

Electrical Installation Condition Report

Requirements for Electrical Installations - BS 7671:2018+A2:2022
(IET Wiring Regulations 18th Edition)

Guidance for recipients:

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

1. 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).
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 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.
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 K that an observation requires further investigation **code FI** the inspection has revealed an apparent deficiency which may result in 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).
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 recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit /distribution board (where required).
11. Where the installation includes a residual current device (RCD) it should be tested six-monthly 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.**
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.

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR

2670000244820

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)



A. Details of the Installation

Client	Equans FM Limited	Installation	EQUANS FM Limited 102523
Address	Engie Invoice Submission Unit E Stafford Park 12 Telford	Address	Gloucester Kings Sq Dmb/Off Gloucester
Postcode	TF3 3BJ	Postcode	GL1 1AD

B. Reason for Producing this Report

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

Essential information requested by the client in accordance with the electricity at work regulations 1989.

Date(s) on which the inspection and testing were carried out to

C. Details of Installation which is the Subject of this Report

Description of premises Residential or Similar ☐ Commercial ☒ Industrial ☐ Other (please specify)

Estimated age of the wiring system years

Evidence of alterations or addition Yes ☐ No ☒ Not apparent ☐ if 'Yes', estimated years

Records of installation available Yes ☐ No ☒ Records held by

Date of last inspection Electrical Installation Certificate No. or previous Inspection Report No.

D. Extent of Electrical Installation Covered by this Report:

100% testing of all sub mains, lighting and power circuits within the constraints of the agreed limitations.

Agreed Limitations and Operational Limitations (Regulations 653.2)

Unable to access the sealed supply device characteristics. Ze and Ipf have been taken as close to the origin as possible. Insulation resistance testing has been carried out to regulation 643.3.3 on circuits where it was impracticable to disconnect load.

Agreed with: Extent of Termination Sampling:

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

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 electrical safety) Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY** ☐ ***UNSATISFACTORY** ☒

Main Earthing Arrangements/ Origin Of Supply
The Main Earthing arrangement for the installation is a 3 phase 4 wire TN-S system. The service head, meter and supply authority fuse are located in the Electrical Intake Room in the rear of the post office.
From this supply, the premises tested for the purposes of this report is taken off respective single phases/ meters. In each case they --Please see Continuation Page--

*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2) 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 F1). 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 (date) for the following reasons:

G. Declaration

I/we being the person(s) responsible for the inspection and 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	PHS Compliance	Inspected and tested by	Authorised for issue by	
Address	Kid Glove Road, Golborne, Warrington,	Name:	Mark Stringer	Stuart Clarke
Postcode	WA3 3GR	Signature:		
Branch No.		Position:	Electrical Test Engineer	Technical Auditor
Scheme No.		Date:	06/03/2024	08/03/2024

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H. Schedule(s)

schedule(s) of inspection and schedule(s) of Circuit Details and 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.

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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 No. of wires

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

Nominal voltage, U_0 ⁽¹⁾ V Nominal frequency, $f^{(1)}$ Hz Confirmation of supply polarity ☒

Prospective fault current, $I_{pf}^{(2)}$ kA External loop impedance, $Z_e^{(2)}$ Ω

Supply Protective Device BS (EN) Type Rated Current A

No. of Additional Supplies

J. Particulars of Installation Referred to in this Report

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc) Distributors facility ☒ Installation Earth Electrode ☐

Location Electrode resistance to earth Ω Maximum Demand (load) Amps KVA

Main Protective Conductors	Material	csa	(✓) or Value	(✓) or Value
Earthing Conductor	Copper	16	mm ²	Continuity Verified <input checked="" type="checkbox"/> Ω Connection Verified <input checked="" type="checkbox"/> Ω
Protective Bonding Conductor	Copper	10	mm ²	Continuity Verified <input checked="" type="checkbox"/> Ω Connection Verified <input checked="" type="checkbox"/> Ω

Main Supply Conductor	Material	csa	(connection / continuity) (✓) or Value	(✓) or Value
	Copper	25	mm ²	Water installation <input checked="" type="checkbox"/> Ω To structural steel <input type="text" value="NA"/> Ω

Main Switch Location Gas installation pipes ☒ Ω To lightning protection Ω

Fuse/device rating or setting A Voltage rating V Oil installation pipes Ω

If RCD main switch: Rated residual operating current $I_{\Delta n}$ mA Other Ω

BS(EN) No. of Poles Current Rating A Rated time delay ms Measured operating trip time ms

K. Observations

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing 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	Observation: No Main Switch Present Location: DB/ CCT/ Regulation: 462.1.201	C3
2	Observations: There is no RCD protection in place as an additional requirement for circuits supplying socket outlets not exceeding 32A. It is recommended that 30mA RCD,s are installed to provide additional protection.This requirement can be negated for non-domestic dwellings provided that a documented risk assessment determines that RCD protection is not necessary. Location: DB G2 CCT 1/L2, 2/L2, 3/L2 Regulation: 411.3.3	C3
3	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes Location: DB G2 CCT 1/L2, 2/L2, 3/L2 Regulation: 421.1.7	C3
4	Observation: This installation has been designed and installed prior to July 2018. There is no evidence of overvoltage protection within the electrical installation, we recommend type 1/2 Surge Protective Devices are to be installed at the origin of the installation in order to reduce the risk of damage to the installation by external transient overvoltage's or switching Location: Origin Regulation: 534.4.1.1	C3
5	Observation: Light fitting not fixed securely. Fluorescent panel is sat on top of suspended ceiling, unsecure from grid. Location: 2nd Floor Far Office, DB G2 CCT 5/L2 Regulation: 559.5.2	C2
6	Observation: Diffuser missing from light, panel fluorescent fitting nearest door. Location: 2nd Floor Far Office, DB G2 CCT 5/L2 Regulation: 559.3.1	C3
7	Observation: Diffuser missing from light, panel fluorescent fitting nearest door. Location: 2nd Floor Middle Far Office, DB G2 CCT 5/L2 Regulation: 559.3.1	C3
8	Observation: Circuit isolated at time of test. Further investigation is required to determine reason for isolation and steps taken to prevent the circuit from being inadvertently energized. Location: DB G1: 4/S Regulation: 537.2.4	FI
9	Observations: There is no RCD protection in place as an additional requirement for circuits supplying socket outlets not exceeding 32A. It is recommended that 30mA RCD,s are installed to provide additional protection.This requirement can be negated for non-domestic dwellings provided that a documented risk assessment determines that RCD protection is not necessary. Location: DB G1 CCT 1/L3, 2/L3, 3/L3, 5/L3, 6/L3, 14/L3 Regulation: 411.3.3	C3

Item No.	Observations	Code
10	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes Location: DB G1 CCT 1/L3, 2/L3, 3/L3, 5/L3, 6/L3, 14/L3 Regulation: 421.1.7	C3
11	Observation: Absence of RCD/RCBO protection for accessories located in close proximity to a sink and/or draining board Location: DB G1 CCT 5/L3 Regulation: 415.1.1	C2
12	Observation: Absence of RCD/RCBO protection for accessories located in close proximity to a sink and/or draining board Location: DB G1 CCT 14/L3 Regulation: 415.1.1	C2
13	Observation: Minor Damage to light switch. Hairline crack in switch front. Location: DB G1 CCT 11/L3 Regulation: 416.2.3	C3
14	Observation: Damaged light switch. Cracked face plate, live parts not exposed. Location: DB G1 CCT 7 Regulation: 416.2	C2
15	5.14 RCD(s) provided for additional protection / requirements, where required - includes RCBO(s) (411.3.3; 415.1)	C3

One of the following 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.	5, 11, 12, 14
C3	Improvement recommended.	1, 2, 3, 4, 6, 7, 9, 10, 13, 15
FI	Further Investigation required without delay	8

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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, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
† Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
§ Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

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§ Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

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phs Compliance

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Details of circuits and/or installed equipment vulnerable to damage when testing				Date(s) dead testing		06/03/2024	To	06/03/2024
				Date(s) live testing		06/03/2024	To	06/03/2024
Test instrument serial number(s)	Loop impedance	101146054	Insulation resistance	101146054	Continuity	101146054	RCD	101146054
							E/Electrode	N/A
Tested by: Name (capital letters)				Signature				
MARK STRINGER								
Position	Electrical Test Engineer		Date					

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§ Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

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Generic Continuation

General Conditions of the Electrical Installation:

can be isolated via 63A Isolating Switches which contain BS88 63A fuses.
The 1st/ 2nd Floors cannot be isolated as a whole but can be isolated individually.

Incoming Services

The main incoming water service enters the installation in the cellar/ boiler house. The main protective bonding conductor is sized at 10mm copper conductor with warning labels attached.

The main incoming Gas service enters the installation in the cellar/ boiler house. The main protective bonding conductor is sized at 10mm copper conductor with warning labels attached.

The wiring systems utilized for final circuit wiring in the installation are PVC twin and earth cables.

Installation methods used are clipped direct and installed within ceiling voids and walls.

The final circuits are protected by MCB's. There is no RCD protection.

The installation is Unsatisfactory. Assuming attention is brought to the observations and recommendations listed within section K, it is recommended a maximum 5 year period for the next inspection and test to be carried out.

Abbreviations contained in this Report:

RHS – Right Hand Side

LHS – Left Hand Side

D/B - Distribution board.

RCD - Residual current device.

CPC - Circuit protective conductor.

FCU – Fused Connection Unit.

CSA - Cross Sectional Area.

MET – Main Earthing Terminal.

LIM – Limitation (Agreed or Operational)

MIC – Sheath of MICC cable used as CPC

SWA – Steel Wire Armouring used as CPC

MW – Metalwork used as CPC.