

ELECTRICAL INSTALLATION CONDITION REPORT

Requirements for Electrical Installations - BS 7671 : 2008, Amendment 1: 2011 (The 17th Edition Wiring Regulations).

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CERT NO. 004/213

Newlec
TEST INSTRUMENTS

SECTION A : Details of the client / person ordering the report

Name: JAMES BAXTER
Address: FINDHORN PLACE EDINBURGH. Post Code:

SECTION B : Reason for producing this report

HMO LICENSING
Date(s) on which inspection & testing was carried out: 10/12/13

SECTION C : Details of the installation which is the subject of this report

Occupier: TENANTED
Address: 145 (4F2) BRUNTFIELD PLACE, EDINBURGH. Post Code: EH10
Description of premises (tick as appropriate)
Domestic ☒ Commercial ☐ Industrial ☐ Other (include brief description) ☐
Estimated age of wiring system 15 years
Evidence of additions / alterations Yes ☒ No ☐ Not apparent ☐ If yes, estimate age 3 years
Installation records available? (Regulation 621.1) Yes ☒ No ☐ Date of last inspection NOV. 2012 (date)

SECTION D : Extent and limitations of inspection and testing

Extent of the electrical installation covered by this report
ALL ACCESSIBLE OUTLETS / SOCKETS / CIRCUITS / LIGHTS / VISIBLE CABLING
Agreed limitations including the reasons (see Regulation 634.2) NONE
Agreed with:
Operational limitations including the reasons (see page no.)
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2008 (IET Wiring Regulations) as amended to 2010
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.

SECTION E : Summary of the condition of the installation

General condition of the installation (in terms of electrical safety) SATISFACTORY
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, 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'.
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 DEC 2018 (date)

SECTION G : Declaration

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'.
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 DEC 2018 (date)
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 (Capitals) SCOTT FURTON
Signature CONLEY ELECTRIC
For/on behalf of CONLEY ELECTRIC
Position 1 BRUNTFIELD PLACE
Address 1 BRUNTFIELD PLACE
Post code EH10 2BL Date 10/12/13

Report authorised for issue by:
Name (Capitals) SCOTT FURTON
Signature CONLEY ELECTRIC
For/on behalf of CONLEY ELECTRIC
Position 1 BRUNTFIELD PLACE
Address 1 BRUNTFIELD PLACE, EDINBURGH
Post code EH10 2BL Date 12/12/13

SECTION H : Schedule(s)

2 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.

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TEST INSTRUMENTS

SECTION I : Supply characteristics and earthing arrangements

Earthing arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device
TN-C ☐	a.c. ☒ d.c. ☐	Nominal voltage, U / U ₀ (¹) 240 V	BS (EN) 1361
TN-S ☒	1-phase, 2-wire ☒ 2-wire ☐	Nominal frequency, f(¹) 50 Hz	Type FUSE
TN-C-S ☐	1-phase, 3-wire ☐ 3-wire ☐	Prospective fault current, I _p (²) 1.98 kA	Rated current 100 A
TT ☐	2 phase, 3-wire ☐	External loop impedance, Z _e (²) 24 Ω	
IT ☐	3 phase, 4-wire ☐	Note: (1) by enquiry (2) by enquiry or by measurement	
	Confirmation of supply polarity ☒		
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 ☒	Type
Installation earth electrode ☐	Location
	Resistance to Earth Ω
Main Protective Conductors	
Earthing conductor	Material Copper Csa 16 mm ² Connection / continuity verified ☒
Main protective bonding conductors	Material Copper Csa 10 mm ² Connection / continuity verified ☒
To incoming water service ☒	To incoming gas service ☒ To incoming oil service ☐ To structural steel ☐
To lightning protection ☐	To other incoming service(s) ☐ Specify
Main Switch / Switch-Fuse / Circuit-Breaker / RCD	
Location Entrance 5 year	Current rating 100 A If RCD main switch
Fuse / device rating or setting 61008	Fuse / device rating or setting 100 A Rated residual operating current (I _{Δn}) 0.03 mA
BS(EN) 61008	Voltage rating 240 V Rated time delay 0.1 ms
No of poles 2	Measured operating time(at I _{Δn}) 14 ms

SECTION K : Observations

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing section

No remedial action is required ☒ The following observations are made ☐ (see below):

OBSERVATION(S)	CLASSIFICATION CODE	FURTHER INVESTIGATION REQUIRED (YES / NO)
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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

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

1. The purpose of this Condition 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 quarterly. 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 a competent person undertakes 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 a competent person undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in Section K that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of the

inspection, be fully identified. Such observations should be investigated as soon as possible. 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 a competent person. 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.

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

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TEST INSTRUMENTS

Note: This form is suitable for many types of smaller installation and not exclusively domestic Requirements for Electrical Installations - BS 7671 (IET Wiring Regulations)

OUTCOMES

✓	To indicate an inspection has been carried out and the result is satisfactory
State C1 or C2	Unacceptable condition
State C3	Improvement recommended
N/V	Not verified
LIM	To indicate that, exceptionally, a limitation agreed with the person ordering the work prevented the inspection being carried out (applicable to a periodic inspection only)
N/A	To indicate the inspection is not applicable to a particular item

ITEM No	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2 and C3 coded items to be recorded in Section K of the Condition Report)	Further investigation required? (Y or N)
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT		
1.1	Service cable condition	✓	N
1.2	Condition of service head	✓	N
1.3	Condition of tails - Distributor	✓	N
1.4	Condition of tails - Consumer	✓	N
1.5	Condition of metering equipment	✓	N
1.6	Condition of isolator (where present)	✓	N
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A	N
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)		N
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)	N/A	N
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13)	✓	N
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓	N
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓	N
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓	N
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓	N
3.8	Accessibility and condition of all protective bonding connections (543.3.2)	✓	N
4.0	CONSUMER UNITS(S) / DISTRIBUTION BOARD(S)		N
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)	✓	
4.2	Security of fixing (134.1.1)	✓	N
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓	N
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)	✓	N
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	✓	N
4.6	Presence of main linked switch (as required by 537.1.4)	✓	N
4.7	Operation of main switch (functional check) (612.13.2)	✓	N
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)	✓	N
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓	N
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)	✓	N
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	N/A	N
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	N/A	N
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	N
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
4.15	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)	✓	N
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	✓	N
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	✓	N
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)	✓	N
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	✓	N

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N/A	To indicate the inspection is not applicable to a particular item

ITEM No	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2 and C3 coded items to be recorded in Section K of the Condition Report)	Further investigation required? (Y or N)
5.0 FINAL CIRCUITS			
5.1	Identification of conductors (514.3.1)	✓	
5.2	Cables correctly supported throughout their run (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)	N/A	
	• 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; 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 Section D. Extent and limitations) (522.6.101)	N/V	
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Section D. Extent and limitations) (522.6.101; 522.6.103)	N/A	
5.12	Provision of additional protection by RCD not exceeding 30 mA:	N/A	
	• for all socket-outlets of rating 20 A or less provided for use by ordinary persons unless an exception is permitted (411.3.3)	N/A	
	• for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A	
	• for cables concealed in walls or partitions (522.6.102; 522.6.103)	N/A	
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)	✓	
5.15	Cables segregated / separated from communications cabling (528.2)	✓	
5.16	Cables segregated / separated from non-electrical services (528.3)	✓	
	Termination of cables at enclosures – indicate extent of sampling in Section D 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)	✓	
6.0 LOCATION(S) CONTAINING A BATH OR SHOWER			
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)	N/A	
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)	✓	
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)	✓	
6.7	Suitability of equipment for installation in 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)

DEREK FULFON

Signature

[Signature]

Date

10/12/13

GENERIC SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Acknowledgment: this certificate is based on model in BS 7671 : 2008, Amendment 1 : 2011 (The 17th Edition IET Wiring Regulations).

DB reference: **DB001** Area served: **AU COTS 1st floor flat.** Instruments: make/model/s/n

Location: **ENYUWAME ROAD** Sub-main source: **1. MEGGER**

Zs at DB(Ω): ***24** Current rating: **100 amps**

I_{pf} at DB kA: **1.98** Sub-main c.s.a.: **16 mm²**

Correct supply polarity confirmed: ☒ Circuits vulnerable to tests: **NONE**

Phase sequence confirmed: ☐ Nos

4. **Acc. verified 11/11/2013**

CIRCUIT DETAILS AND TEST RESULTS

①	② Circuit Description	③ Number of points served	④ Installation Method	⑤ Circuit conductors: csa		⑥ Max disconnection time permitted by BS 7671 [s]	⑦ Overcurrent protective devices				⑧ RCD Operating current I _{Δn} [mA]	⑨ Circuit impedance			⑩ Maximum measured Zs Ω	⑪ Insulation Resistance MΩ		⑫ Polarity (✓)	⑬ RCD operating times		
				(a) Live mm ²	(b) CPC mm ²		(a) BS [EN]	(b) Type	(c) Rating [A]	(d) Break in capacity [kA]		(a) Ring final circuit continuity Ω	(b) Continuity Ω	(c) R ₂ Ω		(a) Live - Live	(b) Live - E		(a) @ 1s	(b) @ 5 s	(c) Test switch operation
1	HOB NO2	1	M1	6.0	2.5	.03	60898	2	32	6kA					.35	> 200		✓			
2	OVEN NO2	1	M1	2.5	1.5	.03	60898	2	16	6kA					.51	> 200		✓			
3	KITCHEN SOCKET	9	M1	2.5	1.5	.03	60898	2	32	6kA		.33	.36	.31	.60	> 200		✓			
4	SOCKET	10	M1	2.5	1.5	.03	60898	2	32	6kA		.21	.30	.29	.54	> 200		✓			
5	COOKER NO1	1	M1	6.0	2.5	.03	60898	2	32	6kA				.09	.33	> 200		✓			
6	BOILER	1	M1	2.5	1.5	.03	60898	2	16	6kA				.14	.38	> 200		✓			
7	BEDROOM LIGHTS	4	M1	1.5	1.0	.07	60898	2	6	6kA				.33	.57	> 200		✓			
8	HALL LIGHTS	3	M1	1.5	1.0	.07	60898	2	6	6kA				.31	.55	> 200		✓			
9	KITCHEN LIGHTS	4	M1	1.5	1.0	.07	60898	2	6	6kA				.24	.48	> 200		✓			
10	BEDROOM LIGHTS	5	M1	1.5	1.0	.07	60898	2	6	6kA				.19	.43	> 200		✓			
11	SMOKE ALARM	1	M1	1.5	1.0	.07	60898	2	6	6kA				.09	.33	> 200		✓			
12	SHOWEN.	1	M1	10.0	6.0	.03	60898	2	40	6kA				.08	.32	> 200		✓			

Deviations from Wiring Regulations and special notes:

NOTE ONLY: COTS 628 SPARE. (COT HEATERS-DISCONNECTED).

Tester's Name: **DELEW JUST FURSON** Signature: **[Signature]** Date: **10/12/13**

DEC13005

Minor Electrical Installation Works Certificate

REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS 7671: 2008

To be used only for minor electrical work which does not include the provision of a new circuit

MINOR WORKS DETAILS

Client **JAMES BAXTER**

Date minor works completed **10/12/13**

Description of the minor works:

INSTALLERS RCD MAIN SWITCH FOR PROTECTION TO INSTALLATION

Location/address of the minor works

4F2 ~~145~~ BRUNSFIELD PLACE, EDINBURGH. EH10

Details of departures, if any, from BS 7671:2008 (as amended)

NONE

MODIFIED CIRCUIT DETAILS

System type and earthing arrangements TN-C-S ☐ TN-S ☒ TT ☐ TN-C ☐ IT ☐

Protective measures against electric shock

Overcurrent protective device for the modified circuit BS (EN) **6008** Type **RCD-1** Rating **100** A

Residual current device (if applicable) BS (EN) **61008** Type **RCD-** $I_{\Delta n}$ **30** mA

Wiring system used to modify the circuit Reference method csa (live) (mm²) csa (cpc) (mm²)

Where the protection measure against electric shock is ADS, insert maximum disconnection time permitted by BS 7671: seconds Maximum Z_s permitted by BS 7671 Ω

Comments on the existing installation:

INSPECTION AND TESTING OF THE MODIFIED CIRCUIT AND RELATED PARTS

Confirmation that necessary inspections have been under taken ☐ Confirmation of the adequacy of earthing ☒

Circuit resistance $R_1 + R_2$ Ω or R_2 Ω Confirmation of the adequacy of protective bonding ☒

Insulation resistance: Line/Phase * $M\Omega$ Confirmation of correct polarity ☒

(* I multi-phase circuit, record the lower or value, as appropriate) Line /Neutral * $M\Omega$ Maximum measured earth fault loop impedance Z_s **24** Ω

Instrument Serial No(s) Line /Earth * $M\Omega$ RCD operating time at $I_{\Delta n}$, (if RCD fitted) **14** ms

Neutral /Earth $M\Omega$ RCD operating time at 5 $I_{\Delta n}$, (if RCD fitted) **26** ms

Agreed limitations, if any, on the inspection and testing:

NONE

DECLARATION

I/We CERTIFY that the said works do not impair the safety of the existing installation, that the said works have been designed, constructed, inspected tested in accordance with BS 7671:2008, as amended to **200** and that the above said works, to the best of my/our knowledge and belief, at the time of my/our inspection, complied with BS 7671:2008 except as detailed above.

Name **DEREK FRYTON**

Signature **[Signature]**

Position **PROPRIETOR (ELECTRICIAN)**

Date **10/12/13**

Telephone No **669 0922**

For and on behalf of **CONLEY ELECTRIC**

Address **1 BELFIELD LANE EDIN.**

Post Code **EH15 2BL**