

SITE SURVEY REPORT

Electrical Installation Condition Report

Prepared for	Fenwick Joinery Ltd
Date	21 Sept 2026
Site	Unit 3, Fenwick Trading Estate, Doncaster
Prepared by	A. Okafor

FORM

Electrical Installation Condition Report**1. Details**

Project	Unit 3, Fenwick Trading Estate, Doncaster: electrical condition report (completed example)
Client	Fenwick Joinery Ltd
Installation address	Unit 3, Fenwick Trading Estate, Doncaster
Occupier	Fenwick Joinery Ltd
Date of inspection	21 Sep 2026
Reason for the report	Periodic inspection
Type of premises	Commercial
Estimated age of the installation (years)	14
Evidence of additions or alterations?	Yes
Estimated age of the alterations (years)	3
Date of the last inspection	15 Sep 2021
Records available	Previous report seen
Previous report or certificate reference	FJ-2021-03, issued by the previous contractor

What this form is. The formal Electrical Installation Condition Report must meet BS 7671, and registered electricians usually issue it from their scheme's or their certification software. Use this form as the site record and the photos behind it: what you inspected, the readings you took and what you found.

2. Extent and limitations

Extent of the installation covered	Whole installation from the intake: main distribution board DB1 in the office corridor and sub-board DB2 in the workshop, with the lighting, socket and machine supply circuits in the office and workshop.
Agreed limitations, and the reasons	Machines tested up to their local isolators only, not disconnected. A 25% sample of accessories opened for inspection. Cables hidden behind the fixed timber racking in the workshop not traced.
Limitations agreed with	P. Fenwick, director

Operational limitations found on the day Server and comms socket circuit (DB1 L3-6) not isolated for insulation resistance testing, at the client's request. Continuity and earth fault loop impedance only.

Proportion of the installation inspected (%) 25

3. Supply and earthing

Earthing system	TN-C-S
Supply	Three phase
Supply polarity confirmed?	Yes
Nominal voltage (V)	400
External earth fault loop impedance, Z_e (ohms)	0.19
Prospective fault current (kA)	3.4
Main supply protective device: type	BS 88-3 cartridge fuse
Rating (A)	100
Main switch or RCD: type and rating	Four pole switch disconnector, 100 A
Earthing conductor present and connected?	Yes
Earthing conductor: material and size (mm ²)	Copper, 16
Main protective bonding present?	Yes
Main protective bonding conductors: material and size (mm ²)	Copper, 10
Bonded to water installation pipes	Yes
Bonded to gas installation pipes	No
Bonded to oil installation pipes	Not applicable
Bonded to structural steel	Yes
Other extraneous parts bonded	None found

Photos: intake, meter, earthing and bonding

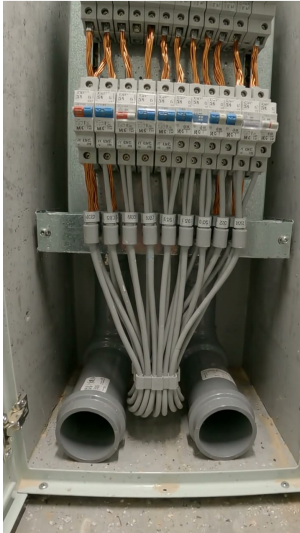


4. Consumer units and distribution boards

Boards 1: DB1

Board reference	DB1
Location	Office corridor, beside the intake
Make and model	TP&N distribution board, 12 ways per phase
Supplied from	Main switch
Number of ways	36
Enclosure	Non-combustible
Earth fault loop impedance at the board, Zdb (ohms)	0.21
Prospective fault current at the board (kA)	3.2
Surge protection device	Not fitted
Circuit chart and labels	Present and correct

Photos



Boards 2: DB2

Board reference	DB2
Location	Workshop, east wall by the roller door
Make and model	Single phase 10 way board, metal enclosure
Supplied from	DB1, way L1-4, 32 A
Number of ways	10
Enclosure	Non-combustible
Earth fault loop impedance at the board, Z _{db} (ohms)	0.43
Prospective fault current at the board (kA)	0.6
Surge protection device	Not fitted
Circuit chart and labels	Missing or incorrect

5. Schedule of circuits and test results

Circuits 1: DB1

Board	DB1
Circuit number	L1-1
Description	Office lighting
Type of wiring	Thermoplastic insulated and sheathed (flat twin and earth)

Reference method	C
Live conductor size (mm ²)	1.5
Protective conductor size (mm ²)	1.0
Protective device	MCB Type B
Rating (A)	6
Maximum permitted Zs for this device (ohms)	7.28
RCD protection	None
Ring final circuit?	No
Continuity, R1 + R2 (ohms)	0.62
Insulation resistance test voltage (V)	500
Insulation resistance, live to live (megohms)	>200
Insulation resistance, live to earth (megohms)	>200
Polarity	Correct
Measured Zs (ohms)	0.83
AFDD fitted?	No
Remarks	No RCD protection, see observation 2

Circuits 2: DB1

Board	DB1
Circuit number	L2-2
Description	Office sockets, ring
Type of wiring	Thermoplastic insulated and sheathed (flat twin and earth)
Reference method	C
Live conductor size (mm ²)	2.5
Protective conductor size (mm ²)	1.5
Protective device	RCBO Type B curve
Rating (A)	32

Maximum permitted Zs for this device (ohms) 1.37

RCD protection Type A

RCD rated residual current (mA) 30

Ring final circuit? Yes

Ring end to end, line r1 (ohms) 0.52

Ring end to end, neutral rn (ohms) 0.52

Ring end to end, protective r2 (ohms) 0.86

Continuity, R1 + R2 (ohms) 0.35

Insulation resistance test voltage (V) 500

Insulation resistance, live to live (megohms) >200

Insulation resistance, live to earth (megohms) >200

Polarity Correct

Measured Zs (ohms) 0.56

RCD disconnection time (ms) 21

RCD test button Operates

AFDD fitted? No

Circuits 3: DB1

Board DB1

Circuit number L3-6

Description Server and comms sockets, radial

Type of wiring Thermoplastic insulated and sheathed (flat twin and earth)

Reference method C

Live conductor size (mm²) 4.0

Protective conductor size (mm²) 1.5

Protective device RCBO Type B curve

Rating (A) 32

Maximum permitted Zs for this device (ohms)	1.37
RCD protection	Type A
RCD rated residual current (mA)	30
Ring final circuit?	No
Continuity, R1 + R2 (ohms)	0.29
Polarity	Correct
Measured Zs (ohms)	0.50
RCD disconnection time (ms)	24
RCD test button	Operates
AFDD fitted?	No
Remarks	Insulation resistance not tested, circuit not isolated at the client's request

Circuits 4: DB2

Board	DB2
Circuit number	3
Description	Workshop sockets, 16 A radial
Type of wiring	Thermoplastic singles in conduit
Reference method	B
Live conductor size (mm ²)	2.5
Protective conductor size (mm ²)	2.5
Protective device	RCBO Type C curve
Rating (A)	16
Maximum permitted Zs for this device (ohms)	1.37
RCD protection	Type A
RCD rated residual current (mA)	30
Ring final circuit?	No
Continuity, R1 + R2 (ohms)	0.38
Insulation resistance test voltage (V)	500

Insulation resistance, live to live (megohms)	>200
Insulation resistance, live to earth (megohms)	48
Polarity	Correct
Measured Zs (ohms)	0.81
RCD disconnection time (ms)	26
RCD test button	Operates
AFDD fitted?	No
Remarks	Board chart showed this as circuit 4, labels corrected on site
Circuits recorded	4
Test instruments used: make, model and serial numbers	Multifunction tester, serial MFT-22817, calibrated 2026-04-02. Proving unit, serial PU-1150.

6. Inspection and observations

Classification codes, as set out in GOV.UK guidance for landlords. C1: danger present, risk of injury, immediate remedial action required; the inspector may make it safe before leaving. C2: potentially dangerous, urgent remedial action required. C3: improvement recommended. FI: further investigation required without delay. Give each observation one code, the most serious that applies. Any C1 is reported to the person who ordered the report straight away.

Intake equipment condition	Acceptable
Earthing and bonding arrangements	C2
Consumer units and boards	C3
Wiring systems and cable routes	Limitation
Fire barriers and sealing	Acceptable
Accessories and switchgear	Acceptable
Special locations	Not applicable
Are there observations to record?	Yes

Observations 1: No main protective bonding to the incoming gas installation pipe.

Observation	No main protective bonding to the incoming gas installation pipe.
Location	Gas meter, rear store
Classification code	C2: Potentially dangerous

Recommended action	Fit a main protective bonding conductor from the main earthing terminal to the gas installation pipe, close to the meter outlet.
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Observations 2: Office lighting circuits on DB1 have no RCD protection.

Observation	Office lighting circuits on DB1 have no RCD protection.
Location	DB1, ways L1-1 and L2-1
Classification code	C3: Improvement recommended
Recommended action	Change these ways to RCBOs when the board is next altered.

Observations 3: Circuit chart in DB2 out of date after the 2023 alterations.

Observation	Circuit chart in DB2 out of date after the 2023 alterations.
Location	DB2, workshop
Classification code	C3: Improvement recommended
Recommended action	Issue an updated chart. Temporary labels fitted on the day.
C1	0
C2	1
C3	2
FI	0

7. Overall assessment

Overall assessment of the installation	Unsatisfactory
C1 or C2 findings reported to, and when	P. Fenwick, director, told on site on 21 September 2026 and in writing the same day
Summary of the condition of the installation	Installation in fair condition for its age, with test results within the limits recorded for each device. One C2: no main bonding to the gas pipe, so the installation is unsatisfactory until that is put right. Two C3 improvements recommended. The server circuit was not insulation tested, see the limitations. This site record supports the formal report, which is issued separately.
Recommended date of the next inspection	21 Sep 2029
Reason for that interval	Joinery workshop with woodworking machines and wood dust, so a shorter interval than for offices alone

8. Inspector

Inspector name	A. Okafor
Company	Brightline Electrical Services Ltd
Competent person scheme and registration number	Shown on the formal report
Formal report reference	BES-EICR-26-0412

Inspector signature

A. Okafor

Date	21 Sep 2026
Received on site by	P. Fenwick

Signature

P. Fenwick