

## Electrical Installation Condition Report - EICR

### Section A. Details of the client/Person ordering the report

Name:

Address:

### Section B. Reason for producing this report

Landlord 5 year electrical safety test

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

22-May-2020

### Section C. Details of the installation which is subject of this report

Occupier Richard May

Site Address

Description Of Premises Domestic

Estimated age of wiring system 14 Year(s)

Evidence of additions/alterations Yes

Installation record available?(651.1) No

Date of last inspection 1-Jan-2010

if yes, estimated age year(s)

### Section D. Extent and limitations of inspection and testing

Extent of the electrical installation covered by this report

1. The electrical installation within the property described in detail of the inspection.
2. The electrical installation within the residential area of the building only.
3. N/A

Agreed limitations including the reasons (See Regulation 653.2)

1. Supplier's fuse sealed, cannot inspect internally
2. No live testing to off-peak circuits.
3. No access to origin of supply for building.
4. No communal areas tested or inspected.
5. No design information available.
6. Live and neutral insulation resistance testing omitted
7. N/A

Agreed with:

Operational limitations including the reasons

The 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: **2018**

It should be noted that cable concealed within trunking and conduits, under floors, in roof spaces, and generally within 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.

### Section E. Summary of the condition of the installation

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

Good

Overall assessment of the installation in terms of its suitability for continued use

Unsatisfactory

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

### Section F. Recommendations

Where the overall assessment of the suitability of the installation for continued use is 'unsatisfactory', I/we recommend that any observations classified as '*Danger present*' (Code C1) or '*potentially dangerous*' (Code C2) are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'Requiring further investigation' (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 22-May-2025

### Section G. Declaration

I/We, being the persons(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 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.

### INSPECTED AND TESTED BY:

Name  
 Signature  
 For/on behalf of ElecArea 00  
 Position Engineer  
 Address Beech Hill, Somerton Hill,  
 Somerton, Somerset, TA11 7JQ,  
 Date 22-May-2020

# SAMPLE

### Section 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.

### Section I. Supply characteristics and earthing arrangements

EARTHING ARRANGEMENT	NUMBER AND TYPE OF LIVE CONDUCTORS	NATURE OF SUPPLY PARAMETERS	SUPPLY PROTECTIVE DEVICE
LIM	a.c 1Ph 2 Wire  Confirmation of supply polarity Yes	Nominal voltage, U/U 230 V Nominal frequency, f. 50 Hz Prospective fault current, I <sub>pf</sub> (2) 0.82 kA External loop impedance Z <sub>e</sub> 0.28 Note:(1) by enquiry (2) by enquiry or by measurement	BS(EN) LIM Type: LIM Rated Current: LIM A

**Other sources of supply (As detailed on attached schedule)** No

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### Section J. Particulars of installation referred to in report

<b>MEANS OF EARTHING</b> Distributor's facility    Yes  Installation earth electrode    No	<b>DETAILS OF INSTALLATION EARTH ELECTRODE</b>  Type                                    N/A Location                                N/A Resistance to Earth                N/A
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### Main protective conductor

Earthing conductor	Material    Copper	CSA    16 mm	Connection/continuity verified    Yes
Main protective bonding conductors	Material    Copper	CSA    10 mm	Connection/continuity verified    Yes
To water installation pipes Yes	To gas installation pipes N/A	To oil installation pipes N/A	To structural steel N/A
To lightning protection N/A	To other incoming services	N/A	N/A

### Main switch/switch-fuse/circuit-breaker/RCD

Location    DB in cupboard outside by front door  BS(EN)    60947-3	Current rating    100 A Fuse/device rating or setting    100 A Voltage rating    230 V	<b>If RCD main switch</b> Rated residual operating current(I)    N/A mA Rated time delay    N/A ms Measured operating time(at I)    N/A ms
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# SAMPLE

### Section K. Observations

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the *Extent and limitations* of the *Inspection* and testing section.

No.	OBSERVATION(S)	CLASSIFICATION CODE
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 – includes RCBO's (411.3.3; 415.1)  No RCD protection 3 & 4	C2
2	5.12 Provision of additional requirements for protection by RCD not exceeding 30mA - For all socket-outlets of rating 32 A or less, unless an exemption is permitted (411.3.3) - For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3) - For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203) - For For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C2
3	Circuit 3 & 4 no RCD protection 5.18 Condition of accessories including socket outlets, switches and joint boxes (651.2 (v))  Bathroom shaver light not functioning	C3

**Electrical Installation Condition Report - EICR**

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the persons(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

FI - Further investigation required without delay

# SAMPLE



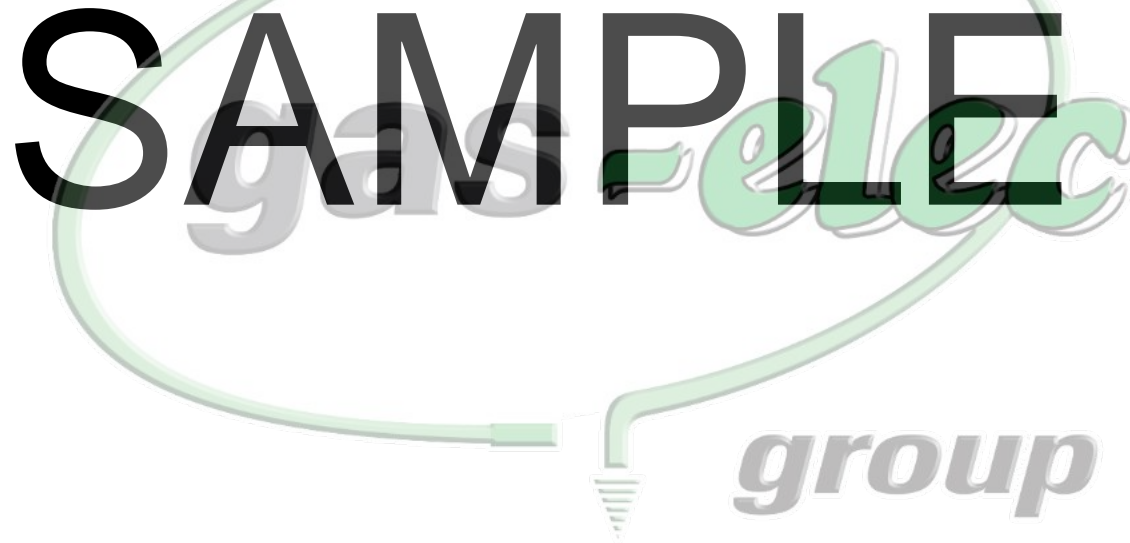
### Electrical Installation Condition Report - EICR

5	Cooker point	BS (EN) 60898 Type B	32	6	30	1.1	A & B	6.0	2.5	N/A	N/A	N/A	0.09	N/A	25 n	LIM	>999	Yes	0.37	N/A	N/A	N/A	No RCD protection
6	Socket outlets Kitchen	BS (EN) 60898 Type B	32	6	30	1.1	A & B	2.5	1.5	0.19	0.19	0.31	0.13	N/A	25 n	LIM	>999	Yes	0.39	N/A	N/A	N/A	No RCD protection
7	Spare	N/A	N/A		N/A	N/A	N/A	0	0	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	
8	Spare	N/A	N/A		N/A	N/A	N/A	0	0	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	
9	Spare	N/A	N/A		N/A	N/A	N/A	0	0	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	
10	RCD 2	BS (EN) 61008	80	6	30	0.4	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	28	Pass	N/A	
11	Socket outlets Throughout	BS (EN) 60898 Type B	32	6	30	1.1	A & B	2.5	1.5	0.50	0.49	0.83	0.34	N/A	25 n	LIM	>999	Yes	0.58	28	Pass	N/A	
12	Smoke detector	BS (EN) 60898 Type B	6	6	30	5.82	A & B	1.5	1.0	N/A	N/A	N/A	0.06	N/A	25 n	LIM	>999	Yes	0.34	28	Pass	N/A	
13	Spare	N/A	N/A		N/A	N/A	N/A	0	0	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	
14	Spare	N/A	N/A		N/A	N/A	N/A	0	0	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	

SAMPLE

Electrical Installation Condition Report - EICR

15	Spare	N/A	N/A		N/A	N/A	N/A	0	0	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
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DISTRIBUTION BOARD INSPECTION SCHEDULE FOR SINGLE DISTRIBUTION BOARD INSTALLATIONS

**N. Schedule of inspections for the main intake and associated circuits for use with Electrical Installation**

**Condition Report**

OUTCOMES	Acceptable condition	AC	Unacceptable condition	state C1 or C2	Improvement recommended	State C3	Not verified	NV	Limitation	Lim	Not applicable	NA	Further Investigation	FI
ITEM NO	DESCRIPTION												OUTCOME <i>(Use codes above Provide additional comments where appropriate)</i>	
1.0	<b>EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)</b>													
1.1	Service Cable													AC
1.2	Service Head													LIM
1.3	Earthing Arrangement													AC
1.4	Meter tails													AC
1.5	Metering equipment													AC
1.6	Isolator (where present)													NA
2.0	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b>													NA
3.0	<b>EARTHING/BONDING ARRANGEMENTS (411.1; CHAPTER 4)</b>													
3.1	Presence and condition of distributor's earthing arrangement (542.1.1.1; 542.1.2.2)													AC
3.2	Presence and condition of earth electrode connection where applicable (9542.1.2.3)													NA
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													AC
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													AC
3.5	Accessibility and condition of earthing conductor and MET (543.3.2)													AC
3.6	Confirmation of main protective conductor sizes (544.1)													AC
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1)													AC
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													AC
4.0	<b>CONSUMER UNIT(S) /DISTRIBUTION BOARD(S)</b>													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													AC
4.2	Security of fixing (134.1.1)													AC
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													AC
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.1.201; 526.5)													AC
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													AC
4.6	Presence of main linked switch (as required by 462.1.201)													AC
4.7	Operation of main switch (functional check) (643.10)													AC
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (643.10)													AC
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													AC
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)													AC
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)													AC
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514)													NA
4.13	Presence of other required labelling (please specify) (Section 514)													NA
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; Sections 432,													AC
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)													AC
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)													AC



4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	AC
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204;411.5.2; 531.2)	C2
4.19	RCD's provided for additional protection/requirements - includes RCBO's (411.3.3; 415.1)	C2
4.20	Confirmation of identification that SPD is functional (651.4)	NA
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	AC
4.22	Adequate arrangements where generating set operates as a switched alternative to the public supply (551.6)	NA
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	NA
5.0	<b>FINAL CIRCUITS</b>	
5.1	Identification of conductors (514.3.1)	AC
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM
5.3	Condition of insulation of live parts (416.1)	AC
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (522.6.1)	LIM
	To include integrity of conduit and trunking system (metallic and plastic)	AC
5.5	Adequacy of cables for current carrying capacity with regard to the type and use of the installation (Section 523)	AC
5.6	Coordination between conductors and overcurrent protective devices (433.1; 533.2.1)	AC
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	AC
5.8	Presence and adequacy of circuit protective conductors 411.31; Section 543)	AC
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	AC
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and Limitations)	LIM
5.12	<b>Provision of additional requirements for protection by RCD not exceeding 30mA</b>	
	For all socket-outlets of rating 32 A or less, unless an exemption is permitted (411.3.3)	C2
	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	C2
	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	C2
	For cables concealed in walls/partitions containing metal parts regardless of depth(522.6.203)	C2
	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	AC
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	LIM
5.14	Band II cables segregated/separated from Band I cables (528.1)	LIM
5.15	Cables segregated/separated from communications cabling (528.2)	LIM
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM
5.17	<b>Termination of cables at enclosures - indicate extent of sampling in section D of the report (Section 526)</b>	
	Connections soundly made and under no undue strain (526.6)	AC
	No basic insulation of a conductor visible outside enclosure (526.8)	AC
	Connections of live conductors adequately enclosed (526.5)	AC
	Adequately connected at point of entry to enclosure (glands, Bushes etc) (522.8.5)	AC
5.18	Condition of accessories including socket outlets, switches and joint boxes (651.2 (v))	C3
5.19	Suitability of accessories for external influences (512.2)	AC
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	AC

5.21	Single-pole switching or protective devices in line conductor only (132.4.1; 530.3.3)	AC
6.0	<b>LOCATION(S) CONTAINING A BATH OR SHOWER</b>	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	AC
6.2	Where used as a protective measure, requirements of SELV or PELV met (701.414.4.5)	NA
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS3535 (701.512.3)	AC
6.4	Presence of supplementary bonding conductors, unless required by BS 7671:2018 (701.415.2)	NA
6.5	Low voltage (e.g. 230 volt) socket outlet sited at least 3M from zone 1 (701.512.3)	AC
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	AC
6.7	Suitability of accessories and controlgear etc for a particular zone (701.512.3)	AC
6.8	Suitability of current-using equipment for particular position within the location (701.55)	NA
7.0	<b>OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS</b>	
7.1	List all other special locations present, if any. (Record separately the results of particular inspections applied)	NA

SAMPLE



**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 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 it should be tested six-monthly. **For safety reasons it is important that this instruction is 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 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 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 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 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.

**CONDITION REPORT INSPECTION SCHEDULE GUIDANCE FOR THE INSPECTOR**

1. Section 1.0. Where inadequacies in the distributor's equipment are encountered the inspector should advise the person ordering the work to inform the appropriate authority.
2. Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection. The absence of such protection should as a minimum be given a code C3 classification (item 5.12).
3. The schedule is not exhaustive.
4. Numbers in brackets are Regulation references to specified requirements.

**Additional Comment**

Hard wired smoke detector expired in 2018

# SAMPLE



This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: [www.gas-elec.co.uk/cvd19](http://www.gas-elec.co.uk/cvd19)

This report has been completed and issued by Gas-elec Safety (UK) Ltd

Estimate ID: 325119

## ESTIMATE



To:

From: Area 003  
Bowercombe  
South Hill  
Somerton  
Somerset  
TA11 7JQ

**Tel:** 08450 703 404/5  
**Freephone:** 0800 587 9999  
**Fax:** 08450703402  
**E-mail:** area1@gas-elec.co.uk  
**Website:** www.gas-elec.co.uk

Date: 22-May-2020

RE: \_\_\_\_\_

Dear

Thank you for the opportunity to provide an estimate for the remedial works at the above property. Following our survey at the property, the cost to implement the recommended work will cost **£440.00** plus VAT (which includes all parts and labour).

For details of the works required at the above property, please see the comments on the following page.

This estimate is valid for 28 days from the date shown above. If you have any questions or would like to proceed with the works, please contact us by phone on 08450 703 404/5 or by email area1@gas-elec.co.uk. Alternatively, please complete and return the Order Confirmation form.

gas-elec and all of the gas-elec engineers are registered with accreditation bodies and are qualified to carry out all types of gas & electrical remedial work. Gas-elec is also able to register work for building control purposes.

Yours sincerely,

Manager  
Area 003

**SAMPLE**



Estimate ID: 325119

## ESTIMATE



### Details of works required:

To undertake required remedial works as shown as Code - C2,  
Move MCB's circuit 3&4 to RCD protected side of Consumer Unit.  
Cost of these works alone £130.00 + VAT

To undertake recommended remedial works as shown as Code - C3,  
Supply and fit replacement bathroom sahaber light  
Supply and fit hard wired smoke alarm

# SAMPLE





Estimate ID: 325119

# ESTIMATE



## Terms & Conditions

1. The estimate is valid for 28 days.
2. Work will only commence on receipt of a deposit of 50% of the value of the installation.
3. The estimate is for the works as detailed on the estimate letter. Any extra work will need to be paid for separately.
4. Work will commence on receipt of the signed order at the bottom of this estimate.
5. All work is guaranteed for 12 months from the date of installation.
6. Please note that if you choose to pay by credit card, you may be charged a fee for this method of payment. If you choose to pay by debit card, no additional charges will apply.

## ORDER CONFIRMATION

I, \_\_\_\_\_, do hereby accept the estimate  
(reference no.: \_\_\_\_\_) and agree to the Terms & Conditions listed above.

Signed: \_\_\_\_\_ Customer name: \_\_\_\_\_

Address: \_\_\_\_\_

Post Code: \_\_\_\_\_

Daytime contact no.: \_\_\_\_\_

Email address: \_\_\_\_\_

**SAMPLE**



# Accompanying Photos



Gas-elec Group  
 Summer Road,  
 Walsham - Le - Willows,  
 Bury St Edmunds,  
 IP31 3AJ 7PJ  
 TEL : 0800 5879999

Job No.: 1512008

Date : 22/05/2020



## Accompanying photos provided by the engineer

Description: CONSUMER UNIT



Description: CONSUMER UNIT



Description: CONSUMER UNIT



Description: SMOKE DETECTOR



**SAMPLE**



The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature: