

Contractor's Reference Number
CRN/

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

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

A. DETAILS OF THE CLIENT

Client: JAMES BAXTER

Address: FINDHORN PLACE
EDINBURGH.

Postcode:

B. PURPOSE OF THE REPORT

Purpose for which this report is required: HMO LICENSING

Date(s) on which inspection and testing were carried out: 26/10/18

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report: ALL VISIBLE / ACCESSIBLE OUTLETS.

Agreed limitations including the reasons, if any, on the inspection and testing: NONE

Agreed with:

Operational limitations including the reasons (see page No.)

N/A

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the client and inspector prior to the inspection.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): SATISFACTORY.

2x minor faults fixed AT TIME OF EICR

Summary of the condition of the installation continued on additional pages? No ☒ Yes ☐ Specify page No(s):

Overall assessment of the installation: **SATISFACTORY / UNSATISFACTORY***

Delete as appropriate

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further investigation without delay (FI) is required

C. DETAILS OF THE INSTALLATION

Occupier: TENANT

Address: 4F1 151 BRUNSFIELD
PLACE, EDINBURGH.

Postcode: EH10

Estimated age of the electrical installation: 30 years

Evidence of alterations or additions: YES If yes, estimated age: 1-10 years

Date of previous inspection: 31/12/13

Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: 0011213

Records of installation available: ☒ Records held by: J. BAXTER

* The completed report should preferably be reviewed by another skilled person, competent to confirm that the declared overall condition of the electrical installation is consistent with the inspection and test results, and with the observations and recommendations for action (if any) made in the report. (See declaration on page 2)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)**F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN**

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

There are no items adversely affecting electrical safety ☒ or The following observations and recommendations for action are made ☐

Item No Observations Code †

1	2x emergency lights not working on FI	FI
FI	Back up battery. replaced and reset	

Additional pages? No Yes Specify page No(s):

† 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:

Code C1 'Danger present'. Risk of injury. Immediate remedial action required.

Code C2 'Potentially dangerous'. Urgent remedial action required.

Code C3 'Improvement recommended'.

Code FI 'Further investigation required without delay'.

Please see the reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required without delay for items:

Improvement recommended for items:

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 on page 1 (see C), 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 F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the inspection and the limitations on the inspection and testing (see D).

I/We further declare that in my/our judgement, the overall

assessment of the installation in terms of its suitability for continued use is **SATISFACTORY / UNSATISFACTORY** Delete as appropriate

(see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (FI) is required

INSPECTION, TESTING AND ASSESSMENT BY:

Signature:

Name:

(CAPITALS)

Position:

Date:

REPORT REVIEWED AND CONFIRMED BY*:

Signature:

Name:

(CAPITALS)

Date:

H. SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections: Page(s) No 4, 5, 6

Additional pages, including data sheets for additional source(s): Page No(s)

Schedule of Circuit Details for the Installation: Page No(s)

Schedule of Test Results for the Installation: Page No(s)

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

I. NEXT INSPECTION

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

5 YEARS.

(Enter interval in terms of years or months, as appropriate)

provided that any items at F 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 F1 (further investigation required without delay) 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 F).

J. DETAILS OF THE CONTRACTOR

Trading title:

DEREK FURDON T/A'S CONLEY ELECTRICAL

Address:

1 BELFIELD WAY
EDINBURGH

Telephone number: 0131-669-0922

Email address:

derekfurdon@live.co.uk

Postcode:

EH15 2BL

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes or enter details as appropriate

System type(s)	Number and type of live conductors	Nature of supply parameters	Characteristics of primary supply overcurrent protective device(s)
TN-S ✓	a.c. ✓	Nominal voltage(s) $U_n^{(1)}$ 240 V	BS(EN) 1361
TN-CS	1-phase (2-wire) ✓	Nominal frequency, $f^{(1)}$ 50 Hz	Type FUSE
TT	2-phase (3-wire) ✓	Prospective fault current, $I_{pf}^{(2)(3)}$ 2.45 kA	Rated current 60 A
	3-phase (3-wire)	External earth fault loop impedance, $Z_e^{(3)(4)}$ 0.31 Ω	Short-circuit capacity 6 kA
		Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one source, record the higher or highest value (4) by measurement	Confirmation of supply polarity ✓ (✓)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes or enter details as appropriate

Means of earthing	Type: (eg rod(s), tapes etc)	Location:	Details of installation earth electrode (where applicable)
Distributor's facility: ✓	Electrode resistance, R_A :	Method of measurement:	
Installation earth electrode:			
Main Switch/Switch-Fuse/Circuit-Breaker/RCD			
Type BS(EN) 61008	Voltage rating 140 V		
No of poles 2	Rated current, I_n 100 A		
Primary supply conductors (material) COPPER	RCD operating current, $I_{\Delta n}$ 0.03 mA		
Primary supply conductors (csa) 25 mm ²	Rated time delay 0.13 ms		
	RCD operating time (at $I_{\Delta n}$) 0.17 ms		
Earthing conductor			
Conductor material COPPER	Conductor csa 16 mm ²	Connection/continuity verified ✓ (✓)	
Main protective bonding conductors			
Conductor material COPPER	Conductor csa 16 mm ²	Connection/continuity verified ✓ (✓)	
Bonding of extraneous-conductive-parts (✓)			
Water installation pipes ✓	Lightning protection	Other (Specify)	
Oil installation pipes	Structural steel		
Gas installation pipes ✓			

* (applicable only where an RCD is suitable and is used as a main circuit-breaker)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
1.0 Condition/adequacy of distributor/supply intake equipment†			4.0 Consumer unit(s)		
1.1 Service cable	✓		4.1 Adequacy of working space or access to consumer unit	✓	
1.2 Service head	✓		4.2 Security of fixing	✓	
1.3 Distributor's earthing arrangement	✓		4.3 Condition of enclosure(s) in terms of IP rating	✓	
1.4 Meter tails - Distributor/Consumer	✓		4.4 Condition of enclosure(s) in terms of fire rating	✓	
1.5 Metering equipment	✓		4.5 Enclosure not damaged/deteriorated so as to impair safety	✓	
1.6 Means of main isolation (where present)	N/A		4.6 Presence of linked main switch	✓	
2.0 Presence of adequate arrangements for other sources (microgenerators etc)			4.7 Operation of main switch (functional check)	✓	
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A		4.8 Operation of circuit-breakers and RCDs to prove disconnection (functional check)	✓	
2.2 Adequate arrangements where a generating set operates in parallel with the public supply	N/A		4.9 Correct identification of circuits and protective devices	✓	
3.0 Earthing and bonding arrangements			4.10 Presence of RCD test notice at or near consumer unit	✓	
3.1 Presence and condition of distributor's earthing arrangement	✓		4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	N/A	
3.2 Presence and condition of earth electrode connection	N/A		4.12 Presence of alternative or additional supply warning notice at or near consumer unit	N/A	
3.3 Confirmation of adequate earthing conductor size	✓		4.13 Presence of replacement next inspection recommendation label	✓	
3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✓		4.14 Presence of other required labelling (please specify)	N/A	
3.5 Confirmation of adequate main protective bonding conductor sizes	✓		4.15 Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓	
3.6 Accessibility and condition of main protective bonding conductor connections	✓		4.16 Single-pole switching or protective devices in the line conductors only	✓	
3.7 Accessibility and condition of other protective bonding connections	✓		4.17 Protection against mechanical damage where cables enter consumer unit	✓	
3.8 Provision of earthing and bonding labels at all appropriate locations	✓				

† Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.

* All boxes must be completed.

✓ indicates Acceptable condition
 LIM indicates a Limitation

N/A indicates Not applicable
 Unacceptable condition state C1 or C2
 Improvement recommended state C3

Further investigation required without delay state FI
 (to determine whether danger or potential danger exists)

Outcome
 Provide additional comment where appropriate on attached numbered sheets.
 C1, C2, C3 and FI coded items to be recorded in Section F of the report.

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Location reference	Item	Description	Outcome*	Location reference
4.18	Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	✓					
4.19	RCDs provided for fault protection – includes RCB0s	✓			• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations)	N/A	
4.20	RCDs provided for additional protection – includes RCB0s	✓		5.11	Provision of additional protection by RCD not exceeding 30 mA		
				• ^t for all socket-outlets of rating 20 A or less	N/A		
4.21	Confirmation of indication that SPD is functional	✓		• ^t for mobile equipment not exceeding a rating of 32A for use outdoors	N/A		
4.22	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓		• ^t for cables installed in walls or partitions at a depth of less than 50 mm	N/A		
				• ^t for cables installed in walls / partitions containing metal parts regardless of depth	N/A		
5.0	Distribution/final circuits			5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
5.1	Identification of conductors	✓					
5.2	Cables correctly supported throughout their length	N/A		5.13	Band II cables segregated/separated from Band I cables	N/A	
5.3	Condition of insulation of live parts	✓		5.14	Cables segregated/separated from communications cabling	N/A	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)	N/A		5.15	Cables segregated/separated from non-electrical services	N/A	
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓		5.16	Termination of cables at enclosures (extent of sampling indicated in Section D of the report)		
				• connections soundly made and under no undue strain	✓		
5.6	Adequacy of protective devices; type and rated current for fault protection	✓		• no basic insulation of a conductor visible outside enclosures	✓		
5.7	Presence and adequacy of circuit protective conductors	✓		• connections of live conductors adequately enclosed	✓		
5.8	Co-ordination between conductors and overload protective devices	✓		• adequately connected at point of entry to enclosure (glands, bushes etc.)	✓		
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences	✓		5.17	Condition of accessories including socket-outlets, switches and joint boxes	✓	
5.10	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage			5.18	Suitability of accessories for external influences	✓	
	• installed in prescribed zones (see Section D. Extent and limitations)	N/A					

^t Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection

* All boxes must be completed.
 ✓ indicates Acceptable condition
 N/A indicates a Limitation
 N/A indicates Not applicable
 Unacceptable condition state C1 or C2 (to determine whether danger or potential danger exists)
 Improvement recommended state C3

Outcome
 Provide additional comment where appropriate on attached numbered sheets.
 C1, C2, C3 and FI coded items to be recorded in Section F of the report.

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
5.19 Adequacy of working space / accessibility to equipment	✓		7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire <i>List number and location of luminaires inspected. (Separate page)</i>	✓	Bathroom (2) Hall (2) Kitchen (1)
5.20 Single-pole devices for switching or protection in line conductors only	✓		7.7 Recessed luminaires (downlighters)	✓	
6.0 Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)			- correct type of lamps fitted - installed to minimise build-up of heat by use of 'fire-rated' fittings, insulation displacement box or similar - no signs of overheating to surrounding building fabric - no signs of overheating to conductors/terminations	✓	✓
6.1 In general			8.0 Location(s) containing a bath or shower		
- presence and condition of appropriate devices - correct operation verified	N/A		8.1 Additional protection by RCD not exceeding 30 mA		
6.2 For isolation and switching for mechanical maintenance only			- for low voltage circuits serving the location - for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	N/A	
- capable of being secured in the OFF position where appropriate - acceptable location – state if local or remote from equipment being controlled where appropriate - clearly identified by position and/or durable marking(s)	N/A		8.2 Where used as a protective measure, requirements for SELV or PELV are met	N/A	
6.3 For isolation only			8.3 Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A	
warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	N/A		8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A	
7.0 Current-using equipment (Permanently connected)			8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
7.1 Condition of equipment in terms of IP rating	✓		8.6 Suitability of equipment for external influences for installed location in terms of IP rating	✓	
7.2 Equipment does not constitute a fire hazard	✓		8.7 Suitability of equipment for installation in a particular zone	✓	
7.3 Enclosure not damaged/deteriorated so as to impair safety	✓		9.0 Other special installations or locations - Part 7s		
7.4 Suitability for the environment and external influences	✓		9.1 List all other special installations or locations present, if any. (Record the results of particular inspection applied separately).	✓	
7.5 Security of fixing	✓			N/A	

* All boxes must be completed.

✓ indicates Acceptable condition

N/A indicates a Limitation

N/A indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required without delay state FI

(to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and FI coded items to be recorded in Section F of the report.

SCHEDULES

CIRCUIT DETAILS

TEST RESULTS

Circuit number	Circuit designation * To be completed only where this consumer unit is remote from the origin of the installation. Record details of the circuit supplying this consumer unit in the bold box.	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of points served	Circuit conductors: csa		Max. disconnection time permitted by BS 7671 (s)	Overcurrent protective devices			RCD	Maximum Z_s permitted by BS 7671 (Ω)	Circuit impedances (Ω)				Insulation resistance				Polarity	Maximum measured earth fault loop impedance, Z_s (Ω)	RCD		Test button operation			
					Live (mm ²)	cpc (mm ²)		BS (EN)	Type	Rating (A)			Short-circuit capacity (kA)	Operating current, $I_{\Delta n}$ (mA)	Ring final circuits only (measured end to end)			All circuits (at least one column to be completed)	Line/Line (M Ω)	Line/Neutral (M Ω)			Line/Earth (M Ω)	Neutral/Earth (M Ω)		operating times at $I_{\Delta n}$ (ms)	at 5 $I_{\Delta n}$ (if applicable) (ms)	
															r_1 (line)	r_n (Neutral)	r_2 (cpc)											$R_1 + R_2$
*																												
1	SHOWER	A	C	1	6.0	2.5	0.3	60898	2	40	6						0.08	>	2999	V	0.39							
2	LIGHTS	A	C	14	1.5	1.0	0.3	60898	2	5	6						0.31	>	2999	V	0.62							
3	FIRE ALARM + EIC'S	A	C	4	1.5	1.0	0.3	60898	2	5	6						0.17	>	2999	V	0.41							
4																												
5	SOCKETS LOWER	A	C	16	2.5	1.5	0.3	60898	2	30	6						0.19	0.17	0.34			>	2999	V	0.65			
6	SOCKETS UPPER	A	C	9	2.5	1.5	0.3	60898	2	30	6						0.29	0.28	0.41			>	2999	V	0.72			
7	KITCHEN SOCKET. A	A	C	11	2.5	1.5	0.3	60898	2	32	6						0.22	0.18	0.28			>	2999	V	0.59			
8																												
9																												
10																												
11																												
12																												
13																												
14																												
15																												
16																												
17																												
18																												
19																												
20																												

CODES FOR TYPE OF WIRING

A	B	C	D	E	F	G	H	O (Other - please state)
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	Mineral- insulated cables	

Location of consumer unit

MAIN CUBBOARD

Designation of consumer unit

Prospective fault current
at consumer unit 245. KA

TEST INSTRUMENTS

Test instruments (serial numbers) used

Multi-
function MEGGERInsulation
resistance MFR 1552

Continuity 070507

Earth electrode
resistance 9849Earth fault loop
impedance

RCD

Accuracy verified 11/11/17