

**ELECTRICAL INSTALLATION CONDITION REPORT**
(BS 7671 IEE Wiring Regulations)David Love Property
81-85 Easter Road, Edinburgh, EH7 5PW**DETAILS OF THE CLIENT**

Name: Cornerstone Letting Agency

Address: 6 Grange Court, Edinburgh, EH9 1PX

PURPOSE FOR WHICH THIS REPORT IS REQUIRED

This report must be used only for reporting on the condition of an existing installation.

Landlord electrical safety report.

Date: 26 03 2020

DETAILS OF THE INSTALLATION

Occupier: Rental

Address: 6 Grange Court, Edinburgh, EH9 1PX

Description of Premises:

Domestic

☒

Commercial

☐

Industrial

☐

Other

☐

Estimated age of the Electrical

40

Years

Evidence of Alterations or

☒

If "yes" estimated

10

Years

Date of previous Inspection:

Unknown

Electrical Installation Certificate No: or previous
Periodic Inspection report No:

Unknown

Records of installation available.

☐

Records held by:

EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING**Extent of the Electrical installation covered by this report:**

All visible fixtures and fittings. All circuits tested. No appliances tested.

Agreed Limitations (including the reasons), if any, on the inspection and testing:

No visual inspection on concealed cables or fittings.

Operational limitations including the reasons:

None

This inspection has been carried out in accordance with BS 7671:2015, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces and generally within the fabric of the building or underground have not been inspected.

SUMMARY OF THE CONDITION OF THE INSTALLATION**General condition of the installation (in terms of electrical safety):**

Not in a safe condition

If necessary, continue on additional page(s)? No

☒

Yes

☐

Overall assessment of the installation:

UNSATISFACTORY

An "Unsatisfactory" assessment indicates that dangerous and/or potentially dangerous conditions have been identified.

OBSERVATION AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached Schedules of Inspection and Test Results and subject to the limitations;

There are no item adversely affecting electrical safety, ☒ or The following observations and recommendations for ☐ are made

Item No		*Code	Investigation required?
1	Exposed conductive parts on 15a Fuse at Fuseboard	C2	
2	Circuit 2 ring circuit not continuous on a 30a fuse, should be separated into 2 circuits protected by a 15A fuse	C2	
3	No fire protection in hall, living room and kitchen	C3	
4	No RCD protection for sockets which can supply power to mobile equipment outside	C3	
5	No RCD protection for bathroom lighting circuit	C3	
6	No RCD protection for all circuits.	C3	
7	Light switch in kitchen is loose and will need replaced	C3	
8	Low insulation resistance results less than 10 Meg Ohm on circuit 2 ring circuit which isn't continuous	FI	

Additional Pages? No ☒ Yes ☐ Specify page

*One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:

Code C1 "Danger Present". Risk of injury. Immediate remedial action required.

Code C2 "Potentially dangerous". Urgent remedial action required.

Code C3 "Improvement recommended".

Please see the notes for recipient for guidance regarding the Classification codes.

Immediate remedial action required for items:

0

Urgent remedial action required for items:

2

Further investigation required for items:

1

Improvement recommended for items:

5

DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) below, particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby Certify that the information on this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitation of the inspection and testing.

I/We further declare that in my/our judgement, the said installation was overall in condition at the time of the inspection we carried out, and that it should be further inspected as recommended.

INSPECTION, TESTING AND ASSESSMENT BY:

Signature:

David Love

Name:

David Love

Position:

Senior Electrical Technician

Date:

26th March 2020

SCHEDULES AND ADDITIONAL PAGES

Schedule of items inspected Page No. 4,5,6,7

Additional pages, including additional source(s) data sheets:

0 Pages

Schedule of Circuit Details for the installation:

1 Page

Schedule of Test Results for the installation:

1 Page

The pages identified here form an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

NEXT INSPECTION

We recommend that this installation is further inspected and tested after an interval of not more than

5 Years

Provided that any items which have been attributed a Recommendation Code C1 and C2 (require urgent attention) are remedied without delay and as soon as possible respectively. Items which have been attributed a Recommendation Code C3 should be actioned as soon as practicable (see F).

DETAILS OF ELECTRICAL CONTRACTOR

Trading Title: David Love Property / David Love Electrical & Plumbing

Telephone Number: 0131 654 9960

Address: 81 – 85 Easter Road
Edinburgh
Midlothian
EH7 5PW

Email: info@davidlove.co.uk

www.davidlove.co.uk

www.davidlove-electrician-plumber.co.uk

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate

System Type(s)	Number and Type of Live Conductors	Nature of Supply Parameters	Characteristics of Primary supply Overcurrent Protective Device(s)
TN-S	Single Phase – 2 WIRE + EARTH	230 Volts 50 Hz Prospective Fault Current: 1.1 kA External Earth Loop: 0.22 Ω	BS EN: N/V Type: N/V Rated Current: N/V Short Circuit Capacity: N/V

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing		Details Installation Earth Electrode (where applicable)								
Distributor's facility	X	Type: (eg rod(s), tape etc)	N/A		Location:	N/A		Maximum Demand:	N/A	kVA/Amps
Installation earth electrode	N/A	Electrode resistance, RA:	N/A	Ω	Method of measurement:	N/A		Protective measures against electric Shock: N/A		
# Main Switch or Circuit Breaker			Earthing and Protective Bonding Conductors							
Type (BS(EN)	60947-3		Voltage Rating	415	V	<u>Earthing conductor</u>		Conductor csa	16	mm ²
No of Poles	2		Rated current I n	100	A	Conductor material	Copper	Continuity check	Ok	
Supply conductors: material	Copper		RCD operating current IΔn (if RCD main switch)	N/A	mA	<u>Bonding of extraneous-conductive-parts</u>				
Supply conductors: csa	N/A	mm ²	RCD operating time (at IΔn)	N/A	ms	Gas service	N/A	Lighting	N/A	
						Water service	X	Structural steel	N/A	
						Oil service	N/A	Other service(s)	N/A	

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
1.0	Condition/adequacy of distributor's supply intake equipment		
1.1	Service cable	OK	
1.2	Service cut-out/fuse(s)	N/V	
1.3	Meter tails - distributor	OK	
1.4	Meter tails - consumer	OK	
1.5	Metering equipment	OK	
1.6	Means of main isolation (where present)	N/A	
2.0	Presence of adequate arrangements for parallel or switched alternative sources	N/A	
3.0	Automatic disconnection of supply		
3.1	Main earthing and bonding arrangements		
	Presence and condition of distributor's earthing arrangement	OK	
	Presence and condition of earth electrode arrangement	N/A	
	Adequacy of earthing conductor size	OK	
	Adequacy of earthing conductor connections	OK	
	Accessibility of earthing conductor connections	OK	
	Adequacy of main protective bonding conductor size(s)	OK	
	Adequacy of main protective bonding conductor connections	OK	
	Accessibility of main protective bonding connections	OK	
	Provision of earthing/bonding labels at all appropriate locations	OK	
3.2	FELV		
	Source providing at least simple separation	N/A	
	Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
3.3	Reduced low voltage		
	Adequacy of source	OK	
	Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	OK	
4.0	Other methods of protection		
4.1	Double insulation	OK	
4.2	Reinforced insulation	N/A	
4.3	Use of obstacles	N/A	
4.4	Placing out of reach	N/A	
4.5	Non-conducting location	N/A	
4.6	Earth-free local equipotential bonding	N/A	
4.7	Electrical separation for more than one item of equipment	OK	
5.0	Distribution equipment		
5.1	Adequacy of working space/accessibility of equipment	OK	
5.2	Security of fixing	OK	
5.3	Condition of insulation of live parts	C2	
5.4	Adequacy/security of barriers	OK	
5.5	Condition of enclosure(s) in terms of IP rating	OK	
5.6	Condition of enclosure(s) in terms of fire rating	OK	
5.7	Enclosure not damaged/deteriorated so as to impair safety	OK	
5.8	Presence of main switch(es), linked where required	OK	

5.9	Operation of main switch(es) (functional check)	OK	
5.10	Correct identification of circuit protective devices	OK	
5.11	Adequacy of protective devices for prospective fault current	OK	
5.12	RCD(s) provided for fault protection – includes RCBOs	N/A	
5.13	RCD(s) provided for additional protection – includes RCBOs	C3	
5.14	RCD(s) provided for protection against fire – includes RCBOs	N/A	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	OK	
5.16	Presence of RCD retest notice at or near equipment where required	OK	
5.17	Presence of diagrams, charts or schedules at or near equipment where required	OK	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	OK	
5.19	Presence of alternative supply arrangement warning notice(s) at or near equipment where required	N/A	
5.20	Presence of replacement next inspection recommendation label	OK	
5.21	Presence of other required labelling (specify)	N/A	
5.22	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	OK	
5.23	Protection against mechanical damage where cables enter equipment	OK	
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	OK	
6.0	Distribution/final circuits		
6.1	Identification of conductors	OK	
6.2	Cables correctly supported throughout their length	OK	
6.3	Condition of insulation of live parts	OK	
6.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking	OK	
6.5	Suitability of containment systems for continued use (including flexible conduit)	OK	
6.6	Cables correctly terminated in enclosures (indicate extent of sampling in Section D of report)	OK	
6.7	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	OK	
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	OK	
6.9	Adequacy of protective devices; type and rated current for fault protection	OK	
6.10	Presence and adequacy of circuit protective conductors	OK	
6.11	Co-ordination between conductors and overload protective devices	C2	
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	OK	
6.13	Cables where exposed to direct sunlight, of a suitable type	N/A	
6.14	Concealed cables installed in prescribed zones (see extent and limitations)	LIM	
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (see extent and limitations)	LIM	
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	C3	
6.17	Provision of additional protection by 30 mA RCD	C3	
	• Where reasonably likely to be used to supply mobile equipment for use outdoors	C3	
	• For all socket-outlets of rating 20 A or less provided for use by ordinary persons	C3	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	LIM	
6.19	Band II cables segregated/separated from Band I cables	N/A	
6.20	Cables segregated/separated from non-electrical services	OK	
6.21	Termination of cables at enclosures (identify numbers and locations of items inspected in Section D)	OK	
	• Connections under no undue strain	OK	
	• No basic insulation of a conductor visible outside an enclosure	OK	
	• Connections of live conductors adequately enclosed	OK	
	• Adequacy of connection at point of entry to enclosure (gland, bush or similar)	OK	
6.22	General condition of wiring systems	OK	
6.23	Temperature rating of cable insulation	OK	
6.24	Condition of accessories including socket-outlets, switches and joint boxes	C3	
6.25	Suitability of accessories for external influences	OK	

7.0 Isolation and switching			
7.1 Isolations			
• presence and condition of appropriate devices	OK		
• acceptable location	OK		
• capable of being secured in the OFF position	OK		
• correct operation verified	OK		
• clearly identified by position and/or durable marking(s)	OK		
• warning label posted in situations where live parts cannot be isolated by the operation of a single device	OK		
7.2 Switching off for mechanical maintenance			
• presence and condition of appropriate devices	OK		
• acceptable location	OK		
• capable of being secured in the OFF position	OK		
• correct operation verified	OK		
• clearly identified by position and/or durable marking(s)	OK		
7.3 Emergency switching/stopping			
• presence and condition of appropriate devices	N/A		
• readily accessible for operation where danger might occur	N/A		
• correct operation verified	N/A		
• clearly identified by position and/or durable marking(s)	N/A		
7.4 Functional switching			
• presence and condition of appropriate devices	OK		
• correct operation verified	OK		
8.0 Current-using equipment (permanently connected)			
8.1 Condition of equipment in terms of IP rating	OK		
8.2 Equipment does not constitute a fire hazard	OK		
8.3 Enclosure not damaged/deteriorated so as to impair safety	OK		
8.4 Suitability for the environment and external influences	OK		
8.5 Security of fixing	OK		
8.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section D of report)	LIM		
8.7 Recessed luminaires (e.g. downlighters)			
• correct type of lamps fitted	OK		
• installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar	OK		
• no signs of overheating to surrounding building fabric	OK		
• no signs of overheating to conductors/terminations	OK		
9.0 Location(s) containing a bath or shower			
9.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	C3		
9.2 Where used as a protective measure, requirements for SELV or PELV are met	N/A		
9.3 Shaver sockets comply with BS EN 61558-2-5 or BS 3535	N/A		
9.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A		
9.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A		
9.6 Suitability of equipment for external influences for installed location in terms of IP rating	OK		
9.7 Suitability of equipment for installation in a particular zone	OK		
9.8 Suitability of current-using equipment for a particular position within the location	OK		
10.0 Other Special installations or locations			

List special locations present, if any. List the results of particular inspections applied.	N/A	
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* All Boxes must be completed	Unacceptable condition state C1 or C2	Outcome
OK Indicates Acceptable condition	Improvement recommended state C3	Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.
LIM indicates a limitation	Further investigation required state F/I (to determine whether danger or potential (danger exists)	
N/A indicates Not applicable		

SCHEDULE OF ITEMS TESTED			
OK	External earth loop impedance, Ze	OK	Basic protection against direct contact by barrier or enclosure provided during erection
N/A	Installation earth electrode resistance, Ra	N/A	Insulation of non-conducting floors or walls
OK	Continuity of protective conductors	OK	Polarity
OK	Continuity of ring circuit conductors	OK	Earth fault loop impedance Zs
OK	Insulation resistance between live conductors	OK	Verification of phase sequence
OK	Insulation resistance between live conductors and earth	OK	Operation of residual current devices
N/A	Protection by separation of circuits	OK	Verification of voltage drop

TEST INSTRUMENTS USED	
Earth fault loop impedance	Fluke Multi Function Tester – Serial 1629018
Insulation resistance	Fluke Multi Function Tester – Serial 1629018
Continuity	Fluke Multi Function Tester – Serial 1629018
RCD	Fluke Multi Function Tester – Serial 1629018

NOTES FOR RECIPIENT

THIS CERTIFICATE IS A VALUABLE DOCUMENT AND SHOULD BE RETAINED FOR FUTURE REFERENCE

This Electrical Installation Condition Report form is intended for the reporting on the condition of an existing electrical installation.

You should have received an original Certificate and the contractor should have retained a duplicate. If you were the person ordering this report, but not the owner of the installation, you should pass this Report, or a full copy of it, immediately to the user.

The original Report is to be retained in a safe place and be shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this Report will provide the new owner with the details of the condition of the electrical installation at the time the Report was issued.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. The maximum time interval recommended before the next inspection is stated in the Report under "Next Inspection."