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27292445

EICR18.2c

ELECTRICAL INSTALLATION CONDITION REPORT

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	(*Where applicable)	DETAILS OF THE CLIENT	DETAILS OF THE INSTALLATION
Registration No: 010706000	Branch No*: 000	Contractor Reference Number (CRN): 174920	Occupier: N/A
Trading Title: Smail & Richards Electrical Contractors Ltd		Name: Brunel Management Limited	UPRN: N/A
Address: Top Floor C Store, Halcyon House, West Hill, St. Helier, Jersey		Address: Brunel Chambers, Devonshire Place, St. Helier, JERSEY	Address: Flat 16 Berkshire Court, La Motte Street, St. Helier, JERSEY
Postcode: JE2 3HB	Tel No: 01534 723503	Postcode: JE2 3RD	Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
 Clients request and to meet the Jersey landlords legislation

Date(s) when inspection and testing was carried out: 05/05/2023 - 18/05/2023

Records available (6511): (X)

Previous inspection report available (6511): (X)

Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): The general condition of the installation is good The installation is wired in pvc/pvc cable with RCBOs provided for fault protection.

Description of premises Dwelling: (✓) Commercial: (N/A) Industrial: (N/A) Other (include brief description): (N/A)

Estimated age of electrical installation: (15) years Evidence of additions or alterations: (NA) if Yes, estimated age (N/A) years Overall assessment of the installation 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 (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 (capitals) on behalf of the contractor identified in PART 1: JOSH LE MARQUAND Signature: [Signature] Date: 18/05/2023

I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 18/05/2028 (date)

Give reason for recommendation: All rented Property should be inspected every 5 years, or change of tenancies

The proposed date for the next inspection should take into consideration any legislative or licensing requirements and 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.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1: JAMES NORTON Signature: [Signature] Date: 18/05/2023



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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 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 electrical installation covered by this report: fixed wiring only

Agreed limitations including the reasons, if any, on the inspection and testing (653.2): Any concealed cables installed in prescribed zones or above ceiling was not inspected. any joint boxes under the floors or above the ceiling were not inspected

Extent of sampling: 30% of sockets, light fitting and switch were removed and inspected

Operational limitations including the reasons: For some circuits R1+RN-R2 used when testing insulation resistance. Not able to access all points due to furniture

Agreed with (print name): S FARRAF @ BRUNEL

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)	AC 1-phase, 2-wire: (✓)	2-phase, 3-wire: (N/A)	Nominal voltage between lines, U_{l1} :	(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_o [1]:	(230) V
Supply protective device		DC 2-wire: (N/A)	3-wire: (N/A)	Nominal frequency, f [1]:	(50) Hz
BS EN: (1361)	Type: (II)	Confirmation of supply polarity: (✓)		Prospective fault current, I_{pf} [2]*:	(3.61) kA
Rated current: (LIM) A		Other sources of supply (Schedule of Test Results)		External earth fault loop impedance, Z_e [2]*:	(0.07) Ω

PART 8 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of Earthing	Main protective conductors	Main protective bonding connections	Main switch / Switch-fuse / Circuit-breaker / RCD
Maximum demand (load): (60) XX /A (delete as appropriate)	Earthing conductor: (material Copper)	Water installation pipes: (✓)	Location: (meter cupboard)
Distributor's facility: (✓)	csa (10) mm ² Connection/continuity verified: (✓)	Gas installation pipes: (N/A)	BS EN: (60947-3) Type: (3) Rating / setting of device: (100) A
Installation earth electrode(s): (N/A)	Main protective bonding conductors: (material Copper)	Structural steel: (N/A)	No. of poles: (4) Current rating: (63) A Voltage rating: (230) V
Earth electrode type - rod(s), tape, etc: (None)	csa (10) mm ² Connection/continuity verified: (✓)	Oil installation pipes: (N/A)	Where an RCD is used as the main switch
Location: (N/A)		Lightning protection: (N/A)	RCD rated residual operating current, $I_{Δn}$: (N/A) mA RCD Type: (N/A)
Electrode resistance to Earth: (N/A) Ω		Other (state): (N/A)	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)

Original (to the person ordering the work)

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

1.0 Intake equipment (visual inspection only)		▪ Accessibility of all protective bonding connections (543.3.2) (.....✓.....)	4.16 Confirmation that integral test button / switch, where present, causes AFDD to trip when operated (643.10) (.....✓.....)
<i>An outcome against an item in section 1.1, other than access to live parts, should not be used to determine the overall assessment of the installation. Where inadequacies are identified, a cross should be put against the appropriate item and a comment made in Part 5 of this report.</i>		▪ Provision of earthing / bonding labels at all appropriate locations (514.13.1) (.....✓.....)	4.17 Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1) (.....✓.....)
1.1 Distributor / supplier intake equipment		3.2 FELV - requirements satisfied (411.7) (N/A.....)	4.18 Presence of alternative supply warning notice at or near equipment, where required (514.15) (.....✓.....)
▪ Service cable (.....✓.....)		3.3 Other methods of protection	4.19 Presence of next inspection recommendation label, where required (514.12.1) (.....✓.....)
▪ Service head (.....✓.....)		<i>Where any of the methods listed below are employed, details should be provided on separate sheets</i>	4.20 Presence of other required labelling (please specify) (514) (.....✓.....)
▪ Earthing arrangement (.....✓.....)		▪ Non-conducting location (418.1) (N/A.....)	4.21 Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (432; 433; 434) (.....✓.....)
▪ Meter tails (.....✓.....)		▪ Earth-free local equipotential bonding (418.2) (N/A.....)	4.22 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (.....✓.....)
▪ Metering equipment (.....✓.....)		▪ Electrical separation (413; 418.3) (N/A.....)	4.23 Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11) (.....✓.....)
▪ Isolator, where present (.....✓.....)		▪ Double insulation (412) (N/A.....)	4.24 Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1) (.....✓.....)
<i>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.</i>		▪ Reinforced insulation (412) (N/A.....)	
1.2 Consumer's isolator, where present (.....✓.....)		▪ Provisions where automatic disconnection of supply is not feasible (419) (N/A.....)	
1.3 Consumer's meter tails (.....✓.....)		4.0 Distribution equipment, including consumer units and distribution boards	5.0 Distribution circuits
2.0 Presence of adequate arrangements for parallel or switched alternative sources		4.1 Adequacy of working space / accessibility to equipment (132.12; 513.1) (.....✓.....)	5.1 Identification of conductors (514.3) (.....✓.....)
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) (N/A.....)		4.2 Security of fixing (134.1.1) (.....✓.....)	5.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) (.....✓.....)
2.2 Adequate arrangements where a generating set operates in parallel with the public supply (551.7) (N/A.....)		4.3 Condition of insulation of live parts (416.1) (.....✓.....)	5.3 Condition of insulation of live parts (416.1) (.....✓.....)
3.0 Methods of protection		4.4 Adequacy security of barriers or enclosures (416.2.3) (.....✓.....)	5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) (.....✓.....)
3.1 Automatic disconnection of supply (ADS)		4.5 Condition of enclosure(s) in terms of IP rating, etc. (416.2) (.....✓.....)	5.5 Suitability of containment systems for continued use (including flexible conduit) (522) (.....✓.....)
▪ Main earthing / bonding arrangement (411.3; Chap. 54) (.....✓.....)		4.6 Condition of enclosure(s) in terms of fire rating, etc. (421.1.201; 421.1.6; 526.5) (.....✓.....)	5.6 Cables correctly terminated in enclosures (526) (.....✓.....)
▪ Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2), or presence of installation earth electrode arrangement (542.1.2.3) (.....✓.....)		4.7 Enclosure not damaged / deteriorated so as to impair safety (651.2) (.....✓.....)	5.7 Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1) (.....✓.....)
▪ Adequacy of earthing conductor size (542.3; 543.1.1) (.....✓.....)		4.8 Presence and effectiveness of obstacles (417.2) (.....✓.....)	5.8 Examination of cables for signs of unacceptable thermal or mechanical damage / deterioration (421.1; 522.6) (.....✓.....)
▪ Adequacy of earthing conductor connections (542.3.2) (.....✓.....)		4.9 Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2) (.....✓.....)	5.9 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) (.....✓.....)
▪ Accessibility of earthing conductor connections (543.3.2) (.....✓.....)		4.10 Operation of main switch(es) (functional check) (643.10) (.....✓.....)	
▪ Adequacy of main protective bonding conductor sizes (544.1.1) (.....✓.....)		4.11 Manual operation of circuit-breakers, RCDs and AFDDs to prove functionality (643.10) (.....✓.....)	
▪ Adequacy and location of main protective bonding conductor connections (544.1.2) (.....✓.....)		4.12 Confirmation that integral test button / switch causes RCD(s) to trip when operated (functional check) (643.10) (.....✓.....)	
		4.13 RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.4.5; 411.5.2; 531.2) (.....✓.....)	
		4.14 RCD(s) provided for additional protection / requirements, where required - includes RCBOs (411.3.3; 415.1) (.....✓.....)	
		4.15 Presence of RCD six-monthly test notice, where required (514.12.2) (.....✓.....)	



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7.2 Switching off for mechanical maintenance –		8.5 Security of fixing (134.1.1)	(.....) ✓	▪ Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	(.....) ✓
▪ Presence and condition of appropriate devices (464.1; 537.3.2)	(N/A.....)	8.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: list number and location of luminaires inspected (separate page) (527.2)	(.....) ✓	▪ Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	(.....) ✓
▪ Capable of being secured in the OFF position where not under continuous supervision (464.2)	(N/A.....)	8.7 Recessed luminaires (downlighters) –		▪ Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	(.....) ✓
▪ Correct operation verified (643.10)	(N/A.....)	▪ Correct type of lamps fitted (559.3.1)	(N/A.....)	▪ Suitability of current-using equipment for particular position within the location (701.55)	(.....) ✓
▪ Clearly identified by position and / or durable marking (537.3.2.4)	(N/A.....)	▪ Installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2)	(N/A.....)	9.2 Other special installations or locations –	
7.3 Emergency switching off –		▪ No signs of overheating to surrounding building fabric (559.4.1)	(N/A.....)	N/A	(N/A.....)
▪ Presence and condition of appropriate devices (465; 537.3.3; 537.4)	(N/A.....)	▪ No signs of overheating to conductors / terminations (526.1)	(N/A.....)	(.....)
▪ Readily accessible for operation where danger might occur (537.3.3.6)	(N/A.....)	9.0 Special locations and installations		(.....)
▪ Correct operation verified (643.10)	(N/A.....)	<i>Where special installations or locations relating to a particular Section of Part 7, an additional Inspection Schedule(s) should be provided on separate pages.</i>		(.....)
▪ Clearly identified by position and / or durable marking (537.3.3.5; 537.3.3.6; 537.4.3; 537.4.4)	(N/A.....)	9.1 Location(s) containing a bath or shower –		(.....)
7.4 Functional switching –		▪ Additional protection by RCD having rated residual operating current not exceeding 30 mA for all low voltage (LV) circuits serving the location or passing through zones 1 and / or 2 of the location (701.414)	(.....) ✓	10.0 Prosumer's low voltage installation	(N/A.....)
▪ Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2)	(N/A.....)	▪ Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	(.....) ✓	<i>Where elements of a prosuming installation falling within the scope of Chapter 82 are covered by the report, additional schedules detailing the associated inspection and testing should be provided on separate pages.</i>	
▪ Correct operation verified (643.10)	(N/A.....)	▪ Shaver supply units complying with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	(.....) ✓	Schedule of Items Inspected by	
8.0 Current-using equipment (permanently connected)		▪ Presence of supplementary bonding conductors, unless not required by BS 7671: 2018 (701.415.2)	(.....) ✓	Name (capitals): JOSH LE MARQUAND	
8.1 Condition of equipment in terms of IP rating, etc. (416.2; 422.3; 422.4, 522.4)	(.....) ✓			Signature:	Date: 18/05/2023
8.2 Equipment does not constitute a fire hazard (421)	(.....) ✓				
8.3 Enclosure not damaged / deteriorated so as to impair safety (134.1.1; 416.2)	(.....) ✓				
8.4 Suitability for the environment and external influences (512.2)	(.....) ✓				

PART 10 : SCHEDULES AND ADDITIONAL PAGES (the pages identified are an essential part of this report (see Regulation 653.2))

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations (indicated in item 9.2 above)	Schedules relating to Prosumer's installations (indicated in item 10 above)	Continuation sheets
Page No(s): (..... 4, 5 & 6))	Page No(s): (..... 7 & 8))	Page No(s): (None.....))	Page No(s): (None.....))	Page No(s): (None.....))	Page No(s): (None.....))

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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) (s)	Overcurrent protective device					RCD			
					Live (mm ²)	cpc (mm ²)		BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	Maximum permitted Zs* (Ω)	BS (EN)	Type	Rating (A)	Operating current, I _{Δn} (mA)
1	Cooker	A	B	1	6	2.5	0.4	61009	B	32	6	1.37	61009	A	32	30
2	Socket kitchen	A	B	7	2.5	1.5	0.4	61009	B	32	6	1.37	61009	A	32	30
3	socket general + Lounge & Hall heaters	A	B	20	2.5	1.5	0.4	61009	B	32	6	1.37	61009	A	32	30
4	water heater	A	B	1	2.5	1.5	0.4	61009	B	16	6	2.73	61009	A	16	30
5	Bedroom heater	A	B	1	2.5	1.5	0.4	61009	B	16	6	2.73	61009	A	16	30
6	bathroom heater	A	B	1	2.5	1.5	0.4	61009	B	6	6	7.28	61009	A	6	30
7	lighting general	A	B	8	1.5	1	0.4	61009	B	6	6	7.28	61009	A	6	30
9	Smoke alarm	A	100	1	1.5	1	0.4	61009	B	6	6	7.28	61009	A	6	30
10	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
11	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
12	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
	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

<p>DISTRIBUTION BOARD (DB) DETAILS (complete in every case)</p> <p>DB designation: DB 1</p> <p>Location of DB: Hall way high level</p> <p>Z_{db}: 0.09 (Ω) I_{pf} at DB†: 3.14 (kA)</p> <p>Confirmation of supply polarity: (.....) <input checked="" type="checkbox"/> Phase sequence confirmed†: (.....) N/A</p> <p>SPD Details** Types: T1 (.....) N/A T2 (.....) <input checked="" type="checkbox"/> T3 (.....) N/A N/A (.....) N/A</p> <p>Status indicator checked (where functionality indicator is present): (.....) N/A</p>	<p>**SPD Type.</p> <p>Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type brackets.</p> <p>Where T3 devices are installed on a circuit to protect sensitive equipment, enter details in 'Comments' (PART 11B), (See Section 534 for further details).</p> <p>Note that not all SPDs have visible functionality indication.</p>	<p>TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p> <p>Supply to DB is from: N/A</p> <p>Overcurrent protective device for the distribution circuit</p> <p>BS (EN): (.....) N/A Type: (.....) Nominal voltage: (.....) N/A V Rating: (.....) N/A A No. of phases: (.....) N/A</p> <p>Associated RCD (if any)</p> <p>BS (EN): (.....) N/A RCD Type: (.....) N/A $I_{Δn}$: (.....) N/A mA No. of poles: (.....) N/A Operating time: (.....) N/A ms</p>
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PART 11B : SCHEDULE OF TEST RESULTS (MUST reflect circuits entered into 'Schedule of Circuit Details' in Part 11A)

Circuit number	Continuity (Ω)					Insulation resistance			Polarity (✓)	Max. measured earth fault loop impedance, Zs (Ω)	RCD		AFDD**	Comments and additional information, where required
	Ring final circuits only (measured end to end)			All circuits (complete at least one column)		Live / Live	Live / Earth	Test voltage DC			Operating time*	Test button	AFDD test button	
	(Line) r ₁	(Neutral) r _n	(cpc) r ₂	(R ₁ + R ₂)	R ₂	(MΩ)	(MΩ)	(V)			(ms)	(✓)	(✓)	
1	N/A	N/A	N/A	0.11	N/A	200	200	500	✓	0.20	17	✓	N/A	
2	0.19	0.19	0.32	0.13	N/A	200	200	500	✓	0.27	21	✓	N/A	
3	0.57	0.57	0.81	0.34	N/A	200	200	500	✓	0.40	12	✓	N/A	
4	N/A	N/A	N/A	0.13	N/A	200	200	500	✓	0.21	17	✓	N/A	
5	N/A	N/A	N/A	0.21	N/A	200	200	500	✓	0.30	16	✓	N/A	
6	N/A	N/A	N/A	0.20	N/A	200	200	500	✓	0.29	17	✓	N/A	
7	N/A	N/A	N/A	0.54	N/A	200	200	500	✓	0.62	18	✓	N/A	
9	N/A	N/A	N/A	0.21	N/A	200	200	500	✓	0.30	18	✓	N/A	
10	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	
11	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	
12	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Circuits/equipment vulnerable to damage when testing (where applicable): N/A

TESTED BY Name (capitals): JOSH LE MARQUAND Position: Testing Engineer Signature: [Signature] Date: 18/05/2023

TEST INSTRUMENTS (ENTER SERIAL NUMBER AGAINST EACH INSTRUMENT USED)					
Multi-function: 101394393	Continuity: N/A	Insulation resistance: N/A	Earth fault loop impedance: N/A	Earth electrode resistance: N/A	RCD: N/A

* RCD effectiveness is verified using an alternating current test at rated residual operating current (I_{Δn}) ** Where installed. Note, not all AFDDs have a test function. Where a circuit contains an AFDD this should be stated in the field for that circuit in the 'Comments and additional information, where required' column.

CODES for Type of wiring	(A) Thermoplastic insulated / sheathed cables	(B) Thermoplastic cables in metallic conduit	(C) Thermoplastic cables in non-metallic conduit	(D) Thermoplastic cables in metallic trunking	(E) Thermoplastic cables in non-metallic trunking	(F) Thermoplastic / SWA cables	(G) Thermosetting / SWA cables	(H) Mineral-insulated cables	Other (state) N/A
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