ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR 3304000001653

for Residential or Similar Premises up to 100 A

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

A. Details of the Installation

Client	Brunel Management	Installation	Brunel Management
Address	Brunel Chambers Devonshire Place St. Helier Jersey	Address	Flat 1 Brooklands 66 Le Vier Mont St. Helier Jersey
Postcode	JE2 3RD	Postcode	JE2 4NG

B. Reason for Producing this Report

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

5 year recommendation

Date(s) on which the inspection and testing were carried out 20/05/2024 to 20/05/2024

C. Details of Installation which is the Subject of this Report

Description of premises Residential or Similar ☑ Commercial ☐ Industrial ☐ Other (please specify)

Estimated age of the wiring system 30 years

Evidence of alterations or addition Yes ☐ No ☑ Not apparent ☐ if 'Yes', estimated 1 years

Records of installation available Yes ☑ No ☐ Records held by Smail and Richards Ltd.

Date of last inspection 08/03/2018 Electrical Installation Certificate No. or previous Inspection Report No.

D. Extent of Electrical Installation Covered by this Report:

Full test and inspection.

Agreed Limitations and Operational Limitations (Regulations 653.2)

None

Agreed with: N/A Extent of Termination Sampling: 20%

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** ☑

General condition of installation is good throughout

*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 21/05/2029 (date) for the following reasons:

See Recommendations

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	Excel Electrical Services Ltd.			
Address	La Frette, La Rue de Causie, St. Clement, Jersey,	Name:	Jonathan Lloyd	Jonathan Lloyd
		Signature:		
Postcode	JE2 6SQ			
Branch No.		Position:		
Scheme No.	65827	Date:	21/05/2024	21/05/2024

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 1 No. of wires 2

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

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

Prospective fault current, I_{pf} (2) 1.20 kA External loop impedance, Z_e (2) 0.19 Ω

Supply Protective Device BS (EN) 1361 HBC Type 2 Type 2 Rated Current 80 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) N/A Distributors facility ☑ Installation Earth Electrode ☐

Location N/A Electrode resistance to earth N/A Ω Maximum Demand (load) 40 Amps ☑ KVA ☐

Main Protective Conductors	Material	csa		(✓)	or Value		(✓)	or Value	
Earthing Conductor	Copper	10	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	16	mm²	Water installation	☑	Ω	To structural steel	NA	Ω
Main Switch Location	Communal hall cupboard			Gas installation pipes	NA	Ω	To lightning protection	NA	Ω
Fuse/device rating or setting	60 A	Voltage rating	230 V	Oil installation pipes	NA	Ω			
If RCD main switch:	Rated residual operating current I Δn	N/A	mA	Other		NA			Ω

BS(EN) 5419 Isolator No. of Poles 2 Current Rating 60 A Rated time delay N/A 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	DB - : 4.19 Confirmation of indication that SPD is functional (651.4) -	C3
2	DB - : 4.4 Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5) -	C3
3	DB - : 5.12.3 For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C3
4	DB - : 5.12.5 Final circuits supplying luminaires within domestic (household) premises (411.3.4) -	C3
5	DB - : 5.12.6 For lighting that is accessible to the public (714.411.3.4)	C3
6	DB - : 6.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3) -	C3
7	Bathroom heater damaged and not operating	C2
8	Bathroom heater situated in zone 2 and has no 30mA RCD protection	C2
9	DB - : 6.6 Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	C3

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.	
C2 Potentially dangerous. Urgent remedial action required.	7, 8
C3 Improvement recommended.	1, 2, 3, 4, 5, 6, 9
FI Further Investigation required without delay	

ELECTRICAL INSTALLATION CONDITION REPORT - Schedule of Inspections

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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	✗

In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

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)	✓
1.1.6	Person ordering work/dutyholder notified 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)	✓
1.3	Consumer's meter tails	✓
2.0 Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)		
2.1	Presence of adequate arrangements where generator to operate as a switched alternative (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 EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1: 542.1.2.2)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
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 arrangement (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 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)	C3
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(es) (functional check) (643.10)	✓
4.8	Manual operation of circuit-breakers and RCDs and AFDDs to prove functionality (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, where required (514.12.2)	✓
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.12	Presence of other required labelling (please specify) (Section 514)	✓
4.13	Compatibility of protective devices, bases and other components; correct type and rating, (No signs of unacceptable thermal damage, arcing or overheating) (411.4; 411.5; 411.6; Sections 432,433)	✓
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	✓
4.17	RCD(s) provided for fault protection -includes RCBO(s) (411.4.204; 411.5.2; 531.2)	N/A
4.18	RCD(s) provided for additional protection/requirements - includes RCBO(s) (411.3.3; 415.1)	✓
4.19	Confirmation of indication that SPD is functional (651.4)	C3
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
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)	✓
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). To include in the integrity of conduit and trunking systems (metallic and plastic)	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.0 FINAL CIRCUITS CONT		
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 (411.3.1: 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. Extent and limitations) (522.6.202)	✓
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	✓
5.12 PROVISION OF ADDITIONAL REQUIREMENTS FOR RCD NOT EXCEEDING 30 mA:		
5.12.1	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
5.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓
5.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C3
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	C3
5.12.6	For lighting that is accessible to the public (714.411.3.4)	C3
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
5.14	Band II cables segregated/separated from Band I cables (528.1)	✓
5.15	Cables segregated/separated from communications cabling (528.2)	✓
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)		
5.17.1	Connections soundly made and under no undue strain (526.6)	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	✓
5.17.4	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	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; 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)	C3
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	✓
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	C3
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.)	N/A
8.0 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A

9.0 Schedule of Tests — Results to be recorded on Schedule of Test Results

9.1	External earth loop impedance, Z_e	Yes	9.9	Insulation Resistance between Live Conductors	Yes
9.2	Installation earth electrode	N/A	9.10	Insulation Resistance between Live Conductors & Earth	Yes
9.3	Prospective fault current, I_{pf}	Yes	9.11	Polarity (prior to energisation)	Yes
9.4	Continuity of Earth Conductors	Yes	9.12	Polarity (after energisation) including phase sequence	Yes
9.5	Continuity of Circuit Protective Conductors	Yes	9.13	Earth Fault Loop Impedance	Yes
9.6	Continuity of ring final circuit	Yes	9.14	RCDs/RCBOs including selectivity	Yes
9.7	Continuity of Protective Bonding Conductors	Yes	9.15	Functional testing of RCD devices	Yes
9.8	Volt drop verified	Yes	9.16	Functional testing of AFDD(s) devices	N/A

Inspector's Name: Jonathan Lloyd

Signature:

Date: 20/05/2024

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

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Client Name	Brunel Management	**Installation Address**	Brunel Management, Flat 1 Brooklands, 66 Le Vier Mont, St. Helier, Jersey
Client Address	Brunel Chambers, Devonshire Place St. Helier, Jersey	**Postcode**	JE2 4NG
Client Postcode	JE2 3RD		

Distribution board details - Complete in every case

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

Location: Hall cupboard
Designation: DB 1
No. of ways: 18

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: Switch Fuse

No. of phases: 1 BS(EN): 1361 HBC Type 2 Type: 2 Rating: 60 A

Nominal voltage: 230 V RCD BS(EN): N/A Type: Rating: N/A IΔn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method ‡:	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 § 100% (Ω)	RCD BS EN Number	RCD Type No.	RCD IΔn (mA)	RCD Rating (A)
1/S	Cooker	A	B	1	6	2.5	0.4	60898 MCB	B	32	6	1.37				
2/S	Kitchen & hall sockets	A	B	5	2.5	1.5	0.4	61009 RCD/RCBO	B	32	6	1.37	61009	AC	30	32
3/S	RCD Module Covering															
4/S	General sockets	A	B	12	2.5	1.5	0.4	61009 RCD/RCBO	B	32	6	1.37	61009	AC	30	32
5/S	RCD Module Covering															
6/S	Heater ring	A	B	3	2.5	1.5	0.4	60898 MCB	B	32	6	1.37				
7/S	Fridge freezer	A	B	1	2.5	1.5	0.4	61009 RCD/RCBO	B	16	6	2.73	61009	A	30	16
8/S	Water heater	A	B	1	2.5	1.5	0.4	60898 MCB	B	16	6	2.73				
9/S	Lights	A	B	11	1	1	0.4	60898 MCB	B	6	6	7.28				
10/S	Smoke alarm	A	B	1	1	1	0.4	60898 MCB	B	6	6	7.28				
11/S	Contactor supply	A	B	1	16	N/A	0.4	60898 MCB	B	45	6	0.98				
12/S	Way Not Available															
13/S	Way Not Available															
14/S	Way Not Available															
15/S	Lounge heater	A	B	1	2.5	1.5	0.4	60898 MCB	B	16	6	2.73				
16/S	SPARE															
17/S	Hall heater	A	B	1	2.5	1.5	0.4	60898 MCB	B	16	6	2.73				
18/S	SPARE															

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

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Client Address	Brunel Chambers, Devonshire Place St. Helier, Jersey	**Client Postcode** JE2 3RD	**Installation Postcode** JE2 4NG

Distribution board details - Complete in every case

Location: Hall cupboard
Designation: DB 1
No. of ways: 18 ☑ Supply polarity confirmed ☐ Phase sequence confirmed
No. of phases: 1 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) N/A
Z_{db} 0.21 Ω Operating at IΔn ms
I_{pf} 1.10 kA No. of poles N/A 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/S				N/A	0.12	N/A	500	200	200	✓	0.22		N/A	N/A
2/S	0.30	0.30	0.45	✓	0.19	N/A	500	200	200	✓	0.38	51.5	✓	N/A
3/S	N/A	N/A	N/A	N/A						N/A			N/A	N/A
4/S	0.73	0.73	0.45	✓	0.29	N/A	500	200	200	✓	0.49	20.8	✓	N/A
5/S	N/A	N/A	N/A	N/A						N/A			N/A	N/A
6/S	0.36	0.36	0.60	✓	0.24	N/A	500	200	200	✓	0.45		N/A	N/A
7/S				N/A	0.24	N/A	500	200	200	✓	0.44	18.2	✓	N/A
8/S				N/A	0.13	N/A	500	200	200	✓	0.33		N/A	N/A
9/S				N/A	2.18	N/A	500	200	200	✓	2.38		N/A	N/A
10/S				N/A	0.22	N/A	500	200	200	✓	0.43		N/A	N/A
11/S				N/A	0.01	N/A	500	200	200	✓	0.21		N/A	N/A
12/S	N/A	N/A	N/A	N/A						N/A			N/A	N/A
13/S	N/A	N/A	N/A	N/A						N/A			N/A	N/A
14/S	N/A	N/A	N/A	N/A						N/A			N/A	N/A
15/S				N/A	0.26	N/A	500	200	200	✓	0.46		N/A	N/A
16/S	N/A	N/A	N/A	N/A						N/A			N/A	N/A
17/S				N/A	0.16	N/A	500	200	200	✓	0.36		N/A	N/A
18/S	N/A	N/A	N/A	N/A						N/A			N/A	N/A

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

Date(s) dead testing 20/05/2024 To 20/05/2024
Date(s) live testing 20/05/2024 To 20/05/2024

Test instrument serial number(s) Loop impedance 101762545 Insulation resistance 101762545 Continuity 101762545 RCD 101762545 E/Electrode

Tested by: Name (capital letters) JONATHAN LLOYD Signature J. Lloyd
Position Director Date 20/05/2024