ELECTRICAL INSTALLATION CONDITION REPORT - DOMESTIC

Up to 100A Supply

REPORT NUMBER

EICR CL-03-22-LBS-3

DETAILS OF CLIENT / PERSON ORDERING REPORT

Client Address: Capital Letters

Springfield House
Laurelhill Business Park
Stirling

Postcode: FK7 9JQ Tel:

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier Address: Let Property
15-2-3 Lower Bridge Street
Stirling

Postcode: FK8 1AA Tel:

Estimated age of the wiring system: 30 years

Evidence of alterations or additions: Yes — If yes, estimated age: 6 years

Date of last inspection: August 2016

Installation records available? (Regulation 651.1): No

EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report: See notes below: 30% All circuits contained within the distribution Board

Agreed limitations, if any, on the inspection and testing: None

Agreed with: With supervisor

REASON FOR PRODUCING THIS REPORT

Reason (Regulation 653.2): Letting Laws

Date(s) on which the inspection and testing was carried out: 01.03.22

DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: Central Electrcal Services

Address: 32 Benview
Bannockburn
Strling

Postcode: FK70HY

Tel Number: 01786 489545

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 of the installation and the limitations of the inspection and testing.

I/We further declare that in my/our judgement, the said installation was overall in _____ condition at the time the inspection was carried out, and that it should be further inspected as recommended on page 6.

Inspected and tested by:

Name: Kevin Gilmour

Signature:

Position: Qualified Supervisor

Date: 01.03.22

Report authorised for issue by:

Name: KEVIN GILMOUR

Signature:

Date: 01.03.22

SCHEDULES

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

Notes: (1) This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations), as amended to _____.

(2) 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 visually 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.

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SUMMARY OF THE INSPECTION

REPORT NUMBER

EICR CL-02-22-LBS-3

General condition of the installation (in terms of electrical safety)

Satisfactory

NEXT INSPECTION

Also refer to Observations and recommendations for actions to be taken on page 6.

Subject to the necessary remedial works being completed,

I/We recommend that this installation is further inspected and tested after an interval of not more than: 5 Years (Enter interval in terms of years or months, as appropriate) *

Additional observation pages | Page no(s)

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors				Nature of Supply Parameters				Supply Protective Device		
TNS	1-phase, 2-wire	√	2 phase, 3-wire	-	Nominal voltages, U/U_o (1)	230	V	Nominal Frequency (1)	50	Hz	BS (EN)	88-2
	3 phase, 3-wire	-	3 phase, 4-wire	-	Prospective fault current, I_{pf} (2) **	1.50	kA	External earth fault loop impedance, Z_e (2) **	0.15	Ω	Type	gG
	(as detailed on attached Inspection Schedule)		Other	-	Confirmation of supply polarity	√		Other sources of supply (As detailed on attached schedule)	Page No:		Rated current	80 A
	Other (Details)	-			(Note (1) by enquiry, (2) by enquiry or by measurement)							

PARTICULARS OF THE INSTALLATION REFERRED TO IN THIS REPORT

Mean of Earthing

Distributor's Facility √

Installation earth electrode -

Details of Installation Earth Electrode (Where applicable)

Type (e.g rods, tape etc) -

Location -

Electrode resistance to earth R_A - Ω

Main Switch / Switch-Fuse / Circuit-breaker RCD

Type BS(EN) 60947-3

Voltage rating 230 V

No of poles 2

Current rating 100 A

Location

Fuse/device rating or setting 80 A

Main protective conductors

	Material	csa	
Earthing Conductor	Copper	25	mm²
Main protective bonding conductors	Copper	10	mm²

Connection / continuity verified √

Connection / continuity verified √

Main Protective Bonding Connections

Water installation pipes √

Gas installation pipes √

Lightning Protection N/A

Oil installation pipes N/A

Structural steel N/A

Other incoming service(s) State Details N/A

If RCD Main Switch:

Rated residual operating current $I_{\Delta n}$= mA

Rated time delay ms

Measured operating time ms

Notes: * The proposed date for the next inspection should take into consideration 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.

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

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

REPORT NUMBER

EICR CL-03-22-LBS-3

Distribution Board (DB) Reference No	DB1				Details of circuits and/or installed equipment vulnerable to damage when testing	None	
Location	Hall Cupboard						
Z_s at DB	0.15	Ω	I_{pf} at DB	1.50 kA	Correct supply polarity confirmed	√	Phase sequence confirmed (where appropriate) N/A

CIRCUIT DESCRIPTION

TEST RESULTS

Circuit Ref	Circuit description	Type of wiring (see code)	Reference method	Number of points served	Circuit conductors: csa Live (mm²)	Circuit conductors: csa cpc (mm²)	Max disconn time permitted by BS7671 (s)	Overcurrent protective devices BS(EN)	Overcurrent protective devices Type No	Overcurrent protective devices Rating (A)	Overcurrent protective devices Breaking Capacity (kA)	RCD Operating current, $I_{\Delta n}$ (mA)	Maximum Z_s permitted by BS7671*	Ring final circuit continuity (Ω) r_1 (line)	Ring final circuit continuity (Ω) r_n (neut)	Ring final circuit continuity (Ω) r_2 (cpc)	Continuity (Ω) R_1+R_2 or R_2 R_1+R_2	Continuity (Ω) R_1+R_2 or R_2 R_2	Insulation resistance Live/Live (MΩ)	Insulation resistance Live/Earth (MΩ)	Insulation resistance Test Voltage DC (V)	Polarity (√)	Max measured earth fault loop impedance, Zs (Ω)	RCD Disconnection Time (ms)	RCD test button operation (√)	AFDD Manual AFDD test button operation (√)	Remarks (Continue on a separate sheet if necessary)
1	Lights	A	C	11	1.5	1.0	0.4	60898	B	6	6	30	5.82	-	-	-	-	-	-	+200	240	√	0.24	45	√		
2	Smoke&Heat detectors	A	C	3	1.5	1.0	0.4	60898	B	6	6	30	5.82	-	-	-	-	-	-	+200	240	√	0.27	45	√		
3	Shower	A	C	1	6	2.5	5	60898	B	32	6	30	1.10	-	-	-	-	-	-	+200	240	√	0.25	45	√		
4	Main Sockets	A	C	6	2.5	1.5	0.4	60898	B	32	6	30	1.10	0.44	0.44	0.73	0.29	-	+200	+200	240	√	0.35	34	√	N/A	
5	Kitchen Sockets	A	C	7	2.5	1.5	0.4	60898	B	32	6	30	1.10	0.32	0.32	0.57	0.23	-	+200	+200	240	√	0.32	34	√		

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; O - Other Details (please state)

* Where the maximum permitted earth fault loop impedance value stated in Max disconnection time permitted by BS7671 column is not taken from BS 7671, state the source of the data in the appropriate cell in the “Remarks” column

TEST INSTRUMENTS (Serial Numbers)

Insulation resistance		Continuity		Earth fault loop impedance	
Multi-functional	Megger 101771408	Earth electrode resistance		RCD	

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

REPORT NUMBER

EICR CL-03-22-LBS-3

OUTCOMES Acceptable Condition √ | Unacceptable condition **State C1 or C2** | Improvement recommended **State C3** | Further investigation **FI** | Not Verified **NV** | Limitation **LIM** | Not Applicable **N/A**

ITEM NO	DESCRIPTION	OUTCOME (See key above)	LOCATION REFERENCE
1.0	**EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)**		
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)	√	
2.0	**PRESENCE OF PARALLEL OR SWITCHED ALTERNATIVE SOURCES OF SUPPLY (551.6; 551.7)**		
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	**EARTHING AND BONDING ARRANGEMENTS (411.3; CHAPTER 54)**		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)	√	
3.4	Adequacy of earthing conductor size (542.3; 543.1.1)	√	
3.5	Accessibility and condition of earthing conductor at main earthing terminal (MET) (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 the 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 switch (as required by 462.1.201)	√	
4.7	Operation of main switch (functional check) (643.10)	√	
4.8	Manual operation of circuit breakers and RCDs 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 6 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 the consumer unit/distribution board (514.14)	√	
4.12	Presence of alternative supply warning notice at or near the 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, .5, .6; Sections 432, 433)	√	
4.15	Single-pole switching or protective devices in line conductors 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)	√	
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board enclosures (521.5.1)	√	
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, where required - 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)	√	
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)	LIM	

CONDITION REPORT INSPECTION SCHEDULE FOR
DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

REPORT NUMBER
EICR **CL-03-22-LBS-3**

OUTCOMES Acceptable Condition **√** | Unacceptable condition **State C1 or C2** | Improvement recommended **State C3** | Further investigation **FI** | Not Verified **NV** | Limitation **LIM** | Not Applicable **N/A**

ITEM NO	DESCRIPTION	OUTCOME (See key above)	LOCATION REFERENCE
5.3	Condition of insulation of live parts (416.1)	√	
5.4	Non-sheathed cables protected by enclosure in conduit, trunking or ducting (521.10.1)	N/A	
5.4a	• To include the integrity of conduit and trunking systems (metallic and plastic)	N/A	
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of the 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 (411.3.1.1; 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 Extent and Limitations on Page 1 of this report (522.6.202)	LIM	
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see page 1 of this report (extent and limitations) (522.6.204)	LIM	
5.12	Provision of additional requirements for protection by RCD note exceeding 30mA:		
5.12a	• * for all socket outlets of a rating of 32 A or less unless an exception is permitted (411.3.3)	√	
5.12b	• * for supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	√	
5.12c	• * for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C3	
5.12d	• * for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)	√	
5.12e	• * for final circuits supplying luminaires with domestic (household) premises (411.3.4)	√	
	* Note: Older installations designed prior to BS 7671: 2018 may not have been provided with RCDs for additional protection.		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	√	
5.14	Band II cables segregated or separated from Band 1 cables (528.1)	N/A	
5.15	Cables segregated or separated from communications cabling (528.2)	N/A	
5.16	Cables segregated or separated from non-electrical services (528.3)	LIM	
5.17	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	√	

ITEM NO	DESCRIPTION	OUTCOME (See key above)	LOCATION REFERENCE
5.18	Termination of cables at enclosures – Indicate extent of sampling in see Page 1 of the report (Section 526)		
5.18a	• connections soundly made and under no undue strain (526.6)	√	
5.18b	• no basic insulation of a conductor visible outside of the enclosure (526.8)	√	
5.18c	• adequately connected at point of entry to enclosure (glands, bushes, etc) (522.8.5)	√	
5.18d	• connections of live conductors adequately enclosed (526.5)	√	
5.19	Suitability of circuit 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 30mA (701.411.3.3)	√	
6.2	Where used as a protective measure; requirements for SELV or PELV have been met (701.414.4.5)	N/A	
6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)	N/A	
6.4	Presence of supplementary bonding conductors unless not required by BS 7671:2018 (701.415.2)	√	
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	N/A	
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 control gear etc, for a particular zone (701.512.3)	√	
6.8	Suitability of current using equipment for a particular position within the location (701.55)		
7.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS**		
	List all other special installations or locations present; if any. (Record separately the results of particular inspections applied.)		
		N/A	
		N/A	

Inspected by : NAME	KEVIN GILMOUR
Signature:	
Date:	01.03.22

OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

REPORT NUMBER
EICR CL-03-22-LBS-3

Referring to the attached schedules of inspection and test results, and subject to the limitations on page 1

No remedial action is required ☑ or The following observations are made ☐

Item No	Observations	Classification Code

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:
C1 - Danger Present. Risk of injury. Immediate action required C2 - Potentially dangerous – urgent remedial action required C3 - Improvement recommended FI- Further Investigation

GUIDANCE FOR RECIPIENTS

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

This Report form is for reporting on the condition of an existing electrical installation.

1. The purpose of this Condition 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. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.

3. 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.

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

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, and could not; due to the extent or limitations of this 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 F).

10. For safety reasons; the electrical installation should be re-inspected at appropriate intervals by a skilled person or person(s), 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 near to the consumer unit or distribution board.

APPROVED CONTRACTOR

DISTRIBUTION BOARD CHART REFERENCE

Distribution Board (DB) Ref No	DB1	Details of circuits and/or installed equipment vulnerable to damage when testing	**None**		
Location	Hall Cupboard				
Zs at DB	0.15	Ipf at DB	1.50	Correct supply polarity confirmed	√
				Phase sequence confirmed	N/A

CIRCUIT REF	DESCRIPTION	WIRING TYPE (SEE CODE)	REF METHOD	NO OF POINTS SERVED	CONDUCTORS CSA (mm²)		MAX DISC TIME (S)	OVERCURRENT PROTECTIVE DEVICE				RCD (MA)	MAXIMUM PERMITTED ZS (Ω)
					LIVE	CPC		BS (EN)	TYPE NO	RATING (A)	SHORT-CIRCUIT CAPACITY (KA)		
1	Shower	A	C	1	6.0	2.5	5	60898	B	32	6	30	1.10
2	Bathroom Panel Heater	A	C	1	2.5	1.5	0.4	60898	B	32	6	30	2.18
3	Bedroom Panel Heater	A	C	1	2.5	1.5	0.4	60898	B	32	6	30	2.18
4	Fused Spur	A	C	1	2.5	1.5	0.4	60898	B	32	6	30	2.18
5	Smoke Heat Detectors	A	C	3	1.5	1.0	0.4	60898	B	6	6	30	5.82
6	Cooker	A	C	1	10.0	4.0	5	60898	B	40	6	30	0.86
7	Main Sockets	A	C	13	2.5	1.5	0.4	60898	B	32	6	30	1.10
8	Water Heater	A	C	1	2.5	1.5	0.4	60898	B	32	6	30	2.18
9	Lights	A	C	10	1.5	1.0	0.4	60898	B	6	6	30	5.82
1	Storage Heater 1	A	C	1	2.5	1.5	0.4	60898	B	16	6	30	2.18
2	Storage Heater 2	A	C	1	2.5	1.5	0.4	60898	B	16	6	30	2.18
3	Storage Heater 3	A	C	1	2.5	1.5	0.4	60898	B	16	6	30	2.18
4	Storage Heater 4	A	C	1	2.5	1.5	0.4	60898	B	16	6	30	2.18

CODES FOR TYPE OF WIRING

A	B	C	D	E	F	G	H	O (Other – please state)	
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non- metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic/ SWA cables	Thermosetting/SWA cables	Mineral insulated cables		

Name of contractor	Address of contractor	Enrolment number