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Electrical Installation Condition Reports

In accordance with BS 7671

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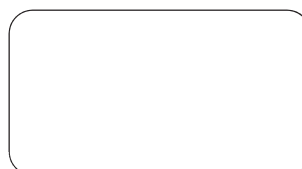
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IET WIRING REGULATIONS
UPDATED TO:

18TH
EDITION

BS 7671:2018

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ECA-EICR Sap code: 6257

**ELECTRICAL INSTALLATION
CONDITION REPORT**

(Requirements for Electrical Installations - BS 7671 [IET Wiring Regulations])

SECTION A: DETAILS OF THE PERSON ORDERING THE REPORT

Name Mrs Irem Jafer

Address 77 Donnybrook road, Streatham, SW16 5AY

SECTION B: REASON FOR PRODUCING THIS REPORT

Date(s) on which inspection and testing was carried out 10/11/2022

Client request for electrical safety check

SECTION C: DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier Tenants

Address 77 Donnybrook road, Streatham, SW16 5AY

Description of premises (tick as appropriate) Domestic ☒ Commercial ☐ Industrial ☐ Other (include brief description)Estimated age of wiring system 12+ years Evidence of additions / alterations Yes ☒ No ☐ Not apparent ☐If yes, estimate age 5 years Installation records available? (Regulation 651.1) Yes ☐ No ☒ Date of last inspection 2016 (date)**SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING**

Extent of electrical installation covered by this report Inspected & tested to the installation @68%

Agreed limitations including the reasons (see Regulation 653.2) no dismantling, no moving furniture, no appliances&electronics

Agreed with: client Operational limitations including the reasons (see page no. n/a) n/a

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 2022

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 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) The installation is in a good state.

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY / ~~UNSATISFACTORY~~* (delete as appropriate).

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

SECTION 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 'Potentially 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 'Improvements 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 09/11/2025 (date)

SECTION 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: Name (CAPITALS): F.BHATTI Signature: For/on behalf of: IBF Electrical Services Ltd

Position: Electrician Address: 10 Chalkenden Ave, Gillingham, Kent, ME8 6AQ Date: 10/11/2022

Report authorised for issue by: Name (CAPITALS): F.BHATTI Signature: For/on behalf of: IBF Electrical Services Ltd

Position: Electrician Address: 10 Chalkenden Ave, Gillingham, Kent, ME8 6AQ Date: 10/11/2022

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

Tick boxes and enter details, as appropriate

Earthing arrangements		Number and type of live conductors		Nature of supply parameters			Supply protective device			
TN-C	☐	AC	☒	DC	☐	Nominal voltage, U / U _o ⁽¹⁾	230	V	BS (EN)	1361
TN-S	☐	1-phase, 2-wire	☐	2-wire	☐	Nominal frequency, f ⁽¹⁾	50	Hz	Type	IIa
TN-C-S	☐	2-phase, 3-wire	☐	3-wire	☐	Prospective fault current, I _{pf} ⁽²⁾	0.89	kA	Rated current	60 A
TT	☒	3-phase, 3-wire	☐	Other	☐	External loop impedance, Z _e ⁽²⁾	40.0	Ω		
IT	☐	3-phase, 4-wire	☐			Note: (1) by enquiry. (2) by enquiry or by measurement				
Confirmation of supply polarity				☒	Other sources of supply (as detailed on attached schedule)					

SECTION J: PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Tick boxes and enter details, as appropriate

Means of earthing		Details of Installation Earth Electrode (where applicable)							
Distributor's facility	☐	Type	Earth Electrode						
Installation earth electrode	☒	Location	under the floor where The CU present						
		Resistance to earth	40.0	Ω					
Main protective conductors									
Earthing conductor	Material	copper	csa	16	mm ²	Connection/continuity verified	☒		
Main protective bonding conductors (to extraneous-conductive-parts)	Material	copper	csa	10	mm ²	Connection/continuity verified	☒		
To water installation pipes	☒	To gas installation pipes	☒	To oil installation pipes	☐	To structural steel	☐		
To lightning protection	☐	To other	☐	Specify plastic pipe for water supply					
Main switch / Switch-fuse / Circuit-breaker / RCD						If RCD main switch			
Location		At intake cupboard		Current rating	80	A	Rated residual operating current (I _{Δn})		mA
				Fuse / device rating or setting		A	Rated time delay		ms
BS (EN)	60947-3	No. of poles	2	Voltage rating	230	V	Measured operating time (at I _{Δn})		ms

SECTION K: OBSERVATIONS

No remedial action is required

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

The following observations are made: (See below)



Observation(s) Include schedule reference, as appropriate	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 required. 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. **Use additional form if required.**

CONDITION REPORT INSPECTION SCHEDULE

NOTE: This form is suitable for many types of smaller installations not exclusively domestic

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 (Use codes above, provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)		
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)														
	Where inadequacies in distributor’s equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.														
1.1	Service cable												✓		
1.2	Service head												✓		
1.3	Earthing arrangement												✓		
1.4	Meter tails												✓		
1.5	Metering equipment												✓		
1.6	Isolator (where present)												✓		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)														
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)														
3.1	Presence and condition of distributor’s earthing arrangement (542.1.2.1; 542.1.2.2)												N/A		
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)												✓		
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)												✓		
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)												✓		
3.5	Accessibility and condition of earthing conductor at MET (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)												Lim		
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)														
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)												✓		
4.2	Security of fixing (134.1.1)												✓		
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)												✓		
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)												✓		
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)												✓		
4.6	Presence of main linked switch (as required by 462.1.201)												✓		
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 six-monthly test notice at or near consumer unit/distribution board (514.12.2)												✓		
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)												✓		
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)												N/A		
4.13	Presence of other required labelling (please specify) (Section 514)												✓		
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (536.4.203)												✓		
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)												✓		
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)												✓		
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)												N/A		
4.19	RCD(s) provided for additional protection - includes RCBOs (415.1)												✓		
4.20	Confirmation of indication that SPD is functional												N/A		
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)												✓		
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)												N/A		
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)												N/A		

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 (Use codes above, provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)													
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													
5.3	Condition of insulation of live parts (416.1)	✓													
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A													
	• 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 installation (Section 523)	✓													
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓													
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓													
5.8	Presence and adequacy of circuit protective conductors (433.1; Section 543)	✓													
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓													
5.10	Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202)	Lim													
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i>) (522.6.204)	Lim													
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA:	✓													
	• for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓													
	• for the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓													
	• for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓													
	• for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓													
	• Final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓													
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	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)	✓													
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)	Lim													
	• Connections soundly made and under no undue strain (526.6)	✓													
	• No basic insulation of a conductor visible outside enclosure (526.8)	✓													
	• Connections of live conductors adequately enclosed (526.5)	✓													
	• Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓													
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	✓													
5.19	Suitability of accessories for external influences (512.2)	✓													
5.20	Single-pole switching of protective devices in line conductors only (132.14.1, 530.3.3)	✓													
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER														
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	✓													
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A													
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A													
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	Lim													
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	Lim													
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓													
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	✓													
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓													
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS														
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)	NV													

INSPECTED BY:

Name (CAPITALS) F.BHATTI

Signature



Date 10/11/2022

GENERIC SCHEDULE OF TEST RESULTS

DB Reference no. Db1	Details of circuits and/or installed equipment vulnerable to damage when testing		Details of test instruments used (state serial and/or asset numbers)	
Location understairs			Continuity:	RCD:
Z _s at DB (Ω) 40.0	I _{pf} at DB (kA) 0.89		Insulation resistance:	Multi-functional: 8904047
Correct polarity of supply confirmed YES ☒ NO ☐			Earth fault loop impedance:	Earth electrode resistance:
Phase sequence confirmed (where appropriate)				

Tested by: Name (CAPITALS) F.BHATTI												TEST RESULTS																	
Signature				Date		10/11/2022																							
CIRCUIT DETAILS																													
Circuit number	Circuit description	BS (EN)	Type	Protective device				Conductor details				Ring final circuit continuity (Ω)				Continuity (Ω) (R ₁ + R ₂) or R ₂		Insulation Resistance Test Voltage	Insulation resistance (MΩ)		Polarity	Z _s (Ω)	RCD		AFDD	Remarks (continue on a separate sheet if necessary)			
				Rating (A)	Breaking capacity (kA)	RCD I _{Δn} (mA)	Maximum permitted Z _s (Ω*)	Reference method	Live (mm ²)	cpc (mm ²)	r ₁ (line)																r _n (neutral)	i ₂ (cpc)	(R ₁ + R ₂)
1	2	3	4	5	6	7	8	9	10	11													20	21	22	23	24	25	
	Main switch																												
	RCD RHS	n/a	n/a	n/a	n/a	30	n/a	n/a	n/a	n/a														n/a	n/a	yes	n/a		
1	ring 1st floor	60898 B	32	6	30	30	1667 c	c	2.5	1.5	0.34	0.34	0.48	0.28	n/a	500	210	210	✓	42.3	33.1	yes	n/a	n/a					
2	cooker	60898 B	32	6	30	30	1667 c	c	6.0	2.5	n/a	n/a	n/a	0.04	n/a	500	110	110	✓	42.0	27.3	yes	n/a	n/a					
3	kitchen sockets RHS	60898 B	16	6	30	30	1667 c	c	2.5	1.5	n/a	n/a	n/a	0.14	n/a	500	290	290	✓	42.0	27.0	yes	n/a	n/a					
4	kitchen sockets LHS	60898 B	16	6	30	30	1667 c	c	2.5	1.5	n/a	n/a	n/a	0.10	n/a	500	150	150	✓	43.8	28.0	yes	n/a	n/a					
5	lights ground floor	60898 B	6	6	30	30	1667 c	c	1.5	1.0	n/a	n/a	n/a	1.0	n/a	500	210	210	✓	44.0	28.9	lim	n/a	n/a					
6	lights upstairs	60898 B	6	6	30	30	1667 c	c	1.5	1.0	n/a	n/a	n/a	1.26	n/a	500	108	108	✓	44.4	28.9	yes							
7	fire alarm panel	60898 B	16	6	30	30	1667 c	c	2.5	1.5	n/a	n/a	n/a	0.08	n/a	500	310	310	✓	42.4	28.8	yes	n/a	n/a					
	RCD	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	n/a	n/a		n/a	n/a	yes	n/a	n/a					
8	lights consumer unit area	60898 B	6	6	30	30	1667 c	c	1.5	1.0	n/a	n/a	n/a	0.06	n/a	500	330	300	✓	43.0	17.2	yes	n/a	n/a					
9	ring ground front 1st room	60898 B	32	6	30	30	1667 c	c	2.5	1.5	0.10	0.10	0.16	0.08	n/a	500	210	210	✓	46.0	17.8	yes	n/a	n/a					
10	sockets rear garden side room	60898 B	16	6	30	30	1667 c	c	2.5	1.5	n/a	n/a	n/a	0.28	n/a	500	310	310	✓	44.0	17.7	yes	n/a	n/a					

* Where the maximum permitted earth fault loop impedance value stated in column 8 is taken from a source other than the tabulated values given in Chapter 41 of this Standard, state the source of the data in the appropriate cell for the circuit in the Remarks column (column 25) of the schedule.

Guidance for Recipients (to be appended to the Report)

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. 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 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 & 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 may be 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 F1) 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.

Guidance for the Inspector

1. Section 1.0. Where inadequacies in the intake equipment are encountered the inspector should advise the person ordering the work to inform the appropriate authority.
2. Older installations designed prior to BS 7671:2018 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.



About ECA

ECA is the UK's largest trade association representing electrotechnical and engineering services organisations, at regional, national and European level. ECA member-companies are rigorously assessed before membership is approved.

Member firms have a combined turnover in excess of £6 billion annually. Member firms carry out design, installation, inspection, testing, maintenance and monitoring activity across the domestic, commercial, industrial and public sectors. This ranges from power and lighting to data communications, to energy efficiency and renewables, as well as the design and installation of cutting-edge building control technologies.

ECA's near 3,000 members range from SME electrotechnical businesses to nationwide engineering services organisations that employ thousands of professionals on major UK projects.

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