Electrical Installation Condition Report

Requirements for Electrical Installations - BS7671:2018
(IET Wiring Regulations 18th Edition)

Information for recipients:

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

The person ordering the report should have received the original report and the inspector should have retained a duplicate.

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.

Where the installation incorporates residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested every 6 months. For safety reasons it is important that these instructions are followed.

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 (licencing authority, insurance company, mortgage provider and the like() before the inspection was carried out.

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.

For items classified in Section K 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.

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.

Where it has been stated in Section K that an observation requires further investigation code FI the inspection has revealed an apparent deficiency which may result on a code C1 or C2 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the report under ‘Recommendations’ and on label at or near to the consumer unit/distribution board.

4th Floor, Mill 3, Pleasley Vale Business Park, Mansfield, Nottinghamshire NG19 8RL

Electrical Installation Condition Report

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
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NA/ 2 2 0 2 1 0 0 0 0 1 8 1 1

EICR

A Details of the Installation

Client		Installation	
Address	Maha Property Ltd 375-A North End Road LONDON	Address	Maha Property Ltd 375-A North End Road LONDON
Postcode	SW6 1NP	Postcode	SW6 1NP

B Reason for producing this report

This form is to be used only for reporting on the condition of an existing installation.

Safety report

Date(s) on which the inspection and testing were carried out 05/08/2020 to 05/08/2020

C Details of installation which is the subject of this report

Description of premises Domestic ☑ Commercial ☐ Industrial ☐ Other (please specify)

Estimated age of the wiring system 20 + years

Evidence of alterations or addition Yes ☑ No ☐ Not apparent ☐ if 'Yes', estimated 1+ years

Records of installation available Yes ☐ No ☑ Records held by

Date of last inspection Not Known Electrical Installation Certificate No. or previous Inspection Report No.

D Extent of electrical installation covered by this report:

Visual inspection, do not remove or open any fixed equipment, No testing of heating and fire detection system, 20% sample test of visible Points only

Agreed Limitations and Operational Limitations (Regulations 653.2)

NA

Operational limitations including the reasons see page no Agreed with: Own

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 amended to 2018

It should be noted that cables concealed within trunkings 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 conditions of the installation (in terms of safety)

Satisfactory

Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY** ☑ ***UNSATISFACTORY** ☐

*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2), Further investigation (code FI) conditions have been identified

F Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY I/we recommend that any observations classified as *'Danger present'* **(code C1)** or *'Potential dangerous'* **(code C2)** are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as *'Further Investigation required'* **(code FI)**. Observations classified as *'Improvement recommended'* **(code C3)** should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 05/08/2025 (date)

G Declaration

I/we being the person(s) responsible for the inspection and the testing of the electrical installation (as indicated by my/our signatures 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.

Company	B S Electrotech Services		Inspected and tested by	Authorised for issue by
Membership No.	22021	Name:	Baljit Singh	Baljit Singh
Address	49 Pinkwell Avenue, HAYES, Middlesex	Signature:	*Baljit Singh*	*Baljit Singh*
		Position:	Inspector	Inspector
Postcode	UB3 1NQ	Date:	05/08/2020	05/08/2020

H Schedule(s)

1 schedule(s) of inspection and 1 schedule(s) of test results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

4th Floor, Mill 3, Pleasley Vale Business Park, Mansfield, Nottinghamshire NG19 8RL

I Supply characteristics and earthing arrangements

Earthing Arrangements TN-S ☑ TN-C-S ☐ TT ☐ Other ☐ Please specify

Number & Type of live conductors AC ☑ DC ☐ No. of phases 1 No. of wires 2

Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement)

Nominal voltage, U/U_0 (1) 230 v Nominal frequency, f(1) 50 H_z Confirmation of polarity ☑

Prospective fault current, I_{pf} (2) 2.3 kA External loop impedance, Z_e (2) 0.18 Ω Or Z_{db} Source of Circuit

Supply Protective Device BS (EN) LIM Type LIM Rated Current LIM A

Other Sources of Supply (as detailed on attached schedule)

J Particulars of installation referred to in this report

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc) N/A **Means of Earthing**

Location N/A Electrode resistance to earth N/A Ω Distributors facility ☑ Installation Earth Electrode ☐

Maximum Demand (load) 60 Amps ☑ KVA ☐

Main Protective Conductors	Material	csa	(✓)	or Value
Earthing Conductor	Copper	16	☑	Ω
Protective Bonding Conductor (to extraneous-conductive-parts)	Copper	10	☐	
Main Supply Conductor	Copper	25		

(connection / continuity)

	(✓)	or Value		(✓)	or Value
Water installation	☑	Ω	To structural steel	☐	Ω
Gas installation pipes	☑	Ω	To lightning protection	☐	Ω
Oil installation pipes	☐	Ω	Other	☐	Ω

Main Switch Location Under stair

Fuse/device rating or setting 100 A Voltage rating 230 V BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A

If RCD main switch: Rated residual operating current I Δn mA Rated time delay ms Measured operating trip time ms

K Observations

Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D.

☐ No remedial work required

☑ The following observations are made

Explanation of codes

C1	Danger present. Risk of Injury. Immediate remedial action required.
C2	Potentially dangerous. Urgent remedial action required.
C3	Improvement recommended.
FI	Further Investigation required without delay

Item No.	Observations	Code
1	Stair light (out side) cover loose	C3

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 Danger present. Risk of Injury. Immediate remedial action required.	
C2 Potentially dangerous. Urgent remedial action required.	
C3 Improvement recommended.	1
FI Further Investigation required without delay	

Outcomes

Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:
✓	C1 or C2	C3	FI	NV	L	N/A

In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

Item No.	Description	Outcome
1.0 External Condition Of Intake Equipment (Visual Inspection Only) Where inadequacies are encountered, it is recommended that the person ordering the report informs the appropriate authority		
1.1	Service cable	✓
1.2	Service head	✓
1.3	Earthing arrangement	✓
1.4	Meter tails	✓
1.5	Metering equipment	✓
1.6	Isolator (where present)	N/A
2.0	Presence Of Adequate Arrangements For Other Sources Such As Microgenerators (551.6; 551.7)	N/A
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)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	✓
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET arrangement (543.3.2)	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor/connections (543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓
4.0 Consumer Unit(s) / Distribution Board(s)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	✓
4.2	Security of fixing (134.1.1)	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked switch (as required by 462.1.201)	N/A
4.7	Operation of main switches (functional check) (643.10)	✓
4.8	Manual operation of circuit-breakers and RCD(s) to prove disconnection (643.10)	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	✓
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	✓
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.13	Presence of other required labelling (please specify) (Section 514)	N/A
4.14	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; section 432.433)	✓
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	L
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	L
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	✓
4.19	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	✓
4.20	Confirmation of indication that SPD is functional (651.4)	N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5.0 Final Circuits		
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	L
5.3	Condition of insulation of live parts (416.1)	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. Integrity of containment (521.10.1)	✓
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
5.8	Presence and adequacy of circuit protective conductors (433.3.1; Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓

5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	L
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	L
5.12	**Provision of additional requirements for protection by RCD not exceeding 30 mA**	
5.12.1	for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
5.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	L
5.12.3	for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	L
5.12.4	for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	L
5.12.5	for circuits supplying luminaires within domestic (household) premises (411.3.4)	✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	L
5.14	Band II cables segregated/separated from Band I cables (528.1)	L
5.15	Cables segregated/separated from communications cabling (528.2)	L
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A
5.17	**Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)**	
5.17.1	Connections soundly made and under no undue strain (526.6)	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	✓
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	✓
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	✓
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)	N/A
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	L
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	L
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓
7.0 Other Part 7 Special Installations Or Locations		
7.01	List all other special installation or locations, if any (record seperately the results of particular inspections applied).	✓

8.0 Schedule of Tests Results to be recorded on Schedule of Test Results

8.1	External earth loop impedance, Ze	Yes	8.9	Insulation Resistance between Live Conductors	N/A
8.2	Installation earth electrode	N/A	8.10	Insulation Resistance between Live Conductors & Earth	Yes
8.3	Prospective fault current, Ipf	Yes	8.11	Polarity (prior to energisation)	Yes
8.4	Continuity of Earth Conductors	Yes	8.12	Polarity (after energisation) including phase sequence	Yes
8.5	Continuity of Circuit Protective Conductors	Yes	8.13	Earth Fault Loop Impedance	Yes
8.6	Continuity of ring final circuit	Yes	8.14	RCDs / RCBOs including selectivity	Yes
8.7	Continuity of Protective Bonding Conductors	Yes	8.15	Functional testing of RCD devices	Yes
8.8	Volt drop verified	Yes	8.16	Functional testing of AFDD(s) devices	Yes

Inspector's Name:	Baljit Singh
Date:	05/08/2020

Signature: *Baljit Singh*

Electrical Installation Condition Report Test Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS 7671:2018 (IET Wiring Regulations 18th Edition)

NA/EICR 22021000001811

Client

Installation Address 375-A North End Road, LONDON

Postcode SW6 1NP

Distribution board details - Complete in every case

Location: Under stair
Designation: MB
Num. of ways: 15

Complete only if the distribution board is not connected directly to the origin of the installation

Overcurrent protective device for the distribution circuit: No. of phases: 1; Nominal Voltage:

Supply to distribution board is from: Type: BS(EN): Rating: A

Supply polarity confirmed ☐ Phase sequence confirmed ☐

Characteristics at this distribution board

Associated RCD(if any): BS (EN)
Z_d Ω I_{pf} kA No. of poles IΔn
Time delay (if applicable)
Above 30mA Operating at 1 IΔn ms
30mA or below Operating at 5 IΔn ms (if applicable)

Test instrument serial number(s)

Loop impedance 7593
Insulation resistance 7593
Continuity 7593
RCD 7593

CIRCUIT DETAILS

TEST RESULTS

Circuit No. and Line No.	Circuit designation (Distribution board Designation: MB)	Type of wiring	Ref. method	No. of points	Circuit conductors csa (mm²) L / N	Circuit conductors csa (mm²) CPC	Maximum disconnection	Overcurrent protective devices BS EN Number	Overcurrent protective devices Type No.	Overcurrent protective devices Rating (A)	Breaking capacity (KA)	RCD operating (mA)	BS 7671 Max. permitted Zs Other 80% (Ω)	Circuit impedance Ω Ring final circuits only (measured end-to-end) r1	r2	rn	Fig 8 check (✓)	All circuits to be completed using R1R2 or R2, not both R1 + R2	R2	Insulation resistance (Record lower reading) Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)	Polarity (✓)	Max. Measured Zs (Ω)	RCD testing Above 30mA IΔn ms	30mA or below 5 IΔn ms	Manual test button operation RCD (✓)	AFDD (✓)
1	Spare	NA	NA	NA	NA	NA	0.4	60898	B	16	6	30	2.18	N/A	N/A	N/A	N/A	NA	NA		NA	>299	N/A	NA	NA	NA	✓	N/A
2	Shower	A	A	1	6	2.5	0.4	60898	B	32	6	30	1.10	N/A	N/A	N/A	N/A	LIM	NA		NA	>299	N/A	LIM	33.5	16.3	✓	N/A
3	Sockets Kitchen	A	A	8	2.5	1.5	0.4	60898	B	32	6	30	1.10	0.28	0.28	0.46	✓	0.19	NA		NA	>299	✓	0.41	33.5	16.3	✓	N/A
4	Spare	NA	NA	NA	NA	NA	0.4	60898	B	6	6	30	5.82	N/A	N/A	N/A	N/A	NA	NA		NA	>299	N/A	NA	33.5	16.3	✓	N/A
5	Sockets First Floor	A	A	11	2.5	1.5	0.4	60898	B	20	6	30	1.75	LIM	LIM	LIM	N/A	LIM	NA		NA	>299	✓	0.61	33.5	16.3	✓	N/A
6	Light Entrance	A	A	2	1.5	1	0.4	60898	B	6	6	30	5.82	N/A	N/A	N/A	N/A	NA	NA		NA	>299	N/A	LIM	33.5	16.3	✓	N/A
7	Lights Ist floor	A	A	6	1.5	1	0.4	60898	B	6	6	30	5.82	N/A	N/A	N/A	N/A	NA	NA		NA	>299	✓	1.65	33.5	16.3	✓	N/A
8	Lights Bath+C/U	A	A	4	1.5	1	0.4	60898	B	6	6	30	5.82	N/A	N/A	N/A	N/A	NA	NA		NA	>299	N/A	LIM	33.5	16.3	✓	N/A
9	Sockets Ground Floor	A	A	7	2.5	1.5	0.4	60898	B	32	6	30	1.10	N/A	N/A	N/A	N/A	LIM	NA		NA	>299	✓	0.39	33.2	13.9	✓	N/A
10	Entrance Sockets+bathheater	A	A	2	2.5	1.5	0.4	60898	B	32	6	30	1.10	0.04	0.04	0.07	✓	0.02	NA		NA	>299	✓	0.31	33.2	13.9	✓	N/A
11	Oven	A	A	1	6	2.5	0.4	60898	B	16	6	30	2.18	N/A	N/A	N/A	N/A	LIM	NA		NA	>299	N/A	LIM	33.2	13.9	✓	N/A
12	Bell Transformer(not in use)	A	A	2	1.5	1	0.4	60898	B	6	6	30	5.82	NA	NA	NA	N/A	LIM	NA		NA	>299	N/A	LIM	33.2	13.9	✓	N/A
13	Outside Lights	A	A	5	1.5	1	0.4	60898	B	6	6	30	5.82	NA	NA	NA	N/A	LIM	NA		NA	>299	N/A	LIM	33.2	13.9	✓	N/A
14	Smoke Alarm	A	A	3	2.5	1.5	0.4	60898	B	6	6	30	5.82	NA	NA	NA	N/A	LIM	NA		NA	>299	N/A	LIM	33.2	13.9	✓	N/A
15	Lights Ground Floor	A	A	4	1.5	1	0.4	60898	B	6	6	30	5.82	NA	NA	NA	N/A	LIM	NA		NA	>299	N/A	LIM	33.2	13.9	✓	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing: RCD's

Date(s) dead testing: 05/08/2020 To 05/08/2020

Date(s) live testing: 05/08/2020 To 05/08/2020

Tested by: Name (capital letters): BALJIT SINGH Position: Inspector Date: 05/08/2020

Signature: *Baljit Singh*

Wiring Types. A PVC/PVC B PVC cables in metallic Conduit C PVC cables in non-metallic Conduit D PVC cables in metallic Trunking E PVC cables in non-metallic Trunking F PVC/SWA cables G SWA/XPLE cables H Mineral Insulated O Other

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