ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR 8170000001375

for Industrial/Commercial Premises

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

Andrews' Building Contractors

A. Details of the Installation

Client	Dart & Partners	Installation	C/O Dart & Partners
Address	12 The Triangle Triangle Park Teignmouth Devon	Address	Unit 2 Phillips House Dawlish Business Park Dawlish
Postcode	TQ14 8AT	Postcode	EX7 0NH

B. Reason for Producing this Report

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

Request of client - change of tenant

Date(s) on which the inspection and testing were carried out 25/02/2023 to 25/02/2023

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 10 years

Evidence of alterations or addition Yes ☑ No ☐ Not apparent ☐ if 'Yes', estimated <5 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:

100% of fixed wiring only

Agreed Limitations and Operational Limitations (Regulations 653.2)

No access to lofts, inside floors, above ceilings or anywhere that may damage the property

Agreed with: D&P Extent of Termination Sampling: >50

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 2022

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** ☑

MOST OF THE INSTALLATION IS OF A FAIRLY POOR STANDARD, LITTLE TO NO CABLE SUPPORT, ISSUES WITH RING CIRCUIT READINGS, POORLY LABELLED AND PARTLY DISCONNECTED FOR NO APPARENT REASON. I WOULD IMAGINE THE PREVIOUS TENNANT HAS ALTERED THE WIRING SYSTEM BUT NO ELECTRICIAN WAS USED

*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 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 25/04/2023 (date) for the following reasons:

DUE TO MULTIPLE FAILINGS WITH IN THE SYSTEM

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.

		Inspected and tested by	Authorised for issue by
Company	Andrews' Building Contractors Ltd		
Address	Casa Blanca, Lower Penns Road, Paignton,	Name: Simon Hammond	Simon Hammond
		Signature:	
Postcode	TQ3 1JE		
Branch No.	001	Position: Electrician	Electrician
Scheme No.		Date: 25/02/2023	25/02/2023

H. Schedule(s)

1 schedule(s) of inspection and 1 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 3 No. of wires 4

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

Nominal voltage, U/U_0 (1) 400/230 v Nominal frequency, f(1) 50 H_z Confirmation of supply polarity ☑

Prospective fault current, I_{pf} (2) 1.94 kA External loop impedance, Z_e (2) 0.10 Ω

Supply Protective Device BS (EN) 1361 HBC Type 2 Type 2 Rated Current 100 A

No. of Additional Supplies N/A

J. Particulars of Installation Referred to in this Report

Means of Earthing

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) 100 Amps ☑ KVA ☐

Main Protective Conductors	Material	csa		(✓)	or Value		(✓)	or Value	
Earthing Conductor	Copper	16	mm²	Continuity Verified	☑	Ω	Connection Verified	☑	Ω
Protective Bonding Conductor	Copper	10	mm²	Continuity Verified	☑	Ω	Connection Verified	☑	Ω

	Material	csa		(connection / continuity)	(✓)	or Value		(✓)	or Value
Main Supply Conductor	Copper	25	mm²	Water installation	☑	Ω	To structural steel	☐	Ω
Main Switch Location	On Stairs			Gas installation pipes	☐	Ω	To lightning protection	☐	Ω
Fuse/device rating or setting	Switch	A	Voltage rating 400 V	Oil installation pipes	☐	Ω	Other	☐	Ω
If RCD main switch:	Rated residual operating current I Δn		mA						

BS(EN) 60947-3 No. of Poles 3 Current Rating 125 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	REAR LIGHT / ALL EMERGENCY LIGHTING HAS BEEN DISCONNECTED	FI
2	COMMANDO OUTLET 32A RATED - 16 AMP SUPPLY - NO RCD (CRABTREE LOADSTAR 6HSR20)	C2
3	SEVERAL SOCKET CPC SCREWS CLAMPED ONTO EARTH SLEEVING NOT COPPER CORES	FI
4	LACK OF EMERGENCY LIGHTING - OMLY 4 SEEN WORKING THROUGHOUT PROPERTY	C3
5	MULTIPLE ACCESSIBLE TERMINALS ABOVE FALSE CEILING OF OFFICE - POTENTIAL ACCESS TO LIVE TERMINALS - ONLY TAPED OVER	C2
6	MULTIPLE SINGLE INSULATED CORES SHOWING ON MULTIPLE JOINTS ABOVE FALSE CEILING	C2
7	LACK OF CABLE PROTECTION TO DOWNSTAIRS MEZ / STORE FLOOR LIGHT	C2
8	DB LABELLING POOR AND SHOULD BE RE-DONE	C3
9	3L3 R1, RN, R2 VALUES NOT AS EXPECTED	FI
10	SOME SOCKETS HAVE EARTH TAPE USED INSTEAD OF SLEEVING	FI
11	BROKEN FACE PLATES ON MULTIPLE SOCKETS	C2
12	3L2 R1, RN, R2 VALUES NOT AS EXPECTED	FI
13	MULTIPLE SOCKETS POORLY MADE OFF - CONNECTIONS UNDER STRAIN OR COMPRESSED IN BOX	FI
14	LACK OF SUPPORT TO ALL CABLING ABOVE FALSE CEILING - CABLES LAYING ON METAL GRID	C2
15	WATER HEATER IN WC SHOWING SIGNS OF LEAK AND / OR OVER HEATING	C2
16	EMERGENCY LIGHTS THAT HAVE BEEN DISCONNECTED LOOK OLD AND WOULD PROBABLY NOT PASS 3HR TEST	N/A
17	TRUNKING END CAP MISSING - POTENTIAL ACCESS TO BACK OF SOCKET	C2

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.	0
C2 Potentially dangerous. Urgent remedial action required.	8
C3 Improvement recommended.	2
FI Further Investigation required without delay	6

The above values are a total count of Observation per outcome

Outcomes

Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)
✓	C1 or C2	C3	FI	NV	L	N/A	✗

Item No.	Description	Outcome
1.0 INTAKE EQUIPMENT (VISUAL INSPECTION ONLY);		
1.1	Service cable	✓
1.1.1	Service head	✓
1.1.2	Earthing arrangement	✓
1.1.3	Meter tails	✓
1.1.4	Metering equipment	✓
1.1.5	Isolator (where present)	N/A
1.1.6	Person ordering work/dutyholder notified (Delete as appropriate) NOTE 1 Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous 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 K	✓
1.2	Consumer's Isolator (where present)	N/A
1.3	Consumer's meter tails	✓
2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES		
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 AUTOMATIC DISCONNECTION OF SUPPLY		
3.1	**Main earthing/bonding arrangements (411.3; Chap 54)**	
3.1.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓
3.1.2	Presence of installation earth electrode arrangement (542.1.2.3)	N/A
3.1.3	Adequacy of earthing conductor size (542.3; 543.1.1)	✓
3.1.4	Adequacy of earthing conductor connections (542.3.2)	✓
3.1.5	Accessibility of earthing conductor connections (543.3.2)	✓
3.1.6	Adequacy of main protective bonding conductor sizes (544.1)	✓
3.1.7	Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2)	✓
3.1.8	Accessibility of all protective bonding connections (543.3.2)	✓
3.1.9	Provision of earthing/bonding labels at all appropriate locations (514.13)	✓
3.2	FELV - requirements satisfied (411.7; 411.7.1)	N/A
4.0 OTHER METHODS OF PROTECTION (where any of the methods listed below are employed details should be provided on separate sheets)		
4.1	Non-conducting location (418.1)	N/A
4.2	Earth-free local equipotential bonding (418.2)	N/A
4.3	Electrical separation (Section 413; 418.3)	N/A
4.4	Double insulation (Section 412)	✓
4.5	Reinforced insulation (Section 412)	✓
5.0 DISTRIBUTION EQUIPMENT		
5.1	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.2	Security of fixing (134.1.1)	✓
5.3	Condition of insulation of live parts (416.1)	✓
5.4	Adequacy/security of barriers (416.2)	✓
5.5	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓
5.6	Condition of enclosure(s) in terms of fire rating etc. (421.1.6; 421.1.201; 526.5)	✓
5.7	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
5.8	Presence and effectiveness of obstacles (417.2)	✓
5.9	Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2)	✓
5.10	Operation of main switch(es) (functional check) (643.10)	✓
5.11	Manual operation of circuit-breakers RCDs and AFDDs to prove functionality (643.10)	✓
5.12	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check) (643.10)	✓
5.13	RCD(s) provided for fault protection – includes RCBO(s) (411.4.204; 411.5.2; 531.2)	✓
5.14	RCD(s) provided for additional protection / requirements, where required - includes RCBO(s) (411.3.3; 415.1)	✓
5.15	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)	✓
5.16	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)	✓
5.17	Presence of alternative supply warning notice at or near equipment, where required (514.15)	N/A
5.18	Presence of next inspection recommendation label (514.12.1)	✓
5.19	Presence of other required labelling (please specify) (Section 514)	N/A

5.20	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)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
5.0 DISTRIBUTION EQUIPMENT CONT.		
5.22	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11)	✓
5.23	Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1)	✓
5.24	Confirmation indication that the SPD is functional (534.1, 651.4)	N/A
6.0 DISTRIBUTION CIRCUITS		
6.1	Identification of conductors (514.3.1)	✓
6.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
6.3	Condition of insulation of live parts (416.1)	✓
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	✓
6.5	Suitability of containment systems for continued use (including flexible conduit) (Section 522)	✓
6.6	Cables correctly terminated in enclosures (Section 526)	✓
6.7	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
6.8	Examination of cables for signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)	✓
6.9	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
6.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
6.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
6.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
6.13	Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522)	✓
6.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	✓
6.15 CABLES CONCEALED UNDER FLOORS, ABOVE CEILINGS, IN WALLS/PARTITIONS LESS THAN 50 MM FROM A SURFACE, AND IN PARTITIONS CONTAINING METAL PARTS		
6.15.1	Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	✓
6.15.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204)	✓
6.16	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
6.17	Band II cables segregated/separated from Band I cables (528.1)	✓
6.18	Cables segregated/separated from non-electrical services (528.3)	✓
6.19	Condition of circuit accessories (651.2)	✓
6.20	Suitability of circuit accessories for external influences (512.2)	✓
6.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
6.22	Adequacy of connections, including cpc's, within accessories and to fixed and stationary equipment – identify/ record numbers and locations of items inspected (Section 526)	✓
6.23	Presence, operation and correct location of appropriate devices for isolation and switching (Chapter 46; Section 537)	✓
6.24	General condition of wiring systems (651.2)	✓
6.25	Temperature rating of cable insulation (522.1.1; Table 52.1)	✓
6.26	Confirmation indication that the SPD is functional (534.1, 651.4)	N/A
7.0 CONSUMER UNIT/DISTRIBUTION BOARD		
7.1	Adequacy of working space / accessibility to consumer unit/distribution board (132.12; 513.1)	✓
7.2	Security of fixing (134.1.1)	✓
7.3	Condition of enclosure(s) in terms of IP rating (barriers etc.)(416.2)	✓
7.4	Condition of enclosure(s) in terms of fire rating etc (421.1.6; 421.1.201; 526.5)	✓
7.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
7.5.1	Presence and effectiveness of obstacles (417.2)	✓
7.6	Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2)	✓
7.7	Operation of main switch(es) (functional check) (643.10)	✓
7.8	Manual operation of circuit-breakers, RCD(s) and AFDD's to prove functionality (643.10)	✓
7.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
7.10	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)	✓
7.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
7.12	Presence of other required labelling (Please specify) Section 514)	✓
7.13	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)	✓
7.14	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3))	✓
7.15	Protection against mechanical damage where cables enter distribution board (522.8.1; 522.8.5; 522.8.11)	✓
7.16	Protection against electromagnetic effects where cables enter distribution board (521.5.1)	✓
7.17	RCD(s) provided for fault protection – includes RCBO(s)(411.4.204; 411.5.2; 531.2)	✓
7.18	RCD(s) provided for additional protection/requirements, where required - includes RCBO(s) (411.3.3; 415.1)	✓
7.19	Confirmation of indication that SPD is functional (651.4)	N/A

7.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
7.21	Adequate arrangements where a generating set operates as a switched alternative to public supply (551.6)	N/A
7.22	Adequate arrangements where a generating set operates in parallel with public supply (551.7)	N/A
8.0 FINAL CIRCUITS		
8.1	Identification of conductors (514.3.1)	✓
8.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
8.3	Condition of insulation of live parts (416.1)	✓
8.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	✓
8.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	✓
8.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
8.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
8.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
8.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
8.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
8.10	Cables Concealed Under Floors, Above Ceilings Or In Walls/ Partitions, Adequately Protected Against Damage (522.3.201, 202, 203, 204)	✓
8.10.1	Installed in prescribed zones (see Section D. Extent and limitation) (522.6.201, 204)	✓
8.10.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.201; 522.6.204)	✓
8.12 PROVISION OF ADDITIONAL PROTECTION/REQUIREMENTS BY 30 mA RCD		
8.12.1	For all socket-outlets of rating 32 A or less unless an exception is permitted (411.3.3)	✓
8.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓
8.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
8.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
8.12.5	Final circuits supplying luminaries within domestic (household)|premises (411.3.4)	N/A
8.12.6	For lighting that is accessible to the public (714.411.3.4)	✓
8.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
9.0 FINAL CIRCUITS CONT.		
9.14	Band II cables segregated/separated from Band I cables (528.1)	✓
9.15	Cables segregated/separated from communications cabling (528.2)	✓
9.16	Cables segregated/separated from non-electrical services (528.3)	✓
9.17	Terminations of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)	✓
9.17.1	Connection soundly made and under no undue strain (526.6)	✓
9.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
9.17.3	Connections of live conductors adequately enclosed (526.5)	✓
9.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓
9.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2 (v))	✓
9.19	Suitability of accessories for external influences (512.2)	✓
9.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
9.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
10.1 ISOLATOR (SECTIONS 460; 537)		
10.1.1	Presence and condition of appropriate devices (Section 462; 537.2.7)	✓
10.1.2	Acceptable location – state if local or remote from equipment in question (Section 462; 537.2.7)	✓
10.1.3	Capable of being secured in the OFF position (462.3)	✓
10.1.4	Correct operation verified (643.10)	✓
10.1.5	Clearly identified by position and/or durable marking (537.2.6)	✓
10.1.6	Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2)	✓
10.2 SWITCHING OFF FOR MECHANICAL MAINTENANCE (SECTION 464; 537.3.2)		
10.2.1	Presence and condition of appropriate devices (464.1; 527.3.2)	✓
10.2.2	Acceptable location – state if local or remote from equipment in question (537.3.2.4)	✓
10.2.3	Capable of being secured in the OFF position (462.3)	✓
10.2.4	Correct operation verified (643.10)	✓
10.2.5	Clearly identified by position and/or durable marking (537.3.2.4)	✓
10.3 EMERGENCY SWITCHING/STOPPING (SECTION 465; 537.3.3)		
10.3.1	Presence and condition of appropriate devices (Section 465; 537.3.3; 537.4)	✓
10.3.2	Readily accessible for operation where danger might occur (537.3.3.6)	✓
10.3.3	Correct operation verified (643.10)	✓
10.3.4	Clearly identified by position and/or durable marking (537.3.3.6)	✓
10.4 FUNCTIONAL SWITCHING (SECTION 463; 537.3.1)		
10.4.1	Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2)	✓
10.4.2	Correct operation verified (537.3.1.1; 537.3.1.2)	✓
11.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)		

11.1	Condition of equipment in terms of IP rating etc (416.2)	✓
11.2	Equipment does not constitute a fire hazard (Section 421)	✓
11.3	Enclosure not damaged/deteriorated so as to impair safety (134.1.1; 416.2; 512.2)	✓
11.4	Suitability for the environment and external influences (512.2)	✓
11.5	Security of fixing (134.1.1)	✓
11.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page) (527.2)	✓
11.7 RECESSED LUMINAIRES (DOWNLIGHTERS)		
11.7.1	Correct type of lamps fitted (559.3.1)	N/A
11.7.2	Installed to minimize build-up of heat by use of “fire rated” fittings, insulation displacement box or similar (421.1.2)	N/A
11.7.3	No signs of overheating to surrounding building fabric (559.4.1)	N/A
11.7.4	No signs of overheating to conductors/terminations (526.1)	N/A
12.0 PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
12.1	If any special installations or locations are present, list the particular inspections applied.	N/A
13.0 PROSUMER’S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
13.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A

Inspector's Name: Simon Hammond

Signature: 

Date: 25/02/2023

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for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

FT/EICR 8170000001375

Andrews' Building Contractors

Client Name	Dart & Partners	**Installation Address**	C/O Dart & Partners, Unit 2, Phillips House, Dawlish Business Park, Dawlish
Client Address	12, The Triangle Triangle Park, Teignmouth, Devon	**Postcode**	EX7 0NH
Client Postcode	TQ14 8AT		

Distribution board details - Complete in every case

SPD Details: Type(s)* T1 ☐ T2 ☐ T3† ☐ N/A ☐

Location: Stairs
Designation: DB 1
No. of ways: 6

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

Overcurrent protective device for the distribution circuit: Supply to distribution board is from

No. of phases: 3 BS(EN): Type: Rating: A
Nominal voltage: 400/230 V RCD BS(EN): Type: Rating: IΔn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method :j:	No. of points served	Circuit conductors csa (mm²) L / N	Circuit conductors csa (mm²) CPC	Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices BS EN Number	Overcurrent protective devices Type No.	Overcurrent protective devices Rating (A)	Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD BS EN Number	RCD Type No.	RCD IΔn (mA)	RCD Rating (A)
1/L1	WATER HEATER	F	C	1	10	10	0.4	60898 MCB	C	40	6	0.44	N/A	N/A	N/A	N/A
1/L2	ROLLER DOOR	F	C	1	2.5	2.5	0.4	60898 MCB	C	16	6	1.09	N/A	N/A	N/A	N/A
1/L3	COMMANDO REAR LEFT	F	C	1	2.5	2.5	0.4	60898 MCB	C	16	6	1.09	N/A	N/A	N/A	N/A
2/L1	UP FRONT SKTS	A	C	5	2.5	1.5	0.4	61009 RCD/RCBO	C	32	6	0.54	61009	AC	30	32
2/L2	UP STAIRS WALL SKTS	A	C	5	2.5	1.5	0.4	61009 RCD/RCBO	C	32	6	0.54	61009	AC	30	32
2/L3	UP OFFICE / KITCHEN	A	C	7	2.5	1.5	0.4	61009 RCD/RCBO	C	32	6	0.54	61009	AC	30	32
3/L1	SPARE	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
3/L2	DOWN LEFT BENCH & BACK WALL SKTS	A	C	7	2.5	1.5	0.4	61009 RCD/RCBO	C	32	6	0.54	61009	AC	30	32
3/L3	DOWN RIGHT BENCH & 2 BY BK DOOR SKTS	A	C	7	2.5	1.5	0.4	61009 RCD/RCBO	C	32	6	0.54	61009	AC	30	32
4/L1	WC, TV SKTS	A	C	3	2.5	1.5	0.4	61009 RCD/RCBO	C	20	6	0.87	61009	AC	30	20
4/L2	FLOOR BOX	A	C	1	2.5	1.5	0.4	61009 RCD/RCBO	C	20	6	0.87	61009	AC	30	20
4/L3	AIR CON	A	C	2	2.5	1.5	0.4	61009 RCD/RCBO	C	20	6	0.87	61009	AC	30	20
5/TP	SPARE	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
6/L1	Fire Alarm	A	C	N/A	1.5	1.5	0.4	60898 MCB	B	20	6	1.75	N/A	N/A	N/A	N/A
6/L2	DOWNSTAIRS LTS	A	C	10	1.5	1.5	0.4	61009 RCD/RCBO	C	10	6	1.75	61009	AC	30	10
6/L3	UPSTAIRS LTS	A	C	N/A	1.5	1.5	0.4	61009 RCD/RCBO	C	10	6	1.75	61009	AC	30	10

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.
t 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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

FT/EICR 8170000001375

Andrews' Building Contractors

Client Name	Dart & Partners	**Installation Address**	C/O Dart & Partners, Unit 2, Phillips House, Dawlish Business Park, Dawlish
Client Address	12, The Triangle Triangle Park, Teignmouth, Devon	**Client Postcode**	TQ14 8AT
		Installation Postcode	EX7 0NH

Distribution board details - Complete in every case

Location: Stairs
Designation: DB 1
No. of ways: 6 ☑ Supply polarity confirmed ☑ Phase sequence confirmed
No. of phases: 3 SPD: ☐ Operational status confirmed ☑ Not applicable

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

Associated RCD (if any): BS (EN)
Z_{db} 0.10 Ω Operating at IΔn ms
I_{pf} 1.94 kA No. of poles Time delay (if applicable)

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Zs (Ω)	RCD testing	Manual test button operation	
	Ring final circuits only			Fig 8 check	R1R2 or R2		Test voltage	L/L, L/N	L/E, N/E			All RCDs IΔn ms	RCD	AFDD
	r1	rn	r2	(✓)	R1 + R2	R2	V	M(Ω)	M(Ω)				(✓)	(✓)
1/L1	N/A	N/A	N/A	N/A	0.13	N/A	250	>299	>299	✓	0.23	N/A	N/A	N/A
1/L2	N/A	N/A	N/A	N/A	0.13	N/A	250	>299	>299	✓	0.24	N/A	N/A	N/A
1/L3	N/A	N/A	N/A	N/A	0.42	N/A	250	>299	>299	✓	0.53	N/A	N/A	N/A
2/L1	0.19	0.19	0.39	✓	0.13	N/A	250	>299	>299	✓	0.30	26	✓	N/A
2/L2	0.17	0.16	0.26	✓	0.11	N/A	250	>299	>299	✓	0.32	34	✓	N/A
2/L3	0.32	0.32	0.50	✓	0.20	N/A	250	>299	>299	✓	0.34	26	✓	N/A
3/L1	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
3/L2	0.48	0.12	0.54	✓	0.27	N/A	250	>299	>299	✓	0.26	24	✓	N/A
3/L3	0.54	0.38	0.60	✓	0.29	N/A	250	>299	>299	✓	0.29	17	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.29	N/A	250	>299	>299	✓	0.39	24	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.17	N/A	250	>299	>299	✓	0.26	24	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.47	N/A	250	>299	>299	✓	0.58	24	✓	N/A
5/TP	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
6/L1	N/A	N/A	N/A	N/A	0.01	N/A	250	>299	>299	✓	0.12	N/A	N/A	N/A
6/L2	N/A	N/A	N/A	N/A	0.77	N/A	250	>299	>299	✓	0.87	N/A	✓	N/A
6/L3	N/A	N/A	N/A	N/A	0.89	N/A	250	>299	>299	✓	0.99	N/A	✓	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing

Date(s) dead testing: 25/02/2023 To: 25/02/2023
Date(s) live testing: 25/02/2023 To: 25/02/2023

Test instrument serial number(s)

Loop impedance: 18091173 Insulation resistance: 18091173 Continuity: 18091173 RCD: 18091173 E/Electrode:

Tested by: Name (capital letters): SIMON HAMMOND Signature:

Position: Electrician Date: 25/02/2023

Generic Continuation

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.