REPORT

ELECTRICAL INSTALLATION CONDITION REPORT

REPORT No: EICR-20190114221647

This report documents an accurate assessment of the condition of the electrical installation and whether it is fit for continued service in accordance with BS 7671:2008 amended to 2015

139 Dee Village
Aberdeen
AB116SZ

The following work was carried out at the above address

100% of fixed wire installation.

Company issuing this Report

A G Philip Electrical
5 Manse Terrace
Hatton
Aberdeenshire
AB420HT
01779 841561
CPS Enrolment No:608507

Issued on

26/11/2018

Inspected by

Alex Philip

Reviewed by

Alex Philip

Recommended re-test

26/11/2023

REPORT NO: EICR-20190114221647

ELECTRICAL INSTALLATION CONDITION REPORT

Requirements for electrical installations (BS 7671 IET Wiring Regulations)

DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Client name: Winchesters Lettings

Address: 22-24 South Mount Street

Town: Aberdeen

County: -

Postcode: AB252PB

Telephone: 01224 660317

Mobile: -

Email: -

REASONS FOR PRODUCING THIS REPORT

Reasons for producing this report: Landlord safety report.

Date inspection carried out: 26/11/2018

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier name: -

Address: 139 Dee Village

Town: Aberdeen

County: -

Postcode: AB116SZ

Telephone: -

Evidence of additions/alterations

☑ Yes ☐ No ☐ Not apparent

If yes, estimated age of alterations: 4 Years

Estimated age of the installation: 16 Years

Date of previous inspection: -

Description of premises

☑ Domestic ☐ Commercial ☐ Industrial ☐ Other

-

Installation records available

☐ Yes ☑ No (Regulation 621.1)

Records held by: -

Previous report/certificate no: -

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

100% of fixed wire installation.

The inspection and testing in this report and accompanying schedules have been carried out in accordance with BS 7671:2008 (IET Wiring Regulations) as amended to 2015. 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.

Agreed & Operational limitations including the reasons (See Regulation 634.2) **Agreed with**: Client

Number	Type	Limitation description
1	Agreed	100% of electrical accessories externally inspected and 25% opened for inspection.
2	Agreed	Where Earth Loop Impedance Values (Zs)_ are not measured, a calculated reading will be given to minimise exposure to live parts (Regulation 14 EAWR 1989).
3	Agreed	Cables concealed within conduit, trunking or within the general fabric of the building (under floors, walls, etc) have not been inspected.
4	Agreed	Lighting fixtures and downlights tested at switches.

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 as described above.

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

Inspected and tested by

Name *(Capitals)*: Alex Philip

Signature: 

Position: Supervisor Electrician

Date: 26/11/2018

Report authorised by

Name *(Capitals)*: Alex Philip

Signature: 

Position: Supervisor Electrician

Date: 26/11/2018

NEXT INSPECTION

I / We, recommend that this installation is further inspected and tested no later than: 26/11/2023

SCHEDULE(S)

1 schedule(s) of inspection and 1 schedule(s) of test results are included in this report.

OBSERVATIONS AND RECOMMENDATIONS

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

No of items	C1	C2	C3	FI
	0 item(s)	0 item(s)	2 item(s)	0 item(s)
	Danger present, risk of injury, immediate remedial action required	Potentially dangerous - urgent remedial action required	Improvement recommended	Further investigation required without delay

☑ The following observations and recommendations have been made

Item no	Observations and recommendations	Location	DB-Circuit / image ref	Code
1	Consumer unit is not metal or installed in a non-combustible cabinet or enclosure, showing NO signs of thermal damage, located in the sole means of escape for a dwelling area. See Regulation 421.1.201.	Mains board		C3
2	Rcd Protection required for circuits	Mains board		C3

SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation

Good condition

Where the overall assessment of the suitability of the installation for continued use below 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 FI). Observations classified as 'Improvement Recommended' (Code C3) should be given due consideration.

Overall assessment of its suitability for continued use	**SATISFACTORY**

DETAILS OF THE CONTRACTOR

Trading title	**Postcode**	**Company email**
A G Philip Electrical	AB420HT	agphilip.electrical@outlook.com
Address	**Telephone no**	**Website**
5 Manse Terrace	01779 841561	-
Town	**Mobile number**	
Hatton	07984218506	
County	**Enrolment no**	
Aberdeenshire	608507	

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements

TN-S	☐
TN-C-S	☑
TN-C	☐
TT	☐
IT	☐

Number and type of live conductors

a.c.	☑		d.c.	☐	
1-phase (2 wire)	☑	1-phase (3 wire)	☐	2 pole	☐
2-phase (3 wire)	☐			3 pole	☐
3-phase (3 wire)	☐	3-phase (4 wire)	☐	Other	☐

Nature of supply parameters

Nominal voltage - U	- V	Uo	230 V
Nominal frequency - f	50 Hz	No of supplies	1
PFC - Ipf	1.97 kA	Supply polarity confirmed	
Earth loop impedance - Ze	0.12 Ω		

Supply Protective Device

BS(EN)	1361-II
Type	II
Short circuit capacity (kA)	33
Rated current (A)	80

PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing

Distributor's facility	☑
Earth electrode	☐

Details of installation earth electrode (where applicable)

Type: eg rod,tape	N/A	Resistance to earth	N/A Ω
Location	N/A	Method of measurement	N/A

Main switch / switch fuse /circuit breaker / RCD

Type BS(EN)	60947-3	Voltage rating	230 V
No of poles	2	Rated current - In	100 A
Conductor material	Copper	Fuse/device rating or setting	- A
Conductor csa (mm^2)	25	RCD operating current, In	- mA
		RCD operating time at In	- ms

Earthing conductor

Conductor material	Copper
Conductor csa (mm^2)	16
Continuity check	✔

Main protective bonding conductors

Conductor material	Copper
Conductor csa (mm^2)	10

Bonding of extraneous conductive parts

Water	✔	Gas	✔
Oil	-	Structural steel	-
Lightning protection	-	Other services	-

Bonding locations and measurements can be found on page ADDITIONAL BONDING INFORMATION at the end of this certificate.

Location of main switch

Cupboard

BONDING OUTCOMES	Pass ✔	Fail ✖	Non existent ✖	No access 🔒	Not continuous	Limitation LIM	Not applicable N/A

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SCHEDULES OF INSPECTION

Acceptable condition	✓	*Unacceptable condition*	C1	C2	*Improvement recommended*	C3	*Further investigation*	FI	*Not verified*	N/V	*Lim*	LIM	*Not applicable*	N/A

Item No	DESCRIPTION	OUTCOME *See codes above*
1.0	**DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT**	
1.1	Condition of service cable	✓
1.2	Condition of service head	✓
1.3	Condition of distributor's earthing arrangement	✓
1.4	Condition of meter tails - Distributor/Consumer	✓
1.5	Condition of metering equipment	✓
1.6	Condition of isolator (where present)	N/A
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)**	
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) (542.1.2.1; 542.1.2.2)	N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
3.0	**EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)**	
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)	✓
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)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓
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)	✓
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; 526.5)	C3
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	✓
4.6	Presence of main linked switched (as required by 537.1.4)	✓
4.7	Operation of main switch (functional check) (612.13.2)	✓
4.8	Manual operation of circuit breakers and RCD's to prove disconnection (612.13.2)	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
4.10	Presence of RCD quarterly 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 (514.4)	✓
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A

Item No	DESCRIPTION	OUTCOME *See codes above*
cont'd	**CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)**	
4.13	Presence of other required labelling (please specify) (Section 514)	N/A
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of an acceptable thermal damage, arcing or overheating) (421.1.3)	✓
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)	✓
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)	✓
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	✓
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)	C3
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)	✓
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)	✓
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	✓
5.0	**FINAL CIRCUITS**	
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (522.8.5)	✓
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) ** To include the integrity of conduit and trunking systems (metallic and plastic)*	✓
5.4.1	To include the integrity of conduit and trunking systems (metal and plastic) ** To include the integrity of conduit and trunking systems (metallic and plastic)*	✓
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; 543.1)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
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 30 mA	✓
	* for all socket outlets of rating 20A or less, unless an exception is permitted (411.3.3)	C3
	* for supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	✓
	* for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	C3
	* for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C3

Item No	DESCRIPTION	OUTCOME *See codes above*
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)	LIM
5.15	Cables segregated/separated from communications cabling (528.2)	✓
5.16	Cables segregated/separated from non-electrical services (528.3)	✓
5.17	Termination of cables at enclosures - indicate extent of sampling in Extent of Limitations of the report (Section 526)	✓
	* Connections soundly made and under no undue strain (526.6)	✓
	* No basic insulation of a conductor visible outside enclosure (526.8)	✓
	* Connections of live conductors adequately enclosed (526.5)	✓
	* 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 (621.2 (iii))	✓
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; 530.3.2)	✓
6.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (704.411.3.3)	✓
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)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	✓
6.8	Suitability of current using equipment for particular position within the location (701.55)	✓

7.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS**		
	List all other special installations or locations present, if any.		

-

Inspected by

Name (Capitals)	Signature	Date
Alex Philip		26/11/2018

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DB-1 -

Applies in every case				Characteristics at this board
DB name	DB-1	Supplied from	Origin	Supply polarity confirmed
Location		No of circuits	13	No of phases 1	Phase seq confirmed

Overcurrent protective device for the supply circuit

BS(EN) 60947-3 Rating (A) 100 Voltage Rating (V) 230

Measurements at this board

Zs (Ω) 0.12 Ipf (kA) 1.97 IΔn (ms) - 5IΔn (ms) -

CIRCUIT DETAILS

					Conductors			Overcurrent devices				RCD
Cct No	Designation	No of points	Wiring type	Ref method	Live mm^2	cpc mm^2	Dis time ms	BS(EN)	Rating A	Short circuit kA	Max Zs Ω	RCD mA
1	Central heating	-	A	100	1.5	1	0.4	60898-B	6	6	5.87	-
2	Lights	-	A	100	1.5	1	0.4	60898-B	6	6	5.87	-
3	Lights and smoke detectors	-	A	100	1.5	1	0.4	60898-B	6	6	5.87	-
4	Alarm	-	A	100	2.5	1.5	0.4	60898-B	6	6	5.87	-
5	Spare	-	-	-	-	-	-	-	-	-	-	-
6	Spare	-	-	-	-	-	-	-	-	-	-	-
7	RCD Module	-	-	-	-	-	5	61008	80	6	-	30
8	Cooker	-	A	100	6	2.5	0.4	60898-B	32	6	1.10	-
9	Sockets	-	A	100	2.5	1.5	0.4	60898-B	32	6	1.10	-
10	Sockets	-	A	100	2.5	1.5	0.4	60898-B	32	6	1.10	-
11	Spare	-	-	-	-	-	-	-	-	-	-	-
12	Spare	-	-	-	-	-	-	-	-	-	-	-
13	Spare	-	-	-	-	-	-	-	-	-	-	-

TEST RESULTS DB-1

		Ring final circuits (measured end to end)			At least one column to be completed		Insulation resistance				RCD			
Cct No	Designation	(r1) Ω	(rn) Ω	(r2) Ω	R1+R2 Ω	R2 Ω	L-L MΩ	L-E MΩ	Polarity	Meas Zs Ω	RCD at IΔn	RCD at 5IΔn	Test button	Circuit vulnerable to test
1	Central heating	-	-	-	0.19	-	-	999	✔	0.22	-	-	-	-
2	Lights	-	-	-	0.65	-	-	999	✔	0.72	-	-	-	-
3	Lights and smoke detectors	-	-	-	0.58	-	-	999	✔	0.62	-	-	-	-
4	Alarm	-	-	-	0.18	-	-	-	✔	0.18	-	-	-	-
5	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-
7	RCD Module	-	-	-	-	-	-	-	✔	-	29	18	✔	-
8	Cooker	-	-	-	0.26	-	-	999	✔	0.28	-	-	-	-
9	Sockets	0.71	0.71	1.14	0.59	-	-	999	✔	0.56	-	-	-	-
10	Sockets	0.35	0.35	0.57	0.23	-	-	999	✔	0.38	-	-	-	-
11	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-

ENGINEER AND TEST INSTRUMENTS

Multifunction	Continuity	Insulation resistance	EFLI Tester	RCD tester
8215668	-	-	-	-

Tested by (Capitals)	Signature	Date
Alex Philip		26/11/2018

ADDITIONAL BONDING INFORMATION

Water bond additional details

Water bond size
10 mm^2

Water bond measurement
- Ω

Water bond location
-

Additional notes
-

Gas bond additional details

Gas bond size
10 mm^2

Gas bond measurement
- Ω

Gas bond location
-

Additional notes
-

Oil bond additional details

Oil bond size
- mm^2

Oil bond measurement
- Ω

Oil bond location
-

Additional notes
-

Structural steel bond additional details

Steel bond size
- mm^2

Steel bond measurement
- Ω

Steel bond location
-

Additional notes
-

Lightning conductor bond additional details

Lightning conductor size
- mm^2

Lightning conductor measurement
- Ω

Lightning conductor location(s)
-

Additional notes
-

Other bond additional details

Other bonding conductor size
- mm^2

Bonding conductor measurement
- Ω

Other bonding conductor location(s)
-

Additional notes
-

CONDITION REPORT GUIDANCE FOR RECIPIENTS

This report is an important and valuable document which should be retained for future reference.

- The purpose of this Electrical Installation Condition Report (EICR) is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service *(see SUMMARY OF THE CONDITION OF THE INSTALLATION)*. The report should identify any damage, deterioration, defects, and/or conditions which may give rise to danger *(see OBSERVATIONS AND RECOMMENDATIONS)*.
- The person ordering the Report should have received this Report without watermarks and the inspector/contractor should have retained a duplicate.
- This 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.
- 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 quarterly. **For safety reasons it is important that this instruction is followed.**
- The *EXTENT AND LIMITATIONS* section 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.
- 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.
- For items classified in the *OBSERVATIONS AND RECOMMENDATIONS* section as C1 ("Danger present"), **the safety of those using the installation is at risk,** and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.
- For items classified in the *OBSERVATIONS AND RECOMMENDATIONS* section as C2 ("Potentially dangerous"), **the safety of those using the installation may be at risk,** and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
- Where it has been stated in the *OBSERVATIONS AND RECOMMENDATIONS* section that an observation requires further investigation (Code FI) the inspection has revealed an apparent deficiency which may result in a 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.
- For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in the *(see SUMMARY OF THE CONDITION OF THE INSTALLATION)* section of the Report and on a label at or near to the consumer unit/distribution board.

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	O (Other)
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic / SWA cables	Thermosetting / SWA cables	MICC cables	Includes FP200; Hi-Tuff; etc;