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ELECTRICAL INSTALLATION CONDITION REPORT

Up to 100A Supply

REPORT NUMBER

EICR

SECTION A. DETAILS OF CLIENT / PERSON ORDERING REPORT

SECTION B. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Client Address	Occupier Address	Estimated age of the wiring system	years
Postcode	Postcode	Evidence of alterations or additions:	If yes, estimated age: years
Tel	Tel	Date of last inspection	Installation records available? (Regulation 651.1)

SECTION C. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

SECTION D. REASON FOR PRODUCING THIS REPORT

Extent of the electrical installation covered by this report: See notes below	Agreed limitations if any, on the inspection and testing	Reason (Regulation 653.2)
	Operational limitations, if any, on the inspection and testing	Date(s) on which the inspection and testing was
	Agreed with	

SECTION E. DETAILS OF THE ELECTRICAL CONTRACTOR

SECTION F. DECLARATION

Trading Title:	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 of the installation and the limitations of the inspection and testing.
Address	I/We further declare that in my/our judgement, the said installation was overall condition at the time the inspection was in carried out, and that it should be further inspected as recommended on page
Postcode	** An unsatisfactory assessment indicates that dangerous (code C1) and/ or potentially dangerous (code C2) conditions have been identified.
Tel Number	Inspected and tested by:
	Name:
	Signature:
	Position:
	Date: 14/07/2026
	Report authorised for issue by:
	Name:
	Signature:
	Date:

SECTION F. SCHEDULES

Schedule(s) of inspection and schedule(s) of test results attached. The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

Notes: (1) This 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 2026.

(2) 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 visually 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 G. SUMMARY OF THE INSPECTION

REPORT NUMBER

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

Any observations classified as 'Improvement recommended' (code C3), or 'further investigation required' (code FI), is advisory, and does not affect the overall assessment, but should be given due consideration.

SECTION H. NEXT INSPECTION

Also refer to Observations and recommendations for actions to be taken on page 5.

Subject to the necessary remedial works being completed,

I/We recommend that this installation is further inspected and tested after an interval of not more than: (Enter interval in terms of years or months, as appropriate) *

Additional observation pages

Page no(s)

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and type of Live Conductors	Nature of Supply Parameters	(Note ⁽¹⁾ by enquiry, ⁽²⁾ by enquiry or by measurement)	Supply Protective Device
	1-phase, 2-wire	2 phase, 3-wire	Nominal Voltages, U/U _o ⁽¹⁾ 230 V	BS (EN)
	3 phase, 3-wire	3 phase, 4-wire	Nominal Frequency ⁽¹⁾ 50 Hz	Type
Other -	Other (Details) -	Prospective fault current, I _{pf} ⁽²⁾ **	External earth fault loop impedance, Z _e ⁽²⁾ **	Rated current
		Confirmation of supply polarity	Other sources of supply Page (As detailed on attached schedule) No:	A

SECTION J. PARTICULARS OF THE INSTALLATION REFERRED TO IN THIS REPORT

Main Switch (Isolation device / Switch-fuse / Circuit-breaker / RCD etc.)

Mean of Earthing	Details of Installation Earth Electrode (Where applicable)	Type BS(EN)	Voltage rating	230 V
Distributor's Facility	Type (e.g rods, tape)	No of poles	Current rating	A
Installation earth electrode	Electrode resistance to earth -	Location		
	RA / Z _e (Select as appropriate) Ω	Maximum Demand (load)	kVA / Amps	(Select as appropriate)
Main protective conductors		If Overcurrent protective device:	If RCD Main Switch:	RCD Type
Earthing Conductor	Material Copper	Device Type	Rated residual operating current I _{Δn}	mA
Main protective bonding conductors	Material Copper	Device rating/setting	Rated time delay	ms
	Connection / continuity verified	Breaking Capacity	Measured operating time (at I _{Δn})	ms
	Connection / continuity verified		Breaking Capacity	kA
		Attach protective device settings where applicable on separate continuation sheet(s)		
Main Protective Bonding Connections	Water installation pipes	Oil installation pipes	Gas installation pipes	Structural steel
				Lightning Protection
				Other incoming service(s)
				State Details

Notes: * The proposed date for the next inspection should take into consideration, the requirements of Regulation 651.1, 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.

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

REPORT NUMBER

Distribution Board / Consumer Unit Details (Complete in every case)

To be completed only if the DB is not connected directly to the origin of the installation

EICR

DB/CU Ref:	DB location:
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Supply to DB is from:

Distribution circuit OCPD: Nominal voltage	230	V
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SPD Details: Type(s) ¥:	T1	T2	T3+	N/A
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Distribution circuit OCPD: BS (EN)	Type:	Rating/Setting	A	No of phases
Associated RCD (if any) BS (EN)	RCD Type:	$I_{\Delta n}$ (mA)	No of poles	Operating Time
				ms

Status indicator checked (where functionality indicator is present): ¶

CIRCUIT DESCRIPTION

[illegible]

REPORT NUMBER

TEST INSTRUMENTS USED

Z_{db} at DB	Ω	I_{pf} at DB	kA	Earth fault loop impedance
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Phase sequence confirmed Insulation resistance

(where appropriate) Continuity

RCD

Multi Functional

Earth electrode resistance

TEST RESULTS

[illegible]

Tested by	Signature
------------------	------------------

Name

Position

Date of Testing

SECTION K: OBSERVATIONS

Referring to the attached Schedule(s) of inspection and Schedule(s) of Circuit Details and Schedule(s) of Test results, and subject to the limitations specified in Section D, Extent and Limitations of the Inspection and testing section:

No remedial action is required ☐ or
The following observations are made ☐

Note: Photographic and/or thermographic images can be attached to the report to support observations made in this section

[illegible]

* One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate the person(s) responsible for the installation the degree of urgency for remedial action. These items affect the overall assessment of the report

C1 - Danger Present. Risk of injury. Immediate remedial action is necessary

C2 - Potentially dangerous – urgent remedial action is necessary

* One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate the person(s) responsible for the installation the advisory nature degree of urgency for remedial action. These items do not affect the overall assessment of the report

C3 - Improvement recommended

FI - Further Investigation required without delay

SECTION L		CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY		OUTCOMES		Acceptable Condition ☒ Unacceptable condition State C1 or C2		REPORT NUMBER		
ITEM NO	DESCRIPTION			ITEM NO	DESCRIPTION	Improvement recommended State C3 Further Investigation FI Not Verified NV		Limitation LIM Not Applicable N/A		OUTCOME (See key above)
1.0 EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)										
An outcome against an item in section 1.1, other than access to live parts should not be used to determine the overall outcome.										
1.1 Distributor/supplier intake equipment										
1.1a	• Service cable									
1.1b	• Service head									
1.1c	• Earthing arrangement									
1.1d	• Meter tails									
1.1e	• Metering equipment									
1.1f	• Isolator (where present)									
Where an inadequacy in the intake equipment is encountered, and where this may result in a dangerous or potentially dangerous situation, the person ordering the work and/or the dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. For this section only, where inadequacies are found, an "X" should be put against the appropriate item and a comment made in Section K.										
Has the person ordering the work / dutyholder been notified of any dangerous or potentially dangerous situations? (Tick as appropriate) (Y / NA)										
1.2 Consumer's means of isolation (where present)										
1.3 Consumer's meter tails										
2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (551.6; 551.7)										
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)										
2.2 Adequate arrangements where a generating set operates in parallel with the public supply (551.7)										
3.0 EARTHING AND BONDING ARRANGEMENTS (411.3; CHAPTER 54)										
3.1 Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)										
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 Adequacy of earthing conductor size (542.3; 543.1.1)										
3.5 Accessibility and condition of earthing conductor at main earthing terminal (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)										
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)										
4.1 Adequacy of working space / accessibility to the 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 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 6 monthly test notice, where required (514.12.2)										
4.11 Presence of non-standard (mixed) cable colour warning notice at or near the consumer unit/distribution board (514.14)										
4.12 Presence of alternative supply warning notice at or near the consumer unit/distribution board (514.15)										
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) (411.3.2; 411.4, .5, .6; Sections 432, 433)										
4.15 Single-pole switching or protective devices in line conductors 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)										
4.19 RCD(s) provided for additional protection/requirements, where required - includes RCBOs (411.3.3; 415.1)										
4.20 Confirmation of indication that SPD is functional (651.4)										
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 Confirmation of indication that AFDD(s) are operational (421.1.7, 532.6, 651.2(e)).										
5.0 DISTRIBUTION / FINAL CIRCUITS										
5.1 Identification of conductors (514.3.1)										
5.2 Cables correctly supported throughout their run (521.10.202; 522.8.5)										
5.3 Condition of insulation of live parts (416.1)										
5.4 Non-sheathed cables protected by enclosure in conduit, trunking or ducting (521.10.1)										
5.4a •To include the integrity of conduit and trunking systems (metallic and plastic)										

ITEM NO	DESCRIPTION	OUTCOME (See key above)	ITEM NO	DESCRIPTION	OUTCOME (See key above)
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of the installation (Section 523)		5.22	Recessed luminaires (downlighters)	
5.6	Coordination between conductors and overload protective devices (433.1; 533.2)		5.22a	Correct type of lamps fitted (559.3.1)	
5.7	Adequacy of protective devices, type and rated current for fault protection (411.3)		5.22b	Installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2)	
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; Section 543)		5.22c	No signs of overheating to surrounding building fabric (559.4.1)	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)		5.22d	No signs of overheating to conductors / terminations (526.1)	
5.10	Concealed cables installed in prescribed zones - see Extent and Limitations on Page 1 of this report (522.6.202)		6.0 LOCATION(S) CONTAINING A BATH OR SHOWER		
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see page 1 of this report (extent and limitations) (522.6.204)		6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:		6.2	Where used as a protective measure; requirements for SELV or PELV have been met (701.414.4.5)	
5.12a	• * for all socket outlets of a rating of 32 A or less unless an exception is permitted (411.3.3)		6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)	
5.12b	• * for supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)		6.4	Presence of supplementary bonding conductors unless not required by BS 7671:2018 (701.415.2)	
5.12c	• * for cables concealed in walls at a depth of less than 50 mm (522.6.202; Table 52.1)		6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	
5.12d	• * for cables concealed in walls / partitions containing metal parts regardless of depth (Table 52.1)		6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	
5.12e	• * for final circuits supplying luminaires within domestic (household) premises (411.3.4)		6.7	Suitability of accessories and control gear etc, for a particular zone (701.512.3)	
	* Note: Older installations designed prior to BS 7671: 2018 may not have been provided with RCDs for additional protection.		6.8	Suitability of current using equipment for a particular position within the location (701.55)	
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)		7.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
5.14	Band II cables segregated or separated from Band 1 cables (528.1)		List all other special installations or locations present; if any. (Record separately the results of particular inspections applied.)		
5.15	Cables segregated or separated from communications cabling (528.2)				
5.16	Cables segregated or separated from non-electrical services (528.3)				
5.17	Condition of accessories including socket-outlets, switches and joint boxes (651.2(e))		8.0 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
5.18	Termination of cables at enclosures – Indicate extent of sampling in see Page 1 of the report (Section 526)		Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist below.		
5.18a	• connections soundly made and under no undue strain (526.6)				
5.18b	• no basic insulation of a conductor visible outside of the enclosure (526.8)				
5.18c	• adequately connected at point of entry to enclosure (glands, bushes, etc) (522.8.5)		Inspected by : NAME		
5.18d	• connections of live conductors adequately enclosed (526.5)		Signature:		
5.19	Suitability of circuit accessories for external influences (512.2)		Date:		
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)				
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)				

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

This report is an important and valuable document which should be retained for future reference.

This Report form is for reporting on the condition of an existing electrical installation.

1. The purpose of this Condition Report is to confirm; so far as reasonably practicable; whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The report should identify any damage; deterioration; defects; and/or conditions which may give rise to danger (see Section L).
2. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
3. The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated; this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
4. Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that they should be tested every six months. **For safety reasons it is important that these instructions are followed.**
5. Section C (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 C.

For items classified in Section L 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 L 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 L that an observation requires further investigation (Code FI), the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not; due to the extent or limitations of this 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 H).

10. If the space available for observations is insufficient, additional pages should be provided as necessary.

11. For safety reasons; the electrical installation should be re-inspected at appropriate intervals by a skilled person or person(s), competent in such work. The recommended date by which the next inspection is due is stated in Section I of the Report and on a label near to the consumer unit or distribution board.

12. Any deficiencies with intake equipment should be reported to the person ordering the work..

[illegible]