DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference: 11918.

1 DETAILS OF THE CLIENT

Client: Castle Residential

Address:

Postcode:

2 ADDRESS AND DETAILS OF THE INSTALLATION

Installation: 3E Hamilton Gate

Address: Paisley

Postcode: PA2 6DG

Estimated age of electrical installation: years

Evidence of alterations or additions: if yes, estimated age: years

Date of previous inspection: 19/12/2016

Installation Cert number:

Records of installation available:

Records held by:

3 PURPOSE OF THE REPORT

Purpose for which this report is required: Safety assessment requested by client.

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

Extent of the electrical installation covered by this report: None

Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):

The inspection and testing detailed in this report and accompanying schedules has 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.

5 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 page 1 (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), provides 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: Garry O Rourke | Position: Electrician | Signature: | Date: 19/12/2016

6 DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: AA Electrical Services

Address: 5 Calderpark Road
Glasgow

Postcode: G717RG

Registration Number: 191178 | Telephone Number: 01417640767

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) conditions 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':

✔ There are no items adversely affecting electrical safety or N/A The following observations and recommendations are made

Item No	Observations	Classification Code
1		

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

FI Further investigation required without delay

Immediate remedial action required for items:	N/A	Improvement recommended for items:	N/A
Urgent remedial action required for items:	N/A	Further investigation required for items:	N/A

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:

good

10 NEXT INSPECTION

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

5 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 any 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	N/A
TN-C-S	✔
TT	N/A

Number and Type of Live Conductors

1-phase (2 wire):	✔	1-phase (3 wire):	N/A
3-phase (3 wire):	N/A	3-phase (4 wire):	N/A
Other:	N/A		
Confirmation of supply polarity:	✔		

Nature of Supply Parameters

Nominal voltage(s): U:	240 V	Nominal frequency, f:	50 Hz
Uo:	230 V	External earth fault loop impedance, Ze:	Ω
		Prospective fault current, Ipf:	kA

Supply Protective Device

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

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing

Distributor's facility:	✔
Installation earth electrode:	N/A

Details of Installation Earth Electrode (where applicable)

Type:	N/A	Location:	N/A
Resistance to Earth:	N/A Ω	Method of measurement:	N/A

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

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

Type BS(EN):	60947-2 MCB - B	Current rating:	100 A	Supply conductors material:	Copper
Number of poles:	2	Fuse/device rating or setting:	100 A	Supply conductors csa:	16 mm²
		Voltage rating:	240 V		

If RCD main switch:

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

Earthing and Protective Bonding Conductors

Earthing conductor

Conductor material:	Copper	csa:	16 mm²	Connection/continuity verified:	✔

Main protective bonding conductors

Conductor material:	Copper	csa:	10 mm²	Connection/continuity verified:	✔

Bonding of extraneous-conductive parts

To water installation pipes:	✔	To gas installation pipes:	
To oil installation pipes:		To lightning protection:	
To structural steel:		To other service(s):	N/A

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	N/A	
1.2	Condition of service head	N/A	
1.3	Condition of distributor's earthing arrangement	N/A	
1.4	Condition of tails - Distributor/Consumer	N/A	
1.5	Condition of metering equipment	N/A	
1.6	Condition of isolator (where present)	N/A	
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (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)	N/A	
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)	N/A	
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/A	
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	N/A	
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/A	
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	
3.8	Accessibility and condition of other protective bonding connections (543.3.2)	N/A	
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	N/A	
4.2	Security of fixing (134.1.1)	N/A	
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	N/A	
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	
4.6	Presence of main linked switch (as required by 537.1.4)	N/A	
4.7	Operation of main switch (functional check) (612.13.2)	N/A	
4.8	Manual operation of circuit-breakers and RCD's to prove disconnection (612.13.2)	N/A	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	
4.10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)	N/A	
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	N/A	
4.12	Presence of alternative supply warning 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	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)	N/A	
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)	N/A	
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)	N/A	
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A	
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)	N/A	

OUTCOMES	Acceptable condition	TICK	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	Comment	Outcome
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	N/A	
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)	N/A	
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)	N/A	
5.2	Cables correctly supported throughout their run (522.8.5)	N/A	
5.3	Condition of insulation of live parts (416.1)	N/A	
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)	N/A	
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	
5.10	Concealed cables installed in prescribed zones (see Extent and Limitations) (522.6.202)	N/A	
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and Limitations) (522.6.204)	N/A	
5.12	Provision of additional protection by RCD not exceeding 30mA:		
5.12.1	For all socket-outlets of rating 20A or less, unless an exception is permitted (411.3.3)	N/A	
5.12.2	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	
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)	N/A	
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	N/A	
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)	N/A	
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)	N/A	

OUTCOMES	Acceptable condition	TICK	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
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)	N/A	
6.1.2	Correct operation verified (612.13.2)	N/A	
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)	N/A	
6.2.2	Acceptable location - state if local or remote from equipment being controlled where appropriate (537.2.1.5)	N/A	
6.2.3	Clearly identified by position and/or durable marking(s) (537.2.2.6)	N/A	
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)	N/A	
6.4	For emergency switching/stopping only		
6.4.1	Readily accessible for operation where danger might occur (537.4.2.5)	N/A	
7.0	CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)		
7.1	Condition of equipment in terms of IP rating (416.2)	N/A	
7.2	Equipment does not constitute a fire hazard (Section 421)	N/A	
7.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	
7.4	Suitability for the environment and external influences (512.2)	N/A	
7.5	Security of fixing (134.1.1)	N/A	
7.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire List number and location of luminaires inspected. (Separate page)	N/A	
7.7	Recessed luminaires (downlighters)		
7.7.1	Correct type of lamps fitted	N/A	
7.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)	N/A	
7.7.3	No signs of overheating to surrounding building fabric (559.4.1)	N/A	
7.7.4	No signs of overheating to conductors/terminations (526.1)	N/A	
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)	N/A	
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 7671:2008 (701.415.2)	N/A	
8.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from Zone 1 (701.512.3)	N/A	
8.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	
8.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	
8.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	
9.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS List all other special installation or locations present, if any. (Record separately the results of particular inspections applied.)		
9.1	N/A	N/A	
9.2	N/A	N/A	

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

16 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit: D.B. 1 | Location: | Prospective fault current: kA | Type of Wiring 0-Other: N/A

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live mm²	cpc mm²	s	BS(EN)	Type No	Rating A	Capacity kA	Operating current, IΔn mA	Ω	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	R_1+R_2	R_2	Live - Live MΩ	Live - Earth MΩ	✔	Ω	ms	ms	✔
1	Oven	A	A	1	6	4		1361	1		16.5									> 200	✔				
2	Shower	A	A	1	6	4		1361	1		16.5									> 200	✔				
3	Sockets	A	A	6	2.5	1.5		1361	1		16.5									> 200	✔				
4	Sockets	A	A	8	2.5	1.5		1361	1		16.5									> 200	✔				
5	Lights	A	A	7	1.5	1.0		1361	1		16.5									> 200	✔				
6	Lights	A	A	8	1.5	1.0		1361	1		16.5									> 200	✔				
7																									

17 TEST INSTRUMENTS

Multi-functional:	Robin	Insulation resistance:	Robin	Continuity:	Robin
Earth electrode resistance:	Robin	Earth fault loop impedance:	Robin	RCD:	Robin

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT
GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

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

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

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.

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.

Section 4 (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.

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 4 - Extent and Limitations on page 1.

For items classified in the observations 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 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 that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code of 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 8 - Recommendations).

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 on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.