



ELECTRICAL INSTALLATION CONDITION REPORT REPORT No: EICR-20210315174350

This report documents an accurate assessment of the condition of the electrical installation and whether it is fit for continued service in accordance with BS 7671:2018

231 NV BUILDING 100 THE QUAYS SALFORD M50 3BE

The following work was carried out at the address above

And was deemed to be:

SATISFACTORY

Company issuing this Report

Haslam & Noble Property Services 33 Kendal Drive, Shaw Oldham Greater Manchester OL2 8JQ 07712721172 info@haslamandnoble.com CPS Enrolment No: OL28JQ

Issued on

15/03/2021

Inspected by Reviewed by

Lewis Noble jonathan haslam

Libble ______

Recommended re-test

5 YEARS from date of issue

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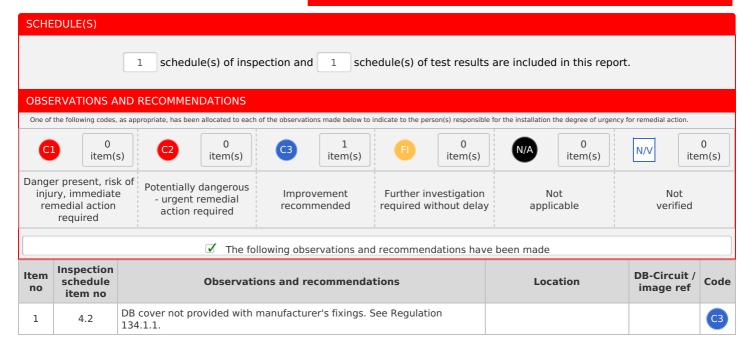




ELECTRICAL INSTALLATION CONDITION REPORT

Requirements for electrical installations (BS 7671 IET Wiring Regulations)

DETAILS OF THE CLIENT / PERSO	ON ORDERING THE REPO	ORT									
Client name			Address								
The Mancheter agent			181 Langworthy RD								
Town			County								
Salford			-								
Postcode	Telephone		Mobile		Email						
M6 5PW	-		-		hello@themanchesteragent.co.uk						
110 31 W											
REASONS FOR PRODUCING THIS	REPORT										
Reasons for producing this re	port			Date in	spection carried out						
Landlord safety report.				02/03/2	2021						
DETAILS OF THE INSTALLATION	WHICH IS THE SUBJECT	OF THIS RE	PORT								
Occupier name		Evidence o	f	Description	of premises						
-		additions/a		1							
Address		□ Yes □	No V Not	✓ Domestic							
231 NV BUILDING 100 THE QUAYS		apparent	'	Other							
Town		If yes, estimates	ated age of	-							
SALFORD		10	Years		records available						
County		Estimated		1	No (Regulation 651.1)						
-		installation		Records held by							
Postcode Tele	phone	-	Years	-							
M50 3BE -		Date of pre	evious inspection	Previous rep	oort/certificate no						
1130 382		Unknown		-							
EXTENT AND LIMITATIONS OF IN	SPECTION AND TESTING	G									
Extent of the electrical install	ation covered by this r	eport									
-	•	•									
The inspection and testing in this report and accom conduits, under floors, in roof spaces, and generall	panying schedules have been carried	l out in accordance	with BS 7671:2018 (IET Wiring Re	gulations). It should be a	noted that cables concealed within trunking and						
inspection should be made within an accessible roo			ot been inspected unless specific	any agreed between the	client and inspector prior to the inspection. An						
Agreed & Operational limitation	ons including the reaso	ons (See Regi	ulation 653.2)	Agreed with	h AGENT						
Number Type			Limitation descripti	on							
DECLARATION											
I/We, being the person(s) responsible for the inspe											
skill and care when carrying out the inspection an condition of the electrical installation taking into a	ccount the stated extent and limitatio	ons as described abo	ove.	a trie attached schedules	, provides an accurate assessment of the						
Overall assessment of the											
installation in terms of its suitability for continued use:		SATISF	ACTORY								
			1								
Inspected and tested by	Signature		Report authorise	•	Signature						
Name			Name		b .						
Lewis Noble	L Noble		jonathan haslam		0~						
Position	Date		Position		Date						
Electrician	15/03/2021		Q supervisor	15/03/2021							
NEXT INSPECTION											
NEXT INSTECTION											
NEXT INSI ECTION											
I, recommend that this installation and tested in	n is further inspected	5 YEARS									



SUMMARY OF THE CONDITION OF THE INSTALLATION	
General condition of the installation(in terms of electrical sa	fety)
safe to use	
Where the overall assessment of the suitability of the installation for continued use below is stated as t or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay as 'Improvement Recommended' (Code C3) should be given due consideration.	INSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (Code C1) is recommended for observations identified as 'Further Investigation required' (Code FI). Observations classified
Overall assessment of its suitability for continued use	SATISFACTORY

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DETAILS OF	THE COM	1PANY												
Trading tit	le					Postcode		Compa	ny email					
Haslam & N	loble Prop	erty Sei	rvices			OL2 8JQ		info@haslamandnoble.com						
Address						Telephone no	Website							
33 Kendal D	rive, Sha۱	W				07712721172		haslama	ndnoble.com	ı				
Town						Mobile number	•							
Oldham						07712721172		/ Haslam	n & Noble Property Servic	ces				
County						Enrolment no		Honest, Reis	iable S. Affordable.					
Greater Mar	nchester					OL28JQ								
SUPPLY CHA	ARACTERI	STICS A	AND EARTHI	NG ARF	RANGEM	IENTS								
Earthing arrangeme			Number ar of live con					Nature of ly parame	ters		P		Supply tive Devi	ce
TN-S	A	AC	✓	D		Nominal voltage - U	230	V	0	230 V	BS(EN)	1361-	II
TN-C-S		-phase 2 wire)	✓ 1-phase (3 wire)	_ 2 p	oole 🗌	Nominal frequency - f	50		o of upplies	1	Тур	e	II	
TN-C		-phase 3 wire)		۱ 3	oole 🗌	PFC - Ipf	755		upply plarity	-	Sho		33	
Π		-phase 3 wire)	3-phase (4 wire)	Ot	her 🗌	Earth loop		cc	onfirmed		circ cap (kA	acity		
IT (impedance - Ze	.33	Ω			Rat	ed ent	100	
Means of earthing Distributor's	J De		f installation	n earth	electro	de (where appli	cable)	Resistan		N/A	Ω			
facility		l,tape	,					to earth						
Earth electrode	Loc	ation	N/A					Method of measurement N/A						
			switch fuse aker / RCD			Earthing conducto	Main protective bonding conductors				Bonding of extraneous conductive parts			
Type BS(EN)	60947-3	00-10-10-10-10-10-10-10-10-10-10-10-10-1	Voltage rating	230	v	Conductor Copp	per	Conductor material	Copper	w	/ater	✓	Gas	
No of poles	2		Rated current - In	100	A	Conductor		Conductor					Structural	
Conductor material	Copper		Fuse/device rating or setting		A	csa (mm ²)		csa (mm ²⁾	10	Oi	il 	-	steel	
Conductor csa (mm ²⁾	25		RCD operating current, In	N/A	mA	Continuity check				pr	ghtning rotection	-	Other services	
			RCD operating	-	ms	1 1 1 1 1 1 1		Bonding loca ADDITIONAL						ite.
			time at In											
Location o	of main sv	witch				! !								
Location o	of main sv	witch												

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SCHE	DULES OF INSPECTION											
Accep cond		Not licable										
Item No	DESCRIPTION	OUTCOME See codes above										
1.0	.0 EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)											
1.1	1 Service cable											
1.2	Service head											
1.3	Earthing arrangement											
1.4	Meter tails											
1.5	Metering equipment											
1.6	Isolator (where present)											
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)											
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) (542.1.2.1; 542.1.2.2)	N/A										
2.2												
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)											
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)											
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)											
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 (543.3.2)	Ø										
3.6	Confirmation of main protective bonding conductor sizes (544.1)	•										
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)											
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)											
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)											
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	C3										
4.2	Security of fixing (134.1.1)	0										
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	0										
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	0										
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	0										
4.6	Presence of main linked switched (as required by 462.1.201)	0										
4.7	Operation of main switch (functional check) (643.10)	0										
4.8	Manual operation of circuit breakers and RCD's to prove disconnection (643.10)											
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	0										
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)											
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.4)	0										
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)											

Item No	DESCRIPTION	OUTCOME See codes above					
cont'd	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)						
4.13	Presence of other required labelling (please specify) (Section 514)	Ø					
4.14	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)						
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)						
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)						
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)						
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	0					
4.19	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)						
4.20	Confirmation of indication that SPD is functional (651.4)						
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)						
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A					
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A					
5.0	FINAL CIRCUITS						
5.1	Identification of conductors (514.3.1)						
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM					
5.3	Condition of insulation of live parts (416.1)	•					
5.4	Non sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) * To include the integrity of conduit and trunking systems (metallic and plastic)	N/A					
5.4.1	To include the integrity of conduit and trunking systems (metal and plastic) * To include the integrity of conduit and trunking systems (metallic and plastic)	Ø					
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of installation (Section 523)						
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	•					
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	•					
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	•					
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	•					
5.10	Concealed cables installed in prescribed zones (see Extent and limitations) (522.6.202)	•					
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and limitations) (522.6.204;)	LIM					
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA						
	* for all socket outlets of rating 32A or less, unless an exception is permitted (411.3.3)	•					
	* for supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	Ø					
	* for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	•					
	* for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	Ø					
	* for final circuits supplying luminaires within domestic (household) premises (411.3.4)	(3)					

Item No	DESCRIPTION	OUTCOME See codes above							
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	LIM							
5.14	Band II cables segregated/separated from Band I cables (528.1)								
5.15	Cables segregated/separated from communications cabling (528.2)								
5.16	Cables segregated/separated from non-electrical services (528.3)								
5.17	7 Termination of cables at enclosures - indicate extent of sampling in Extent of Limitations of the report (Section 526)								
	* Connections soundly made and under no undue strain (526.6)	•							
	* No basic insulation of a conductor visible outside enclosure (526.8)	•							
	* Connections of live conductors adequately enclosed (526.5)								
	* Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)								
5.18	8 Condition of accessories including socket-outlets, switches and joint boxes (621.2 (v))								
5.19	Suitability of accessories for external influences (512.2)								
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)								
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)								
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER								
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (704.411.3.3)	•							
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	•							
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A							
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	•							
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone (701.512.3)	N/A							
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	•							
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	•							
6.8	Suitability of current using equipment for particular position within the location (701.55)	Ø							
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS List all other special installations or locations present, if any.								
Inspe	cted by								
	Signature Date s Noble 15/03/2021								

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EICR-20210315174350

	Applies in every case								Charac	teristi	cs at th	is bo	ard
DB name	DB-1	Supp		Origi	n			S	Supply polarity confirmed				
Location	CUPBOARD	No o		16		No o		1 F	hase se	quence	confirm	ned	
Overcurr	Overcurrent protective device for the supply circuit Measurements at this board												
BS(EN)	Rating 100 Voltage Rating (V)	230		Zs (Ω)	.33	lpf (k <i>i</i>		755 ΙΔ (n	n ns)	-	5l∆n (ms)	N/A	4
CIRCUIT I	DETAILS									_			
					Conductors		Dis	Ovei	current d	evices Short	Voltage Max		RCD
Cct No	Designation	No of points	Wiring type	Ref method	Live (mm ²)	cpc (mm ²)	time (s)	BS(EN)	Rating (A)	circuit (kA)	Rating (V)	Zs (Ω)	IΔn (mA)
1	Lights	1	Α	100	1.5	1	0.4	60898-B	10	6	400	3.5	-
2	Lights	1	Α	100	1.5	1	0.4	60898-B	10	6	400	3.5	-
3	Radial	1	Α	100	2.5	1.5	0.4	60898-B	20	6	400	1.75	-
4	Cooker	1	Α	100	6	2.5	0.4	60898-B	32	6	400	1.10	-
5	Radial	1	Α	100	2.5	1.5	0.4	60898-B	16	6	400	2.2	-
6	Radial	1	Α	100	2.5	1.5	0.4	60898-B	16	6	400	2.2	-
7	Radial	1	Α	100	2.5	1.5	0.4	60898-B	16	6	400	2.2	-
8	ALARM	1	А	100	1.5	1	0.4	60898-B	16	6	400	2.2	-
9	Ring final	1	Α	100	2.5	1.5	0.4	61009-B	32	6	400	1.1	30
10	Ring final	1	А	100	2.5	1.5	0.4	61009-B	32	6	400	1.1	30
11	Radial	1	А	100	2.5	1.5	0.4	60898-B	16	6	400	2.2	-
12	НОВ	1	Α	100	6	2.5	0.4	60898-B	32	6	400	1.10	-
13	Spare	-	-	-	-	-	-	-	-	-	-	-	-
14	Spare	-	-	-	-	-	-	-	-	-	-	-	-
15	Spare	-	-	-	-	-	-	-	-	-	-	-	-
16	Spare	-	-	-	-	-	-	-	-	-	-	-	-

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TEST	RESULTS DB-1 - CUPBOARD - (HAG	AR 1	6 way	s)													
		(me	ling fina circuits asured to end)	end	At lea one columr be comple	ı to		ulatior istance				RCD			AFDD		
Cct No	Designation	(r1) (Ω)	(rn) (Ω)	(r2) (Ω)	R1+R2 (Ω)	R2 (Ω)	IR Test voltage (V)	L-L (MΩ)	L-E (MΩ)	Polarity	Meas Zs (Ω)	Meas kA	RCD at IΔn (ms)	RCD at 5IΔn (ms)	RCD Test button	AFDD Test button	Circuit vulnerable to test
1	Lights	-	-	-	.32	-	250	200	200	1	.68	6	-	-	-	-	-
2	Lights	-	-	-	.52	-	250	200	200	1	.82	6	-	-	-	-	-
3	Radial	-	-	-	.11	-	250	200	200	1	.32	6	-	-	-	-	-
4	Cooker	-	-	-	.18	-	250	200	200	1	.37	6	-	-	-	-	-
5	Radial	-	-	-	.22	-	250	200	200	1	.25	6	-	-	-	-	-
6	Radial	-	-	-	.15	-	250	200	200	1	.34	6	-	-	-	-	-
7	Radial	-	-	-	.18	-	250	200	200	1	.28	6	-	-	-	-	-
8	ALARM	-	-	-	-	-	250	200	200	1	-	6	-	-	-	-	-
9	Ring final	.81	1.33	.81	.47	-	250	200	200	1	.66	6	7.2	27	-	-	-
10	Ring final	.29	.38	.28	.42	-	250	200	200	1	.50	6	12.7	27	-	-	-
11	Radial	-	-	-	.12	-	250	200	200	1	.34	6	-	-	-	-	-
12	НОВ	-	-	-	.19	-	250	200	200	1	.38	6	-	-	-	-	-
13	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ENGINEER AND TEST INSTRUMENTS										
Multifunction	Continuity	Insulation resistance	EFLI Tester	RCD tester						
101609240	-	-	-	-						
Tooted by (Conitale)		Simpature		Data						
Tested by (Capitals)		Signature		Date						
Lewis Noble		L Noble		15/03/2021						
		Nowe								

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ADDITIONAL BONDING INFORM	IATION		
Water bond addit	tional details	Gas bond addit	tional details
Water bond size	Water bond measurement	Gas bond size	Gas bond measurement
10 mm ²	0.032 Ω	- mm ²	- Ω
Water bond location		Gas bond location	
STOP TAP		-	
Additional notes		Additional notes	
-		-	
Oil bond addition	al details	Structural s	steel bond additional details
Oil bond size	Oil bond measurement		
- mm ²	- Ω	Steel bond size	Steel bond measurement
Oil bond location		- mm ²	- Ω
-		Steel bond location	
		-	
Additional notes			
- Additional notes		Additional notes	
		-	
Lightning cond	luctor bond additional details	- Uther bond ad	ditional details
	Lightning conductor	Other bonding conducto	
Lightning conductor size	Lightning conductor measurement	sizemm ²	measurement Ω
- mm ²	- Ω		
Lightning conductor location	u(s)	Other bonding conducto	r location(s)
-			
Additional notes		Additional notes	
-			

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CONDITION REPORT 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 SUMMARY OF THE CONDITION OF THE INSTALLATION). The report should identify any damage, deterioration, defects, and/or conditions which may give rise to danger (see OBSERVATIONS AND RECOMMENDATIONS).
- 2. The person ordering the Report should have received this Report without watermarks and the inspector/company should have retained a duplicate.
- 3. This 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.
- 4. Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six-monthly. For safety reasons it is important that this instruction is followed.
- 5. The EXTENT AND LIMITATIONS section 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.
- For items classified in the OBSERVATIONS AND RECOMMENDATIONS section as C1 ("Danger present"), the safety of those using the
 installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary
 remedial work immediately.
- 8. For items classified in the *OBSERVATIONS AND RECOMMENDATIONS* section as C2 ("Potentially dangerous"), **the safety of those using the installation may be at risk,** and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
- 9. Where it has been stated in the *OBSERVATIONS AND RECOMMENDATIONS* section that an observation requires further investigation (Code FI) the inspection has revealed an apparent deficiency which may result in a C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency.
- 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 the (see SUMMARY OF THE CONDITION OF THE INSTALLATION) section of the Report and on a label at or near to the consumer unit/distribution board.

	CODES FOR TYPE OF WIRING											
А	В	С	D	Е	F	G	Н	O (Other)				
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non- metallic trunking	Thermoplastic / SWA cables	Thermosetting / SWA cables	MICC cables	Other cable types not listed here				
FP	TR	HT	SY	YY	CY	VIR						
FP 200 - standard fire resistant cable	Tri-rated - BS 6231 high temperature - flame retardant cable	Hi Tuff - waterproof with a tough PVC sheathing for outdoor use	SY cable - flexible instrumentation cable with a galvanised steel wire braid	YY cable - flexible instrumentation cable with a galvanised steel wire braid	CY cable - flexible instrumentation cable with a galvanised steel wire braid and a PETP separator	VIR - Vulcanised Indian Rubber cable - no longer manufactured						

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