TN electrical services
64 Foxwood Lane, York, YO24 3LT email: tn@tnelectrical.co.uk Tel: (01904) 341631

Electrical Installation Condition Report

Test Date: 06/06/2023 Certificat No: TN-EICR-T10239

A. DETAILS OF THE CLIENT

Name and Address of the Client:

Mr & Mrs Garland
10 Green Dykes Lane
York
YO10 3HA

B. ADDRESS AND DETAILS OF THE INSTALLATION

Location and Address of the Installation

10 Green Dykes Lane
York
YO10 3HA

Installation Type:	House
Type of Premises:	Domestic
Estimated Age of The Installation:	20-30 Years Years
Date of Last Inspection:	06/06/2018
Evinence of Alterations:	Yes
If Yes, Estimated Age:	10-15 Years Years

C. PURPOSE OF THE REPORT

Purpose for which this report is required: This EICR has been requested by the owner of the property to assure compliance with lettings regulations.

D. EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:	The entire fixed wiring electrical installation only. No appliances have been tested.
Agreed and Operational limitations, if any, of the inspection and testing:	20% Random sample of wiring accessories removed for inspection. No floor boards lifted and no roof spaces entered. No attempt to obtain main fuse details, as this would require breaking the electricity suppliers seal(s).

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 as amended to 2022 (A2). It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety) AND overall assessment of the installation in terms of its suitability for continued use: Satisfactory

***An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.**

F. DECLARATION AND DETAILS OF THE CONTRACTOR

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

Name: Trevor Moorby Position: Electrician Signature: Trevor Moorby Date: 06/06/2023

Trading Title: TN Electrical Services Address: 64 Foxwood Lane, York, YO24 3LT Registration No: 609181000 (member ofNICEIC)

SCHEDULES 1 schedule(s) of test results (section L) and 3 schedule(s) of inspection (section M) are attached. The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

G. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Provided that any items identified in section G, which have been attributed a recommended Code C1 (Immediate remedial action required) and Code C2 (remedial action required) are attended to without delay and as soon as possible respectively. Items which have been attributed a Code C3 should be actioned as soon as practicable.

One of the following codes, as appropriate, has been allocated to each observation made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action
CODE C1 = "Danger Present". Risk of injury. Immediate remedial action required.
CODE C2 = "Potentially Dangerous". Urgent remedial action required.
CODE C3 = "Improvement Recomended". Action should be taken a soon as practicable.
CODE F/I = Further Investigation is required without delay.
Note = Note for guidance or advice only.
N/A = Not Applicable

Referring to the attached schedules of inspection and test results, and subject to the limitations (D):

There are no items adversely affecting electrical safety OR The following observations and recommendations are made:

4.4 - C3 - The consumer unit is made from a combustable material
4.17 - C3 - No RCD protection to some circuits
4.19 - C3 - There is no surge protection device (SPD) fitted to the installation
5.1 - Note - Switched live conductors not identified as LIVE

H. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Type(s):	TN-S
No and Type of Live Conductors:	AC - 1 Phase 2 Wire

(1) by enquiry
(2) by enquiry or by measurement
(3) where more than one source, record the higher of highest value
(4) by measurement

Characteristics of Primary Supply Overcurrent Protective Device

BS(EN):	LIM	
Type:	LIM	
Current Rating:	LIM	A
Short-circuit capacity:	N/V	kA

Nature of Supply Parameters

Nominal Voltage(s):	230	V	U(1)
Nominal Frequency:	50	Hz	f(1)
Prospective fault Current:	1.20	kA	I (2)(3)
External earth fault loop impedance:	0.19	Ω	Ze (2)(3

I. PARTICULARS OF THE INSTALLATION AT THE ORIGIN

Means of Earthing:	Distributors facility (ADS)	Type of earth electrode:	N/A	Electrode Resistance:	N/A
Location:	N/A	Method of measurement:	N/A		

Main Switch or Circuit-Breaker

Type: BS(EN):	60947/3	Where the RCD is the main switch		
No of Poles:	2	RCD Operating current:	N/A	mA
Voltage Rating:	400 V	RCD operating time delay:	N/A	ms @
Current Rating:	100 A			
Primary supply conductors material:	Copper			
and conductors csa (size(s)):	25/16 mm²			

Earthing and Protective Bonding Conductors

Main protective Bonding conductor material:	Copper	
and conductor CSA (size):	10	mm²
Connection verified:	Yes	
Earthing Conductor Material:	Copper	
and conductor CSA (size):	10	mm²

Bonding of Extraneous Conductive Parts

Connections and continuity verified:	Yes
Water Service:	Yes
Gas Service:	Yes
Oil Service:	N/A
Structural Steel:	N/A
Other:	N/A

J. SUMMARY OF THE INSPECTION

General condition of the installation:

Satisfactory

K. NEXT INSPECTION

I recommend that this installation is further inspected and tested after an interval of not more than: **5 Years** The next Electrical Installation Condition Report, should be carried out no leater than : **05/06/2028 12:43:10.**

L. SCHEDULE OF TESTS

Circuit Details		Conductor details					Overcurrent Device					RCD				Circuit Continuity Ω				Insulation Resistance					RCD		AFDD	
																Ring final Circuit												
Circuit No	Circuit Description	Type of wiring	Reference method	No of points served	Live	CPC	BS(EN) No	Type	Current Rating	Breaking capacity	Max Zs	BS(EN) No	Type	I (leakage current)	Current Rating	Live (r1)	Neutral (rn)	CPC (r2)	R1+R2 or R2	Test voltage	Live - Live	Live - Earth	Polarit (Correct)	Maximum measured Zs	Disconnection time	Test button operation	Test button operation	Observation referenc No
					mm²	mm²			A	kA	Ω			mA	A					V	Ω	Ω		Ω	ms			
	DB1	-																										
01	Lights	A	C	26	1	1	61009	B	6	6	5.82	61009	A	6	30	N/A	N/A	N/A	0.57	250	>1999	>1999	Pass	0.76	17.7	Pass	N/A	N/A
02	Door Bell Transformer	A	A	1	1	1	60898	B	6	6	5.82	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.21	250	>1999	>1999	Pass	1.4	N/A	N/A	N/A	N/A
03	Blank	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
04	Socket - Hall (near phone point)	A	C	1	2.5	1.5	60898	B	20	6	1.75	61008	AC	30	63	N/A	N/A	N/A	0.04	250	>1999	>1999	Pass	0.23	63	Pass	N/A	N/A
05	Sockets - Kitchen	A	C	11	2.5	1.5	60898	B	32	6	1.1	61008	AC	30	63	0.41	0.41	0.73	0.22	250	>1999	>1999	Pass	0.41	63	Pass	N/A	N/A
06	Shower	A	C	2	10	6	60898	B	40	6	0.87	61008	AC	30	63	N/A	N/A	N/A	0.02	250	>1999	>1999	Pass	0.21	63	Pass	N/A	N/A
07	Sockets - Front Ground Floor Bedroom	A	C	6	4	1.5	60898	B	32	6	1.1	61008	AC	30	63	N/A	N/A	N/A	0.75	250	>1999	>1999	Pass	0.94	63	Pass	N/A	N/A
08	Sockets - Upstairs (and remaing downstairs)	A	C	19	2.5	1.5	60898	B	32	6	1.1	61008	AC	30	63	0.41	0.41	0.73	0.23	250	>1999	>1999	Pass	0.42	63	Pass	N/A	N/A
09	Immersion Heater	A	C	2	2.5	1.5	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	0.21	250	>1999	>1999	Pass	0.4	63	Pass	N/A	N/A
10	Blank	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
	DB2	-																										
01	Hob	A	101	2	4	1.5	60898	B	32	6	1.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.11	250	>1999	>1999	Pass	0.3	N/A	N/A	N/A	N/A
02	Freezer	A	101	1	2.5	1.5	60898	B	16	6	2.18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.26	250	>1999	>1999	Pass	0.45	N/A	N/A	N/A	N/A
03	Cooker / Oven	A	101	2	2.5	1.5	60898	B	20	6	1.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.31	250	>1999	>1999	Pass	0.5	N/A	N/A	N/A	N/A
04	Lights	A	101	14	1	1	60898	B	6	6	5.82	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.41	250	>1999	>1999	Pass	0.6	N/A	N/A	N/A	N/A
05	Under Floor Heating	A	C	2	2.5	1.5	61009	B	20	6	1.75	61009	AC	20	30	N/A	N/A	N/A	0.23	250	>1999	>1999	Pass	0.42	28.4	Pass	N/A	N/A
06	Sockets - Garage	A	C	7	2.5	1.5	61009	B	32	6	1.1	61009	AC	32	30	0.23	0.23	0.65	0.22	250	>1999	>1999	Pass	0.41	28.3	Pass	N/A	N/A
07	Smoke Alarms	A	101	10	1	1	61009	B	6	6	5.82	61009	AC	6	30	N/A	N/A	N/A	0.83	250	>1999	>1999	Pass	1.02	26.3	Pass	N/A	N/A
08	Blank	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

M. SCHEDULE OF THE INSPECTION

No	Description	Outcome and Observation Notes
1.0	**INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)**	
	An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome.	
1.1	– Service cable – Service head – Earthing arrangement – Meter tails – Metering equipment – Isolator (where present) NOTE 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially angerous 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. NOTE 2: For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in Section G.	Pass - Satisfactory
1.1a	Person ordering work /dutyholder notified (Yes / No / N/A)	N/A - Not Appliacble
1.2	Consumer's isolator (where present)	N/A - Not Appliacble
1.3	Consumer's meter tails	Pass - Satisfactory
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)**	N/A - Not Applicable
3.0	**EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)**	
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	Pass - Satisfactory
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A - Not Appliacble
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	Pass - Satisfactory
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	Pass - Satisfactory
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	Pass - Satisfactory
3.6	Confirmation of main protective bonding conductor sizes (544.1)	Pass - Satisfactory
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	Pass - Satisfactory
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	Pass - Satisfactory
4.0	**CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)**	
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	Pass - Satisfactory
4.2	Security of fixing (134.1.1)	Pass - Satisfactory
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	Pass - Satisfactory
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	C3 - The consumer unit is made from a combustable material
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	Pass - Satisfactory
4.6	Presence of main linked switch (as required by 462.1.201)	Pass - Satisfactory
4.7	Operation of main switch (functional check) (643.10)	Pass - Satisfactory
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	Pass - Satisfactory
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	Pass - Satisfactory

4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	Pass - Satisfactory
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A - Not Appliacble
4.12	Presence of other required labelling (please specify) (Section 514)	Pass - Satisfactory
4.13	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; Sections 432, 433)	Pass - Satisfactory
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	Pass - Satisfactory
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	Pass - Satisfactory
4.16	Protection against electromagnetic effects where cables enter consumer unit/enclosures (521.5.1)	N/A - Not Appliacble
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	C3 - No RCD protection to some circuits
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	Pass - Satisfactory
4.29	Confirmation of indication that SPD is functional (651.4)	C3 - There is no surge protection device (SPD) fitted to the installation
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	Pass - Satisfactory
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A - Not Appliacble
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A - Not Appliacble

5.0	**FINAL CIRCUITS**	
5.1	Identification of conductors (514.3.1)	Note - Switched live conductors not identified as LIVE
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM - Limitation (not required or unable to varify due to limiting condition)
5.3	Condition of insulation of live parts (416.1)	Pass - Satisfactory
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) • To include the integrity of conduit and trunking systems (metallic and plastic)	N/A - Not Applicable
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	Pass - Satisfactory
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	Pass - Satisfactory
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	Pass - Satisfactory
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	Pass - Satisfactory
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	Pass - Satisfactory
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM - Limitation (not required or unable to varify due to limiting condition)
5.11	Cables concealed under floors, above ceilings or in walls/partitions, dequately protected against damage (see Section D. Extent and limitations) (522.6.204)	LIM - Limitation (not required or unable to varify due to limiting condition)

5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA • for all socket-outlets of rating 32 A or less, unless an exception is permitted (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; 522.6.203) • for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203) • Final circuits supplying luminaires within domestic (household) premises (411.3.4)	C3 - No RCD protection to some circuits
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	Pass - Satisfactory
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A - Not Applicable
5.15	Cables segregated/separated from communications cabling (528.2)	N/A - Not Applicable
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A - Not Applicable
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526) • Connections soundly made and 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)	Pass - Satisfactory
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	Pass - Satisfactory
5.19	Suitability of accessories for external influences (512.2)	Pass - Satisfactory
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	Pass - Satisfactory
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	Pass - Satisfactory

6.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	Pass - Satisfactory
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A - Not Applicable
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A - Not Applicable
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	Pass - Satisfactory
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	N/A - Not Applicable
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	Pass - Satisfactory
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	Pass - Satisfactory
6.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A - Not Applicable

7.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS**	
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)	N/A - Not Applicable

8.0	**PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)**	
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A - Not Applicable

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

This Report is an important and valuable document which should be retained for future reference.

1. The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or condition which may give rise to danger.

2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results

3. The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

4. The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

5. Section D (Extent 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.

6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

7. For items classified in Section G as C1 ('Danger present') the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

8. For items classified in Section K as C2 ('Potentially dangerous') the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in Section G that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section E).

10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work . The ecommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations'.

11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button market '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 presses, seek expert advice. For safety reasons it is important that this instruction is followed

12. 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 shall be followed with respect to test button operation.

13. Where the installation includes a surge protective device (SPD) the status indicator 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. For safety reasons it is important that this instruction is followed.

14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.