SITE survey. APP

SITE SURVEY REPORT

Electrical Installation Condition Report

Prepared for	Langcliffe Farm Shop Ltd
Date	21 Sep 2026
Site	Langcliffe Farm Shop and Café, Settle
Prepared by	A. Okafor

FORM

Electrical Installation Condition Report

1. Details

Project	Langcliffe Farm Shop and Café, Settle: electrical condition report (completed example)
Client	Langcliffe Farm Shop Ltd
Installation address	Langcliffe Farm, Stainforth Road, near Settle
Occupier	Langcliffe Farm Shop Ltd
Date of inspection	21 Sep 2026
Reason for the report	Periodic inspection
Type of premises	Commercial
Estimated age of the installation (years)	18
Evidence of additions or alterations?	Yes
Estimated age of the alterations (years)	4
Date of the last inspection	10 Sep 2021
Years since the last inspection	5
Records available	Previous report seen
Previous report or certificate reference	HF-2021-07, 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 in the farm office: consumer unit CU1 for the shop and café, and sub-board DB2 in the converted barn store, with the lighting, socket, kitchen and yard lighting circuits.
Agreed limitations, and the reasons	Fixed kitchen equipment tested up to its local isolators only. A 20% sample of accessories opened for inspection. Cables above the café's fixed timber ceiling not traced.
Limitations agreed with	R. Ingham, director

Operational limitations found on the day	Freezer circuit (CU1 way 9) not isolated for insulation resistance testing, at the client's request, to protect stock. Continuity and earth fault loop impedance only.
Proportion of the installation inspected (%)	20

3. Supply and earthing

Earthing system	TT
Supply	Single phase
Supply polarity confirmed?	Yes
Nominal voltage (V)	230
External earth fault loop impedance, Ze (ohms)	58
Prospective fault current (kA)	0.9
Main supply protective device: type	BS 1361 cartridge fuse
Rating (A)	100
Earth electrode type and location	Rod electrode in a plastic pit beside the barn store door · 54.069120, -2.281040 (SD 81705 63723, ±6 m)
Electrode resistance to earth (ohms)	52
Main switch or RCD: type and rating	Double pole 100 A switch, with a 100 mA time-delayed RCD feeding both boards
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	Not applicable
Bonded to oil installation pipes	Yes
Bonded to structural steel	Not applicable
Other extraneous parts bonded	None found

Photos: intake, meter, earthing and bonding



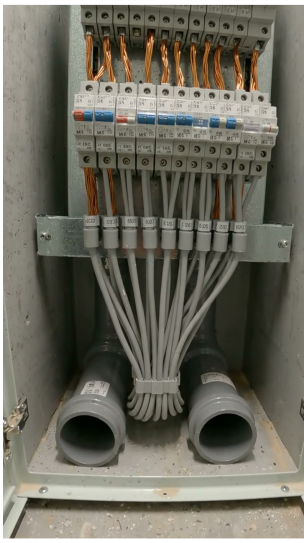


4. Consumer units and distribution boards

Boards 1: CU1

Board reference	CU1
Location	Farm office, beside the intake
Make and model	Split load consumer unit, 14 ways, metal
Supplied from	Main switch
Number of ways	14
Enclosure	Non-combustible
Earth fault loop impedance at the board, Zdb (ohms)	58
Prospective fault current at the board (kA)	0.9
Surge protection device	Not fitted
Circuit chart and labels	Present and correct

Photos



Boards 2: DB2

Board reference	DB2
Location	Barn store, by the yard door
Make and model	Six way board, metal enclosure
Supplied from	CU1, way 2, 32 A
Number of ways	6
Enclosure	Non-combustible
Earth fault loop impedance at the board, Zdb (ohms)	59
Prospective fault current at the board (kA)	0.8
Surge protection device	Not fitted
Circuit chart and labels	Missing or incorrect

5. Schedule of circuits and test results

Circuits 1: CU1

Board	CU1
Circuit number	1
Description	Shop lighting
Type of wiring	Thermoplastic insulated and sheathed (flat twin and earth)

Reference method	C
Live conductor size (mm²)	1.5
Protective conductor size (mm²)	1.0
Protective device	RCBO Type B curve
Rating (A)	6
Maximum permitted Zs for this device (ohms)	1667
RCD protection	Type A
RCD rated residual current (mA)	30
Ring final circuit?	No
Continuity, R1 + R2 (ohms)	0.71
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)	59
Measured Zs against the maximum entered	Within the maximum
RCD disconnection time (ms)	19
RCD test button	Operates
AFDD fitted?	No

Circuits 2: CU1

Board	CU1
Circuit number	4
Description	Shop sockets, ring
Type of wiring	Thermoplastic insulated and sheathed (flat twin and earth)
Reference method	C
Live conductor size (mm²)	2.5

Protective conductor size (mm²)	1.5
Protective device	RCBO Type B curve
Rating (A)	32
Maximum permitted Zs for this device (ohms)	1667
RCD protection	Type A
RCD rated residual current (mA)	30
Ring final circuit?	Yes
Ring end to end, line r1 (ohms)	0.48
Ring end to end, neutral rn (ohms)	0.48
Ring end to end, protective r2 (ohms)	0.79
Continuity, R1 + R2 (ohms)	0.32
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)	58
Measured Zs against the maximum entered	Within the maximum
RCD disconnection time (ms)	22
RCD test button	Operates
AFDD fitted?	No

Circuits 3: CU1

Board	CU1
Circuit number	7
Description	Café kitchen 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)	1667
RCD protection	Type A
RCD rated residual current (mA)	30
Ring final circuit?	No
Continuity, R1 + R2 (ohms)	0.27
Insulation resistance test voltage (V)	500
Insulation resistance, live to live (megohms)	>200
Insulation resistance, live to earth (megohms)	0.8
Polarity	Correct
Measured Zs (ohms)	58
Measured Zs against the maximum entered	Within the maximum
RCD disconnection time (ms)	24
RCD test button	Operates
AFDD fitted?	No
Remarks	Live to earth reading low with all appliances unplugged. See observation 4.

Circuits 4: DB2

Board	DB2
Circuit number	3
Description	Yard floodlights
Type of wiring	Steel wire armoured
Reference method	D
Live conductor size (mm²)	1.5

Protective conductor size (mm²)	1.5
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)	1.12
Insulation resistance test voltage (V)	500
Insulation resistance, live to live (megohms)	>200
Insulation resistance, live to earth (megohms)	150
Polarity	Correct
Measured Zs (ohms)	60
Measured Zs against the maximum entered	Over the maximum
AFDD fitted?	No
Remarks	Fed from a separate switch fuse ahead of the RCD, so it has no RCD protection. See observation 1.
Circuits recorded	4
Circuits with Zs over the maximum entered	1
Circuits with RCD protection	3
Circuits with insulation resistance under 1 megohm	1

One or more circuits read under 1 megohm. BS 7671 sets minimum insulation resistance values by test voltage: check the reading against them and record an observation where it falls short.

Test instruments used: make, model and serial numbers	Multifunction tester, serial MFT-22817, calibrated 2026-04-02. Earth electrode tester, serial ET-4410. 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	Acceptable
Consumer units and boards	C3
Wiring systems and cable routes	C2
Fire barriers and sealing	Acceptable
Accessories and switchgear	C2
Special locations	Not applicable
Are there observations to record?	Yes

Observations 1: Yard floodlight circuit has no RCD protection on a TT system. Measured Zs of 60 ohms is far above the 7.28 ohm limit for its 6 A Type B MCB, so the MCB would not disconnect in time under an earth fault.

Observation	Yard floodlight circuit has no RCD protection on a TT system. Measured Zs of 60 ohms is far above the 7.28 ohm limit for its 6 A Type B MCB, so the MCB would not disconnect in time under an earth fault.
Location	DB2, way 3
Classification code	C2: Potentially dangerous
Recommended action	Move the circuit onto a 30 mA RCBO or behind the RCD, then retest.

Observations 2: Scorching and heat damage around one outlet of the double socket behind the coffee machine.

Observation	Scorching and heat damage around one outlet of the double socket behind the coffee machine.
Location	Café kitchen, behind the coffee machine
Classification code	C2: Potentially dangerous

Photos



Recommended action	Replace the socket and check the terminations and the circuit conductors behind it. Give the coffee machine a dedicated outlet.

Observations 3: No surge protection device fitted to either board.

Observation	No surge protection device fitted to either board.
Location	CU1 and DB2
Classification code	C3: Improvement recommended
Recommended action	Consider fitting SPDs when the boards are next altered.

Observations 4: Insulation resistance on the café kitchen socket circuit reads 0.8 megohms live to earth with all appliances unplugged. Cause not found on the day.

Observation	Insulation resistance on the café kitchen socket circuit reads 0.8 megohms live to earth with all appliances unplugged. Cause not found on the day.
Location	CU1, way 7
Classification code	FI: Further investigation
Recommended action	Investigate as a matter of urgency: split the circuit and test each section to find the low reading.
C1	0
C2	2
C3	1
FI	1

Observations needing action (C1, C2 and FI)	3

7. Overall assessment

What the codes recorded point to	Unsatisfactory: a C1 or C2 is recorded
Overall assessment of the installation	Unsatisfactory
C1 or C2 findings reported to, and when	R. Ingham, 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. TT earthing with the electrode found and tested at 52 ohms. Two C2 findings make the installation unsatisfactory until they are put right: the yard floodlight circuit has no RCD protection, and a socket behind the coffee machine shows heat damage. One FI on the café kitchen socket circuit and one C3. This site record supports the formal report, which is issued separately.
Recommended date of the next inspection	21 Sep 2029
Days until the next inspection	1096
Reason for that interval	Café kitchen and outdoor circuits on a farm site, so a shorter interval than for a shop 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	
Date	21 Sep 2026
Received on site by	R. Ingham

Signature

