DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Cert No:

AKM Electricals Ltd

1 COMPANY/ENGINEER

Register No.	608357000
Operative	Andrew Mccallum
Company	AKM Electricals Ltd
Address	
	Broomfield Cottage
	Irvine
Postcode	KA112AE
Tel No.	07725083978
Email	a.mccallum28@yahoo.com

2 JOB ADDRESS

Name	
Address	331. 0/1
	Tollcross Road
	Glasgow
Postcode	
Tel No.	
Email	

3 CLIENT/LANDLORD'S DETAILS

Name	
Company	
Address	331. 0/1
	Tollcross Road
	Glasgow
Postcode	
Tel No.	
Email	

4 PURPOSE OF THE REPORT

Purpose for which this report is required: Landlords safety report.

5 EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report: 25% of the installation in accordance with item 3.8.4 of Guidance Note 3.

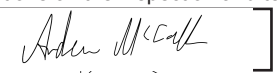
Agreed and operational limitations of the inspection and testing (include reasons and person agreed with): Where access is possible with no means of damage No ceiling voids checked No lifting of floors 100% visual inspection All insulation

This inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS 7671:2018 (IET Wiring Regulations). It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

6 DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page1 (see section 3), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 8) and the attached schedules (see section 16), provide an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Andrew Mccallum Position: Electrician Signature:  Date: 29/12/2021

Estimate age of electrical installation: 35 years

Evidence of alterations or addition: No

if yes, estimated age: N/A years

Date of previous inspection: N/A

Installation Cert number:

Records of installation available:

Records held by:

7 SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*:

SATISFACTORY

***An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) condition have been identified.**

8 OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached Schedule(s) of inspections and Test Results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

Item No	Observations	Classification Code
		C3

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:

C1 **Danger Present**
- Risk of injury. Immediate remedial action required

C2 **Potentially dangerous**
- Urgent remedial action required

C3 **Improvement recommended**

F1 **Further investigation required without delay**

Immediate remedial action required for items:
Urgent remedial action required for items:

Improvement recommended for items: 1
Further investigation required for items:

9 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

Electrics are in good working condition for continued use as time of testing

10 NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:
3 Years or change of tenant/owner (Enter interval in terms of years, months or weeks, as appropriate)

provided that any items in section 8 which have been attributed a Classification code C1 (danger present) are remedied immediately and that ant items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 8).

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements

TN-S

Number and Type of Live Conductors

1-phase (2 wire): Yes
1-phase (3 wire):
3-phase (3 wire):
3-phase (4 wire):
Other: N/A

Confirmation of supply polarity: Yes

Nature of Supply Parameters

Nominal voltage(s): U: 230 V, Uo: 230 V
Nominal frequency, f: 50 Hz
Prospective fault current, Ipd: 990 kA
External earth fault loop impedance, Ze: 0.27 Ω

Supply Protective Device

BS(EN): 1361
Type: 2b
Rated current: 100 A
Short-circuit capacity: 33 kA

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing

Distributor's facility: Yes
Installation earth electrode:

Details of Installation Earth Electrode (where applicable)

Type:
Resistance to Earth:
Location:
Method of measurement:

Protective measure(s) against electric shock: ADS
Maximum Demand (Load): 60

Main Switch/Switch-Fuse/Circuit-Breaker/RCD

Type BS (EN): 609473
Number of poles: 2
Current rating: 100 A
Fuse/device rating or setting: 100 A
Voltage rating: 230 V
Supply conductors material: Copper
Supply conductors csa: 25 mm²

If RCD main switch

Rated residual operating current (In): N/A mA
Rated time delay: N/A ms
Measured operating time (In): ms

Earthing and Protective Bonding Conductors

Earthing conductor

Conductor Material: Copper
csa: 16 mm²
Connection/continuity verified: Yes

Main protective bonding conductors

Conductor material: Copper
csa: 6 mm²
Connection/continuity verified: Yes

Bonding of extraneous-conductive parts

To water installation pipes: Yes
To oil installation pipes:
To structural steel:
To gas installation pipes: Yes
To lightning protection:
To other service(s):

13 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Item	Description	Comment	Outcome
1.0	**DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT**		
1.1	Condition of service cable		PASS
1.2	Condition of service head		PASS
1.3	Condition of distributor's earthing arrangement		PASS
1.4	Condition of tails - Distributor/Consumer		PASS
1.5	Condition of metering equipment		PASS
1.6	Condition of isolator (where present)		PASS
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (551.6; 551.7)**		PASS
3.0	**EARTHING/BONDING ARRANGEMENTS (411.3; CHAPTER 54)**		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)		PASS
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)		PASS
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)		PASS
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)		PASS
3.6	Confirmation of main protective bonding conductor size (544.1)		PASS
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)		PASS
3.8	Accessibility and condition of other protective bonding connections (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)		PASS
4.2	Security of fixing (134.1.1)		PASS
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)		PASS
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)		PASS
4.5	Enclosure not damage/deteriorated so as to impair safety (621.2(iii))		PASS
4.6	Presence of main linked switch (as required by 537.1.4)		PASS
4.7	Operation of main switch (functional check) (612.13.2)		PASS
4.8	Manual operation of circuit-breakers and RCD's to prove disconnection (612.13.2)		PASS

OUTCOMES	Acceptable condition	**PASS**	Unacceptable condition	**C1 or C2**	Improvement recommended	**C3**	Further investigation	**FI**	Not verified	**N/V**	Limitation	**LIM**	Not applicable	**N/A**

14 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Item	Description		Outcome
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)		PASS
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)		PASS
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)		PASS
4.12	Presence of alternative supply warning at or near consumer unit/distribution board (514.15)		PASS
4.13	Presence of other required labelling (please specify) (Section 514)		PASS
4.14	Examination of protective device(s) and base(s); correct type and rating (no sign of unacceptable thermal damage, arcing or overheating) (421.1.3)		PASS
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)		PASS
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)		PASS
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)		
4.18	RCS(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)		PASS
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)		C3
4.20	Confirmation of indication that SPD is functional (534.2.8)		N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)		PASS
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)		PASS
5.2	Cables correctly supported throughout their run (522.8.5)		LIM
5.3	Condition of insulation of live parts (416.1)		PASS
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 in metallic and plastic)		PASS
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)		PASS
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)		PASS
5.7	Adequacy of protective devices; type and rated current for fault protection (411.3)		PASS
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)		PASS
5.9	Wiring systems(s) appropriate for the type and nature of the installation and external influences (Section 522)		PASS

OUTCOMES	Acceptable condition	**PASS**	Unacceptable condition	**C1 or C2**	Improvement recommended	**C3**	Further investigation	**FI**	Not verified	**N/V**	Limitation	**LIM**	Not applicable	**N/A**

15 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Item	Description	Comment	Outcome
5.10	Concealed cables installed in prescribed zones (see Extent and Limitations) (522.6.202)		LIM
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 protection by RCD not exceeding 30mA.		
5.12.1	For all socket-outlets of rating 20A or less, unless and exception is permitted (411.3.3)		PASS
5.12.2	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)		PASS
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)		PASS
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)		PASS
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)		PASS
5.14	Band II cables segregated/separated from Band I cables (528.1)		PASS
5.15	Cables segregated/separated from communications cabling (528.2)		PASS
5.16	Cables segregated/Separated from non-electrical services (528.3)		PASS
5.17	Termination of cables at enclosures - indicate extent of sampling in Extent and Limitations of the report (Section 526)		
5.17.1	Connections soundly made and under no undue strain (526.6)		LIM
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)		PASS
5.17.3	Connections of live conductors adequately enclosed (526.5)		LIM
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)		PASS
5.18	Condition of accessories including socket-outlet, switches and joint boxes (621.2 (iii))		PASS
5.19	Suitability of accessories for external influences (512.2)		PASS
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)		PASS
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)		PASS
6.0	**ISOLATION AND SWITCHING (ISOLATION, SWITCHING OFF FOR MECHANICAL MAINTENANCE, EMERGENCY STOPPING AND FUNCTIONAL SWITCHING)**		
6.1	In General		
6.1.1	Presence and condition of appropriate devices (537.2.2)		PASS
6.1.2	Correct operation verified (612.13.2)		PASS
6.2	For isolation and switching for mechanical maintenance only		
6.2.1	Capable of being secured in the OFF position where appropriate (537.2.1.2)		PASS
6.2.2	Acceptable location - state if local or remote from equipment being controlled where appropriate (537.2.1.5)		PASS

OUTCOMES	Acceptable condition	**PASS**	Unacceptable condition	**C1 or C2**	Improvement recommended	**C3**	Further investigation	**FI**	Not verified	**N/V**	Limitation	**LIM**	Not applicable	**N/A**

Item	Description	Comment	Outcome
6.2.3	Clearly identified by position and/or durable marking(s) (537.2.2.6)		PASS
6.3	For isolation only		
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)		PASS
6.4	For emergency switching/stopping only		
6.4.1	Readily accessible for operation where danger might occur (537.4.2.5)		PASS
7.0	**CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)**		
7.1	Condition of equipment in terms of IP rating (416.2)		PASS
7.2	Equipment does not constitute a fire hazard (Section 421)		PASS
7.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))		PASS
7.4	Suitability for the environment and external influences (512.2)		C1
7.5	Security of fixing (134.1.1)		PASS
7.6	Cable entry holes in ceiling above luminaires, sizes or sealed so as to restrict the spread of fire List number and location of luminaires inspected. (Separate page)		LIM
7.7	Recessed luminaires (downlighters)		
7.7.1	Correct type of lamps fitted		PASS
7.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)		LIM
7.7.3	No signs of overheating to surrounding building fabric (559.4.1)		LIM
7.7.4	No signs if overheating to conductors/terminations (526.1)		LIM
8.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**		
8.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)		C3
8.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)		N/A
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)		N/A
8.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)		PASS
8.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from Zone 1 (701.512.3)		PASS
8.6	Suitability of equipment for external influences for installed locations in terms of IP rating (701.512.2)		PASS
8.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)		
8.8	Suitability of current-using equipment for particular within the location (701.55)		
9.0	**OTHER PART 7 SPECIAL INSTALLATION OR LOCATIONS** List all other special installation or locations present, if any. (Record separately the results of particular inspections applied.)		
9.1			
9.2			

OUTCOMES	Acceptable condition	**PASS**	Unacceptable condition	**C1 or C2**	Improvement recommended	**C3**	Further investigation	**FI**	Not verified	**N/V**	Limitation	**LIM**	Not applicable	**N/A**

17 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit: kitchen cupboard | Location: Kitchen | Prospective fault current: 990 kA | Type of Wiring O-Other: A - PVC/PVC cables

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: css		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Zs permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD			
														Ring final circuit only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button Operation	AFDD
					Live	cpc		BS (EN)	Type No	Rating	Capacity	Operating current		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth						
					mm²	mm²	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ		Ω	ms	ms		
	lights	A - PVC/		N/A	1	1		60898	B	6	6						0.54		999	999	/	0.79				
	lights	A - PVC/		N/A	1	1		60898	B	32	6						0.75		999	999	/	1.12				
	sockets and water heater	A - PVC/		N/A	2.5	1.5		60898	B	32	6			0.34	0.34	053	0.22		999	999	/	0.51	29.6	14.3	/	

18 TEST INSTRUMENTS

Multi-functional: 101279722
Earth electrode resistence: N/A
Insulation resistence:
Earth fault loop impedance: 0.27
Continuity:
RCD: