

ELECTRICAL INSTALLATION CONDITION REPORT (Requirements for Electrical Installations - BS 7671) REPORT No 002101023

SECTION A: DETAILS OF THE PERSON ORDERING THE WORK

Name: JAMES BAXTER
Address: FINDHORN PLACE
EDINBURGH
Postcode:

SECTION B: REASON FOR PRODUCING THIS REPORT

HMO LICENSING
Date(s) on which the inspection and testing was carried out: 3/10/23

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

Occupier: TENANTED FLAT
Address: 4F2 151 BRUMSFIELD PLACE
EDINBURGH
(USE BLOCK LETTERS) (FLAT 8) Postcode: EH10
Description of premises:
Residential ☒ Commercial ☐ Industrial ☐ Other (Briefly describe) ☐
Estimated age of wiring system 30 years
Evidence of additions/alterations? Yes ☒ No ☐ Not apparent ☐
Installation records available? (Regulation 651.1) Yes ☒ No ☐
If yes, estimate age 2-15 years
Date of last inspection 26/10/18 (date)

SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of installation covered by this report ALL VISIBLE / ACCESSIBLE OUTLETS
Agreed limitations including the reasons (see Regulation 653.2) NONE
Agreed with N/A Operational limitations including the reason(s) (see page no ...) N/A
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 as amended to A2 + 2022
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) GOOD STANDARD OF INSTALLATION
Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY/~~UNSATISFACTORY~~ (Delete as appropriate) *An unsatisfactory assessment indicates that a 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 classed 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, I/we recommend that the installation is further inspected and tested by 3/10/28 (date) for the following reason(s) FLATS KEPT TO
A VERY HIGH STANDARD AND NO PROBLEMS FORseen.

SECTION G: DECLARATION

I/We being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures shown adjacent), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information on this report, including the observations and 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: (USE BLOCK LETTERS)

Name: DEREK FULON
Signature: [Signature]
For/on behalf of: CONLEY ELECTRICAL
Position: ELECTRICIAN (MR)
Address: 912 BRUMSFIELD
BROADWAY
Postcode: EDINBURGH Date: 3/10/23

Report authorised by: (USE BLOCK LETTERS)

Name: _____
Signature: _____
For/on behalf of: _____
Position: _____
Address: _____
Postcode: _____ Date: _____

SECTION H: SCHEDULES

2 Inspection Schedule(s) and 2 Schedule(s) of Circuit Details and 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.

Earthing arrangements	Number and Type of Live Conductors		Nature of Supply Parameters		Supply Protective Device	Other Sources of Supply
	TN-C ☐ TN-S ☒ TN-C-S ☐ TT ☐ IT ☐	AC ☒ 1-phase, 2-wire ☒ 2-phase, 3-wire ☐ 3-phase, 3-wire ☐ 3-phase, 4-wire ☐	DC ☐ 2-wire ☐ 3-wire ☐ Other ☐	Nominal voltage, U / U_0 ⁽¹⁾ 241 240 V Nominal frequency, f ⁽¹⁾ 50 Hz Prospective fault current, I_{pf} ⁽²⁾ 3 kA External earth fault loop impedance, Z_e ⁽²⁾ 0.24 Ω	Note: (1) by enquiry (2) by enquiry or by measurement	BS (EN) 1361 Type FUSE Rated current 60 A

Means of Earthing	Maximum Demand	Details of Installation Earth Electrode (where applicable)
Distributor's facility ☒	Maximum demand (load) <u>60</u> kVA / A	Location of earth electrode <u>N/A</u>
Installation earth electrode ☐	(Delete as appropriate)	Type of earth electrode (e.g. rod(s), tape etc.) Electrode resistance to Earth Ω

Earthing conductor Material <u>Copper</u> csa <u>16</u> mm ² Connection / continuity verified ☒	Main protective bonding conductors Material <u>Copper</u> csa <u>10</u> mm ² Connection / continuity verified ☒	Main protective bonding conductors connected to: Metallic water installation pipes ☒ Metallic gas installation pipes ☒ Metallic oil installation pipes ☐ Structural steel ☐ Lightning protection ☐ Other: _____
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Location:	HALL CUBBO	Current rating	100 A	RCD Type		Rated time delay	ms
BS (EN)	61008	Fuse / device rating or setting	100 A	Rated residual operating current ($I_{\Delta n}$)	/ mA	Measured operating time	ms
No of poles	2	Voltage rating	400 V				

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

OBSERVATIONS(S): Include schedule reference as appropriate		
TWO FAULTY SOCKETS (HALL/BEDROOM)	C2	REPLACED AT TIME OF EICR
3 EMERGENCY LIGHTS LAMPS FLICKERING.	C3	CHANGED AT TIME OF EICR TO LED.

C1 - Danger present. Risk of injury. Immediate remedial action required
C2 - Potential dangerous - urgent remedial action required
C3 - Improvement recommended
FI - Further investigation required without delay

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CIRCUIT/REPORT No. 002101023

DISTRIBUTION BOARD DETAILS

DB reference: DB 01
 Location: HALL UPBOARD Supplied from: STAIR BEMCO
 Distribution circuit OCPD: BS(EN) 1361 Type: B Rating/Setting: 60
 SPD Details Type(s)*: T1 ☐ T2 ☐ T3† ☐ N/A ☒

NOTES

- * Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both type boxes.
- † Where a T3 SPD is installed to protect sensitive equipment, enter its details in the 'Remarks' column of this schedule. (See Section 534 of BS 7671 as amended)
- § Where the maximum permitted earth fault loop impedance value stated in column 12 is taken from a source other than Chapter 41 of BS 7671 (as amended), state the source of the data for the circuit in the 'Remarks' column.

TEST RESULT DETAILS

Circuit number	Circuit description	Conductor details				Overcurrent protective device					RCD device details			
		Type of wiring	Number of points served	Number & size		BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Z_s (Ω)§	BS (EN)	Type	$I_{\Delta n}$ (mA)	Rating (A)
				Live (mm ²)	cpc (mm ²)									
1	SOCKETS MAIN FLOOR	A	11	2.5	1.5	60898	B	32	6	.83				
2	SOCKETS UPPER FLOOR	A	7	2.5	1.5	60898	B	32	6	.83				
3	SOCKETS KITCHEN	A	11	2.5	1.5	60898	B	32	6	.83				
4	SHOWER	A	1	6.0	1.5	60898	B	32	6	.83				
5	COOKER	A	1	4.0	2.5	60898	B	32	6	.83				
6	SOCKETS	A	4	2.5	1.5	60898	B	32	6	.83				
8	LIGHTS MAIN FLOOR	A	6	1.5	1.0	60898	B	6	6	1.66				
9	LIGHT " " + E/L	A	7	1.5	1.0	60898	B	6	6	1.66				
10	LIGHT UPPER FLOOR + E/L	A	4	1.5	1.0	60898	B	6	6	1.66				
11	LIGHTS UPPER FLOOR	A	3	1.5	1.0	60898	B	6	6	1.66				
12	FIRE ALARM	A	1	1.0	.75	60898	B	10	6	1.03				

CODES FOR TYPES OF WIRING

A	B	C	D	E	F	G	H	O
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	Other - please state

DISTRIBUTION BOARD DETAILS

DB reference: DB 01 Z_{db} 24 Ω $1\phi I_{pf}$ 3 kA
 $3\phi I_{pf}$ 36 kA
 Confirmed: Correct polarity ☒ Phase sequence ☐
 SPD: Operational status confirmed ☐ N/A ☒ Note: Not all SPDs have visible functionality indication.

Inspector Details

Tested by (Capitals): DEREK FULTON
 Signature: [Signature] Date: 3.10.23

TEST RESULT DETAILS

Circuit number	Continuity (Ω)					Insulation resistance (M Ω)							Zs (Ω)	RCD		AFDD	Remarks
	Ring final circuit			(R ₁ + R ₂) or R ₂		Single-phase			Three-phase					Disconnection time (ms)**	Test button operation (✓)	Manual test button operation (✓)	
	r ₁ (line)	r _n (neutral)	r ₂ (cpc)	(Complete one column)		Test voltage (V)	Live - Live	Live - Earth	L ₁ + L ₂ + L ₃ + N to E	L ₁ + L ₂ + L ₃ to N	L ₁ + L ₂ to L ₃	L ₁ to L ₂					
				(R ₁ + R ₂)	R ₂								Polarity# ✓ or x				
1	0.36	0.39	0.41	/	0.4	500	>	999m					✓	0.83			Include details of circuits and/or installed equipment vulnerable to damage when testing (Continue on a separate sheet if necessary)
2	0.21	0.21	0.24	/	0.38	500	>	999m					✓	0.83			
3	0.36	0.38	0.41	/	0.34	500	>	999m					✓	0.83			
4	0.09	0.11	0.12	/	0.08	500	>	999m					✓	0.83			
5	0.14	0.13	0.16	/	0.11	500	>	999m					✓	0.83			
6	0.21	0.24	0.36	/	0.29	500	>	999m					✓	0.83			
8	0.21	0.24	0.26	/	0.36	500	>	999m					✓	1.66			
9	0.22	0.14	0.36	/	0.48	500	>	999m					✓	1.66			
10	0.11	0.14	0.13	/	0.19	500	>	999m					✓	1.66			
11	0.09	0.09	0.14	/	0.11	500	>	999m					✓	1.66			
12	0.16	0.17	0.19	/	0.09	500	>	999m					✓	1.03			

DETAILS OF TEST INSTRUMENTS USED (SERIAL AND/OR ASSET NUMBERS)

Multifunction: MFT 0902 Continuity: ☒ Insulation resistance: ☒
 Earth fault loop impedance: ☒ RCD: ☒ Earth electrode resistance: ☒

NOTES

Where this schedule is issued with an Electrical Installation Condition Report, and incorrect polarity is identified, an X should be entered.
 ** RCD effectiveness is verified using an alternating current test at rated residual operating current (I_{Δn}).

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

The persons responsible for the periodic inspection of the installation should include the relevant items in relation to the electrical installation, the inspection schedule can be reduced or expanded depending on the requirements for the installation.

Possible outcomes:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Acceptable condition ✓ • Unacceptable condition C1 or C2 • Improvement recommended C3 • Further investigation FI | <ul style="list-style-type: none"> • Not verified N/V • Limitation LIM • Not applicable N/A |
|--|---|

Item No.	Description	Outcome	Item No.	Description	Outcome
1.0	INTAKE EQUIPMENT (VISUAL INSPECTION ONLY) An outcome against an item in this section other than access to live parts, should not be used to determine the overall outcome.	✓	4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)	✓
1.1	Distributor supplier intake equipment • Service cable • Service head • Earthing arrangement • Meter tails • Metering equipment • Isolator (where present) NOTE 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. NOTE 2: For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and the comment made in Section K Person ordering the work/dutyholder notified (Delete as appropriate)	✓	4.1	Adequacy of working space accessibility to consumer unit / distribution board (132.12; 513.1)	✓
1.2	Consumer's isolator (where present)	✓	4.2	Security of fixing (134.1.1)	✓
1.3	Consumer's meter tails	✓	4.3	Condition of enclosure(s) in terms of IP rating etc. (416.2)	✓
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICRO GENERATORS (551.6; 551.7)	N/A	4.4	Condition of enclosure(s) in terms of fire rating etc. (421.1.201; 526.5)	✓
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)	✓	4.5	Enclosure not damaged / deteriorated so as to impair safety (651.2)	✓
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓	4.6	Presence of a main linked switch (as required by 462.1.201)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	4.7	Operation of main switch (functional check) (643.10)	✓
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)	✓	4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓	4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
3.5	Access ability and condition of earthing conductor at MET (543.3.2)	✓	4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓	4.11	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	N/A
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓	4.12	Presence of other required labelling (please specify) (Section 514)	N/A
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓	4.13	Compatibility of protective devices, bases and other components; correct type and rating no signs of unacceptable thermal damage, arcing or overheating (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	✓
			4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
			4.15	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.5; 522.8.11)	✓
			4.16	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	✓
			4.17	RCD(s) provided for fault protection – includes RCBOs (411.4.204; 411.5.2; 531.2)	✓
			4.18	RCD(s) provided for additional protection requirements – includes RCBOs (411.3.3; 415.1)	✓
			4.19	Confirmation of indication that SPD is functional (651.4)	N/A
			4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
			4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A

Item No.	Description	Outcome	Item No.	Description	Outcome
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	5.17	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)	✓
5.0	FINAL CIRCUITS		5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	✓
5.1	Identification of conductors (514.3.1)	✓	5.19	Suitability of accessories for external influences (512.2)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	N/V	5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)	✓
5.3	Condition of insulation of live parts (416.1)	✓	5.21	Single pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
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)	✓	6.0	LOCATION(S) CONTAINING A BATH OR SHOWER	
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓	6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	N/A
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓	6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓	6.3	Shaver supply units complying with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	✓	6.4	Presence of supplementary bonding conductors, unless not required by BS 7671: 2018+A2 (701.415.2)	N/A
5.9	Wiring systems appropriate for the type and nature of installation and external influences (Section 522)	✓	6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	N/A
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	N/V	6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A
5.11	Cables concealed under floors, above ceilings or in walls / partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	N/V	6.7	Suitability of accessories and controlgear etc for a particular zone (701.512.3)	✓
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA: • for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3) • for the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) • for cables concealed in walls at a depth not exceeding 50 mm (522.6.202; 522.6.203) • for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203) • final circuits supplying luminaires within domestic (household) premises (411.3.4)	N/A	6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓	7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
5.14	Band II cables segregated / separated from Band I cables (528.1)	N/V	7.1	List all other specialist installations or locations present, if any. (Record separately the results of particular inspections applied)	N/A
5.15	Cables segregated / separated from communications cabling (528.2)	N/V	8.0	PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)	
5.16	Cables segregated / separated from non-electrical services (528.3)	N/V	8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A
	Intentionally left blank		Inspected by Name (Capitals): DEREK FURZAN Signature: [Signature] Date: 3/10/23		