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SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name: C/O Perthshire Property Services

Address: 48, Scott Street

Perth

Scotland

PH1 5EJ

SECTION B. REASON FOR PRODUCING THIS REPORT

Reason: RENTAL MARKET

Date(s) on which inspection and testing was carried out: 25/04/2019

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier: TENANT

Address: 28 L KINNOULL

PERTH

PERTHSHIRE

SCOTLAND

PH1 5EX

Description of premises (Tick as appropriate): Domestic Commercial Industrial Other

Estimated age of the wiring system: 5 years. Evidence of additions or alterations Yes No Not apparent

If "Yes" estimate age: years. Installation records available? (Regulation 651.1) Yes No Date of last inspection:

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report: WHOLE ELECTRICAL INSTALLATION

Agreed limitations including the reasons (Regulation 653.2): NO VOIDS, FLOORS OR ATTIC SPACES INSPECTED

Agreed with (name): CLIENTS

Operational limitations including the reasons:

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations), as amended to 2018. 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.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): SAFE, AVERAGE CONDITION

Overall assessment of the installation in terms of its suitability for continued use

SATISFACTORY

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

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'Further investigation required' (code F1).

Observations classified as 'Improvement recommended' (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 24/04/2024 (date)

SECTION G. 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 above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in 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 and limitations in Section D of this report.

Inspected and tested by:

Name (Captials) S KNOX

Signature 

For/on behalf of Property Protection Group Limited


Position ELECTRICIAN

Address Unit 19, Arran Place, Perth

Date 24/04/2019

Report authorised for issue by:

Name (Captials) Brad McKerchar

Signature 

For/on behalf of Property Protection Group Limited

Position Qualified Supervisor

Address Unit 19, Arran Place

Date 24/04/2019

SECTION H. SCHEDULE(S)

1 schedule(s) of inspection and 1 schedule(s) of test results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

ELECTRICAL INSTALLATION 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 Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
3. The 'original' 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. Section D (Extent and Limitations) 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 in Section D.
7. For items classified in Section K as C1 ('Danger present'), **the safety of those using the installation is at risk** and it is recommended that one or more skilled persons competent in electrical installation work undertake the necessary remedial work immediately.
8. For items classified in Section K as C2 ('Potentially dangerous'), **the safety of those using the installation may be at risk** and it is recommended that one or more skilled persons competent in electrical installation work undertake the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code 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 (see Section F).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by one or more skilled persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.

The personal data entered on this form is gathered because it is necessary in order to allow the discharging of a contract, and to support the legitimate business interests of the contractor. If you would like to know more about your personal data rights under GDPR, please ask your contractor for more information, or visit www.ico.org.uk.

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements		Number and Type of Live Conductors				Nature of Supply Parameters			Supply Protective Device Characteristics	
TN-C	<input type="checkbox"/>	AC	<input checked="" type="checkbox"/>	DC	<input type="checkbox"/>	Nominal voltage, U/U ₀ ⁽¹⁾	230	V	BS (EN): 1361	Type: 2b
TN-S	<input type="checkbox"/>	1-phase, 2-wire	<input checked="" type="checkbox"/>	2-wire	<input type="checkbox"/>	Nominal Frequency, f ⁽¹⁾	50	Hz		
TN-C-S	<input checked="" type="checkbox"/>	2-phase, 3-wire	<input type="checkbox"/>	3-wire	<input type="checkbox"/>	Prospective fault current, I _{pf} ⁽²⁾	1.07	kA	Rated current:	100
TT	<input type="checkbox"/>	3-phase, 3-wire	<input type="checkbox"/>	Other	<input type="checkbox"/>	External loop impedance, Z _e ⁽²⁾	0.23	Ω		
IT	<input type="checkbox"/>	3-phase, 4-wire	<input type="checkbox"/>			(Note: (1) by enquiry, (2) by enquiry or by measurement)				
Confirmation of supply polarity		<input checked="" type="checkbox"/>								

Other sources of supply (as detailed on attached schedule)

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing		Details of Installation Earth Electrode (where applicable)			
Distributor's Facility	<input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc)	Location	Electrode resistance to earth Ω	
Installation earth electrode	<input type="checkbox"/>				

Main Protective Conductors					
Earthing conductor:	Material	Copper	csa	16	mm ² Connection / continuity verified <input checked="" type="checkbox"/>
Main protective bonding conductors (to extraneous-conductive-parts):	Material	Copper	csa	10	mm ² Connection / continuity verified <input checked="" type="checkbox"/>

To water installation pipes	<input checked="" type="checkbox"/>	To gas installation pipes	<input type="checkbox"/>	To oil installation pipes	<input type="checkbox"/>	To structural steel	<input type="checkbox"/>
To lightning protection	<input type="checkbox"/>	To other	<input type="checkbox"/>	Specify:			

Main Switch / Switch-Fuse / Circuit-Breaker / RCD						
Location	HALLWAY RECESSED IN TO WALL		Current rating	100	A	If RCD main switch Rated residual operating current (I _{Δn}) - mA Rated time delay - ms Measured operating time (at I _{Δn}) - ms
BS (EN)	60497-3		Fuse/device rating or setting	80	A	
No. of poles	2		Voltage rating	240	V	

SECTION K. OBSERVATIONS

Referring to the attached Schedules of Inspection and Test Results, and subject to the limitations specified at Section D, Extent and Limitations of the Inspection and Testing: No remedial action is required The following observations are made:

Inspection Schedule Item No. or 'Test'	OBSERVATIONS	Classification Code C1, C2, C3 or FI (see below)
1	LIVE CONDUCTORS NOT PROPERLY IDENTIFIED AT SWITCHES ON LIGHTING CIRCUITS	C3

One of the adjacent 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.	Danger present. Risk of injury. Immediate action required.	C1
	Potentially dangerous - urgent remedial action required.	C2
	Improvement recommended.	C3
	Further investigation required without delay.	FI

Additional observations are recorded on the following number of continuation sheet(s)

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	DESCRIPTION													OUTCOME
1.0 EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)														
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)														
												N/A		
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)													✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3; 542.2)													N/A
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13)													✓
3.4	Presence, condition & accessibility of earthing conductor at main earthing terminal (542.3; 543.3.2)													✓
3.5	Confirmation of earthing conductor size (542.3; 543.1.1)													✓
3.6	Presence, condition & accessibility of main protective bonding conductors & connections (543.3.2; 544.1)													✓
3.7	Confirmation of main protective conductor sizes (544.1)													✓
3.8	Presence, condition & accessibility of other protective bonding conductors & 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)													✓
4.2	Security of fixing (134.1.1)													✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 421.1.6; 526.5)													✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													✓
4.6	Presence of main linked switch (as required by 462.1.201)													✓
4.7	Operation of main switch (functional check) (643.10)													✓
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)													✓
4.9	Correct identification of circuit details and protective devices (514.8; 514.9)													✓
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 (514.14)													✓
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)													N/A
4.13	Presence of other required labelling (please specify) (Section 514)													N/A
4.14	Compatibility of protective devices, bases & other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (Sections 411, 421, 432, 433; 536.4.203)													✓
4.15	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)													✓
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (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)													✓
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5; 531.3)													✓
4.19	RCD(s) provided for additional protection/requirements - includes RCBOs (415.1) see item 5.12													✓
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

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	DESCRIPTION											OUTCOME		
												Use codes above. Provide additional comment where appropriate. C1,C2,C3 and FI coded items to be recorded in Section K of the Condition Report		
5.0	DISTRIBUTION / FINAL CIRCUITS													
5.1	Identification of conductors (Section 514)											✓		
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)											N/V		
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; 526.8) To include the integrity of conduit and trunking systems (metallic and plastic)											N/A		
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 (411.3.1.1; Section 543)											✓		
5.9	Wiring system(s) appropriate for the type & nature of the installation & external influences (Section 522)											✓		
5.10	Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202)											N/V		
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i>) (522.6)											N/V		
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA (415.1)													
	a) for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)											✓		
	b) for supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)											✓		
	c) for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)											✓		
	d) for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)											✓		
	e) for final circuits supplying luminaires within domestic (household) premises (411.3.4)											✓		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)											✓		
5.14	Band II cables segregated / separated from Band I cables (528.1)											N/V		
5.15	Cables segregated / separated from communications cabling (528.2)											N/V		
5.16	Cables segregated / separated from non-electrical services (528.3)											N/V		
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report													
	a) Connections soundly made and under no undue strain (526.6)											✓		
	b) No basic insulation of a conductor visible outside enclosure (526.8)											✓		
	c) Connections of live conductors adequately enclosed (526.5)											✓		
	d) Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)											✓		
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(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 (SECTION 701)													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)											✓		
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)											✓		
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)											N/A		
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)											N/A		
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)											N/A		
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)											N/A		
6.8	Suitability of current-using equipment for particular position within the location (701.55)											N/A		
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)											N/A		

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CIRCUIT CHART AND SCHEDULE OF TEST RESULTS (18 CIRCUITS)



Details of circuits and/or installed equipment vulnerable to damage when testing

DB Reference No. DB-DOMESTIC

DB Location & Type HALLWAY

LEWDEN

Phase sequence confirmed (where appropriate)

Z_s at DB 0.23 Ω

I_{pf} at DB 1.07 kA

Correct supply polarity confirmed

CIRCUIT DETAILS										TEST RESULTS												
No.	Circuit Description	No. of Points	Wiring Details				Protective Device (lowest breaking capacity 6 kA)		Continuity					# Insulation Resistance (Lowest values measured)		Polarity	Z _s (Max. measured values)	RCD Protection (500% test for RCDs rated at 30 mA or less only)			Functional tests of switch-gear etc. *	Remarks Indicate points of note e.g.: • Additional outlets or equipment supplied • Provision of AFDD for circuit • Reduced IR test voltage
			Type (See code below)	Ref Method †	Conductor csa				Ω		Ω							MΩ		I _{Δn} Time (ms)		
					mm ²	mm ²	Type	Amps	(R+R)	R	L-L	N-N	cpc-cpc	L-L	L-E	(✓)	Ω	mA	100%	500%	(✓)	
1	SHOWER	1	A	103	10	4	B	40	0.01	-	-	-	-	>299	>299	✓	0.24	30	19.6	7.4	✓	
2	COOKER	1	A	103	6	2.5	B	32	0.02	-	-	-	-	>299	>299	✓	0.25	30	18.3	8.5	✓	
3	SOCKETS	10	A	103	2.5	1.5	B	32	0.13	-	0.27	0.27	0.48	>299	>299	✓	0.36	30	21.6	11.2	✓	
4	WATER HEATER	1	A	103	2.5	1.5	B	16	0.05	-	-	-	-	>299	>299	✓	0.28	30	19.1	7.6	✓	
5	BEDROOM HEATER	1	A	103	2.5	1.5	B	16	0.11	-	-	-	-	>299	>299	✓	0.34	30	26.2	14.8	✓	
6	LIGHTS	6	A	103	1	1	B	6	0.29	-	-	-	-	>299	>299	✓	0.52	30	22.0	8.9	✓	

† Insert Reference Method (see Table 4A2 from BS 7671 Appendix 4)

#IR test voltage 500 V DC unless stated in 'Remarks'

*Includes RCD and/or AFDD test button

Code for Wiring Type	A	B	C	D	E	F	G	H	O (Other - please specify)
	PVC/PVC	PVC in Metal Conduit	PVC in Plastic Conduit	PVC in Metal Trunking	PVC in Plastic Trunking	PVC/SWA	XLPE/SWA	Mineral Insulated	

TEST INSTRUMENTS USED

Manufacturer	Type	Serial No.	Date Accuracy Verified	Manufacturer	Type	Serial No.	Date Accuracy Verified	Manufacturer	Type	Serial No.	Date Accuracy Verified