

# Easily understanding an EICR - Page 1

Page 1 tells you what the report is for, where the property is located and what the outcome of the report is.



**DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT**  
Requirements For Electrical Installations - BS 7671 IET Wiring Regulations  
Report Reference: NW/102719983

**1 DETAILS OF THE PERSON ORDERING THE REPORT**  
Client: Mr John Smith  
Address:

**2 REASON FOR PRODUCING THIS REPORT**  
Reason for producing this report:  
5 yearly inspection and test of the rental property  
Date(s) on which inspection testing was carried out: 19/09/2020

**3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT**  
Installation Address: Apartment 1714, West India Quay, Hertsmere Road, London, E14 4FT  
Estimated age of wiring system: 15 years Evidence of additions/alterations: No if yes, estimated age: years  
Installation records available? (Regulation 651.1) No Date of last inspection: N/A

**4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING**  
Extent of the electrical installation covered by this report:  
Inspection and testing of 100% of the circuits in the distribution board with inspection and testing of 25% of the electrical accessories  
Agreed limitations including the reasons (see Regulation 653.2):  
Does not include the inspection and testing of circuit for the roller shutter due to not having access at the time of the test  
Agreed with: Mr Smith  
Operational limitations including the reasons:  
Does not include insulation resistance between live and neutral conductors  
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 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 the inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

**5 SUMMARY OF THE CONDITION OF THE INSTALLATION**  
See page 3 for a summary of the general condition of the installation in terms of electrical safety.  
Overall assessment of the installation in terms of its suitability for continued use\*: **UNSATISFACTORY**  
\* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

**6 RECOMMENDATIONS**  
Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially Dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' 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: 5 Years  
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

This form is based on the model shown in Appendix 6 of BS 7671:2018. Page: 1 of 7

At the top of the page there should be the exact wording saying '**Domestic Electrical Installation Condition Report**'. This is what you need for letting the property.

This is the **address of the property** that the report is for. Make sure it is correct for the property which is being rented.

This is the most important part of the whole report. '**Unsatisfactory**' means it fails. '**Satisfactory**' means it passes. If it is Unsatisfactory there will be C1 or C2 faults on page 2.

This tells you **how many years** until the property needs to be tested again.

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# Easily understanding an EICR - Page 2

Page 2 tells you what the faults are, if the faults are unsafe and also which faults need to be fixed to pass the report.



## 7 OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

Item No	Observations	Classification Code
1	There are circuits that are present in the bathroom that have no RCD protection or sufficient supplementary earth bonding connected between the hot and cold pipework	C2
2	The distribution board is not made of non combustible materials. It is a plastic consumer unit	C3
3	There are cables concealed in the walls that are less than 50mm from the surface and are not protected by an RCD or installed in a metal enclosure	C3
4	The sockets on the ground floor are likely to supply outside portable equipment but do not have RCD protection	C2
5	There is no main equipotential earth bonding conductor connected to the GAS supply pipework at the property	C2
6	The light fitting in the bathroom is not suitable for its location as it is a standard light fitting and is not rated to have a minimum IP rating of IP44 which it does not have	C2
7	There are socket outlets that are located on the 1st floor of the property which do not have RCD protection but are unlikely to supply outside portable equipment	C3
8	Inspection Schedule Item 3.7: Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2) is in a potentially dangerous condition. Urgent remedial action is required.	C2
9	Inspection Schedule Item 5.12.2: For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3) is in a potentially dangerous condition. Urgent remedial action is required.	C2
10	Inspection Schedule Item 6.6: Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2) is in a potentially dangerous condition. Urgent remedial action is required.	C2

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.

<b>C1 Danger Present</b> Risk of injury. Immediate remedial action required	<b>C2 Potentially dangerous</b> Urgent remedial action required	<b>C3 Improvement recommended</b>	<b>FI Further investigation required without delay</b>
Immediate remedial action required for items: N/A			
Urgent remedial action required for items: 1, 4, 5, 6, 8, 9, 10			
Improvement recommended for items: 2, 3, 7			
Further investigation required for items: N/A			

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A

Each fault which has been found will have a **different item number**.

B

This is the **technical description of what the fault is**. It should explain what the issue is and why it doesn't comply with the regulations. (These can be difficult to understand which we will explain the most common ones in a separate article to be sent soon).

C

This column will tell you **if the fault is unsafe** and is causing the report to fail. If you can see a C1 or C2 here, these faults are what is causing the report to fail and need to be fixed.

D

You might notice some of the descriptions start with **'inspection schedule item'**. These are here because the tester has selected items on pages 4, 5 or 6 of the report and they are shown here. The wording is typically generic and matches the wording for the item they have selected in the list.

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# Easily understanding an EICR - Page 3

Page 3 gives you an overall summary of the report, who carried it out and information about the intake area.



**8 GENERAL CONDITION OF THE INSTALLATION**  
General condition of the installation (in terms of electrical safety):  
There is no RCD protection for any of the majority of the installation and no main earth bonding to the gas supply as well as other deviations listed on page 2 of the EICR

**9 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 4 of this report.

Trading Title: Electrical Testing Inspection  
Address: 2 Clarence Close  
Benfleet  
Essex  
Postcode: SS7 1DG  
Registration Number (if applicable): 040037  
Telephone Number: 01268 906702

**For the INSPECTION, TESTING AND ASSESSMENT of the report:**  
Name: Nick Wagstaff Position: Tester Signature: Date: 19/09/2020

**10 TEST INSTRUMENTS**  
Details of Test Instruments used (state serial and/or asset numbers):  
Multi-functional: 1005-930/101357927 Earth electrode resistance: N/A  
Insulation resistance: N/A Earth fault loop impedance: N/A  
Continuity: N/A RCD: N/A

**11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS**

Earthing Arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device
TN-S N/A	1-phase (2 wire): <input checked="" type="checkbox"/> 3-phase (3 wire): N/A	Nominal voltage(s): U: 240 V Uo: 230 V	BS(EN): 1361 Fuse HBC
TN-C-S <input checked="" type="checkbox"/>	3-phase (3 wire): N/A 3-phase (4 wire): N/A	Nominal frequency, f: 50 Hz	Type: 2
TT N/A	Other: N/A	Prospective fault current, Ipf: 1.8 kA	Rated current: A
	Confirmation of supply polarity: <input checked="" type="checkbox"/>	External earth fault loop impedance, Ze: 0.12 Ω	Short-circuit capacity: 33 kA

**12 PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE**

**Means of Earthing**  
Distributor's facility: ☒ Type: N/A Location: N/A  
Installation earth electrode: N/A Resistance to Earth: N/A Ω Method of measurement: N/A

Maximum Demand (Load): 20 Amps Protective measure(s) against electric shock: ADS

**Main Switch / Switch-Fuse / Circuit-Breaker / RCD**  
Type: 60947-3 Isolator Current rating: 100 A Supply conductors material: Copper  
BS(EN): 60947-3 Isolator Fuse/device rating or setting: N/A A Supply conductors csa: 25  
Number of poles: 2 Voltage rating: 240 V

**If RCD main switch:**  
Rated residual operating current (IΔn): N/A mA  
Rated time delay: N/A ms  
Measured operating time (at IΔn): N/A ms

**Earthing and Protective Bonding Conductors**  
Earthing conductor  
Conductor material: Copper csa: 16 mm<sup>2</sup> Connection/continuity verified: ☒  
Main protective bonding conductors  
Conductor material: Copper csa: 10 mm<sup>2</sup> Connection/continuity verified: ☒

**Bonding of extraneous-conductive parts**  
To water installation pipes: ☒ To gas installation pipes: N/A  
To oil installation pipes: N/A To lightning protection: N/A  
To structural steel: N/A To other service(s): N/A

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**A**  
The top box gives a **general summary of the EICR** which was carried out at the property.

**B**  
This section will tell you **who carried out the EICR along with the company name and the registration number** for the organisation they belong to ie: NICEIC.

**C**  
Here is where you will find the information about the electrical supply coming into the property before the electricity meter. The **C marker is pointing to the measurement for the earth** that comes into the property.

**D**  
The bottom section tells you about the main earth bonding and if it is there or not. **It is a cable which typically connects to the gas and water pipes in a property and runs back to the fuse board.**

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# Easily understanding an EICR - Pages 4,5 & 6

Pages 4, 5 & 6 show the different areas and specific checks that have been carried out during the EICR & tells you if they passed or failed.



## 13 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Comments	Outcome
<b>1.0</b>	<b>EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)</b>		
1.1	Service cable	N/A	✓
1.2	Service head	N/A	✓
1.3	Earthing arrangement	N/A	✓
1.4	Meter tails	N/A	✓
1.5	Metering equipment	N/A	✓
1.6	Isolator (where present)	N/A	✓
<b>2.0</b>	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b>	N/A	N/A
<b>3.0</b>	<b>EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)</b>		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	N/A
3.3	Provision of earthing and bonding labels at all appropriate locations (514.13.1)	N/A	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/A	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	N/A	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/A	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	C2
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	N/A	N/A
<b>4.0</b>	<b>CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)</b>		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	N/A	✓
4.2	Security of fixing (134.1.1)	N/A	✓
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)	N/A	✓
4.7	Operation of main switch (functional check) (643.10)	N/A	✓
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	N/A	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	✓
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	N/A	✓
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	N/A	✓
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)	N/A	✓
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	N/A	✓

OUTCOMES													
Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

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A

There are different sections with the items to check under each different heading. Each new section starts with the first number and a 0, **1.0 is for electricity meter area. 4.0 is all checks relating to a fuse board or consumer unit.**

B

These are each of the checks which relate to the section heading they are under. This section 3.4 is for the main earth cable size and to check that it is the correct size and is big enough.

**If the item fails or is not compliant the wording here is typically shown on page 2 starting with 'inspection schedule item'.**

C

The **tester can put comments into this section that relate to the check list on the left.** These comments would also likely be on page 2 as well.

D

This column **tells you if the check passes (with a tick), fails (has a C1 or C2), passes but not up to the modern regulations (C3), not applicable (N/A) or not checked (Lim).**

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# Easily understanding an EICR - Page 7+

Page 7 shows what everything does that is connected into the fuse board and the results of the actual tests.



16 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS																									
Designation of consumer unit:				D.B. 1				Location:				Kitchen Cupboard				Prospective fault current:				kA					
Circuit number	Circuit designation	Type of wiring	Reference Method	Circuit conductors: csa				Overcurrent protective devices				RCD	Circuit impedances (Ohms)					Insulation resistance		Maximum measured loop impedance Zs	RCD	AFDD			
				Live	cpc	Max. disconnected time permitted by BS7671	BS(EN)	Type No	Rating	Capacity	Operating current, I <sub>Δn</sub>		Maximum Z <sub>s</sub> permitted by BS7671	Ring final circuit only (measured end to end)			All circuits (one column to be completed)		Live - Live				Live - Earth	Test voltage	Polarity
														r <sub>1</sub>	r <sub>n</sub>	r <sub>2</sub>	R <sub>1</sub> +R <sub>2</sub>	R <sub>2</sub>							
				mm <sup>2</sup>	mm <sup>2</sup>	s		A	kA	mA	Ω	(Line)	(Neutral)	(cpc)		MΩ	MΩ	V	✓	Ω	✓	Test button operation			
1	Hob	A	B	1	6	2.5	0.4	60898	C	32	6	---	0.68	---	---	0.38	N/A	> 200	500	✓	0.23	---			
2	Kitchen Ring Main	A	B	6	2.5	1.5	0.4	61009	C	6	30	0.68	0.09	0.09	0.1	N/A	N/A	> 200	500	✓	0.19	22.7			
3	Spare	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			
4	Sockets General	A	B	---	---	---	0.4	60898	C	---	---	0.68	0.22	0.22	0.35	0.14	N/A	> 200	500	✓	0.33	---			
5	Ring Main for FCU and Blinds	A	B	---	---	---	0.4	60898	C	6	---	0.68	0.17	0.17	0.28	0.11	N/A	> 200	500	✓	0.24	---			
6	Roller Shutter	A	B	1	2.5	0.4	60898	C	20	6	---	1.09	---	---	---	Lim	N/A	> 200	500	N/A	Lim	---			
7	Oven	A	B	1	2.5	1.5	0.4	60898	C	20	6	---	1.09	---	---	N/A	0.05	N/A	> 200	500	✓	0.17	---		
8	Microwave	A	B	1	2.5	1.5	0.4	60898	C	16	6	---	1.37	---	---	N/A	0.06	N/A	> 200	500	✓	0.18	---		
9	Dishwasher	A	B	1	2.5	1.5	0.4	60898	C	16	6	---	1.37	---	---	N/A	0.13	N/A	> 200	500	✓	0.32	---		
10	Coffee Machine	A	B	1	2.5	1.5	0.4	60898	C	16	6	---	1.37	---	---	N/A	0.06	N/A	> 200	500	✓	0.24	---		
11	Washer / Dryer	A	B	1	2.5	1.5	0.4	60898	C	16	6	---	1.37	---	---	N/A	0.07	N/A	> 200	500	✓	0.23	---		
12	Fridge & Extractor Hood	A	B	2	2.5	1.5	0.4	60898	C	10	6	---	2.19	---	---	N/A	0.05	N/A	> 200	500	✓	0.22	---		
13	Lights Bedroom & Bathroom	A	B	12	1.5	1	0.4	60898	C	10	6	---	2.19	---	---	0.64	N/A	> 200	500	✓	0.81	---			
14	Lights Kitchen / Dining Room Area	A	B	11	1.5	1	0.4	60898	C	10	6	---	2.19	---	---	0.59	N/A	> 200	500	✓	0.74	---			
15	Spare	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

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A

## - CIRCUIT NAME -

Each of the items in this column relate to the cables connected in the fuse board. It describes what the cable supplies in the property.

These are referred to as circuits.

B

## - SIZE OF CABLE -

This tells you the size of the cable that is connected into the fuse or switch in the fuse board.

C

## - SIZE OF FUSE -

This tells you the size of the fuse or switch the cable is connected to in the fuse board. (They are in amps).

D

## - TEST RESULTS -

These columns are for the actual results of the tests which have been carried out.

There are several different columns for the different tests which are carried out.

This column is for the earth and tells you how well it is connected for the general sockets.

E

## - RCD -

If you can see numbers in this column there is an RCD connected to the circuit.

The number in the box is the amount of time it took for the RCD to trip (is in milliseconds).

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