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ELECTRICAL INSTALLATION CONDITION REPORT

This report is not valid if the serial number has been defaced or altered

115390

EICR18.2C

Issued in accordance with BS 7671: 2018+A2:2022 - Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR		DETAILS OF THE CLIENT		DETAILS OF THE INSTALLATION	
(*Where applicable)					
Registration N°:	024415	Branch N°:	N/A	Contractor Reference Number (CRN):	164
Trading Title:	Clarkson Evans Ltd	Name:	Redrow Homes South West	UPRN:	N/A
Address:	Meteor Business Park, Cheltenham Road East, Gloucester	Address:	Redrow House, Great Park Road, Bradley Stoke, Bristol	Address:	4, Manley Meadows, Pinhoe, Exeter, Devon
Postcode:	GL2 9QL	Postcode:	BS32 4QG	Postcode:	EX1 3EQ
Tel No:	01452520336	Tel No:	N/A	Tel No:	

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
Re-testing as property is changing from show home to dwelling.

Date(s) when inspection and testing was carried out: (28/03/2023)) Records available (6511): (No) Previous inspection report available (6511): (No) Previous report date: ()

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Very good

Description of premises Dwelling: ☒ Commercial: ☐ Industrial: ☐ Other (include brief description): N/A
Estimated age of electrical installation: (4) years Evidence of additions or alterations: (No) if Yes, estimated age N/A) years Overall assessment of the installation is: Satisfactory

*An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capital(s)) on behalf of the contractor identified in PART 1:

LORIS-JAKE MEARS

Signature:

Date: 29/03/2023

Give reason for recommendation:

Periodic Inspection

I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 29/03/2023 (date)

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capital(s)) on behalf of the contractor identified in PART 1:

LEE PASCOE

Signature:

Date: 19/04/2023

PART 6 : DETAILS AND LIMITATIONS OF THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with BS 7671:2018 as amended to 28/03/2022 (date). Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the installation covered by this report:

Fixed wiring

(see additional page No. N/A)

Agreed limitations including the reasons, if any, on the inspection and testing (653.2):

N/A

Agreed with (print name): N/A

Extent of sampling: Removing faceplates, consumer unit cover, light fittings shaver points

Operational limitations including the reasons: N/A (see additional page No. N/A)

PART 7 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements		Number and type of live conductors		Nature of supply parameters	
TN-C: (N/A)	TN-S: (N/A)	TN-C-S: ()	AC 1-phase, 2-wire: ()	2-phase, 3-wire: (N/A)	Nominal voltage between lines, $U^{(1)}$: (N/A) V
TT: (N/A)	IT: (N/A)		3-phase, 3-wire: (N/A)	3-phase, 4-wire: (N/A)	Nominal line voltage to Earth, $U_0^{(1)}$: (230) V
Supply protective device (BS EN) 88.3 C			DC 2-wire: (N/A)	3-wire: (N/A)	Nominal frequency, $f^{(1)}$: (50) Hz
Type: (C) ()	Rated current: (100) A		Confirmation of supply polarity:	Other: (N/A)	Prospective fault current, $I_{pf}^{(2)*}$: (0.735) kA
			Other sources of supply (Schedule of Test Results)	Page No: (N/A)	External earth fault loop impedance, $Z_e^{(2)*}$: (0.33) Ω

PART 8 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Main protective conductors		Main protective bonding connections		Main switch / Switch-fuse / Circuit-breaker / RCD	
Maximum demand (load): (60.90) A (delete as appropriate)	Earthing conductor: (material) Copper	Water installation pipes: (N/A)	Location: (Meter, Enclosure & Consumer Unit)	Location: (Meter, Enclosure & Consumer Unit)	
Distributor's facility: ()	csa 16 mm ² Connection/continuity	Gas installation pipes: (N/A)	BS EN: (BS EN 60947-3) Type: (Sw)	BS EN: (BS EN 60947-3) Type: (Sw)	Rating / setting of device: (100) A
Installation earth electrode(s): (N/A)	Oil installation pipes: (N/A)	Structural steel: (N/A)	No. of poles: (2) Current rating: (100) A	No. of poles: (2) Current rating: (100) A	Voltage rating: (230) V
Earth electrode type - rod(s), tape, etc: (N/A)	Main protective bonding conductors: (material) N/A	Lighting protection: (N/A)	Where an RCD is used as the main switch	Where an RCD is used as the main switch	
Location: (N/A)	Connection/continuity verified: ()	Other (state): (N/A)	RCD rated residual operating current, $I_{\Delta n}$: (N/A) mA	RCD rated residual operating current, $I_{\Delta n}$: (N/A) mA	RCD Type: (N/A)
Electrode resistance to Earth: (N/A) Ω			Rated time delay: (N/A) ms	Rated time delay: (N/A) ms	Measured operating time: (N/A) ms

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

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists, or

Code appropriately: CODE 'C1', 'C2', 'C3' or 'F1' (codes to be recorded in PART 5, with additional comments (where appropriate) on attached numbered sheets)

PART 9 : SCHEDULE OF ITEMS INSPECTED (enter ✓, N/A or Classification Code C1, C2, C3 or FI, as applicable)

5.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	(✓)	6.2	Cables correctly supported throughout their run (521.0.20; 522.8.5)	(✓)	
5.11	Presence and adequacy of circuit protective conductors (411.3.11; 543.1)	(✓)	6.3	Condition of insulation of live parts (416.1)	(✓)	
5.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	(✓)	6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	(✓)	
5.13	Cable installation methods / practices with regard to the type and nature of installation and external influences (522)	(✓)	6.5	Suitability of containment systems for continued use (including flexible conduit) (522)	(✓)	
5.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	(✓)	6.6	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation (523)	(✓)	
5.15	Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; 522.6.203; 522.6.204) -	(✓)	6.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	(✓)	
	• Installed in prescribed zones (see Section D, <i>Extent and limitations</i>) (522.6.202)	(✓)	6.8	Presence and adequacy of circuit protective conductors (411.3.11; 543.1)	(✓)	
	• 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) (522.6.201; 522.6.204)	(✓)	6.9	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)	(✓)	
5.16	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	(✓)	6.10	Wiring system(s) appropriate for the type and nature of the installation and external influences (522)	(✓)	
5.17	Band II cables segregated / separated from Band I cables (528.1)	(✓)	6.11	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	(✓)	
5.18	Cables segregated / separated from non-electrical services (528.3)	(✓)	6.12	Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; 522.6.203; 522.6.204) -	(✓)	
5.19	Condition of circuit accessories (651.2)	(✓)		• Installed in prescribed zones (see Section D, <i>Extent and limitations</i>) (522.6.202)	(✓)	
5.20	Suitability of circuit accessories for external influences (512.2)	(✓)		• 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) (522.6.201; 522.6.204)	(✓)	
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	(✓)	6.13	Provision of additional protection by RCD having rated residual operating current not exceeding 30 mA -	(✓)	
5.22	Adequacy of connections, including CPCs, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected (526)	(✓)		• *For all socket-outlets of rating 32 A or less (411.3.3)	(✓)	
5.23	Presence, operation and correct location of appropriate devices for isolation and switching (Chap. 46; 537)	(✓)		• <i>Additional protection by RCD may not have been provided as a noted exception in certain non-domestic installations covered by indent (f) of Regulation 411.3.3</i>	(✓)	
5.24	General condition of wiring system (651.2)	(✓)		• *For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	(✓)	
5.25	Temperature rating of cable insulation (522.11.1; Table 521)	(✓)		• *For cables concealed in walls at a depth of less than 50 mm (522.6.202)	(✓)	
6.0	Final circuits					
6.1	Identification of conductors (514.3)	(✓)				
			7.0	Isolation and switching		
			7.1	Isolators -		
				• Presence and condition of appropriate devices (462; 537.2)	(✓)	
				• Acceptable location - state if local or remote from equipment in question (462; 537.2.7)	(✓)	
				• Capable of being secured in the OFF position (462.3)	(✓)	
				• Correct operation verified (643.10)	(✓)	
				• Clearly identified by position and / or durable marking (537.2.7)	(✓)	
				• Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2)	(✓)	
			6.20	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	(✓)	
			6.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2)	(✓)	
			6.19	Suitability of accessories for external influences (512.2)	(✓)	
				• Adequately connected at point of entry to enclosure (glands, bushes, etc.) (522.8.5)	(✓)	
				• No basic insulation of a conductor visible outside enclosure (526.8)	(✓)	
				• Connections of live conductors adequately enclosed (526.5)	(✓)	
				• Connection under no undue strain (526.6)	(✓)	
			6.17	Termination of cables at enclosures - identify / record numbers and locations of items inspected (526) -	(✓)	
				• Connection 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)	(✓)	
			6.16	Cables segregated / separated from non-electrical services (528.3)	(✓)	
			6.15	Band II cables segregated / separated from Band I cables (528.1)	(✓)	
			6.14	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	(✓)	
				• *For cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)	(✓)	
				• *For final circuits supplying luminaires within domestic (household) premises (411.3.4)	(✓)	
				• <i>Other installations designed prior to BS 7671: 2018 may not have required RCDs for additional protection.</i>		

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PART 11A : SCHEDULE OF CIRCUIT DETAILS (GO TO Part 11B 'Schedule of Test Results' to enter test results for the corresponding circuit listed in this part)

Circuit number	Circuit description	Type of wiring (see footer to PART 11B)	Reference Method (BS 7671)	Number of points served	Circuit conductor (number & csa)		Max. disconnection time (BS 7671)	Overcurrent protective device					RCD			
					Live (mm ²)	cpc (mm ²)		BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	Maximum permitted Z _s ⁺ (Ω)	BS (EN)	Type	Rating (A)	Operating current I _{Δn} (mA)
RCD	RCD 1	N/A	N/A	N/A	N/A	N/A	N/A	61008 RCD	N/A	N/A	N/A	N/A	61008 RCD	B	80	30
1	Cooker Circuit	A	C	2	6	2.5	0.4	60898 MCB	B	32	6	1.37	N/A	N/A	N/A	N/A
2	Ring Circuit 1	A	C	15	2.5	1.5	0.4	60898 MCB	B	32	6	1.37	N/A	N/A	N/A	N/A
3	Garage Circuit	A	C	1	2.5	1.5	0.4	60898 MCB	B	16	6	2.73	N/A	N/A	N/A	N/A
4	Lighting Circuit 1	A	C	30	1	1	0.4	60898 MCB	B	6	6	7.28	N/A	N/A	N/A	N/A
5	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
RCD	RCD 2	N/A	N/A	N/A	N/A	N/A	N/A	61008 RCD	N/A	N/A	N/A	N/A	61008 RCD	B	63	30
6	Hob Circuit	A	C	1	6	2.5	0.4	60898 MCB	B	32	6	1.37	N/A	N/A	N/A	N/A
7	Ring Circuit 2	A	C	14	2.5	1.5	0.4	60898 MCB	B	32	6	1.37	N/A	N/A	N/A	N/A
8	Boiler Circuit	A	C	1	2.5	1.5	0.4	60898 MCB	B	16	6	2.73	N/A	N/A	N/A	N/A
9	Lighting Circuit 2	A	101	17	1	1	0.4	60898 MCB	B	6	6	7.28	N/A	N/A	N/A	N/A
10	Smoke Alarm Circuit	A	101/C	2	1	1	0.4	60898 MCB	B	6	6	7.28	N/A	N/A	N/A	N/A

DISTRIBUTION BOARD (DB) DETAILS (complete in every case)

DB designation: DB001-
Location of DB: Utility
Z_{db}: 0.33 Ω
Confirmation of supply polarity: (Yes) Phase sequence confirmed: ()
SPD Details** Types: T1 () T2 () T3 () N/A ()
Status indicator checked (where functionality indicator is present): ()

**SPD Type:
Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both type brackets.
Where T3 devices are installed on a circuit to protect sensitive equipment, enter details in 'Comments' (PART 11B). (See Section 534 for further details).
Note that not all SPDs have visible functionality indication.

TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION
Supply to DB is from: (N/A)
Overcurrent protection device for the distribution circuit
BS (EN): () Type: () Nominal voltage: () V Rating: () A No. of phases: ()
Associated RCD (if any)
BS (EN): () RCD type: () / Δn () mA No. of poles: () Operating time: () ms

PART 11A : SCHEDULE OF CIRCUIT DETAILS (GO TO Part 11B 'Schedule of Test Results' to enter test results for the corresponding circuit listed in this part)

Circuit number	Circuit description	Type of wiring (see footer to PART 11B)	Reference Method (BS 7671)	Number of points served	Circuit conductor (number & csa)		Max. disconnection time (BS 7671)	Overcurrent protective device						RCD		
					Live (mm ²)	CPC (mm ²)		BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	Maximum permitted Zs*	BS (EN)	Type	Rating (A)	Operating current, I _{Δn} (mA)
1	Socket Circuit	A/C	B/C	1	2.5	1.5	0.4	61008 RCD	N/A	80	6000	273	61009 RCD/RCSO	AC	80	30
2	Light Circuit	A/C	B/C	1	1	1	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	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

DISTRIBUTION BOARD (DB) DETAILS (complete in every case)

DB designation: Garage
Location of DB: Garage
Z_{db}: 0.61 Ω I_{pf} at DB: 622 (kA)
Confirmation of supply polarity: (Yes) Phase sequence confirmed: (N/A)
SPD Details** Types: T1 (N/A) T2 (N/A) T3 (N/A) N/A (☒)
Status indicator checked (where functionality indicator is present): (N/A)

**SPD Type:
Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type brackets.
Where T3 devices are installed on a circuit to protect sensitive equipment, enter details in 'Comments' (PART 11B). (See Section 534 for further details).
Note that not all SPDs have visible functionality indication.

TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to DB is from: (DB in house)
Overcurrent protection device for the distribution circuit
BS (EN): (60898 MCB) Type: (B) Nominal voltage: (230) V Rating: (20) A No. of phases: (1)
Associated RCD (if any)
BS (EN): (61008 RCD) RCD Type: (AC) I_{Δn} (30) mA No. of poles: (N/A) Operating time: (277) ms



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ADDITIONAL NOTES

N/A

Original (to the person ordering the work)

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

ONLY ONE CLASSIFICATION CODE SHOULD BE GIVEN FOR EACH RECORDED OBSERVATION

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The NICEIC contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given for the next inspection data in PART 4 of this report is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Classification code C3 (Improvement recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC contractor issuing this report will be able to provide further advice.

Code F1 (Further investigation required without delay)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'F1' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing (entered in PART 6), could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated 'Further investigation required without delay' (F1) the overall assessment of the installation (PART 3) should be marked as 'Unsatisfactory'.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the NICEIC contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*.

The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk

For further information about electrical safety and how NICEIC can help you, visit

www.niceic.com

