

ELECTRICAL INSTALLATION CONDITION REPORT

REF NUMBER **SAMPLE**

for Industrial/Commercial Premises

Requirements for Electrical Installations

BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition + Amendments)

A. Details of the Installation

Client	SAMPLE	Installation	SAMPLE
Address	SAMPLE	Address	SAMPLE
Postcode	SAMPLE	Postcode	SAMPLE

B. Reason for Producing this Report

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

To confirm compliance with BS7671 and to assess the suitability and safety of the installation for continued use.

Date(s) on which the inspection and testing were carried out

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

Estimated age of the wiring system	<input type="text" value="30"/>	Description of premises	<input type="text" value="Commercial"/>
Evidence of alterations or addition	<input type="text" value="6 Years"/>		
Records of installation available	<input type="text" value="No"/>		

D. Extent of Electrical Installation Covered by this Report:

As agreed within the scope of the specification, all main voltage circuits connected to the origin of the supply and all subsequent sub-circuits

Agreed Limitations and Operational Limitations (Regulations 653.2)

STANDARD (PRE-AGREED) LIMITATIONS: 20% Inspection of final distribution circuits and accessories. Continuity of protective conductors and bonding conductors has been undertaken using Method 2 and recorded as an R2 result or calculated from Earth Fault Loop Impedance (EFL). Polarity confirmed using EFL test. IR testing undertaken by connecting L&N and testing to earth. Only accessible points are included. Equipment greater than 3 meters in height not inspected. Equipment that is not accessible (if any) has not been inspected. Cables and equipment below floors, within fabric of building and above ceilings has not been inspected. Tracing of unidentified circuits has not been undertaken and where applicable, has been noted as an FI code on this report. ADDITIONAL LIMITATIONS: Server to be left on

Agreed with:

The inspection and testing detailed within this report and accompanying schedule has been carried out in

accordance with BS 7671: 2018 (IET Wiring Regulations) with amendments

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

UNSATISFACTORY

THE INSTALLATION HAS BEEN DEEMED UNSATISFACTORY DUE TO THE PRESENCE OF CRITICAL OBSERVATIONS

*An UNSATISFACTORY assessment indicates that dangerous (code C1), potentially dangerous (code C2) or further investigation (code FI) 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

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,

Company	<input type="text" value="Reaction Limited T/A Reaction Group"/>	Inspected and tested by		Authorised for issue by	
Address	<input type="text" value="Midsummer House
314 Midsummer Boulevard
Milton Keynes"/>	Name:	<input type="text" value="Mike Crighton"/>		<input type="text" value="Michael Crighton"/>
Postcode	<input type="text" value="MK9 2UB"/>	Signature:			
Branch No.	<input type="text" value="n/a"/>	Position:	<input type="text" value="Lead Engineer"/>		<input type="text" value="Qualifying Manager"/>
Scheme No	<input type="text" value="NICEIC: 500091000"/>	Date:	<input type="text" value="27-01-2026"/>		<input type="text" value="27-01-2026"/>

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H. 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 No. of wires

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

Nominal voltage, U/U0 (1) V Nominal frequency, f(1) Hz Confirmation of supply polarity TRUE

Prospective fault current, Ipf(2) kA External loop impedance, Ze (2) Ω

Supply Protective Device BS (EN) Type Rated Current A

I. Particulars of Installation Referred to in this Report

Supply Photo [Photo Link](#) Supply Photo (THERMAL IMAGE) [Photo Link](#)

Earth Electrode Location Means of Earthing

Main Protective Conductors	Material	csa		
Earthing Conductor	25	Copper	mm ²	Verified
Protective Bonding Conductor	16	Copper	mm ²	Verified

Main Switch Location Water installation Verified [Photo](#) To structural steel

Fuse/device rating or setting A Voltage rating V Gas installation pipes To lightning protection

If RCD main switch: Rated residual operating current I Δn mA Oil installation pipes

BS(EN) No. of Poles Current Rating A Rated time delay ms Measured operating trip time ms

J. 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.

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	Photo	Code
2226	OFFICE AREA TOP OF STAIRS-INCORRECT BACK BOX FOR SOCKET IN DADO, SOCKET IS NOT SECURED	Photo Link	C2
2228	OPEN AREA FOH-SINGLE SOCKET HAS SIGNS OF OVERHEATING AND DAMAGE	Photo Link	C2
2232	DB LIGHTING-BOARD COVER - MISSING SCREWS	Photo Link	C2
2234	DISTRIBUTION-VARIOUS CIRCUITS HAVE BEEN ISOLATED AT THE DB,S DUE TO REDUNDANT SECURITY EQUIPMENT FROM THE PREMISES PREVIOUS USE AS A BANK, THESE REQUIRE LOCKING	Photo Link	C2
2209	DB POWER-BASEMENT-2L3-UNABLE TO LOCATE CIRCUIT - DUE TO LACK OF CIRCUIT INFORMATION ON SITE		FI
2217	DB LIGHTING-BASEMENT-2L2-UNABLE TO LOCATE CIRCUIT - DUE TO LACK OF CIRCUIT INFORMATION ON SITE		FI
2218	DB LIGHTING-BASEMENT-3L1-UNABLE TO LOCATE CIRCUIT - DUE TO LACK OF CIRCUIT INFORMATION ON SITE		FI
2219	DB LIGHTING-BASEMENT-5L2-UNABLE TO LOCATE CIRCUIT - DUE TO LACK OF CIRCUIT INFORMATION ON SITE		FI
2223	DB POWER-BASEMENT-7L1-UNABLE TO LOCATE CIRCUIT - DUE TO LACK OF CIRCUIT INFORMATION ON SITE		FI

J. Observations (Continued)

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.

FALSE No remedial work required
 TRUE 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	Photo	Code
2229	GENERAL-SPD: RISK ASSESSMENT ACCORDING TO REGULATION 443.5 SHOULD BE CARRIED OUT TO DETERMINE IF PROTECTION AGAINST TRANSIENT OVERVOLTAGE(S) (SURGE PROTECTION) IS REQUIRED		C3
2231	GENERAL-ADDITIONAL PROTECTION - RCD: ADDITIONAL PROTECTION BY MEANS OF AN RCD WITH A RATED RESIDUAL OPERATING CURRENT NOT EXCEEDING 30MA SHALL BE PROVIDED FOR SOCKET OUTLETS NOT EXCEEDING 32A. AN EXCEPTION IS PERMITTED WHERE FOR AN INSTALLATION, OTHER THAN A DWELLING, A DOCUMENTED RISK ASSESSMENT IS PROVIDED.	Photo Link	C3
2235	GENERAL-SPD: Risk assessment according to Regulation 443.5 should be carried out to determine if protection against transient overvoltage s (surge protection) is		C3

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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)
PASS	C1 or C2	C3	FI	N/V	LIM	N/A	INAD
Item No.	Description						Outcome
1.0 INTAKE EQUIPMENT (VISUAL INSPECTION ONLY);							
1.1	Service cable						PASS
1.1.1	Service head						PASS
1.1.2	Earthing arrangement						PASS
1.1.3	Meter tails						PASS
1.1.4	Metering equipment						PASS
1.1.5	Isolator (where present)						PASS
1.1.6	Person ordering work/dutyholder notified (Delete as appropriate) 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						N/A
1.2	Consumer's Isolator (where present)						PASS
1.3	Consumer's meter tails						PASS
2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES							
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (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 AUTOMATIC DISCONNECTION OF SUPPLY							
3.1	Main earthing/bonding arrangements (411.3; Chap 54)						
3.1.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)						PASS
3.1.2	Presence of installation earth electrode arrangement (542.1.2.3)						N/A
3.1.3	Adequacy of earthing conductor size (542.3; 543.1.1)						PASS
3.1.4	Adequacy of earthing conductor connections (542.3.2)						PASS
3.1.5	Accessibility of earthing conductor connections (543.3.2)						PASS
3.1.6	Adequacy of main protective bonding conductor sizes (544.1)						PASS
3.1.7	Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2)						PASS
3.1.8	Accessibility of all protective bonding connections (543.3.2)						PASS
3.1.9	Provision of earthing/bonding labels at all appropriate locations (514.13)						PASS
3.2	FELV - requirements satisfied (411.7; 411.7.1)						PASS
4.0 OTHER METHODS OF PROTECTION (where any of the methods listed below are employed details should be provided on separate sheets)							
4.1	Non-conducting location (418.1)						N/A

4.2	Earth-free local equipotential bonding (418.2)	N/A
4.3	Electrical separation (Section 413; 418.3)	N/A
4.4	Double insulation (Section 412)	N/A
4.5	Reinforced insulation (Section 412)	N/A
5.0 DISTRIBUTION EQUIPMENT		
5.1	Adequacy of working space/accessibility to equipment (132.12; 513.1)	PASS
5.2	Security of fixing (134.1.1)	PASS
5.3	Condition of insulation of live parts (416.1)	PASS
5.4	Adequacy/security of barriers (416.2)	PASS
5.5	Condition of enclosure(s) in terms of IP rating etc (416.2)	PASS
5.6	Condition of enclosure(s) in terms of fire rating etc. (421.1.6; 421.1.201; 526.5)	PASS
5.7	Enclosure not damaged/deteriorated so as to impair safety (651.2)	PASS
5.8	Presence and effectiveness of obstacles (417.2)	PASS
5.9	Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2)	PASS
5.10	Operation of main switch(es) (functional check) (643.10)	PASS
5.11	Manual operation of circuit-breakers RCDs and AFDDs to prove functionality (643.10)	PASS
5.12	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check) (643.10)	PASS
5.13	RCD(s) provided for fault protection – includes RCBO(s) (411.4.204; 411.5.2; 531.2)	N/A
5.14	RCD(s) provided for additional protection / requirements, where required - includes RCBO(s) (411.3.3; 415.1)	N/A
5.15	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)	PASS
5.16	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)	FI
5.17	Presence of alternative supply warning notice at or near equipment, where required (514.15)	N/A
5.18	Presence of next inspection recommendation label (514.12.1)	PASS
5.19	Presence of other required labelling (please specify) (Section 514)	N/A
5.20	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)	PASS
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	PASS
5.0 DISTRIBUTION EQUIPMENT CONT.		
5.22	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11)	PASS
5.23	Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1)	PASS
5.24	Confirmation indication that the SPD is functional (534.1, 651.4)	N/A
6.0 DISTRIBUTION CIRCUITS		
6.1	Identification of conductors (514.3.1)	PASS
6.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	PASS
6.3	Condition of insulation of live parts (416.1)	PASS
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	PASS
6.5	Suitability of containment systems for continued use (including flexible conduit) (Section 522)	PASS

6.6	Cables correctly terminated in enclosures (Section 526)	PASS
6.7	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	LIM
6.8	Examination of cables for signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)	PASS
6.9	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	PASS
6.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	PASS
6.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	PASS
6.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	PASS
6.13	Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522)	PASS
6.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	PASS
6.15 CABLES CONCEALED UNDER FLOORS, ABOVE CEILINGS, IN WALLS/PARTITIONS LESS THAN 50 MM FROM A SURFACE, AND IN PARTITIONS CONTAINING METAL PARTS		
6.15.1	Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM
6.15.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204)	PASS
6.16	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	PASS
6.17	Band II cables segregated/separated from Band I cables (528.1)	PASS
6.18	Cables segregated/separated from non-electrical services (528.3)	PASS
6.19	Condition of circuit accessories (651.2)	PASS
6.20	Suitability of circuit accessories for external influences (512.2)	PASS
6.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	PASS
6.22	Adequacy of connections, including cpc's, within accessories and to fixed and stationary equipment – identify/ record numbers and locations of items inspected (Section 526)	PASS
6.23	Presence, operation and correct location of appropriate devices for isolation and switching (Chapter 46; Section 537)	PASS
6.24	General condition of wiring systems (651.2)	PASS
6.25	Temperature rating of cable insulation (522.1.1; Table 52.1)	PASS
6.26	Confirmation indication that the SPD is functional (534.1, 651.4)	N/A
7.0 CONSUMER UNIT/DISTRIBUTION BOARD		
7.1	Adequacy of working space / accessibility to consumer unit/distribution board (132.12; 513.1)	PASS
7.2	Security of fixing (134.1.1)	C2
7.3	Condition of enclosure(s) in terms of IP rating (barriers etc.)(416.2)	PASS
7.4	Condition of enclosure(s) in terms of fire rating etc (421.1.6; 421.1.201; 526.5)	PASS
7.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	PASS
7.5.1	Presence and effectiveness of obstacles (417.2)	PASS
7.6	Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2)	PASS
7.7	Operation of main switch(es) (functional check) (643.10)	PASS
7.8	Manual operation of circuit-breakers, RCD(s) and AFDD's to prove functionality (643.10)	PASS
7.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	PASS
7.10	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)	PASS

7.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
7.12	Presence of other required labelling (Please specify) Section 514)	N/A
7.13	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)	PASS
7.14	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3))	PASS
7.15	Protection against mechanical damage where cables enter distribution board (522.8.1; 522.8.5; 522.8.11)	PASS
7.16	Protection against electromagnetic effects where cables enter distribution board (521.5.1)	PASS
7.17	RCD(s) provided for fault protection – includes RCBO(s)(411.4.204; 411.5.2; 531.2)	N/A
7.18	RCD(s) provided for additional protection/requirements, where required - includes RCBO(s) (411.3.3; 415.1)	N/A
7.19	Confirmation of indication that SPD is functional (651.4)	C3
7.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	PASS
7.21	Adequate arrangements where a generating set operates as a switched alternative to public supply (551.6)	N/A
7.22	Adequate arrangements where a generating set operates in parallel with public supply (551.7)	N/A
8.0 FINAL CIRCUITS		
8.1	Identification of conductors (514.3.1)	PASS
8.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	PASS
8.3	Condition of insulation of live parts (416.1)	PASS
8.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	PASS
8.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	PASS
8.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	PASS
8.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	PASS
8.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	PASS
8.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	PASS
8.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	PASS
8.10	Cables Concealed Under Floors, Above Ceilings Or In Walls/ Partitions, Adequately Protected Against Damage (522.3.201, 202, 203, 204)	PASS
8.10.1	Installed in prescribed zones (see Section D. Extent and limitation) (522.6.201, 204)	PASS
8.10.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.201; 522.6.204)	PASS
8.12 PROVISION OF ADDITIONAL PROTECTION/REQUIREMENTS BY 30 mA RCD		
8.12.1	For all socket-outlets of rating 32 A or less unless an exception is permitted (411.3.3)	C3
8.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A
8.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C3
8.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C3
8.12.5	Final circuits supplying luminaries within domestic (household) premises (411.3.4)	N/A
8.12.6	For lighting that is accessible to the public (714.411.3.4)	C3
8.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	PASS

9.0 FINAL CIRCUITS CONT.

9.14	Band II cables segregated/separated from Band I cables (528.1)	PASS
9.15	Cables segregated/separated from communications cabling (528.2)	PASS
9.16	Cables segregated/separated from non-electrical services (528.3)	PASS
9.17	Terminations of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)	PASS
9.17.1	Connection soundly made and under no undue strain (526.6)	PASS
9.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	PASS
9.17.3	Connections of live conductors adequately enclosed (526.5)	PASS
9.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	PASS
9.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2 (v))	PASS
9.19	Suitability of accessories for external influences (512.2)	PASS
9.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	PASS
9.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	PASS

10.1 ISOLATOR (SECTIONS 460; 537)

10.1.1	Presence and condition of appropriate devices (Section 462; 537.2.7)	PASS
10.1.2	Acceptable location – state if local or remote from equipment in question (Section 462; 537.2.7)	PASS
10.1.3	Capable of being secured in the OFF position (462.3)	PASS
10.1.4	Correct operation verified (643.10)	PASS
10.1.5	Clearly identified by position and/or durable marking (537.2.6)	PASS
10.1.6	Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2)	PASS

10.2 SWITCHING OFF FOR MECHANICAL MAINTENANCE (SECTION 464; 537.3.2)

10.2.1	Presence and condition of appropriate devices (464.1; 527.3.2)	PASS
10.2.2	Acceptable location – state if local or remote from equipment in question (537.3.2.4)	PASS
10.2.3	Capable of being secured in the OFF position (462.3)	PASS
10.2.4	Correct operation verified (643.10)	PASS
10.2.5	Clearly identified by position and/or durable marking (537.3.2.4)	PASS

10.3 EMERGENCY SWITCHING/STOPPING (SECTION 465; 537.3.3)

10.3.1	Presence and condition of appropriate devices (Section 465; 537.3.3; 537.4)	PASS
10.3.2	Readily accessible for operation where danger might occur (537.3.3.6)	PASS
10.3.3	Correct operation verified (643.10)	PASS
10.3.4	Clearly identified by position and/or durable marking (537.3.3.6)	PASS

10.4 FUNCTIONAL SWITCHING (SECTION 463; 537.3.1)

10.4.1	Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2)	PASS
10.4.2	Correct operation verified (537.3.1.1; 537.3.1.2)	PASS

11.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)

11.1	Condition of equipment in terms of IP rating etc (416.2)	PASS
11.2	Equipment does not constitute a fire hazard (Section 421)	PASS
11.3	Enclosure not damaged/deteriorated so as to impair safety (134.1.1; 416.2; 512.2)	PASS
11.4	Suitability for the environment and external influences (512.2)	PASS
11.5	Security of fixing (134.1.1)	PASS
11.6	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)	PASS
11.7 RECESSED LUMINAIRES (DOWNLIGHTERS)		
11.7.1	Correct type of lamps fitted (559.3.1)	PASS
11.7.2	Installed to minimize build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2)	PASS
11.7.3	No signs of overheating to surrounding building fabric (559.4.1)	PASS
11.7.4	No signs of overheating to conductors/terminations (526.1)	PASS
12.0 PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
12.1	If any special installations or locations are present, list the particular inspections applied.	N/A
13.0 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
13.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A

ELECTRICAL INSTALLATION CONDITION REPORT

for Industrial/Commercial Premises

Client Name	SAMPLE	Installation Address	SAMPLE
Client Address	SAMPLE	Postcode	SAMPLE
Client Postcode	SAMPLE		

Distribution Board Details

SPD Details: Type(s)*

Location

Designation

Supply to distribution board is from No. Phases

Inspection Photographs

open by clicking links below

Thermalgraphic Photo [Link](#) Completion Image 1 [Link](#) Completion Image 3 [Link](#)

Internal Photo of Board [Link](#) Completion Image 2 [Link](#) Completion Image 4

BS(EN) Rating A

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of Wiring	Ref. method	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices		Breaking capacity (KA)	BS 7671 Max. permitted Zs (Ω)	RCD			
				L / N	CPC		BS(EN) Number	Rating (A)			BS(EN) Number	Type No.	IΔn (mA)	Rating (A)
1L1	ISOLATED	B	B	2.5	2.5	0.4	BS 60898 Type B	32	10	1.37	N/A	N/A	N/A	N/A
1L2	SOCKETS (RING) - CASHIER	B	B	2.5	2.5	0.4	BS 60898 Type C	32	10	0.68	N/A	N/A	N/A	N/A
1L3	SOCKETS (RING) - BACK OFFICE DADI	B	B	2.5	2.5	0.4	BS 60898 Type B	32	10	1.37	N/A	N/A	N/A	N/A
2L1	SOCKETS (RING) - OPEN AREA	B	B	2.5	2.5	0.4	BS 60898 Type C	32	10	0.68	N/A	N/A	N/A	N/A
2L2	SOCKETS (RING) - REST ROOM	B	B	2.5	2.5	0.4	BS 60898 Type B	32	10	1.37	N/A	N/A	N/A	N/A
2L3	UNKNOWN / UNTRACED	B	B	2.5	2.5	0.4	BS 60898 Type B	16	10	2.73	N/A	N/A	N/A	N/A
3L1	SOCKETS (RING) - OPEN AREA	B	B	2.5	2.5	0.4	BS 60898 Type C	32	10	0.68	N/A	N/A	N/A	N/A
3L2	SOCKETS (RING) - SOCKET & SPURS R/H OF CASHIER	B	B	2.5	2.5	0.4	BS 60898 Type B	32	10	1.37	N/A	N/A	N/A	N/A
3L3	GENTS DRYER & HEATER	B	B	2.5	2.5	0.4	BS 60898 Type C	32	10	0.68	N/A	N/A	N/A	N/A
4L1	DOOR COMPRESSOR SPURS	B	B	2.5	2.5	0.4	BS 60898 Type C	16	10	1.37	N/A	N/A	N/A	N/A
4L2	SOCKETS - MAIN OFFICE	B	B	2.5	2.5	0.4	BS 60898 Type C	16	10	1.37	N/A	N/A	N/A	N/A
4L3	SOCKETS (RING) - BASEMENT	B	B	2.5	2.5	0.4	BS 60898 Type C	32	10	0.68	N/A	N/A	N/A	N/A
5TP	ISOLATED	B	B	4	2.5	0.4	BS 60898 Type B	20	10	2.19	N/A	N/A	N/A	N/A
6L1	ISOLATED	B	B	4	2.5	0.4	BS 60898 Type C	16	10	1.37	N/A	N/A	N/A	N/A
6L2	ISOLATED	B	B	4	2.5	0.4	BS 60898 Type C	32	10	0.68	N/A	N/A	N/A	N/A
6L3	WATER HEATER - GENTS	B	B	2.5	2.5	0.4	BS 60898 Type B	16	10	2.73	N/A	N/A	N/A	N/A
7L1	UNKNOWN / UNTRACED	B	B	2.5	2.5	0.4	BS 60898 Type C	16	10	1.37	N/A	N/A	N/A	N/A
7L2	AC UNIT	B	B	2.5	2.5	0.4	BS 60898 Type C	16	10	1.37	N/A	N/A	N/A	N/A

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. **CPC M** = Mechanical

* 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

ELECTRICAL INSTALLATION CONDITION REPORT

for Industrial/Commercial Premises

Client Name	SAMPLE	Installation Address	SAMPLE		
Client Address	SAMPLE		SAMPLE		
Client Postcode	SAMPLE	Postcode	SAMPLE		

Distribution board details - Complete in every case

Location: Thermalgraphic Photo: [Link](#) Completion Image 1: [Link](#) Completion Image 3: [Link](#)

Designation: Internal Photo of Board: [Link](#) Completion Image 2: [Link](#) Completion Image 4:

Supply polarity confirmed: Ipf: kA Zdb: Ω

Inspection Photographs
open by clicking links below

SCHEDULE OF 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			R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)			All RCDs IΔn ms	Optional <= 30 mA 5 IΔn ms	RCD	AFDD
	r1	m	r2	R1 + R2	R2									
1L1	N/A	N/A	N/A	0.01	.	LIM	LIM	LIM	PASS	N/A	N/A	N/A	N/A	N/A
1L2	N/A	N/A	N/A	0.27	N/A	LIM	LIM	LIM	PASS	0.38	N/A	N/A	N/A	N/A
1L3	N/A	N/A	N/A	0.09	N/A	LIM	LIM	LIM	PASS	0.20	N/A	N/A	N/A	N/A
2L1	N/A	N/A	N/A	0.21	N/A	LIM	LIM	LIM	PASS	0.32	N/A	N/A	N/A	N/A
2L2	N/A	N/A	N/A	0.15	N/A	LIM	LIM	LIM	PASS	0.26	N/A	N/A	N/A	N/A
2L3	N/A	N/A	N/A	0.01	LIM	LIM	LIM	LIM	PASS	LIM	N/A	N/A	N/A	N/A
3L1	N/A	N/A	N/A	0.14	N/A	LIM	LIM	LIM	PASS	0.25	N/A	N/A	N/A	N/A
3L2	N/A	N/A	N/A	0.11	N/A	LIM	LIM	LIM	PASS	0.22	N/A	N/A	N/A	N/A
3L3	N/A	N/A	N/A	0.18	N/A	LIM	LIM	LIM	PASS	0.29	N/A	N/A	N/A	N/A
4L1	N/A	N/A	N/A	0.02	N/A	LIM	LIM	LIM	PASS	0.13	N/A	N/A	N/A	N/A
4L2	N/A	N/A	N/A	0.13	N/A	LIM	LIM	LIM	PASS	0.24	N/A	N/A	N/A	N/A
4L3	N/A	N/A	N/A	0.08	N/A	LIM	LIM	LIM	PASS	0.19	N/A	N/A	N/A	N/A
5TP	N/A	N/A	N/A	0.01	.	LIM	LIM	LIM	PASS	N/A	N/A	N/A	N/A	N/A
6L1	N/A	N/A	N/A	0.01	.	LIM	LIM	LIM	PASS	N/A	N/A	N/A	N/A	N/A
6L2	N/A	N/A	N/A	0.01	.	LIM	LIM	LIM	PASS	N/A	N/A	N/A	N/A	N/A
6L3	N/A	N/A	N/A	0.18	N/A	LIM	LIM	LIM	PASS	0.29	N/A	N/A	N/A	N/A
7L1	N/A	N/A	N/A	0.01	LIM	LIM	LIM	LIM	PASS	LIM	N/A	N/A	N/A	N/A
7L2	N/A	N/A	N/A	0.1	N/A	LIM	LIM	LIM	PASS	0.21	N/A	N/A	N/A	N/A

Test instrument serial number(s)

Loop impedance: Insulation resistance: Continuity: RCD:

Tested by: Name (capital letters): E/Electrode: Signature: 

Position: Date:

ELECTRICAL INSTALLATION CONDITION REPORT

for Industrial/Commercial Premises

Client Name	<input type="text" value="SAMPLE"/>	Installation Address	<input style="height: 40px;" type="text" value="SAMPLE"/>
Client Address	<input style="height: 30px;" type="text" value="SAMPLE"/>		
Client Postcode	<input type="text" value="SAMPLE"/>	Postcode	<input type="text" value="SAMPLE"/>

Distribution board details - Complete in every case		Inspection Photographs open by clicking links below	
Location	<input type="text" value="BASEMENT"/>	Thermalgraphic Photo	Link
Designation	<input type="text" value="MAIN DISTRIBUTION BOARD"/>	Internal Photo of Board	Link
Completion Image 1	Link	Completion Image 3	<input type="text"/>
Completion Image 2	Link	Completion Image 4	<input type="text"/>

Supply polarity confirmed	<input type="text" value="PASS"/>	Ipf	<input type="text" value="4.68"/>	kA	Zdb	<input type="text" value="0.1"/>	Ω
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SCHEDULE OF 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			R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)			All RCDs IΔn ms	Optional <= 30 mA 5 IΔn ms	RCD	A-FDD
	r1	r _n	r2	R1 + R2	R2									
1TP	N/A	N/A	N/A	LIM	N/A	LIM	LIM	LIM	PASS	LIM	N/A	N/A	N/A	N/A
2TP	N/A	N/A	N/A	LIM	.	LIM	LIM	LIM	PASS	0.11	N/A	N/A	N/A	N/A
3TP	N/A	N/A	N/A	LIM	N/A	LIM	LIM	LIM	PASS	0.14	N/A	N/A	N/A	N/A
4TP	N/A	N/A	N/A	LIM	N/A	LIM	LIM	LIM	PASS	LIM	N/A	N/A	N/A	N/A
5L1	N/A	N/A	N/A	LIM	N/A	LIM	LIM	LIM	PASS	0.45	N/A	N/A	N/A	N/A
5L2	N/A	N/A	N/A	LIM	.	LIM	LIM	LIM	PASS	0.11	N/A	N/A	N/A	N/A
5L3	N/A	N/A	N/A	LIM	.	LIM	LIM	LIM	PASS	0.11	N/A	N/A	N/A	N/A
6TP	N/A	N/A	N/A	LIM	.	LIM	LIM	LIM	PASS	0.11	N/A	N/A	N/A	N/A

Test instrument serial number(s)	<input type="text" value="MG787123"/>	Insulation resistance	<input type="text" value="MG787123"/>	Continuity	<input type="text" value="MG787123"/>	RCD	<input type="text" value="MG787123"/>
Loop impedance	<input type="text" value="MG787123"/>	E/Electrode	<input type="text" value="MG787123"/>	Signature			
Tested by: Name (capital letters)	<input type="text" value="MIKE CRIGHTON"/>	Date	<input type="text" value="27-01-2026"/>				
Position	<input type="text" value="Lead Engineer"/>						

ELECTRICAL INSTALLATION CONDITION REPORT

for Industrial/Commercial Premises

Client Name	SAMPLE	Installation Address	SAMPLE
Client Address	SAMPLE	Postcode	SAMPLE
Client Postcode	SAMPLE		

Distribution Board Details

SPD Details: Type(s)*

Location

Designation

Supply to distribution board is from No. Phases

Inspection Photographs

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Thermalgraphic Photo [Link](#) Completion Image 1 [Link](#) Completion Image 3 [Link](#)

Internal Photo of Board [Link](#) Completion Image 2 [Link](#) Completion Image 4

BS(EN) Rating A

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of Wiring	Ref. method	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices		Breaking capacity (KA)	BS 7671 Max. permitted Zs (Ω)	RCD			
				L / N	CPC		BS(EN) Number	Rating (A)			BS(EN) Number	Type No.	IΔn (mA)	Rating (A)
1L1	LIGHTS - CASHIER	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
1L2	LIGHTS - CASHIER	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
1L3	LIGHTS - BACK OFFICE & REST ROOM	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
2L1	LIGHTS - OPEN AREA	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
2L2	UNKNOWN / UNTRACED	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
2L3	LIGHTS - TOILETS	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
3L1	UNKNOWN / UNTRACED	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
3L2	LIGHTS - BACK OFFICE	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
3L3	ISOLATED	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
4L1	LIGHTS - FRONT OFFICES	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
4L2	ISOLATED	B	B	1.5	1.5	0.4	BS 60898 Type C	6	10	3.64	N/A	N/A	N/A	N/A
4L3	SOCKETS - BASEMENT	B	B	2.5	1.5	0.4	BS 60898 Type C	16	10	1.37	N/A	N/A	N/A	N/A
5L1	LIGHTS - BASEMENT	B	B	2.5	2.5	0.4	BS 60898 Type C	10	10	2.19	N/A	N/A	N/A	N/A
5L2	UNKNOWN / UNTRACED	B	B	1.5	1.5	0.4	BS 60898 Type B	6	10	7.28	N/A	N/A	N/A	N/A
5L3	SOCKETS - FRONT OFFICE	B	B	2.5	1.5	0.4	BS 60898 Type B	16	10	2.73	N/A	N/A	N/A	N/A
6L1	SOCKETS - FRONT OFFICE	B	B	2.5	1.5	0.4	BS 60898 Type B	20	10	2.19	N/A	N/A	N/A	N/A
6L2	SOCKETS (RING) - CLEANERS	B	B	2.5	2.5	0.4	BS 61009 Type C	32	10	1667.0	1009 Ty	AC	30	32
6L3	CONTACTORS ABOVE DB	B	B	2.5	2.5	0.4	BS 60898 Type B	10	10	4.37	N/A	N/A	N/A	N/A

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. **CPC M** = Mechanical

* 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

ELECTRICAL INSTALLATION CONDITION REPORT

for Industrial/Commercial Premises

Client Name	SAMPLE	Installation Address	SAMPLE
Client Address	SAMPLE		
Client Postcode	SAMPLE	Postcode	SAMPLE

Distribution board details - Complete in every case

Location: BASEMENT

Designation: DB LIGHTING

Supply polarity confirmed: PASS Ipf: 4.4 kA Zdb: 0.11 Ω

Inspection Photographs
open by clicking links below

Thermalgraphic Photo: [Link](#) Completion Image 1: [Link](#) Completion Image 3: [Link](#)

Internal Photo of Board: [Link](#) Completion Image 2: [Link](#) Completion Image 4: [Link](#)

SCHEDULE OF 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			R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)			All RCDs IΔn ms	Optional <= 30 mA 5 IΔn ms	RCD	AFDD
	r1	m	r2	R1 + R2	R2									
1L1	N/A	N/A	N/A	0.01	N/A	LIM	LIM	LIM	PASS	0.640.69	N/A	N/A	N/A	N/A
1L2	N/A	N/A	N/A	0.53	N/A	LIM	LIM	LIM	PASS	0.64	N/A	N/A	N/A	N/A
1L3	N/A	N/A	N/A	0.67	N/A	LIM	LIM	LIM	PASS	0.78	N/A	N/A	N/A	N/A
2L1	N/A	N/A	N/A	0.72	N/A	LIM	LIM	LIM	PASS	0.83	N/A	N/A	N/A	N/A
2L2	N/A	N/A	N/A	0.01	LIM	LIM	LIM	LIM	PASS	LIM	N/A	N/A	N/A	N/A
2L3	N/A	N/A	N/A	0.6	N/A	LIM	LIM	LIM	PASS	0.71	N/A	N/A	N/A	N/A
3L1	N/A	N/A	N/A	0.01	LIM	LIM	LIM	LIM	PASS	LIM	N/A	N/A	N/A	N/A
3L2	N/A	N/A	N/A	0.7	N/A	LIM	LIM	LIM	PASS	0.81	N/A	N/A	N/A	N/A
3L3	N/A	N/A	N/A	0.01	.	LIM	LIM	LIM	PASS	N/A	N/A	N/A	N/A	N/A
4L1	N/A	N/A	N/A	0.81	N/A	LIM	LIM	LIM	PASS	0.92	N/A	N/A	N/A	N/A
4L2	N/A	N/A	N/A	0.01	.	LIM	LIM	LIM	PASS	N/A	N/A	N/A	N/A	N/A
4L3	N/A	N/A	N/A	0.06	N/A	LIM	LIM	LIM	PASS	0.17	N/A	N/A	N/A	N/A
5L1	N/A	N/A	N/A	0.43	N/A	LIM	LIM	LIM	PASS	0.54	N/A	N/A	N/A	N/A
5L2	N/A	N/A	N/A	0.01	LIM	LIM	LIM	LIM	PASS	LIM	N/A	N/A	N/A	N/A
5L3	N/A	N/A	N/A	0.23	N/A	LIM	LIM	LIM	PASS	0.34	N/A	N/A	N/A	N/A
6L1	N/A	N/A	N/A	0.39	N/A	LIM	LIM	LIM	PASS	0.50	N/A	N/A	N/A	N/A
6L2	N/A	N/A	N/A	0.28	N/A	LIM	LIM	LIM	PASS	0.39	19.9	N/A	PASS	N/A
6L3	N/A	N/A	N/A	0	N/A	LIM	LIM	LIM	PASS	0.12	N/A	N/A	N/A	N/A

Test instrument serial number(s): MG787123

Loop impedance: MG787123 Insulation resistance: MG787123 Continuity: MG787123 RCD: MG787123

Tested by: Name (capital letters): MIKE CRIGHTON E/Electrode: MG787123 Signature: 

Position: Lead Engineer Date: 27-01-2026

