SELECT

27874

ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS — BS 7671 [IET WIRING REGULATIONS])

SELECT MEMBERSHIP NUMBER 14265

This certificate is not valid if the number is defaced or altered

EICR 201743

SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT

Name: WINCHESTERS

Address:

SECTION B. REASON FOR PRODUCING THIS REPORT

Reason: AS REQUIRED FOR RENT

Date(s) on which inspection and testing was carried out: 8/1/20

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

Occupier: VARIOUS

Address: 304 BROOMHILL ROAD, FLAT

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

Estimated age of the wiring system: 15 years. Evidence of additions or alterations Yes ☐ No ☑ Not apparent ☑

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

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report: INSPECTION AND TEST OF ALL CIRCUITS IN 2 BED FLAT, CHECK ACCESSORIES

Agreed limitations including the reasons (Regulation 653.2): NO INSULATION RESISTANCE TEST OR R1+R2 TEST, CANT CONFIRM CONSEALED CABLE CONDITION

Agreed with (name): WINCHESTERS D. Brigid

Operational limitations including the reasons: None

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): IF REMEDIAL WORK IS CARRIED OUT INSTALL WILL BE OF GOOD CONDITION

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

~~SATISFACTORY~~ / **UNSATISFACTORY*** (Delete as appropriate)

*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, 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.

Subject to the necessary remedial action being taken, we recommend that the installation is further inspected and tested by 8/1/25 (date)

SECTION G. DECLARATION

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:	**Report authorised for issue by:**
Name (Capitals) LEE FRASER	Name (Capitals) MUTCH
Signature	Signature
For/on behalf of JOHN MUTCH BUILDING SVS	For/on behalf of John Mutch Building Services Ltd
Position APPROVED ELECTRICIAN	Position SELECT
Address	Address 218 Holburn Street, Aberdeen, AB10 6DB
Date 8/1/20	Date 8/1/20 phone: 01224 861999

SECTION H. SCHEDULE(S)

4 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.

This report and associated schedules are based on the models given in Appendix 6 of BS 7671 - IET Wiring Regulations. They were developed by SELECT (the trading style of The Electrical Contractors' Association of Scotland).

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements

- TN-C ☒
- TN-S ☐
- TN-C-S ☑
- TT ☐
- IT ☐

Number and Type of Live Conductors

AC ☑ DC ☐

- 1-phase, 2-wire ☑ 2-wire ☐
- 2-phase, 3-wire ☐ 3-wire ☐
- 3-phase, 3-wire ☐ Other ☐
- 3-phase, 4-wire ☐

Confirmation of supply polarity ☐

Nature of Supply Parameters

- Nominal voltage, U/U_0 (1): 230 V
- Nominal frequency, f (1): 50 Hz
- Prospective fault current, I_{pf} (2): ..... kA
- External loop impedance, Z_e (2): ..... Ω

(Note: (1) by enquiry, (2) by enquiry or by measurement)

Supply Protective Device Characteristics

BS (EN): 1361

Type: HM

Rated current: HM A

Other sources of supply ☐ (as detailed on attached schedule)

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing

- Distributor's facility ☑
- Installation earth electrode NA ☒

Details of Installation Earth Electrode *(where applicable)*

Type (e.g. rod(s), tape etc): N/A

Location: N/A

Electrode resistance to earth: N/A Ω

Main Protective Conductors

Earthing conductor: Material Copper csa 16 mm² Connection / continuity verified ☑

Main protective bonding conductors (to extraneous-conductive-parts): Material Copper csa 10 mm² Connection / continuity verified ☑

To water installation pipes ☑	To gas installation pipes ☑	To oil installation pipes ☐	To structural steel ☐
To lightning protection ☐	To other ☐ Specify:		

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

Location: Cupboard in hall

BS (EN): ~~61008~~ 61008-1

No. of poles: 2

Current rating: 100 A

Fuse/device rating or setting: 100 A

Voltage rating: 240 V

If RCD main switch

Rated residual operating current ($I_{\Delta n}$): NA mA

Rated time delay: NA ms

Measured operating time (at $I_{\Delta n}$): NA ms

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)
5.18	Single Socket in Living Room has slight damage.	C2
NOTE	NO SMOKE DETECTORS IN PROPERTY.	

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phone: 01224 861999

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)** .....

SELECT

CONDITION REPORT INSPECTION SCHEDULE

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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

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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
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)	N/A
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 & 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
	John Mutch Building Services Ltd 218 Holburn Street Aberdeen AB10 6DB phone: 01224 861999	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)	LIM
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)	N/A
5.10	Concealed cables installed in prescribed zones (see Section D. *Extent and limitations*) (522.6.202)	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. *Extent and limitations*) (522.6)	LIM
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 the 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)	LIM
5.14	Band II cables segregated / separated from Band I cables (528.1)	LIM
5.15	Cables segregated / separated from communications cabling (528.2)	LIM
5.16	Cables segregated / separated from non-electrical services (528.3)	LIM
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))	C2
5.19	Suitability of accessories for external influences (512.2)	N/A
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)	N/A
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)	✓
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (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 control gear 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**	
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)	N/A

Inspected by: NAME (CAPITALS) ...LEE FRASER..... Signature ..... Date 8/1/20
2018

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CIRCUIT CHART AND SCHEDULE OF TEST RESULTS (18 CIRCUITS)

SELECT

DB Reference No. DB Flat 304A

DB Location & Type

Details of circuits and/or installed equipment vulnerable to damage when testing: NEONS, ACCESSORIES

Phase sequence confirmed (where appropriate) ☐

Z_s at DB 0.25 Ω

I_{pf} at DB 984 kA

Correct supply polarity confirmed ☐

CIRCUIT DETAILS

TEST RESULTS

No.	Circuit Description	No. of Points	Wiring Details: Type (see code below)	Wiring Details: Ref. Method †	Wiring Details: Conductor csa mm² Live	Wiring Details: Conductor csa mm² cpc	Protective Device (Lowest breaking capacity ..... kA) Type	Protective Device (Lowest breaking capacity ..... kA) Amps	Continuity: (R_1+R_2) or R_2 Ω	Continuity: Ring Final Circuit Ω R_2	Continuity: Ring Final Circuit Ω L-L	Continuity: Ring Final Circuit Ω N-N	Continuity: Ring Final Circuit Ω cpc-cpc	#Insulation Resistance (Lowest values measured) MΩ L-L	#Insulation Resistance (Lowest values measured) MΩ L-E	Polarity (✓)	Z_s (Max. measured values) Ω	RCD Protection (500% test for RCDs rated at 30 mA or less only) $I_{\Delta n}$ mA	RCD Protection Time (ms) 100%	RCD Protection Time (ms) 500%	Functional tests of switchgear etc.* (✓)	Remarks
L1	HOB.	1	A	101	6	4	B	32	LIM	/	N/A	N/A	N/A	LIM	LIM	✓	0.74	30	54.9	22.7	✓	
L2	SOCKETS.	6.	A	101	2.5	1.5	B	32	LIM	/	0.41	0.41	0.19	LIM	LIM	✓	0.53	30	54.9	22.7	✓	
L3	SOCKETS.	13	A	101	2.5	1.5	B	32	LIM	/	0.49	0.52	0.20	LIM	LIM	✓	0.74	30	54.9	22.7	✓	
L4																						
L5																						
L6	LIGHTS.	19.	A	101	1.5	1.0	B.	6.	LIM	/	N/A	N/A	N/A	LIM	LIM	✓	1.22	30	54.9	22.7	✓	

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† 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
FLUKE	1652B	1021001	8/1/20								

2018 Tested by: NAME (CAPITALS) LEE FRASER Signature Date 8/1/20