



Electrical Installation Condition Report

Requirements for Electrical Installations - BS 7671:2018+A4:2026



EICR REFERENCE

EICR-20260801-SAMPLE

DATE

01/08/2026

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name	A. Customer		
Address	12 High Street, London, SW1A 1AA		
Email	customer@example.com	Telephone	07123 456789

B. REASON FOR PRODUCING THIS REPORT

Reason	Sample EICR	Inspection date(s)	01/08/2026 to 02/08/2026
--------	-------------	--------------------	--------------------------

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier	A. Customer		
Address	Unit 5, Industrial Estate, London, SW1A 2AB		
Description of premises	Commercial unit with multiple boards		
Type of premises	☐ Residential ☒ Commercial ☐ Industrial ☐ Other ☐ N/A		
Estimated age of wiring system	15 years		
Evidence of additions or alterations	☒ Yes ☐ No ☐ Not apparent		
Estimated age of additions or alterations	5 years		
Installation records available (Regulation 651.1)	☐ Yes ☒ No ☐ N/A		
Date of last inspection	07/09/2018	Years since last inspection	7
Alternative or additional source of supply	☐ Yes ☒ No		

D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of installation covered by this report	All accessible final circuits and equipment.
Agreed limitations (including reasons)	Roof plant room excluded because safe access was unavailable.
Limitations agreed with	A. Customer, premises dutyholder
Operational limitations (including reasons)	Roof plant room excluded because safe access was unavailable. Bonding limitation – Structural steel: No safe access while the production area was occupied.
BS 7671:2018 amended to	BS 7671:2018+A4:2026

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition (in terms of electrical safety)	Unsatisfactory due to the recorded C1 and C2 observations. C3 and FI items also require follow-up.
Overall assessment of suitability for continued use	Unsatisfactory

Only dangerous (C1) or potentially dangerous (C2) observations result in an unsatisfactory assessment. Under BS 7671:2018+A4:2026, C3 and FI observations do not, by themselves, make the report unsatisfactory.

F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use is stated as UNSATISFACTORY, observations classified as "Danger present" (C1) require immediate action and observations classified as "Potentially dangerous" (C2) require urgent action.

Subject to any necessary remedial action being completed, the next periodic inspection and test is recommended as follows:

Next EICR due	01/08/2027
Recommended interval	1 year
Reason for this interval	Annual review selected because of the commercial use, recorded condition and maintenance history.

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) 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 attached schedules, provides an accurate assessment of the condition of the installation at the time of inspection, taking account of the stated extent and limitations in section D.

Inspection and testing recorded against BS 7671:2018 amended to BS 7671:2018+A4:2026.

INSPECTED AND TESTED BY:

Name J. Inspector
Position Qualified Supervisor
Company CertifyELECTRIC Ltd
Address Unit 7, Robjohns House
Navigation Road
Chelmsford
Essex
CM2 6ND
Telephone 020 7946 0100
Email inspector@example.com
Registration No NICEIC 123456
Date 02/08/2026

Signature



REPORT AUTHORISED BY (if applicable):

Name A. Authoriser
Position Technical Manager
Company CertifyELECTRIC Ltd
Address Unit 7, Robjohns House
Navigation Road
Chelmsford
Essex
CM2 6ND
Telephone 020 7946 0100
Email authoriser@example.com
Registration No NICEIC 123456
Date 03/08/2026

Signature



H. SCHEDULES

Schedule(s) of inspection attached	☒ Yes	☐ No	☐ N/A
Schedule(s) of circuit details and test results attached	☒ Yes	☐ No	☐ N/A

The attached schedules and any continuation pages are part of this document. The report is valid only when they accompany it.

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors	Nature of supply parameters	Supply protective device
☐ TN-S ☐ TN-C-S (PNB) ☐ IT ☒ TN-C-S (PME) ☐ TT ☐ TN-C	☒ AC ☐ DC ☒ 1 phase (2 wire) ☐ 2 phase ☐ 3 phase (3 wire) ☐ 3 phase (4 wire) ☐ 2 wire ☐ Other	Nominal voltage (Uo) 230 Nominal frequency 50 Ipf (kA) 0.95 External Ze (ohm) 0.35 Supply polarity Confirmed Supply type Public Number of supplies 1 Maximum demand 68 A	Type BS/EN BS 88-3 Type gG fuse Rated current 100 Short circuit capacity 16.5

J. PARTICULARS OF INSTALLATION REFERRED TO THIS REPORT

Main protective conductors		Main switch / RCD	
Earthing conductor material	Earthing conductor size	Location	Type BS/EN
Copper	16	Intake cupboard beside the meter	BS EN 60947-3
Main bonding conductor material	Main bonding conductor size	Number of poles	Rated current
Copper	10	2	100
Earthing continuity verified	Bonding continuity verified	Rated voltage	Protective-device type
Satisfactory	Satisfactory	230	Switch-fuse
		Device rating / setting	Breaking capacity
		100	16.5
		RCD type	RCD IΔn (mA)
		N/A	N/A
		RCD rated time delay (ms)	Measured operating time (ms)
		N/A	N/A
		RCD breaking capacity (kA)	
		N/A	

Main bonding conductors (to extraneous-conductive parts)

Bonding target	Outcome	Reason / details
Water	Present and verified	
Gas	Present and verified	
Oil	N/A Not present / not applicable	
Structural steel	LIM Limited access	No safe access while the production area was occupied.
Lightning protection	N/V Not verified	No installation record or accessible test point was available.
Other	N/A Not present / not applicable	

Present and verified N/A = not present / not applicable LIM = limited access N/V = not verified

Means of earthing	Earth electrode	Additional particulars
Means of earthing	Type	Special installations/locations (Part 7)
Distributor	N/A	Bathrooms, EV charging
Protection (ADS)	Location	Prosumer notes
Confirmed	N/A	PV installation on roof.
	Resistance	
	N/A	

TEST INSTRUMENTS

Category	Instrument	Serial / asset number	Calibration date
Multifunction	MFT 1730	MFT12345	01/11/2025

K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified in section D, the following observations are made.

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

C1 or C2 observations result in an unsatisfactory assessment. Under BS 7671:2018+A4:2026, C3 and FI observations do not, by themselves, make the report unsatisfactory.

Item No	Schedule reference(s)	Observation	Classification code
1	Inspection 1.1	Main intake - Exposed live part requires immediate isolation.	C1
2	Inspection 5.10; circuit DB1/L1	DB-1 - Cable route is outside prescribed zones and lacks equivalent protection.	C2
3	Inspection 4.9	DB-1 - Circuit identification could be improved.	C3
4	Inspection 5.2	Roof plant room - Further investigation is required when safe access is available.	FI

C1 - Danger present. Risk of injury. Immediate remedial action is necessary. C2 - Potentially dangerous. Urgent remedial action is necessary. C3 - Improvement recommended. FI - Further investigation is advised.

L & M. SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Main Premises - DB-1 | Circuit rows 1-1 of 1

DISTRIBUTION BOARD AND SUPPLY CABLES

Board reference DB1	Location Reception	Supplied from Main switchboard	No. of phases 1	Supply cable CSA (mm²) 16	Earth conductor CSA (mm²) 10
------------------------	-----------------------	-----------------------------------	--------------------	------------------------------	---------------------------------

SUPPLY PROTECTIVE DEVICE

BS (EN) BS EN 60898-1	Device type Type C MCB	Rating / setting (A) 63
--------------------------	---------------------------	----------------------------

MAIN SWITCH

BS (EN) BS EN 60947-3	Type Switch-disconnector	Rating / setting (A) 100	Breaking capacity (kA) N/A
--------------------------	-----------------------------	-----------------------------	-------------------------------

ADDITIONAL PROTECTION AND BOARD TEST RESULTS

SPD type(s) T2	SPD operational status Confirmed	RCD BS (EN) BS EN 61008-1	RCD type A	RCD rating (A) 100
RCD IΔn (mA) 300	Zdb (Ω) 0.28	Ipf (kA) 0.82	Correct polarity Confirmed	Phase sequence N/A

CIRCUIT DETAILS

TEST RESULTS

Circuit Particulars							OCPD					RCD Protection				Ring Final Only			All Circuits	Insulation Resistance					Verification		RCD Test		Device Checks		Notes
Ref	Circuit designation	Wiring	Method	Points	Live CSA	CPC CSA	OCPD BS EN	OCPD type	Rating (A)	Breaking cap (kA)	Max Zs	RCD BS EN	RCD type	RCD IΔn	RCD Rating (A)	r1 (line)	rn (neutral)	r2 (cpc)	(R1+R2) or R2	Test V	IR L-L	IR L-N	IR L-E	IR N-E	Polarity	Zs	Disconnection time (ms)	Test button operation	AFDD button	SPD status	Remarks
L1	Lighting circuit	A1	C	12	1.5	1.0	60898	B	6	6	7.67	61008	A	30	40	0.35	0.36	0.38	0.73	500	>200	>200	>200	>200	OK	0.85	18	Satisfactory	N/A	Confirmed	Pass

Units: conductor CSA mm²; ring-final r1, rn and r2, plus (R1+R2) or R2, Zs and Max Zs in Ω; insulation resistance in MΩ; RCD IΔn in mA, rating in A and disconnection time in ms.

Tested by: J. Inspector

Date: 02/08/2026



N. INSPECTION SCHEDULE (DISTRIBUTION BOARD)

No	Item	Outcome
1.0	Intake equipment (visual inspection only)	
1.1	INCOMING SUPPLY EQUIPMENT CHECKS	
	☐ Service cable	☒ Service head
	☐ Earthing arrangement	☐ Meter tails
	☐ Metering equipment	☐ Means of isolation (where present)
	Mark only components with an identified inadequacy. Add a linked Section K observation for every marked component.	
	SAFETY COMMUNICATION Where an intake defect could present immediate or potential danger, promptly inform the customer or dutyholder and advise contact with the relevant authority.	
	Danger notification record	Notified
		OUTCOME C1
		INTAKE EXCEPTIONS 1 marked
		NOTIFICATION Notified
		See Section K
1.2	Consumer's means of isolation, where present	ACC
1.3	Consumer's meter tails	ACC
2.0	Adequate arrangements for other sources, including microgenerators Regulations: 551.6; 551.7	ACC
3.0	Earthing and bonding arrangements Regulations: 411.3; Chapter 54	
3.1	Presence and condition of the distributor's earthing arrangement Regulations: 542.1.2.1; 542.1.2.2	ACC
3.2	Presence and condition of the earth electrode connection, where applicable Regulations: 542.1.2.3	ACC
3.3	Earthing and bonding labels at appropriate locations Regulations: 514.13.1	ACC
3.4	Earthing conductor size Regulations: 542.3; 543.1.1	ACC
3.5	Accessibility and condition of earthing conductor at MET Regulations: 543.3.2	ACC
3.6	Main protective bonding conductor sizes Regulations: 544.1	ACC
3.7	Condition and accessibility of main protective bonding connections Regulations: 543.3.2; 544.1.2	ACC
3.8	Accessibility and condition of other protective bonding connections Regulations: 543.3.1; 543.3.2	ACC

N. INSPECTION SCHEDULE (CONTINUED)

No	Item	Outcome
4.0	Consumer units and distribution boards	
4.1	Adequate working space and access at the consumer unit or distribution board Regulations: 132.12; 513.1	ACC
4.2	Security of fixing Regulations: 134.1.1	ACC
4.3	Enclosure condition and ingress protection Regulations: 416.2	ACC
4.4	Enclosure condition and fire performance Regulations: 421.1.201; 526.5	ACC
4.5	Enclosure free from safety-impairing damage or deterioration Regulations: 651.2	ACC
4.6	Main linked switch present where required Regulations: 462.1.201	ACC
4.7	Main switch operates correctly Regulations: 643.10	ACC
4.8	Manual operation of circuit-breakers and RCDs proves disconnection Regulations: 643.10	ACC
4.9	Correct identification of circuit details and protective devices Regulations: 514.8.1; 514.9.1	C3
4.10	RCD six-monthly test notice present where required Regulations: 514.12.2	ACC
4.11	Alternative-supply warning notice present at or near the board Regulations: 514.15	ACC
4.12	Other required labelling present Regulations: Section 514	ACC
4.13	Protective devices, bases and other components are compatible and correctly rated, with no unacceptable thermal damage Regulations: 411.3.2; 411.4; 411.5; 411.6; Sections 432, 433	ACC
4.14	Single-pole devices are installed in line conductors only Regulations: 132.14.1; 530.3.3	ACC
4.15	Cables have mechanical protection where they enter the board Regulations: 522.8.1; 522.8.5; 522.8.11	ACC
4.16	Cable entry arrangements protect against electromagnetic effects Regulations: 521.5.1	ACC
4.17	RCD or RCBO protection provided for fault protection Regulations: 411.4.204; 411.5.2; 531.2	ACC
4.18	RCD or RCBO protection provided for additional protection and other requirements Regulations: 411.3.3; 415.1	ACC
4.19	SPD functional indication confirmed Regulations: 651.4	ACC

N. INSPECTION SCHEDULE (CONTINUED)

No	Item	Outcome
4.20	All conductors, including busbar connections, are correctly located and secure Regulations: 526.1	ACC
4.21	Adequate arrangements for a generating set used as a switched alternative to the public supply Regulations: 551.6	ACC
4.22	Adequate arrangements for a generating set operating in parallel with the public supply Regulations: 551.7	ACC
4.23	AFDD operational indication confirmed Regulations: 421.1.7; 532.6; 651.2(e)	ACC
5.0	Distribution and final circuits	
5.1	Identification of conductors Regulations: 514.3.1	ACC
5.2	Cables correctly supported throughout their run Regulations: 521.10.202; 522.8.5	FI
5.3	Condition of insulation of live parts Regulations: 416.1	ACC
5.4	Non-sheathed cables enclosed in conduit, ducting or trunking, including system integrity Regulations: 521.10.1	ACC
5.5	Cable current-carrying capacity is suitable for the installation Regulations: Section 523	ACC
5.6	Conductors are coordinated with their overload protective devices Regulations: 433.1; 533.2.1	ACC
5.7	Protective-device type and rated current are suitable for fault protection Regulations: 411.3; 530.3.201	ACC
5.8	Circuit protective conductors are present and adequate Regulations: 411.3.1; Section 543	ACC
5.9	Wiring systems suit the installation and its external influences Regulations: Section 522	ACC
5.10	Concealed cables are installed in prescribed zones Regulations: 522.6.202	C2
5.11	Concealed cables are adequately protected against damage Regulations: 522.6.204	ACC
5.12	Required 30 mA RCD additional protection is provided for socket-outlets, outdoor mobile equipment, concealed cables and domestic lighting circuits Regulations: 411.3.3; 522.6.202; Table 52.1; 411.3.4	ACC
5.13	Fire barriers, sealing and protection against thermal effects are adequate Regulations: Section 527	ACC
5.14	Band II cables are separated from Band I cables Regulations: 528.1	ACC
5.15	Cables are separated from communications cabling Regulations: 528.2	ACC

N. INSPECTION SCHEDULE (CONTINUED)

No	Item	Outcome
5.16	Cables are separated from non-electrical services Regulations: 528.3	ACC
5.17	Sampled cable terminations at enclosures are sound, enclosed, strain-free and properly secured at entry Regulations: Section 526; 526.6; 526.8; 526.5; 522.8.5	ACC
5.18	Condition of accessories, including socket-outlets, switches and joint boxes Regulations: 651.2(e)	ACC
5.19	Accessories are suitable for external influences Regulations: 512.2	ACC
5.20	Adequate working space and access to equipment Regulations: 132.12; 513.1	ACC
5.21	Single-pole devices are installed in line conductors only Regulations: 132.14.1; 530.3.3	ACC
6.0	Locations containing a bath or shower	
6.1	All low-voltage circuits have additional protection by an RCD not exceeding 30 mA Regulations: 701.411.3.3	ACC
6.2	SELV or PELV requirements are met where used Regulations: 701.414.4.5	ACC
6.3	Shaver supply units meet the applicable product standard Regulations: 701.512.3	ACC
6.4	Supplementary bonding conductors are present where required Regulations: 701.415.2	ACC
6.5	Low-voltage socket-outlets are at least 2.5 m from zone 1 Regulations: 701.512.3	ACC
6.6	Equipment ingress protection is suitable for the installed location Regulations: 701.512.2	ACC
6.7	Accessories and controlgear are suitable for their zone Regulations: 701.512.3	ACC
6.8	Current-using equipment is suitable for its position in the location Regulations: 701.55	ACC
7.0	Other Part 7 special installations or locations	
7.1	List all other special installations or locations present (record separately the results of particular inspections applied)	ACC
8.0	Prosumer's low voltage electrical installation(s)	
8.1	List Chapter 82 inspection items separately and attach their results	ACC

Outcome codes: C1 (danger present), C2 (potentially dangerous), C3 (improvement recommended), FI (further investigation), LIM (limitation), N/V (not verified), N/A (not applicable), ACC (acceptable).

References shown beneath inspection items identify relevant BS 7671 provisions. The inspector remains responsible for confirming their applicability to this installation.

INSPECTED AND TESTED BY

Name	Signature	Date
J. Inspector		02/08/2026

Please keep this report in a safe place. It records the condition of the electrical installation at the time of inspection and will help the person carrying out future inspections or alterations.

Understanding the observation codes

C1	Danger present	Immediate action is necessary. The inspector may have taken temporary safety measures.
C2	Potentially dangerous	Urgent remedial action is necessary.
C3	Improvement recommended	Improvement is advised. This code does not by itself make the report unsatisfactory.
FI	Further investigation advised	Further investigation is advised. Under BS 7671:2018+A4:2026, FI does not by itself make the report unsatisfactory.

Understanding inspection schedule outcomes

ACC	Acceptable	No non-compliance was recorded for the inspected item.
LIM	Limitation	The inspection or test was restricted. Read the recorded reason and report limitations.
N/V	Not verified	The item could not be verified from the available inspection, testing or evidence.
N/A	Not applicable	The item does not apply to the installation or part inspected.

About this report

- The report covers only the extent stated in section D. Read the agreed and operational limitations before relying on the findings.
- The report is valid only when accompanied by its schedules of inspections and test results.
- An older installation is not necessarily unsafe. The assessment concerns safety at the time of inspection, not simply its age.
- Arrange the next periodic inspection by the date in section F, subject to earlier inspection if the installation is altered, damaged or its use changes.

Checks between periodic inspections

- Use the test button on RCDs at the interval stated by the manufacturer or installer and seek advice if a device does not operate.
- Test AFDDs in accordance with the manufacturer instructions where fitted.
- Check visible surge-protection status indicators periodically and seek advice if replacement is shown.
- Keep warning notices and labels for alternative or additional sources in place, including generation and battery supplies.

CODES USED FOR TYPES OF WIRING

A	B	C	D	E	F	G	H	O
Thermoplastic insulated/sheathed	Thermoplastic in metallic conduit	Thermoplastic in non-metallic conduit	Thermoplastic in metallic trunking	Thermoplastic in non-metallic trunking	Thermoplastic SWA	Thermosetting SWA	Mineral insulated	Other

The installation reference method is recorded separately in each circuit row.