

Electrical Installation Condition Report

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

Guidance for recipients:

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

- 1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may limitations of this inspection, be fully identified. Such give rise to danger (see Section K).
- 2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
- 3. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.
- 4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.
- 5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
- 6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
- 7. For items classified in Section K as C1 ("Danger Present"), the safety of those using the installation is at confirm it is in operational condition in accordance with risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
- 8. For items classified in Section K as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

- 9. Where it has been stated in Section K that an observation requires further investigation code FI the inspection has revealed an apparent deficiency which may result in a code C1 or C2 could not, due to the extent or observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
- 10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit /distribution board (where required).
- 11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.
- 12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
- 13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.
- 14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

for Domestic and Similar Premises up to 100 A



A. Details of the Inst	allation									
Client	Condor properties	Inst	allation	3 Ferndale						
Address	Mill House Lugg Bridge Road Lugg Bridge HEREFORD	Add	ress	3 Ferndale Road Wavertree LIVERPOOL						
Postcode	HR1 3NA	Pos	tcode	L15 3JY						
B. Reason for Produ	cing this Report This form is to be use	ed only for repor	ting on the condition of	an existing installation.						
Periodic Report										
Date(s) on which the inspection and testing were carried out 04/04/2024 to 04/04/2024										
Description of premis Estimated age of the Evidence of alteratio	Description of premises Residential or Similar ✓ Commercial Industrial Other (please specify) Estimated age of the wiring system ✓ Solution Yes ✓ No Not apparent if 'Yes', estimated ✓ Solution Yes ✓ No Records held by Condor Properties									
Date of last inspection		•	e No. or previous Inspectio	n Report No. n/v						
D. Extent of Electrica	al Installation Covered by this Report	t:								
Fixed wiring										
Agreed Limitations	and Operational Limitations (Regulations 65	3.2)								
Cables concealed w	Cables concealed within building fabric not verified									
Agreed with: letting	agent	of Termination Sar	mpling: 10%							
amended to 2020				ordance with BS 7671: 2018 (IET Wiring Regulations)						
	ed between the client and inspector prior to the inspec									
	ondition of the Installation of the installation (in terms of electrical safety)		ment of the installation in tability for continued use	SATISFACTORY - *UNSATISFACTORY						
	DRY assessment indicates that dangerous (code	C1), or potentially da	angerous (code C2) condition	ons have been identified						
present' (code C1) or ' required' (code FI). Ob	essment of the suitability of the installation for continue Potential dangerous' (code C2) are acted upon as a n	natter of urgency. Inve (code C3) should be	estigation without delay is reco	recommend that any observations classified as 'Danger mmended for observations identified as 'Further Investigation ect to the necessary remedial action being taken, I/we						
exercised reasonable s		ting hereby declare th	at the information in this repor	below), particulars of which are described above, having t, including the observations and the attached schedules, s in section D of this report.						
Company	Darren Evans	Nome	Inspected and tes							
Address	15 Ferns Road, Wirral, Merseyside	Name: Signature:	Craig Latham Craig Latham	Darren Evans Darren Evans						
Postcode										
Branch No.	20740	Position:	Tester	Manager						
Scheme No.	29710	Date:	04/04/2024	04/04/2024						
H. Schedule(s)	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.									

for Domestic and Similar Premises up to 100 A



I. Supply Characteristics and Earthing Arrangements
Earthing Arrangements TN-S 🗸 TN-C-S 🔲 TT 💮 Other 💮 Please specify
Number & Type of live conductors AC V DC No. of phases 3 No. of wires 4
Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement) Nominal voltage, U/U ₀ (1) 230/400 V Nominal frequency, f(1) 50 H _z Confirmation of supply polarity
Prospective fault current, I_{pf} (2) 2.3 kA External loop impedance, Z_e (2) 0.10 Ω
Supply Protective Device BS (EN) 1361 Type 2 Rated Current 100 A No. of Additional Supplies N/A
No. of Additional Supplies
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 V Installation Earth Electrode
Location N/A Electrode resistance to earth N/A Ω Maximum Demand (load) 80 KVA
Main Protective Conductors Material csa (√) or Value (√) or Value
Earthing Conductor Copper 16 mm² Continuity Verified V Ω Connection Verified V Ω Connection Verified Ω Ω Ω Ω Connection Verified Ω Ω Ω Ω Connection Verified Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω
Protective Bonding Conductor mm^2 Continuity Verified Ω Connection Verified Ω Connection Verified Ω Material csa (connection / continuity) ($\sqrt{}$) or Value ($\sqrt{}$) or Value
Main Supply Conductor
Main Switch Location Mains Gas installation pipes ✓ Ω To lightning protection Ω
Fuse/device rating or setting N/A A Voltage rating 400 V Oil installation pipes Ω
If RCD main switch: Rated residual operating current I Δn N/A mA Other Ω
BS(EN) 60947-3 No. of Poles 4 Current Rating 100 A Rated time delay N/A ms Measured operating trip time N/A ms
K. Observations Explanation of codes
Referring to the attached inspection schedule(s) and schedule(s) of circuit details and Danger present. Risk of Injury. Immediate remedial action required.
test results, and subject to the limitations specified at the Extent and limitations of inspection and testing Section D. Potentially dangerous. Urgent remedial action required.
✓ No remedial work required ③ Improvement recommended.
Control Investigation and without delay.
The following observations are made
Item No. Observations Code
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.
Danger present. Risk of Injury. Immediate remedial action required.
Potentially dangerous. Urgent remedial action required.
Improvement recommended.
Further Investigation required without delay

FT/EICR 2971000001009



for Domestic and Similar Premises up to 100 A

C	Outcomes							
	Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)
		O or	3	(1)	NV	Δ	N/A	8
	In the outcome column	n use the codes above	. Provide additional cor	nment where appropri	ate. C1/C2/C3 and FI	coded items to be reco	rded in section K of the	e condition report.

m No.	Description	Outcom
INTAK	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 (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)	
1.3	Consumer's meter tails	
Presen	ce 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
EARTH	ING / 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)	
CONSL	IMER 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)	
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)	V
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 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)	
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)	N/A
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)	(NA
FINAL	CIRCUITS	
5.1	Identification of conductors (514.3.1)	
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	I 👗

ELECTRICAL INSTALLATION CONDITION REPORT - Schedule of Inspections

FT/EICR 2971000001009

for Domestic and Similar Premises up to 100 A



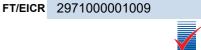
			INAP						
5.4		athed cables protected by enclosure in conduit, ducting or trunking (521.10.1). To include in the integrity of conduit ing systems (metallic and plastic)	Δ						
5.5	Adequac	y of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)							
.0 FIN	AL CIRCUITS	CONT							
5.6	Coordina	tion between conductors and overload protective devices (433.1; 533.2.1)							
5.7	Adequac	y of protective devices: type and rated current for fault protection (411.3)							
5.8	Presence	e and adequacy of circuit protective conductors (411.3.1: Section 543)							
5.9	Wiring sy	stem(s) appropriate for the type and nature of the installation and external influences (Section 522)							
5.10) Conceale	ed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	Ā						
	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D								
5.1		nd limitations) (522.6.204)							
12 PF	ROVISION OF	ADDITIONAL REQUIREMENTS FOR RCD NOT EXCEEDING 30 mA:							
5.12	.1 For all so	cket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)							
5.12	.2 For the s	upply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)							
5.12	.3 For cable	es concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	A						
5.12	.4 For cable	es concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	A						
5.12	_	uits supplying luminaires within domestic (household) premises (411.3.4)							
5.12		ng that is accessible to the public (714.411.3.4)							
5.13		of fire barriers, sealing arrangements and protection against thermal effects (Section 527)							
5.14	_	ables segregated/separated from Band I cables (528.1)							
5.1		egregated/separated from communications cabling (528.2)							
5.10	_	egregated/separated from non-electrical services (528.3)							
	<u> </u>	DF CABLES AT ENCLOSURES - INDICATE EXTENT OF SAMPLING IN SECTION D OF THE REPORT (SECTION 526	3)						
5.17		ons soundly made and under no undue strain (526.6)							
5.17		insulation of a conductor visible outside enclosure (526.8)							
5.17		ons of live conductors adequately enclosed (526.5)							
5.17									
		ely connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)							
5.18		n of accessories including socket-outlets, switches and joint boxes (651.2 (v))							
5.19		y of accessories for external influences (512.2)							
5.20		y of working space/accessibility to equipment (132.12; 513.1)							
5.2		ble switching or protective devices in line conductors only (132.14; 530.3.3)	\bigcirc						
		NTAINING A BATH OR SHOWER							
6.1		al protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	<u> </u>						
6.2		sed as a protective measure, requirements for SELV or PELV met (701.414.4.5)	<u> </u>						
6.3		upply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A						
6.4	_	e of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	\bigcirc						
6.5	_	age (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	\bigcirc						
6.6	Suitability	y of equipment for external influences for installed location in terms of IP rating (701.512.2)	\bigcirc						
6.7	' Suitability	of accessories and controlgear etc. for a particular zone (701.512.3)	\bigcirc						
6.8	Suitability	of current-using equipment for particular position within the location (701.55)	\bigcirc						
0 ОТІ		PECIAL INSTALLATIONS OR LOCATIONS							
7.1	List all ot applied.)	her special installations or locations present, if any. (Record separately the results of particular inspections	N/A						
0 PR	OSUMER'S LO	W VOLTAGE ELECTRICAL INSTALLATION(S)							
	Where th	e installation includes additional requirements and recommendations relating to Chapter 82, additional inspection	(N/A)						
8.1	I	ould be added to the checklist.							
0 Sc	hedule of Te	sts Results to be recorded on Schedule of Test Results							
9.1	External earth lo	pop impedance, Ze 9.9 Insulation Resistance between Live Conductors	Yes						
9.2	Installation earth	n electrode 9.10 Insulation Resistance between Live Conductors & Earth	Yes						
9.3	Prospective faul		Yes						
9.4	Continuity of Ea		Yes						
	•		_						
9.5			Yes						
9.6	Continuity of rin		Yes						
	Continuity of Pro	otective Bonding Conductors 9.15 Functional testing of RCD devices	Yes						
9.7	/olt drop verified 9.16 Functional testing of AFDD(s) devices								
9.7 9.8	•	·	N/A						
9.8	ctor's Name:	Craig Latham Signature: Craia Catham							
9.8		Craig Latham Signature: Craig Latham							

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations

BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



Client Name	Condor properties		Installation Address	3 Ferndale, 3 Ferndale Road, Wavertree,
Client Address	Mill House Lugg Bridge Road, Lugg Bridg	ge		LIVERPOOL
	HEREFORD		Postcode	L15 3JY
Client Postcode	HR1 3NA			
Distribution board details - Complete in every case		Complete only if the distr connected directly to the		
SPD Details: Type(s)* T Location Cellar	T1 T2 T3† N/A ✓	Overcurrent protective devic for the distribution circuit:	Supply to distribution board	is from Isolator in adj Room
Designation DB3		No. of phases 3	BS(EN) 1361	Type 2 Rating 100 A
No. of ways 12		Nominal voltage N/A	V RCD BS(EN) N/A	Type N/A Rating N/A IΔn mA
-				

	SCHEDULE OF CIRCUIT DETAILS															
Circuit No. and Line		Type of wiring	Ref. method	No. of points served	Circuit co csa (ı	nductors nm²)	Maximum disconnection time (BS 7671)	Overcurrent protect			Breaking capacity	BS 7671 Max. permitted Zs Other Other §		RCE		1
Line Line		of w	meth	of poi			num inections 76	BS EN	Тур	Ratir	king	80%	BS EN	Тур	lΔn (mA)	Ratir
0.	Circuit designation	ring	од :j:	nts	L/N	СРС	73 (S)	Number	Type No.	Rating (A)	(KA)	(Ω)	Number	Type No.	nA)	Rating (A)
1	Spare															
2	Spare															
3	Spare															
4	Fire Alarm	Α	В	1	1.5	1	0.4	60898	В	10	6	3.68	61008	AC	30	63
5	Cylinder 2	Α	В	1	2.5	1.5	0.4	60898	В	16	6	2.30	61008	AC	30	63
6	Sockets Rooms 4, 5, & 6	Α	В	9	2.5	1.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
7	Spare															
8	Spare															
9	Pump Spare	Α	В	1	2.5	1.5	0.4	60898	В	16	6	2.30	61008	AC	30	63
10	Cylinder 1	Α	В	1	2.5	1.5	0.4	60898	В	16	6	2.30	61008	AC	30	63
11	Heat Supply	Α	В	3	2.5	1.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
12	Heat Supply	Α	В	2	2.5	1.5	0.2	60898	В	32	6	1.15	61008	AC	30	63
													·			
						1									1	1

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2971000001009



for Domestic and Similar Premises up to 100 A

Client Name	Condor properties		Installation Address 3 Ferndale, 3 Ferndale Road, Wavertree,
Client Addre	55 5 7 55	ent HR1 3NA stcode	Installation Postcode L15 3JY
Distribution boa	rd details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation
Location	Cellar		Associated RCD (if any): BS (EN) N/A
Designation	DB3		Z_{db} 0.10 Operating at I Δ n N/A ms
No. of ways	12 Supply polarity confirmed Phase	sequence confirmed	
No. of phases	3 SPD: Operational status confirmed	✓ Not applicable	Left 2.80 KA No. of poles 2 Time delay (if applicable) N/A

No. of	o. of phases 3 SPD: Operational status confirmed V Not applicable I pf 2.80 KA No. of poles 2 Time delay (if applicable) N/A														
						-	TEST DES	TE STILL							
			Circuit impeda	anaa O			EST RESULTS Insulation resistance				Po	₹ ₹	RCD testing	Manu	
Cir	5:		· · ·		1		,	Record lower readi	T	<i>(</i> E	Polarity	Max. Measured	All RCDs IΔn		peration >
Circuit No. and Line		g final circuits		Fig 8 check	R1R2	or R2	Test voltage		L/E, N			e Zs	ms	RCD	AFDD
	r1	rn	r2	(✓)	R1 + R2	R2	V	M(Ω)	Μ(Ω)	(√)	(Ω)		(√)	(√)
1				N/A							N/A			N/A	N/A
3				N/A N/A							N/A N/A			N/A N/A	N/A N/A
	N/A	N/A	N/A	N/A	0.25		500	>200	>200		N/A	0.35	28.8	IN/A ✓	N/A
			N/A	N/A	0.23		500	>200	>200			0.24	28.8	✓	N/A
6		0.48	0.67	√	0.36		500	>200	>200		· ✓	0.46	28.8	·	N/A
7	0.40	0.40	0.07	N/A	0.00		500	- 200	200		N/A	0.40	20.0	N/A	N/A
8				N/A							N/A			N/A	N/A
	N/A	N/A	N/A	N/A	0.15		500	>200	>200			0.25	29.7	√	N/A
10	N/A	N/A	N/A	N/A	0.12		500	>200	>200		✓	0.22	27.9	✓	N/A
11		0.41	0.64	✓	0.39		500	>200	>200		✓		29.7	✓	N/A
12	0.30	0.29	0.49	✓	0.32		500	>200	>200		✓	0.42	29.7	✓	N/A
Details of	of circuits and/	or installed equ	uipment vulnera	able to dam	nage when tes	sting				Data (-)	ا جا امما	in a C	I/04/2024 To	04/04/20	24
Vulnera	able items re	moved prior	to I/R Testing						Π '	Date(s) d Date(s)	live test			04/04/20	
Test instri	ument serial num	ber(s) Loop imp	pedance 1912066	61	Insulation re	sistance 1912	0661	Continuity 1912066	1	RCD	1912066	1	E/Electrode 19120661		
Tested	by: Name (ca	apital letters)		CRAIG LAT	ГНАМ			<u></u>	Signature	Craig	Latha	m			
Po	sition Tester				Date 04/04/2024										



Electrical Installation Condition Report

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Guidance for recipients:

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- 2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
- 3. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.
- 4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.
- 5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
- 6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
- 7. For items classified in Section K as C1 ("Danger Present"), the safety of those using the installation is at confirm it is in operational condition in accordance with risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
- 8. For items classified in Section K as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

- 9. Where it has been stated in Section K that an observation requires further investigation code FI the inspection has revealed an apparent deficiency which may result in a code C1 or C2 could not, due to the extent or observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
- 10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit /distribution board (where required).
- 11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.
- 12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
- 13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.
- 14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

for Domestic and Similar Premises up to 100 A



A. Details of the Inst	allation									
Client	Condor properties	Inst	allation	3 Ferndale						
Address	Mill House Lugg Bridge Road Lugg Bridge HEREFORD	Add	ress	3 Ferndale Road Wavertree LIVERPOOL						
Postcode	HR1 3NA	Pos	tcode	L15 3JY						
B. Reason for Produ	cing this Report This form is to be use	ed only for repor	ting on the condition of	an existing installation.						
Periodic Report										
Date(s) on which the inspection and testing were carried out 04/04/2024 to 04/04/2024										
Description of premis Estimated age of the Evidence of alteratio	Description of premises Residential or Similar ✓ Commercial Industrial Other (please specify) Estimated age of the wiring system ✓ Solution Yes ✓ No Not apparent if 'Yes', estimated ✓ Solution Yes ✓ No Records held by Condor Properties									
Date of last inspection		•	e No. or previous Inspectio	n Report No. n/v						
D. Extent of Electrica	al Installation Covered by this Report	t:								
Fixed wiring										
Agreed Limitations	and Operational Limitations (Regulations 65	3.2)								
Cables concealed w	Cables concealed within building fabric not verified									
Agreed with: letting	agent	of Termination Sar	mpling: 10%							
amended to 2020				ordance with BS 7671: 2018 (IET Wiring Regulations)						
	ed between the client and inspector prior to the inspec									
	ondition of the Installation of the installation (in terms of electrical safety)		ment of the installation in tability for continued use	SATISFACTORY - *UNSATISFACTORY						
	DRY assessment indicates that dangerous (code	C1), or potentially da	angerous (code C2) condition	ons have been identified						
present' (code C1) or ' required' (code FI). Ob	essment of the suitability of the installation for continue Potential dangerous' (code C2) are acted upon as a n	natter of urgency. Inve (code C3) should be	estigation without delay is reco	recommend that any observations classified as 'Danger mmended for observations identified as 'Further Investigation ect to the necessary remedial action being taken, I/we						
exercised reasonable s		ting hereby declare th	at the information in this repor	below), particulars of which are described above, having t, including the observations and the attached schedules, s in section D of this report.						
Company	Darren Evans	Nome	Inspected and tes							
Address	15 Ferns Road, Wirral, Merseyside	Name: Signature:	Craig Latham Craig Latham	Darren Evans Darren Evans						
Postcode										
Branch No.	20740	Position:	Tester	Manager						
Scheme No.	29710	Date:	04/04/2024	04/04/2024						
H. Schedule(s)	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.									

for Domestic and Similar Premises up to 100 A



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 3 No. of wires 4
Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement) Nominal voltage, U/U ₀ (1) 230/400 V Nominal frequency, f(1) 50 H _z Confirmation of supply polarity Prospective fault current, I _{pf} (2) 2.3 kA External loop impedance, Z _e (2) 0.10 Ω
Supply Protective Device BS (EN) 1361 Type 2 Rated Current 100 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) 80 Amps V KVA
Main Protective Conductors Material csa (√) or Value (√) or Value
Earthing Conductor Copper 16 mm² Continuity Verified Ω Connection Verified Ω
Protective Bonding Conductor Copper 16 mm² Continuity Verified
Material csa (connection / continuity) (√) or Value (√) or Value
Main Supply Conductor Copper 25 mm² Water installation ✓ Ω To structural steel Ω Main Switch Location Mains Gas installation pipes ✓ Ω To lightning protection Ω
Main Switch Location Mains Gas installation pipes ✓ □ Ω To lightning protection □ Ω Fuse/device rating or setting N/A A Voltage rating 400 V Oil installation pipes □ Ω
If RCD main switch: Rated residual operating current I Δn N/A mA Other
BS(EN) 60947-3 No. of Poles 4 Current Rating 100 A Rated time delay N/A ms Measured operating trip time N/A ms
K. Observations Explanation of codes
Referring to the attached inspection schedule(s) and schedule(s) of circuit details and Danger present. Risk of Injury. Immediate remedial action required.
test results, and subject to the limitations specified at the Extent and limitations of inspection and testing Section D. Potentially dangerous. Urgent remedial action required.
✓ No remedial work required ☐ Improvement recommended.
The following observations are made
Item No. Observations Code
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.
Danger present. Risk of Injury. Immediate remedial action required.
Potentially dangerous. Urgent remedial action required.
Improvement recommended.
Further Investigation required without delay

FT/EICR 2971000001010



for Domestic and Similar Premises up to 100 A

C	Outcomes							
	Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)
		(1) or (2)	3	(F)	NV		N/A	8
	In the outcome column	n use the codes above	. Provide additional cor	nment where appropri	ate. C1/C2/C3 and FI	coded items to be reco	rded in section K of the	e condition report.

m No.	Description	Outcom
INTAKE	E 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 (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	NA
1.2	Consumer's Isolator (where present)	
1.3	Consumer's meter tails	
	ce 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)	l (NA)
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	l (NA
EARTH	ING / 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)	
	IMER 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)	
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 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)	
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)	N/A
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)	
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
	CIRCUITS	
5.1	Identification of conductors (514.3.1)	
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	1 🔥

ELECTRICAL INSTALLATION CONDITION REPORT - Schedule of Inspections

FT/EICR 2971000001010

for Domestic and Similar Premises up to 100 A



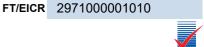
5.4			nduit, d	lucting	or trunk	king (521	.10.1). To include in the integrity of conduit	<u> </u>			
	and trunk	ing systems (metallic and plastic)	:Alaa.a.a	6 4	la a doa a		una afinatallation (Continu 502)				
5.5		y of cables for current-carrying capacity w	ith rega	ra for t	ne type	and nati	ure of installation (Section 523)				
	AL CIRCUITS		44!		- (400	4 500.0	4)				
5.6	_	tion between conductors and overload pro					,				
5.7		y of protective devices: type and rated cur									
5.8		and adequacy of circuit protective condu									
5.9		stem(s) appropriate for the type and natur									
5.1		d cables installed in prescribed zones (se					, ,	<u> </u>			
5.1		oncealed under floors, above ceilings or in d limitations) (522.6.204)	walls/p	partition	ns, adeo	quately p	rotected against damage (see Section D.				
5.12 PF	ROVISION OF A	ADDITIONAL REQUIREMENTS FOR RC	D NOT	EXCE	EDING	30 mA:					
5.12	.1 For all so	cket-outlets of rating 32 A or less, unless	an exce	eption is	s permi	tted (411	.3.3)				
5.12	.2 For the s	upply of mobile equipment not exceeding	32 A ra	ting for	use ou	tdoors (4	11.3.3)				
5.12	.3 For cable	s concealed in walls at a depth of less tha	ın 50 m	m (522	2.6.202;	522.6.20	03)	Δ			
5.12	.4 For cable	s concealed in walls/partitions containing	ig metal parts regardless of depth (522.6.203)								
5.12	_	uits supplying luminaires within domestic (
5.12		ng that is accessible to the public (714.411				`					
5.1		of fire barriers, sealing arrangements and		tion an	ainst th	ermal ef	fects (Section 527)				
5.1		ables segregated/separated from Band I o				311	- 1				
5.1		egregated/separated from communication			.2)						
5.1	_	egregated/separated from non-electrical s									
	<u> </u>	<u> </u>		`		IPI ING I	N SECTION D OF THE REPORT (SECTION				
5.17		ons soundly made and under no undue sti)			S			
5.17		insulation of a conductor visible outside e			8)						
5.17		ons of live conductors adequately enclose									
5.17		ely connected at point of entry to enclosur									
5.17	<u> </u>	· · · · · · · · · · · · · · · · · · ·						⊘			
		of accessories including socket-outlets, s		s and jo	JIIIL DOX	es (651.2	2 (V))				
5.1		Suitability of accessories for external influences (512.2)									
5.2		Adequacy of working space/accessibility to equipment (132.12; 513.1)									
5.2		le switching or protective devices in line c	onduct	ors only	y (132.1	14; 530.3	.3)				
		NTAINING A BATH OR SHOWER	. 50			20	(704 444 0.0)				
6.1		I protection for all low voltage (LV) circuits									
6.2		sed as a protective measure, requirements									
6.3	_	upply units comply with BS EN 61558-2-5									
6.4		of supplementary bonding conductors, u									
6.5		ge (e.g. 230 V) socket-outlets sited at lea	st 2.5 m	n from 2	zone 1	(701.512	.3)				
6.6	Suitability	of equipment for external influences for i	nstalled	locatio	on in ter	ms of IP	rating (701.512.2)				
6.7	7 Suitability	of accessories and controlgear etc. for a	particu	lar zon	e (701.	512.3)		\bigcirc			
6.8	Suitability	of current-using equipment for particular	positio	n within	the loc	cation (70	01.55)				
'.0 OT	HER PART 7 S	PECIAL INSTALLATIONS OR LOCATIO	NS								
7.1	List all ot applied.)	ner special installations or locations prese	nt, if an	y. (Red	ord sep	parately t	he results of particular inspections	NA			
3.0 PR	OSUMER'S LO	W VOLTAGE ELECTRICAL INSTALLAT	ION(S)				·				
8.1		e installation includes additional requiremould be added to the checklist.	ents an	d recor	mmenda	ations rel	lating to Chapter 82, additional inspection	NA			
9.0 Sc	hedule of Te	sts Results	s to be	recor	ded on	Sched	ule of Test Results				
9.1	External earth lo	oop impedance, Ze	Yes	1	9.9	Insulatio	n Resistance between Live Conductors	Yes			
9.2	Installation earth		NA		9.10		n Resistance between Live Conductors & Earth	Yes			
9.3	Prospective faul		Yes		9.11	-	(prior to energisation)	Yes			
9.4	Continuity of Ea		Yes		9.12	-	(after energisation) including phase sequence	Yes			
9.5	Continuity of Cir	cuit Protective Conductors	Yes		9.13	Earth Fa	ault Loop Impedance	Yes			
9.6	Continuity of ring	g final circuit	Yes		9.14	RCDs/R	CBOs including selectivity	Yes			
9.7	Continuity of Pro	otective Bonding Conductors	Yes		9.15	Function	nal testing of RCD devices	Yes			
9.8	Volt drop verified	•	Yes		9.16		nal testing of AFDD(s) devices	NA)			
-				1							
Inspe	ctor's Name:	Craig Latham			Sigr	nature:	Craig Latham				
Date:		04/04/2024					_				
		04/04/2024									

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations

BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



							INAPII					
Client Name	9	Condor properties			Installation Address	3 Ferndale, 3 Ferndale Road, Wavertre	ee,					
Client Addre	ess	Mill House Lugg Bridg HEREFORD	je Road, Lugg Brid	ge	Postcode	LIVERPOOL L15 3JY						
Client Posto	code	HR1 3NA										
Distribution bo		Is - Complete in every c	ase N/A ✓	Complete only if the distribution board is not connected directly to the origin of the installation								
Location	Cellar			Overcurrent protective deviction for the distribution circuit:	Supply to distribution board	is from Mains in Adj room						
Designation	DB2			No. of phases 3	BS(EN) 60947	Type N/A Rating	100 A					
No. of ways	12			Nominal voltage N/A	V RCD BS(EN) N/A	Type N/A Rating N/A	A IΔn mA					

SCHEDULE OF CIRCUIT DETAILS																
Cir		Тур	Ref	Sen No.	Circuit co csa (ı	nductors	Max disc time	Overcurrent protect	tive de	/ices	Bre cap	BS 7671 Max. permitted Zs Other Other §		RCE)	
Circuit No. and Line		Type of wiring	Ref. method	No. of points served	CSA (I	1	Maximum disconnection time (BS 7671)	DO EN	Τ _Y	Rat	Breaking capacity	Other Other §	BS EN	Ty	IΔn	Rat
[®] o	Circuit designation	viring	nod :j:	oints	r Z	CPC	ion (S)	BS EN Number	Type No.	Rating (A)	(KA)	(Ω)	Number	Type No.	lΔn (mA)	Rating (A)
1	Spare		-j.			,,	(0)			- 0						
2	Spare															
3	Spare															
4	Spare															
5	Lights Cellar	Α	Α	2	1	1	0.4	60898	В	6	6	6.14	61008	AC	30	63
6	Sani Flow Spur	Α	В	1	2.5	1.5	0.4	60898	В	16	6	2.44	61008	AC	30	63
7	Shower Ground Floor	А	В	1	10	4	0.4	60898	В	40	6	0.96	61008	AC	30	63
8	Spare															
9	Spare															
10	Socket radial	Α	В	5	2.5	1.5	0.4	60898	В	16	6	2.30	61008	AC	30	63
11	Heat Supply	Α	В	3	2.5	1.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
12	Sockets Rooms 7 & 3 (inc hall)	A	В	7	2.5	1.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
																<u> </u>
																<u> </u>
	l		1			1				1	1		ĺ	l		1

Wiring Types: A PVC/PVC, B PVC cables in metallic Conduit, C P\	C 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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2971000001010

for Domestic and Similar Premises up to 100 A



													3 Ferndale, 3 Ferndale Road, Wavertree, LIVERPOOL					
Cilein	Audiess	Bridge HEREFORI		toau, Lug		stcode	IXI OIN	^	Installatio	on Postc	ode	L15 3J	Y					
Distribu	tion board de	•	ete in every ca	ise				Compl	ete only if the	listribution	board	is not co	nnected c	lirectly to the orig	in of the	e install	ation	
Locatio	_		oto in every ec						ated RCD (if any		S (EN)	N/A	illicotou c	moony to the ong	01 111	·		
Design	ation DB2						Z _{db} 0.10					Ω Operating at I Δ n N/A ms						
No. of	ways 12		v 4 0 h l	·														
	ohases 3		Supply polar		confirmed	Not applied		I _{pf} 2	.30 kA	No. of pol	es 2	Time delay (if applicable) N/A					\neg	
140. 01	onacco o		орен	ational status	Commined	Not applical	JIG .			•				, , , , ,	ĺ			
						-	TEST	RES	ULTS									
			Circuit imped	lance Ω				l:	nsulation resista			Pol	Ma e	RCD testing	1		al test	
Circ	Rin	g final circuits	only	Fig 8 check			Test	voltage	L/L, L/N	L/E, N	N/E	Polarity	Max. Measured	All RCDs IΔn		RCD	peration ≩	
Circuit No. and Line	r1	rn	r2			or R2		V	Μ(Ω)	M(C		(✓)	Zs	ms		(√)	AFDD 🕥	
<u>ਰ ੨</u> 1	1.1	111	12	(√) N/A	R1 + R2	R2		v	IVI(\$2)	1/1/2	2)	N/A	(Ω)			N/A	N/A	
2				N/A								N/A				N/A	N/A	
3				N/A			-			+		N/A				N/A	N/A	
4				N/A						1		N/A				N/A	N/A	
5	N/A	N/A	N/A	N/A	0.34		500		>200	>200		✓	0.44	32.6		✓	N/A	
6	N/A	N/A	N/A	N/A	0.02		500		>200	>200		✓	0.12	32.6		✓	N/A	
7	N/A	N/A	N/A	N/A	0.25		500		>200	>200		✓	0.35	32.6		✓	N/A	
8				N/A								N/A				N/A	N/A	
9				N/A								N/A				N/A	N/A	
10	N/A	N/A	N/A	N/A	0.34		500		>200	>200		✓	0.44	32.6		✓	N/A	
11	0.35	0.35	0.61	✓	0.51		500		>200	>200		✓	0.61	32.6		✓	N/A	
12	0.58	0.58	1.01	✓	0.56		500		>200	>200		✓	0.66	32.6		✓	N/A	
										+								
										+								
										+								
										+								
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							-			+								
-										+								
										+								
							-			+								
										+								
Details of	of circuits and/	or installed eq	uipment vulner	able to dan	nage when te	sting					Data(a)	dood to	ting ^	4/04/2024		04/04/20	124	
			e I/R Testing									dead tes		4/04/2024 To	_			
			pedance 191206	61	Insulation re	esistance 1912	0661		Continuity 19120	661	_ `	1912066	_	4/04/2024 To		04/04/20	24	
		apital letters)		CRAIG LA		1312	.5001	_						L/Liectione 18	, 120001			
	osition Tester				Date 04/	04/2024				Signature	Craų	j Latha	ım					
											Ь							



Electrical Installation Condition Report

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

Guidance for recipients:

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

- 1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may limitations of this inspection, be fully identified. Such give rise to danger (see Section K).
- 2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
- 3. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.
- 4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.
- 5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
- 6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
- 7. For items classified in Section K as C1 ("Danger Present"), the safety of those using the installation is at confirm it is in operational condition in accordance with risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
- 8. For items classified in Section K as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

- 9. Where it has been stated in Section K that an observation requires further investigation code FI the inspection has revealed an apparent deficiency which may result in a code C1 or C2 could not, due to the extent or observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
- 10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit /distribution board (where required).
- 11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.
- 12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
- 13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.
- 14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

for Domestic and Similar Premises up to 100 A



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Particular Report	Postcode	HR1 3NA	Pos	tcode	L15 3JY							
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The attached schedule(s) are part of this document and this report is valid only when they are attached to it.	Schedule(s)	1 schedule(s) of inspection and 1	schedule(s) of	Circuit Details and Test Re	esults are attached.							
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for Domestic and Similar Premises up to 100 A



I. Supply Characteristics and Earthing Arrangements
Earthing Arrangements TN-S 🗸 TN-C-S 🔲 TT 📗 Other 📗 Please specify
Number & Type of live conductors AC V DC No. of phases 3 No. of wires 4
Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement) Nominal voltage, U/U ₀ (1) 230/400 v Nominal frequency, f(1) 50 H _z Confirmation of supply polarity Prospective fault current, I _{pf} (2) 2.3 kA External loop impedance, Z _e (2) 0.10 Ω
Supply Protective Device BS (EN) 1361 Type 2 Rated Current 100 A No. of Additional Supplies N/A
J. Particulars of Installation Referred to in this Report Means of Earthing
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 V Installation Earth Electrode
Location N/A Electrode resistance to earth N/A Ω Maximum Demand (load) 80 Amps V KVA
Main Protective Conductors Material csa (√) or Value (√) or Value
Earthing Conductor Copper 16 mm² Continuity Verified Ω Connection Verified Ω
Protective Bonding Conductor mm^2 Continuity Verified Ω Connection Verified Ω
Material csa (connection / continuity) (√) or Value (√) or Value
Main Supply Conductor mm² Water installation ✓ Ω To structural steel Ω Main Switch Location Mains Gas installation pipes ✓ Ω To lightning protection Ω
Main Switch Location Mains Gas installation pipes ✓ Ω To lightning protection Ω Fuse/device rating or setting N/A A Voltage rating 400 V Oil installation pipes Ω
If RCD main switch: Rated residual operating current I Δn N/A mA Other
PO/TN) 100/T0 N (P 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100
BS(EN) 60947-3 No. of Poles 4 Current Rating 100 A Rated time delay N/A ms Measured operating trip time N/A ms
K. Observations Explanation of codes
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. Potentially dangerous. Urgent remedial action required.
✓ No remedial work required improvement recommended.
The following observations are made
Normal Observations
Item No. Observations Code
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.
Danger present. Risk of Injury. Immediate remedial action required.
Potentially dangerous. Urgent remedial action required.
Improvement recommended.
Further Investigation required without delay

FT/EICR 2971000001011



for Domestic and Similar Premises up to 100 A

C	Outcomes												
	Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)					
		(1) or (2)	3	(F)	NV		N/A	8					
	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.												

m No.	Description	Outcom
INTAKE	E 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 (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	NA
1.2	Consumer's Isolator (where present)	
1.3	Consumer's meter tails	
	ce 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)	l (NA)
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	l (NA
EARTH	ING / 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)	
	IMER 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)	
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 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)	
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)	N/A
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)	
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
	CIRCUITS	
5.1	Identification of conductors (514.3.1)	
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	1 🔥

ELECTRICAL INSTALLATION CONDITION REPORT - Schedule of Inspections

FT/EICR 2971000001011

for Domestic and Similar Premises up to 100 A



								INA			
5.4		athed cables protected by enclosure in coing systems (metallic and plastic)	nduit, c	lucting	or trunk	ing (521	.10.1). To include in the integrity of conduit	Δ			
5.5		of cables for current-carrying capacity w	ith rega	rd for t	he type	and nat	ure of installation (Section 523)				
	CIRCUITS				71		()				
5.6	Coordina	tion between conductors and overload pro	tective	device	s (433.	1; 533.2.	1)				
5.7		of protective devices: type and rated cur				•					
5.8	<u> </u>	and adequacy of circuit protective condu					,				
5.9		stem(s) appropriate for the type and natur					nal influences (Section 522)	Ø			
5.10		d cables installed in prescribed zones (se					,	Ā			
	_	·					protected against damage (see Section D.	Ā			
5.11		d limitations) (522.6.204)	· Wallon	Jan 111101	10, 440	idatoly p	rototou agamet damage (666 6661611 B.				
12 PRO	VISION OF A	ADDITIONAL REQUIREMENTS FOR RC	D NOT	EXCE	EDING	30 mA:					
5.12.1	For all so	cket-outlets of rating 32 A or less, unless	an exce	eption i	s permi	tted (411	.3.3)				
5.12.2		upply of mobile equipment not exceeding									
5.12.3	_	s concealed in walls at a depth of less that									
5.12.4	_	<u> </u>	ning metal parts regardless of depth (522.6.203)								
5.12.5	_	uits supplying luminaires within domestic (
5.12.6	_	ng that is accessible to the public (714.41	`	/ [(,				
5.13			and protection against thermal effects (Section 527)								
5.14		ables segregated/separated from Band I c					(000.0.1.02.7)				
5.15		egregated/separated from communication									
5.16	_	egregated/separated from non-electrical s									
				•	•	IDI ING I	N SECTION D OF THE REPORT (SECTION !	526)			
5.17.1	_	ons soundly made and under no undue st			JI OAN	LING	THE REPORT OF THE REPORT (SECTION)	SZU)			
5.17.2		insulation of a conductor visible outside e			8)						
5.17.3		ons of live conductors adequately enclose			.0)						
5.17.4	_	ely connected at point of entry to enclosur									
5.18	_	of accessories including socket-outlets, s									
	_			s and jo	JIIIL DOX	es (051	2 (V))				
5.19		of accessories for external influences (5		⊘							
5.20		of working space/accessibility to equipm				4. 520.2	2)				
	, ,	le switching or protective devices in line o	onduct	ors only	y (132.1	4, 530.3)				
		NTAINING A BATH OR SHOWER	. h., D.O	D == 4 =		: 20 :	A (704 444 2 2)				
6.1		I protection for all low voltage (LV) circuits									
6.2			ts for SELV or PELV met (701.414.4.5)								
6.3		upply units comply with BS EN 61558-2-5									
6.4		of supplementary bonding conductors, un									
6.5		ge (e.g. 230 V) socket-outlets sited at lea						\bigcirc			
6.6		of equipment for external influences for i					rating (701.512.2)	$\overline{}$			
6.7		of accessories and controlgear etc. for a	<u>. </u>					$\overline{}$			
6.8		of current-using equipment for particular		n withir	the loc	ation (70	01.55)	Ø			
OTHE		PECIAL INSTALLATIONS OR LOCATIO									
7.1	List all ot applied.)	ner special installations or locations prese	nt, if an	y. (Red	ord sep	arately t	he results of particular inspections	NA			
) PROS		W VOLTAGE ELECTRICAL INSTALLAT									
8.1		e installation includes additional requiremould be added to the checklist.	ents an	d recor	mmenda	ations re	lating to Chapter 82, additional inspection	NA ———			
0 Sche	dule of Te	sts Result	s to be	recor	ded on	Sched	ule of Test Results				
9.1 Ex	ternal earth lo	op impedance, Z ^e	Yes]	9.9	Insulation	on Resistance between Live Conductors	Yes			
_	stallation earth	· · · · · · · · · · · · · · · · · · ·	NA		9.10		on Resistance between Live Conductors & Earth	Yes			
_	ospective faul		Yes		9.11		(prior to energisation)	Yes			
_		<u> </u>			-						
_		th Conductors	Yes		9.12		(after energisation) including phase sequence	Yes			
		cuit Protective Conductors	Yes		9.13	Earth Fa	ault Loop Impedance	Yes			
9.6 Co	ntinuity of ring	g final circuit	Yes		9.14	RCDs/R	CBOs including selectivity	Yes			
9.7 Co	ntinuity of Pro	tective Bonding Conductors	Yes	9.15 Functional testing of RCD devices							
9.8 Vo	It drop verifie	1	Yes	9.16 Functional testing of AFDD(s) devices							
	·	Craig Latham		7				NA			
specto			Sign	ature:	Craig Latham						
ate:		04/04/2024									
ai c .		U+/U4/ZUZ4									

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations

BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



FT/EICR

2971000001011

NAPIT **Installation Address Client Name** 3 Ferndale, 5 Ferndale Road, Wavertree, Condor properties LIVERPOOL **Client Address** Mill House Lugg Bridge Road, Lugg Bridge HEREFORD L15 3J\ **Postcode Client Postcode** HR1 3NA Distribution board details - Complete in every case Complete only if the distribution board is not connected directly to the origin of the installation SPD Details: Type(s)* T1 T2 N/A ✓ T3† Overcurrent protective device Supply to distribution board is from Main Isolator in adj room Location Mains for the distribution circuit: BS(EN) 60947 Type N/A Designation DB1 No. of phases Rating 100 No. of ways 10 V RCD BS(EN) N/A Type N/A Rating N/A I∆n mA Nominal voltage N/A

	SCHEDULE OF CIRCUIT DETAILS															
Circ		Тур	Ref	No.	Circuit co	nductors mm²)	Max disc time	Overcurrent protect	tive dev	/ices	Bre cap	BS 7671 Max. permitted Zs Other Other §		RCE)	
Circuit No. and Line	Circuit designation	Type of wiring	Ref. method ∺	No. of points served		CPC	Maximum disconnection Θ time (BS 7671)	BS EN Number	Type No.	Rating (A)	Breaking A capacity K	Other Other § 80% (Ω)	BS EN Number	Type No.	lΔn (mA)	Rating (A)
1	Cooker	Α	В	2	6	2.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
2	Sockets Ground Floor	А	В	14	2.5	1.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
3	Spare															
4	Lights First Floor	А	В	6	1.5	1	0.4	60898	В	6	6	6.14	61008	AC	30	63
5	Lights Cellar	Α	Α	2	1.5	1	0.4	60898	В	6	6	6.14	61008	AC	30	63
6	Cooker 2	Α	В	2	6	2.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
7	Heat Supply	А	В	2	2.5	1.5	0.4	60898	В	32	6	1.15	61008	AC	30	63
8	Spare															
9	Spare															
10	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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2971000001011



for Domestic and Similar Premises up to 100 A

Client Name	Condor properties			Installation Address	3 Ferndale, 5 Ferndale Road, Wavertree, LIVERPOOL						
Client Addre		Client HR1 Postcode	3NA	Installation Postcode							
	HEREFORD	l ostcode		ilistaliation Postcode	L13 33 1						
Distribution boar	rd details - Complete in every case		Comple	Complete only if the distribution board is not connected directly to the origin of the installation							
Location	Mains		Associa	Associated RCD (if any): BS (EN) N/A							
Designation	DB1		Z _{db} 0.	10	Ω Operating at I Δ n N/A ms						
No. of ways	10 Supply polarity confirmed	Phase sequence confirme	d		<u></u>						
No. of phases	3 SPD: Operational status confirme	ed V Not applicable	I _{pf} 2.	kA No. of poles N/A	Time delay (if applicable) N/A						

							TEST RES	ULTS						
Π	Circuit impedance Ω					lr (R	nce	Pola	M M a	RCD testing	Manual te			
Ring final circuits only Ring final circuits only r1 r2 (R1R2	2 or R2	Test voltage	ecord lower readi	L/E, N/E	Polarity	Max. Measured	All RCDs IΔn	RCD	90.			
	r1	rn	r2	(√)	R1 + R2	R2	V	M(Ω)	M(Ω)	(√)	Zs (Ω)		(√)	(
N/		N/A	N/A	N/A	0.31		500	>200	>200	✓	0.41	32.6	✓	١
0.9	94	0.94	1.62	✓	0.79		500	>200	>200	✓	0.89	32.6	✓	1
				N/A						N/A			N/A	١
N/		N/A	N/A	N/A	0.97		500	>200	>200	√	1.07	32.6	√	1
N/		N/A	N/A	N/A	0.24		500	>200	>200	√	0.34	32.6	√	١
N/		N/A	N/A	N/A	0.46		500	>200	>200	√	0.56	32.6	√	١
0.2	27	0.27	0.42	√	0.46		500	>200	>200	√	0.56	32.6	√	١
-				N/A			1			N/A			N/A	١
╀				N/A			+			N/A		 	N/A	١
-				N/A					_	N/A			N/A	١
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of ci	circuits and/	or installed ed	uipment vulne	rable to dar	nage when te	sting	•	•	Dete	(a) daad ta	tin a 0	5/04/2024 To	05/04/20	024
			to I/R testing			-				e(s) dead tes	-			
		•			landara a			0		te(s) live tes		5/04/2024 To	05/04/2	024
rume I by:	on senai num	porta) Loop Im	pedance 191206	CRAIG LA		esistance 191	20001	Continuity 191206	101	RCD 191206	υI	E/Electrode 191206	υI	_