2)*

The inspection and testing has been carried out in accordance with *BS 7671: 2018*, as amended to 2026 (date). Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection. An inspection should be made of other electrical equipment housed within an accessible roof space. Additionally, no checks for safety alerts, corrective actions or product recalls for electrical equipment forming part of the installation have been made.

Details of the electrical installation covered by this report: A sample of all circuits within the installation have been tested and inspected unless otherwise noted. (see additional page No. N/A)

Agreed limitations including the reasons, if any, on the inspection and testing (653.2): No live to neutral insulation resistance tests carried out to prevent damage to connected equipment. No test or inspection has beenundertaken in any building voids/loft spaces. Accessories such as sockets and light switches not unscrewed where decor may be damaged, see continuation sheet for more Agreed with (print name): CLIENT

Extent of sampling: A minimum of 20% of accessories have been visually checked for compliance & 100% of distribution equipment. (see additional page No. N/A)

Operational limitations including the reasons: Unable to determine size and type of main supply company fuse as unit is sealed and access forbidden (see additional page No. N/A)

PART 7 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C: (N/A) TN-S: (✔) TN-C-S: PME (N/A)

TT: (N/A) IT: (N/A) TN-C-S: PNB (N/A)

Supply protective device

BS EN: (Non-verifiable) Type: (N/A)

Rated current: (N/A) A Breaking capacity: (N/A) kA

Number and type of live conductors

AC 1-phase, 2-wire: (✔) 2-phase, 3-wire: (N/A)

3-phase, 3-wire: (N/A) 3-phase, 4-wire: (N/A)

DC 2-wire: (N/A) 3-wire: (N/A) Other: (N/A)

Confirmation of supply polarity: (✔)

Other sources of supply (Schedule of Test Results) Page No: (N/A)

Nature of supply parameters

Nominal voltage between lines, U [1]:	(N/A) V
Nominal line voltage to Earth, U_0 [1]:	(230) V
Nominal frequency, f [1]:	(50) Hz
Prospective fault current, I_{pf} [2]*:	(0.65) kA
Earth fault loop impedance, Z_e [2]*:	(0.35) Ω

[1] By enquiry

[2] By enquiry or by measurement

**Where the installation is supplied by more than one source, the higher or highest values of prospective fault current (I_{pf}) and external earth fault loop impedance (Z_e) must be recorded.*

PART 8 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS CERTIFICATE

Maximum demand (load): (55) ~~kVA~~/A

(delete as appropriate)

Means of earthing

Distributor's facility: (✔)

Installation earth electrode(s): (N/A)

Earth electrode type: (None)

Location: (N/A)

Electrode resistance/impedance to earth:

Tick either R_A (N/A) or Z_e (N/A) (N/A) Ω

Main protective conductors

Earthing conductor:

(material Copper)

CSA: (16) mm² Connection/continuity verified: (✔)

Main protective bonding conductors:

(material Copper)

CSA: (10) mm² Connection/continuity verified: (✔)

Main protective bonding connections

Water installation pipes:	(✔)
Gas installation pipes:	(✔)
Structural steel:	(N/A)
Oil installation pipes:	(N/A)
Lightning protection system:	(N/A)
Other (state): N/A	(N/A)
N/A	(N/A)

Main switch (Isolation device / Switch-fuse / Circuit-breaker / RCD etc.)

Location: (Within consumer unit)

BS EN: (60947-3) No. of poles: (2) Current rating: (100) A Voltage rating: (230) V

If overcurrent protective device (MCCB /ACB / Fuse(s) / Other)

Device type: (3) Rating / setting† of device: (N/A) A Breaking capacity: (N/A) kA

†Attach protective device settings on separate continuation sheet(s)

Where an RCD is used as the main switch

RCD rated residual operating current, $I_{\Delta n}$: (N/A) mA RCD Type: (N/A) Rated time delay: (N/A) ms

Measured operating time: (N/A) ms Breaking capacity: (N/A) kA

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; '**N/A**' if Not applicable; '**LIM**' if a Limitation exists, or

Code appropriately: Codes '**C1**' and '**C2**' (to be recorded in PART 5A, with additional comments (where appropriate) on attached numbered sheets) and Codes '**C3**' or '**FI**' (to be recorded in PART 5B, with additional comments (where appropriate) on attached numbered sheets)

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018* (as amended)
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ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018* (as amended) – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 9 : SCHEDULE OF ITEMS INSPECTED *(enter ✓, N/A, LIM or Classification Code C1, C2, C3 or FI, as applicable)*

1.0 Intake equipment (visual inspection only)

An outcome against an item in section 1.1, other than access to live parts, should not be used to determine the overall assessment of the installation. Where inadequacies are identified, a cross should be put against the appropriate item and a comment made in PART 5A or 5B of this report.

1.1 Distributor / supplier intake equipment

- Service cable (✓)
- Service head (✓)
- Earthing arrangement (✓)
- Meter tails (✓)
- Metering equipment (✓)
- Means of isolation, where present (N/A)

Where an inadequacy in the intake equipment is encountered, and where this might result in a dangerous or potentially dangerous situation, the person ordering the work and / or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.

The person ordering the inspection and testing notified of any dangerous or potentially dangerous situations: Yes (✓) No (N/A)

1.2 Consumer's means of isolation, where present (N/A)

1.3 Consumer's meter tails (✓)

2.0 Presence of adequate arrangements for parallel or switched alternative sources

2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) (N/A)

2.2 Adequate arrangements where a generating set operates in parallel with the public supply (551.7) (N/A)

3.0 Methods of protection

3.1 Automatic disconnection of supply (ADS) - Main earthing / bonding arrangement (411.3; Chap. 54)

- Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2), or presence of installation earth electrode arrangement (542.1.2.3) (✓)
- Adequacy of earthing conductor size (542.3; 543.1.1) (✓)
- Adequacy of earthing conductor connections (542.3.2) (✓)
- Accessibility of earthing conductor connections (543.3.2) (✓)
- Adequacy of main protective bonding conductor sizes (544.1.1) (✓)
- Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2) (✓)
- Accessibility of all protective bonding connections (543.3.2) (✓)
- Provision of earthing / bonding labels at all appropriate locations (514.13.1) (✓)

3.2 FELV - requirements satisfied (411.7; 411.7.1) (N/A)

3.3 Other methods of protection

Where any of the methods listed below are employed, details are to be provided on separate sheets

- Non-conducting location (418.1) (N/A)
- Earth-free local equipotential bonding (418.2) (N/A)
- Electrical separation (413; 418.3) (N/A)
- Double insulation (412) (N/A)
- Reinforced insulation (412) (N/A)

4.0 Distribution equipment, including consumer units and distribution boards

4.1 Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1) (indicate the extent and location of sampling in PART 6 of the report) (✓)

4.2 Adequacy of working space / accessibility to equipment (132.12; 513.1) (C3)

4.3 Security of fixing (134.1.1) (✓)

4.4 Condition of insulation of live parts (416.1) (✓)

4.5 Adequacy / security of barriers or enclosures (416.2.3) (✓)

4.6 Condition of enclosure(s) in terms of IP rating, etc. (416.2) (✓)

4.7 Condition of enclosure(s) in terms of fire rating, etc. (421.1.6; 421.1.201; 526.5) (✓)

4.8 Enclosure not damaged / deteriorated so as to impair safety (651.2) (✓)

4.9 Presence and effectiveness of obstacles (417.2) (✓)

4.10 Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2) (✓)

4.11 Operation of main switch(es) (functional check) (643.10) (✓)

4.12 Manual operation of circuit-breakers, RCDs and AFDDs to prove functionality (643.10) (✓)

4.13 RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.4.5; 411.5.2; 531.2) (N/A)

4.14 RCD(s) provided for additional protection, where required - includes RCBOs (411.3.3; 415.1) (C3)

4.15 Presence of RCD six-monthly test notice, where required (514.12.2) (✓)

4.16 Confirmation of indication that AFDD(s) are operational (421.1.7; 532.6; 651.2(e)) (C3)

4.17 Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1) (✓)

4.18 Presence of alternative supply warning notice at or near equipment, where required (514.15) (N/A)

4.19 Presence of next inspection recommendation label, where required (514.12.1) (✓)

4.20 Presence of other required labelling (514) (N/A)

(please specify .....)

4.21 Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; 432; 433) (✓)

4.22 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (✓)

4.23 Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11) (✓)

4.24 Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1) (✓)

5.0 Distribution circuits

5.1 Identification of conductors (514.3.1) (N/A)

5.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) (N/A)

5.3 Condition of insulation of live parts (416.1) (N/A)

5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) (N/A)

5.5 Suitability of containment systems for continued use (including flexible conduit) (522) (N/A)

5.6 Cables correctly terminated in enclosures (526) (N/A)

5.7 Examination of cables for signs of unacceptable thermal or mechanical damage / deterioration (421.1; 522.6) (N/A)

5.8 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) (N/A)

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5.9 Adequacy of protective devices; type and rated current for fault protection (411.3, 530.3.201) (N/A)

5.10 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) (N/A)

5.11 Coordination between conductors and overload protective devices (433.1; 533.2.1) (N/A)

5.12 Cable installation methods / practices with regard to the type and nature of installation and external influences (522) (N/A)

5.13 Where exposed to direct sunlight, cable of a suitable type (522.11.1) (N/A)

5.14 Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; Table 52.1; 522.6.204) –

- Installed in prescribed zones (see PART 6) (522.6.202) (N/A)
- Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see PART 6) (522.6.201; 522.6.204) (N/A)
- additional protection by 30 mA RCD for cables concealed in walls at a depth of less that 50 mm (522.6.202) (N/A)
- additional protection by 30 mA RCD for cables concealed in walls/partitions containing metal parts regardless of depth (Table 52.1) (N/A)

5.15 Provision of fire barriers, sealing arrangements and protection against thermal effects (527) (N/A)

5.16 Band II cables segregated / separated from Band I cables (528.1) (N/A)

5.17 Cables segregated / separated from non-electrical services (528.3) (N/A)

5.18 Condition of circuit accessories (651.2) (N/A)

5.19 Suitability of circuit accessories for external influences (512.2) (N/A)

5.20 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (N/A)

5.21 Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected (526) (N/A)

5.22 Presence, operation and correct location of appropriate devices for isolation and switching (Chap. 46; 537) (N/A)

5.23 General condition of wiring system (651.2) (N/A)

5.24 Temperature rating of cable insulation (522.1.1; Table 52.2) (N/A)

6.0 Final circuits

6.1 Identification of conductors (514.3.1) (✔)

6.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) (✔)

6.3 Condition of insulation of live parts (416.1) (✔)

6.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) (N/A)

6.5 Suitability of containment systems for continued use (including flexible conduit) (522) (✔)

6.6 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) (✔)

6.7 Adequacy of protective devices; type and rated current for fault protection (411.3) (✔)

6.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) (N/A)

6.9 Co-ordination between conductors and overload protective devices (433.1; 533.2.1) (✔)

6.10 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) (✔)

6.11 Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; Table 52.1; 522.6.204) –

- Installed in prescribed zones (see PART 6) (522.6.202) (LIM)
- Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see PART 6) (522.6.201; 522.6.204) (N/A)

6.12 Provision of additional protection by RCD having rated residual operating current not exceeding 30 mA –

- *For all socket-outlets of rating not exceeding 32 A (411.3.3) (✔)

Additional protection by RCD may not have been provided as a noted exception in certain non-domestic installations covered by indent (ii) of Regulation 411.3.3.

- *For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) (✔)
- *For cables concealed in walls at a depth of less than 50 mm (522.6.202) (C3)
- *For cables concealed in walls / partitions containing metal parts regardless of depth (Table 52.1) (N/A)
- *For final circuits supplying luminaires within domestic (household) premises (411.3.4) (C3)

** Older installations designed prior to BS 7671: 2018 may not have required RCDs for additional protection.*

6.13 Provision of fire barriers, sealing arrangements and protection against thermal effects (527) (LIM)

6.14 Band II cables segregated / separated from Band I cables (528.1) (LIM)

6.15 Cables segregated / separated from non-electrical services (528.3) (LIM)

6.16 Termination of cables at enclosures (526) –

(indicate the extent and location of sampling in PART 6 of the report)

- Connection under no undue strain (526.6) (✔)
- No basic insulation of a conductor visible outside enclosure (526.8) (✔)
- Connections of live conductors adequately enclosed (526.5) (✔)
- Adequately connected at point of entry to enclosure (glands, bushes, etc.) (522.8.5) (✔)

6.17 Condition of accessories including socket-outlets, switches and joint boxes (651.2) (✔)

6.18 Suitability of accessories for external influences (512.2) (✔)

6.19 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (✔)

7.0 Isolation and switching

7.1 Means of isolation (460; 537) –

- Presence and condition of appropriate devices (462; 537.2.7) (✔)
- Acceptable location (462; 537.2.7) (✔)

(state if local or remote from equipment in question .....)

- Capable of being secured in the OFF position (462.3) (✔)
- Correct operation verified (643.10) (✔)
- Clearly identified by position and / or durable marking (537.2.7) (✔)
- Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2) (N/A)

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7.2 Switching off for mechanical maintenance (464; 537.3.2) –
- Acceptable location (537.3.2.4) (✓)
- (state if local or remote from equipment in question .....)
- Presence and condition of appropriate devices (464.1; 537.3.2) (✓)
- Capable of being secured in the OFF position where not under continuous supervision (462.3) (✓)
- Correct operation verified (643.10) (✓)
- Clearly identified by position and / or durable marking (537.3.2.4) (✓)

7.3 Emergency switching off (465; 537.3.3) –
- Presence and condition of appropriate devices (465; 537.3.3; 537.4) (N/A)
- Readily accessible for operation where danger might occur (537.3.3.6) (N/A)
- Correct operation verified (643.10) (N/A)
- Clearly identified by position and / or durable marking (537.3.3.6) (N/A)

7.4 Functional switching (463; 537.3.1) –
- Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2) (✓)
- Correct operation verified (537.3.1.1; 537.3.1.2) (✓)

8.0 Current-using equipment (permanently connected)

8.1 Condition of equipment in terms of IP rating, etc. (416.2) (✓)

8.2 Equipment does not constitute a fire hazard (421) (C3)

8.3 Enclosure not damaged / deteriorated so as to impair safety (134.1.1; 416.2; 512.2) (✓)

8.4 Suitability for the environment and external influences (512.2) (✓)

8.5 Security of fixing (134.1.1) (✓)

8.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: list number and location of luminaires inspected (separate page) (527.2) (✓)

8.7 Recessed luminaires (downlighters) –
- Correct type of lamps fitted (559.3.1) (N/A)
- Installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2) (N/A)
- No signs of overheating to surrounding building fabric (559.4.1) (N/A)
- No signs of overheating to conductors / terminations (526.1) (N/A)

9.0 Special locations and installations

Where special installations or locations relating to a particular Section of Part 7, an additional Inspection Schedule(s) should be provided on separate pages.

9.1 Location(s) containing a bath or shower –
- Additional protection by RCD having rated residual operating current not exceeding 30 mA for all low voltage (LV) circuits serving the location or passing through zones 1 and / or 2 of the location (701.411.3.3) (✓)
- Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5) (N/A)
- Shaver supply units complying with *BS EN 61558-2-5* formerly *BS 3535* (701.512.3) (N/A)
- Presence of supplementary bonding conductors, where required (701.415.2) (N/A)
- Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3) (N/A)
- Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2) (✓)
- Suitability of accessories and controlgear etc. for a particular zone (701.512.3) (✓)
- Suitability of current-using equipment for particular position within the location (701.55) (✓)

9.2 Other special installations or locations –

N/A (N/A)

..... ( )

..... ( )

..... ( )

10.0 Prosumer's low voltage installation (N/A)

Where elements of a prosuming installation falling within the scope of Chapter 82 are covered by the report, additional schedules detailing the associated inspection and testing should be provided on separate pages.

Schedule of Items Inspected and tested by

Name (capitals): LUKE MATTERSON

Signature: ..... Date: 26/10/2026

PART 10 : SCHEDULES AND ADDITIONAL PAGES *(the pages identified are an essential part of this report (see Regulation 653.2))*

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations (indicated in item 9.2 above)	Schedules relating to Prosumer's installations (indicated in item 10 above)	Continuation sheets
Page No(s): (4, 5 & 6)	Page No(s): (7 & 8)	Page No(s): (10)	Page No(s): (None)	Page No(s): (None)	Page No(s): (None)

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018* (as amended)
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ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018* (as amended) – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 11A : SCHEDULE OF CIRCUIT DETAILS *(GO TO Part 11B 'Schedule of Test Results' to enter test results for the corresponding circuit listed in this part)*

Circuit number	Circuit description	Type of wiring (see footer to PART 11B)	Reference Method (BS 7671)	Number of points served	Circuit conductor (CSA)		Maximum disconnection time (BS 7671)	Overcurrent protective device					RCD			
					Live (mm²)	cpc (mm²)	(s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	Maximum permitted Zs* (Ω)	BS (EN)	Type	Rating (A)	Operating current, $I_{\Delta n}$ (mA)
1	Downstairs lights	A	C	7	1	1	0.4	60898	B	6	6	7.28	N/A	N/A	N/A	N/A
2	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	Kitchen sockets	A	C	6	4	1.5	0.4	61009	B	32	6	1.37	61009	AC	32	30
4	Hob	A	C	1	4	1.5	0.4	61009	B	32	6	1.37	61009	AC	32	30
5	Oven	A	C	1	6	2.5	0.4	61009	B	32	6	1.37	61009	AC	32	30
	RCD	N/A	N/A	N/A	N/A	N/A	0.4	N/A	N/A	N/A	N/A	N/A	61008	AC	80	30
	RCD	N/A	N/A	N/A	N/A	N/A	0.4	N/A	N/A	N/A	N/A	N/A	61008	AC	80	30
6	Shower	A	C	1	6	2.5	0.4	60898	B	32	6	1.37	N/A	N/A	N/A	N/A
7	Sockets-Downstairs	A	C	5	2.5	1.5	0.4	60898	B	32	6	1.37	N/A	N/A	N/A	N/A
8	Upstairs lights & smoke alarms	A	101	7	1	1	0.4	60898	B	6	6	7.28	N/A	N/A	N/A	N/A
9	Sockets-Upstairs	A	C	7	2.5	1.5	0.4	60898	B	32	6	1.37	N/A	N/A	N/A	N/A

DISTRIBUTION BOARD (DB) / CONSUMER UNIT (CU) DETAILS

DB/CU designation: DB-01

Location of DB/CU: Kitchen

Z_{db}/Z_{cu}: 0.35 (Ω) I_{pf} at DB/CU†: 0.65 (kA)

Confirmation of supply polarity: (✔) Phase sequence confirmed†: (N/A)

SPD Details** Types: T1 (N/A) T2 (N/A) T3 (N/A) N/A (N/A)

Status indicator checked (where functionality indicator is present): (N/A)

**SPD Type.

Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type brackets.

Where T3 devices are installed on a circuit to protect sensitive equipment, enter details in 'Comments' (PART 11B), (See Section 534 for further details).

Note that not all SPDs have visible functionality indication.

TO BE COMPLETED ONLY IF THE DB/CU IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to DB/CU is from: N/A

Overcurrent protective device for the distribution circuit

BS (EN): (N/A) Type: (N/A)

Nominal voltage: (N/A) V Rating/Setting: (N/A) A

No. of phases: (N/A)

Associated RCD (if any)

BS (EN): (N/A) RCD Type: (N/A)

Rating: (N/A) $I_{\Delta n}$: (N/A) mA

No. of poles: (N/A) Operating time: (N/A) ms

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Enter a (✓) or value in the respective fields, as appropriate. Where an item is not applicable insert N/A

† Where applicable. *Where figure is not taken from *BS 7671*, state source: N/A

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ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018* (as amended) – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 11B : SCHEDULE OF TEST RESULTS *(MUST reflect circuits entered into 'Schedule of Circuit Details' in Part 11A)*

Circuit number	Continuity (Ω)					Insulation resistance			Polarity	Max. measured earth fault loop impedance, Zs	RCD		AFDD***	Comments and additional information, where required Include details of circuits, and/or installed equipment vulnerable to damage when testing (continue on additional page(s) if necessary)
	Ring final circuits only (measured end to end)			All circuits (complete at least one column)		Live / Live	Live / Earth	Test voltage DC*			Operating time**	Test button	AFDD test button	
	(Line) r_1	(Neutral) r_n	(cpc) r_2	$(R_1 + R_2)$	R_2	(MΩ)	(MΩ)	(V)	(✓)	(Ω)	(ms)	(✓)	(✓)	
1	N/A	N/A	N/A	0.59	N/A	LIM	100	500	✔	0.93	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	0.35	N/A	LIM	100	500	✔	0.67	N/A	✔	N/A	N/A
4	N/A	N/A	N/A	0.17	N/A	LIM	100	500	✔	0.52	N/A	✔	N/A	N/A
5	N/A	N/A	N/A	0.14	N/A	LIM	100	500	✔	0.49	N/A	✔	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✔	N/A	N/A	✔	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✔	N/A	N/A	✔	N/A	N/A
6	N/A	N/A	N/A	0.22	N/A	LIM	60	500	✔	0.57	N/A	N/A	N/A	N/A
7	0.57	0.59	1.21	0.31	N/A	LIM	60	500	✔	0.69	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	0.84	N/A	LIM	60	500	✔	1.19	N/A	N/A	N/A	N/A
9	0.41	0.41	0.80	0.29	N/A	LIM	60	500	✔	0.44	N/A	N/A	N/A	N/A

**Insulation resistance testing should be performed at the appropriate test voltage given in Table 64 of BS 7671. **RCD effectiveness is verified using an alternating current test at rated residual operating current ($I_{\Delta n}$). ***Where installed (note that not all AFDDs have a test function).*

TESTED BY Name (capitals): LUKE MATTERSON Position: Electrician Signature: [signature] Date: 26/10/2026

TEST INSTRUMENTS (ENTER SERIAL NUMBER AGAINST EACH INSTRUMENT USED)

Multi-function:	Continuity:	Insulation resistance:	Earth fault loop impedance:	Earth electrode resistance:	RCD:
100610/4372	N/A	N/A	N/A	N/A	N/A

CODES for Type of wiring (A) Thermoplastic insulated / sheathed cables (B) Thermoplastic cables in metallic conduit (C) Thermoplastic cables in non-metallic conduit (D) Thermoplastic cables in metallic trunking (E) Thermoplastic cables in non-metallic trunking (F) Thermoplastic / SWA cables (G) Thermosetting / SWA cables (H) Mineral-insulated cables Other (state): N/A

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CONTINUATION SHEET: EICR

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Original (to the person ordering the work)

One of the following Codes, as appropriate, has been allocated to each of the observations made in PARTS 5A and 5B to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action:	**Code C1 Danger Present** Risk of injury. Immediate remedial action is necessary	**Code C2 Potentially Dangerous** Urgent remedial action is necessary	**Code C3 Improvement Recommended**	**Code FI Further Investigation is advised**

PART 5B : OBSERVATIONS ATTRACTING A CODE 'C3' OR 'FI' CLASSIFICATION *(Photographic and/or termographic images can be appended to the report to support observations made)*

Referring to the **Schedule of Items Inspected** (see PART 9), the attached **Schedule of Circuit Details and Test Results** (see PART 11A & 11B), and subject to any **agreed limitations** listed in PART 6 – No remedial action is required (X), **OR**

The items listed below do not affect the overall assessment of the report. Include the relevant schedule reference(s), as appropriate:

Item No	Observation(s)	Code	Location Reference
8	Absence of Surge Protective Device (SPD) where required by 443.4.1 i-iii	C3	Consumer unit
9	General observation: Consumer unit manufactured from flammable material (PVC) as defined by BS7671 (2018) as ammended.	N/A	Consumer unit
10	General observation: each bedroom has two single sockets.	N/A	Bedrooms

Additional pages? (No) State page numbers: (N/A)

Improvement recommended for items: (8) **Further investigation is advised for items:** (N/A)

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018* (as amended)
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Please see the 'Guidance for recipients on the classification codes'

GENERAL CONTINUATION SHEET

Issued in accordance with *BS 7671: 2018* (as amended) – Requirements for Electrical Installations

NOTES

Agreed limitations

.....Fixed equipment such as cookers, or other hard wired equipment tested at point of isolation.
Socket-outlets or connection points behind washing-machines, dishwashers, cooker-hoods etc not inspected or tested.
Only wiring that can be reasonably accessed has been visually inspected.
Circuits incorporating integrated appliances only tested at isolation spur unit and not at socket outlet behind appliance to prevent damage to goods and floor areas where moving would be required.
Central heating system including wiring to thermostats and control / wiring centres not inspected - tested to isolation point only.
Zs values may be calculated to prevent access to exposed live parts during testing
Unable to determine whether cables are routed in prescribed cable zones due to building fabric (plaster etc)

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NOTES FOR RECIPIENT

THIS CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of periodic inspection and testing is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018* (as amended) – Requirements for Electrical Installations.

This report is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation and must not be issued to certify new electrical installation work including the replacement of a distribution board or consumer unit, for which an Electrical Installation Certificate should be used.

The report identifies any damage, deterioration, defects, dangerous conditions and/or non-compliances with *BS 7671* found by the inspector which may give rise to danger (see PART 5A), together with any items for which improvement is recommended (see PART 5B).

You should have received the report marked 'Original' and the contractor should retain a duplicate. If you were the person ordering this report, but not the owner or user of the installation, you should pass this report, or a full copy of it, including these notes, the schedules and additional pages (if any), immediately to the owner or user of the installation.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. NICEIC* recommends that you engage the services of an NICEIC contractor for the inspection. Only an NICEIC contractor is authorised to issue this NICEIC Electrical Installation Condition Report, which has a unique serial number that is traceable to the contractor to which it was supplied by NICEIC.

The recommended date by which the next inspection should be carried out is stated in PART 4 of this report. With the exception of domestic (household) premises, there should also be a notice at or near the main switchboard or distribution board/consumer unit indicating when the next inspection of the installation is due.

The report consists of at least eight numbered pages. The report is only valid if the Schedule of Items Inspected (PART 9) has been completed to confirm that all relevant inspections have been carried out and the Schedule of Circuit Details (PART 11A) and the Schedule of Test Results (PART 11B) are attached. For installations having more than one distribution board (or consumer unit) or more circuits than can be recorded in PARTS 11A & 11B, one or more additional Schedule of Circuit Details and Schedule of Test Results, should form part of the report. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. The report is invalid if any of the additional pages, listed in PART 10 are missing.

Where the installation includes a residual current device (RCD) it should be tested every six months by pressing the button marked "T" or "Test". The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.

Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions should be followed with respect to test button operation.

Where the installation includes a surge protective device (SPD) any status indicator on the device should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 7 Supply Characteristics and Earthing Arrangements, and the Schedules of Circuit Details and Schedule of Test Results (PARTS 11A & 11B) compiled accordingly.

PART 6 (Details and limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 6. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises any observations and recommendations made in PARTS 5A and 5B, as appropriate.

Where one or more observations have been made in PART 5A, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) the safety of those using the installation is at risk. Wherever practicable, items classified as C1 should be made safe on discovery, and it is **strongly recommended** that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately. Where the inspector has indicated an observation as code C2 (potentially dangerous) the safety of those using the installation may be at risk, and it is **strongly recommended** that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

In Additon, where any inadequacies in the intake equipment have been observed (Item 1 of PART 9), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

For further guidance, please see 'Guidance for Recipients on Classificaton Codes'.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

For further information about electrical safety and how NICEIC can help you, visit:

www.niceic.com

** NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).*

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GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

ONLY ONE CLASSIFICATION CODE SHOULD BE GIVEN FOR EACH RECORDED OBSERVATION

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is necessary.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is necessary to remove potential danger. The NICEIC contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given for the next inspection date in PART 4 of this report is conditional upon all items which have been given a Classification code C1 and/or code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Classification code C3 (Improvement is recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, might result in a safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC contractor issuing this report will be able to provide further advice.

However, it should be noted that a C3 recommendation is advisory only and does not affect the overall outcome of the assessment.

Code FI (Further investigation is advised)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

Where the inspection and testing has identified a potential issue for which the inspector is unable to determine a classification code until further investigation has taken place. In such cases it is recommended that further investigation is carried out to obtain the necessary information to allow the inspector to reach a conclusion for the appropriate classification code.

In such cases, the person ordering this report is advised to arrange for the NICEIC contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation, to reach a conclusion for the appropriate classification code.

It should be noted that where further investigation is advised this does not affect the overall outcome of the assessment.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk

For further information about electrical safety and how NICEIC can help you, visit:
www.niceic.com

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