

Housing and Property Chamber
First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber)

Certificate of Completion of Work under Section 60 (5) (b) of the Housing (Scotland) Act 2006

Chamber Ref: PRHP/RP/16/0314

Title Number: GLA58302

**Flat 3/1, 15 Dixon Avenue, Glasgow, G42 8EB
("The House")**

The Parties:-

**Miss Lisa Craig,
residing at the House ("the Tenant")**

**Mohammed Qammer Shebaz, 50 Leven Street, Glasgow, G41 2JB
("the Landlord")**

**The Tribunal members are Martin McAllister, Solicitor, Legal Member and Alex Hewton, Surveyor (Ordinary Member).
Certificate of Completion**

The First-tier Tribunal for Scotland (Housing and Property Chamber) hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 23rd February 2017 has been completed. Accordingly the said Repairing Standard Enforcement is discharged.

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

These presents on this and the preceding page signed at Kilwinning on 25th July 2017 by Martin J. McAllister, Solicitor, Legal Member of the Housing and Property Chamber of the First-tier Tribunal for Scotland before Kayleigh Guthrie, 83 Main Street, Kilwinning KA13 6AN.

K Guthrie

M McAllister

(witness)

Housing and Property Chamber First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber)

Determination: Statement relative to Certificate of Completion of work issued under Section 60 of the Housing (Scotland) Act 2006 (the 2006 Act).

Chamber Ref: PRHP/RP/16/0314

Title Number: GLA58302

**Flat 3/1, 15 Dixon Avenue, Glasgow, G42 8EB
("The House")**

The Parties:-

**Miss Lisa Craig,
residing at the House ("the Tenant")**

**Mohammed Qammer Shebaz, 50 Leven Street, Glasgow, G41 2JB
("the Landlord")**

The Tribunal members are Martin McAllister, Solicitor, Legal Member and Alex Hewton, Surveyor (Ordinary Member).

Decision:

The tribunal determined that a certificate of completion be issued in terms of Section 60 of the 2006 Act.

Background:

1. On 23rd February 2017 the Tribunal made a repairing standard enforcement order (RSEO) in respect of the House.
2. The RSEO was in the following terms:

(One) The Landlord is to install a fan in the kitchen window that meets the required regulations.

(Section 13 (1) (a) of the 2006 Act)

(Two) The Landlord is required to repair or replace kitchen units to ensure that their doors operate properly and to install backings to all kitchen units to ensure that there are no draughts.

(Section 13 (1) (a) and 13 (1) d) of the 2006 Act)

(Three) The Landlord is required to repair ceiling in the kitchen and to make good any décor required as a consequence of the repair.

(Section 13 (1) (b) of the 2006 Act)

(Four) The Landlord is to produce an electrical installation condition report prepared by a suitably competent person confirming that the electrical system within the Property is in a safe and efficient condition together with any electrical appliances provided by the Landlord. This report should be in conformity with Scottish Government Statutory Guidance.

(Section 13 (1) (c) of the 2006 Act)

(Six) The Landlord is to install a heat detector, carbon monoxide detector and smoke detectors to comply with current regulations.

(Section 13 (1) (f) and (g) of the 2006 Act)..

3. On 7th July 2017 the Tribunal issued a Notice of non compliance and a rent relief order in terms of Section 27 of the Act because the RSEO had not been fully complied with.
4. On 21st July the Landlord provided the Tribunal with photographic evidence showing that the kick plates in the kitchen units had been fitted and the kitchen ceiling décor had been completed. The Tribunal determined that it was satisfied with the evidence provided. Copies of the photographs are attached.
5. On 21st July the Landlord provided the Tribunal with a copy of an Electrical Installation Condition Report and a Portable Appliance Testing Certificate both dated 19th July 2017. The Tribunal considered these to be in acceptable terms. Copies of the Report and certificate are attached.
6. The tribunal considered matters, determined that it was satisfied that the works required by the RSEO had been completed and that it was appropriate to issue the Certificate of Completion in terms of Section 60 of the 2006 Act.

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party

must seek permission to appeal within 30 days of the date the decision was sent to them.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

M McAllister

Martin J. McAllister, Solicitor,
Legal Member of the Housing and
Property Chamber of the First-tier
Tribunal for Scotland.
25th July 2017

From: [mohammed qammer shehbaz](#)
To: [HPCAdmin](#)
Subject: Ref no: Prhp/rp/16/0314
Date: 21 July 2017 11:48:26

Hello elena,

Further to conversation this morning, please find attached photo evidence to support points 2 and 3 of RSEO.

2. New kitchen installed complete with kick boards and doors.

3. New ceiling and decor

I shall email documentary evidence for point 5 shortly.

Kind regards

Mohammed Qammer Shehbaz
Landlord
15 Dixon Ave, glasgow,G42 8eb








Sent from my iPhone

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

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

Certificate Reference: 2715

<p>1 DETAILS OF THE CLIENT</p> <p>Client: Client Address</p> <p>Address: 15 DIXON AVENUE FLAT 3/1 GLASGOW</p> <p>Postcode: G42 8EB</p>	<p>2 ADDRESS AND DETAILS OF THE INSTALLATION</p> <p>Installation: Same as Client Address</p> <p>Address:</p> <p>Postcode:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Estimated age of electrical installation: 20 years</td> <td style="width: 50%;">if yes, estimated age: 1 years</td> </tr> <tr> <td>Evidence of alterations or additions: YES</td> <td>Installation Cert number: N/A</td> </tr> <tr> <td>Date of previous inspection: N/A</td> <td>Records of installation available: N/A</td> </tr> <tr> <td>Records of installation held by: N/A</td> <td></td> </tr> </table>	Estimated age of electrical installation: 20 years	if yes, estimated age: 1 years	Evidence of alterations or additions: YES	Installation Cert number: N/A	Date of previous inspection: N/A	Records of installation available: N/A	Records of installation held by: N/A	
Estimated age of electrical installation: 20 years	if yes, estimated age: 1 years								
Evidence of alterations or additions: YES	Installation Cert number: N/A								
Date of previous inspection: N/A	Records of installation available: N/A								
Records of installation held by: N/A									
<p>3 PURPOSE OF THE REPORT</p> <p>Purpose for which this report is required: Landlords safety report.</p>									
<p>4 EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING</p> <p>Extent of the electrical installation covered by this report: 100% of the installation.</p>	<p>Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):</p> <p style="text-align: center;">No Lifting of floor boards or inspection of loft space.</p>								
<p>The inspection has been carried out in accordance with BS 7671:2008, as amended to 2013. 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.</p>									
<p>5 DECLARATION</p> <p>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).</p> <p>For the INSPECTION, TESTING AND ASSESSMENT of the report:</p> <p>Name: ZULFOAR KHAN Position: Electrician</p> <p>Signature:  Date: 19/07/2017</p>									
<p>6 DETAILS OF THE ELECTRICAL CONTRACTOR</p> <p>Trading Title: ZAK SYSTEMS LTD</p> <p>Address: 108 COPLAND ROAD GLASGOW</p> <p>Postcode: G51 2RW</p> <p>Registration Number: NAPIT 27595 Telephone Number: 079333315111</p>									
<p>7 SUMMARY OF THE CONDITION OF THE INSTALLATION</p> <p>See page 3 for a summary of the general condition of the installation in terms of electrical safety.</p> <p>Overall assessment of the installation in terms of it's suitability for continued use*: SATISFACTORY</p> <p>* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.</p>									

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 '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:
SATISFACTORY

10 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, 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

System Type(s)	Number and Type of Live Conductors	Nature of Supply Parameters	Characteristics of Primary Supply Overcurrent Protective Device(s)
TN-S ✓	1-phase (2 wire): N/A 3-phase (3 wire): ✓	U: 240 V Uo: 230 V	BS(EN): Type: 1361 FUSE HBC 2
TN-C-S N/A	3-phase (3 wire): N/A	External earth fault loop impedance, Ze: Prospective fault current, Iprf: 0.968kA	Rated current: 100 A Short-circuit capacity: 33 kA
TT N/A	Other: N/A		
Confirmation of supply polarity: ✓			

12 PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of Earthing		Details of Installation Earth Electrode (where applicable)			
Distributor's facility: ✓	Type: N/A	Location: N/A	Method of measurement: N/A	Protective measure(s) against electric shock: ADS	
Installation earth electrode: N/A	Electrode resistance, RA: N/A Ω			Maximum Demand (Load): 60 Amps	
Main Switch or Circuit-Breaker					
Type BS(EN): 60947-3 Isolator	Voltage rating: 240 V	Rated current, In: 100 A			
Number of poles: 2					
Supply conductors material: Copper	RCD operating current: N/A mA				
Supply conductors csa: 25 mm ²	RCD rated time delay: N/A ms				
	RCD operating time: N/A ms				
Earthing conductor					
	Conductor material: Copper	Conductor csa: 16 mm ²	Continuity & connection verified: ✓		
Main protective bonding conductors					
	Conductor material: Copper	Conductor csa: 10 mm ²	Continuity & connection verified: ✓		
Bonding of extraneous-conductive parts					
Water service: ✓	Gas service: ✓	Oil service: N/A	Lightning protection: N/A		
Structural Steel: N/A	Other incoming service(s): NA				

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

Item No	Description	Comment	Outcome	Further Investigation Required
1.0 CONDITION/ADEQUACY OF DISTRIBUTORS/SUPPLY INTAKE EQUIPMENT				
1.1	Service cable condition		Pass	N/A
1.2	Condition of service head		Pass	N/A
1.3	Condition of tails - Distributor		Pass	N/A
1.4	Condition of tails - Consumer		Pass	N/A
1.5	Condition of metering equipment		Pass	N/A
1.6	Condition of isolator (where present)		Pass	N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (551.6; 551.7)		Pass	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)		Pass	N/A
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)		N/A	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.11)		Pass	N/A
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)		Pass	N/A
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)		Pass	N/A
3.6	Confirmation of main protective bonding conductor sizes (544.1)		Pass	N/A
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)		Pass	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)		Pass	N/A
4.2	Security of fixing (134.1.1)		Pass	N/A
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)		Pass	N/A
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)		Pass	N/A
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))		Pass	N/A
4.6	Presence of main linked switch (as required by 537.1.4)		Pass	N/A
4.7	Operation of main switch (functional check) (612.13.2)		Pass	N/A
4.8	Manual operation of circuit-breakers and RCD's to prove disconnection (612.13.2)		Pass	N/A
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)		Pass	N/A
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)		Pass	N/A
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)		Pass	N/A
4.12	Presence of alternative supply warning at or near consumer unit / distribution board (514.15)		N/A	N/A
4.13	Presence of other required labelling (please specify) (Section 514)		Pass	N/A
4.14	Presence of replacement next inspection recommendation label			
4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)		Pass	N/A
4.16	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)		Pass	N/A
4.17	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)		Pass	N/A

OUTCOMES Acceptable condition **PASS** Unacceptable condition **C1 or C2** Improvement recommended **C3** 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 No	Description	Comment	Outcome	Further Investigation Required
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S) (CONTINUED)				
4.18	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	N/A	Pass	N/A
4.19	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)	N/A	Pass	N/A
4.20	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	N/A	Pass	N/A
5.0 FINAL CIRCUITS				
5.1	Identification of conductors (514.3.1)	N/A	Pass	N/A
5.2	Cables correctly supported throughout their run (522.8.5)	N/A	Pass	N/A
5.3	Condition of insulation of live parts (416.1)	N/A	Pass	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	Pass	N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	Pass	N/A
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	Pass	N/A
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	Pass	N/A
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	Pass	N/A
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	Pass	N/A
5.10	Concealed cables installed in prescribed zones (see Extent and Limitations) (522.6.101)	N/A	Pass	N/A
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 Extent and Limitations) (522.6.101; 522.6.103)	N/A	Pass	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 provided for use by ordinary persons unless an exception is permitted (411.3.3)	N/A	Pass	N/A
5.12.2	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	N/A	N/A
5.12.3	For cables concealed in walls or partitions (522.6.102; 522.6.103)	N/A	Pass	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	Pass	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	Pass	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	Pass	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	Pass	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	Pass	N/A
5.17.2	No basic insulation of a conductor visible outside enclosure (526.98)	N/A	Pass	N/A
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	Pass	N/A
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	Pass	N/A
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	N/A	Pass	N/A
5.19	Suitability of accessories for external influences (512.2)	N/A	Pass	N/A
OUTCOMES Acceptable condition PASS Unacceptable condition C1 or C2 Improvement recommended C3 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 No	Description	Comment	Outcome	Further Investigation Required
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)		Pass	N/A
6.1.2	Correct operation verified (612.13.2)		Pass	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)		Pass	N/A
6.2.2	Acceptable location - state if local or remote from equipment being controlled where appropriate (537.2.1.5)		Pass	N/A
6.2.3	Clearly identified by position and/or durable marking(s) (537.2.2.6)		Pass	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 (514.1.1.1; 537.2.1.3)		Pass	N/A
6.4	For emergency switching/stopping only		Pass	N/A
6.4.1	Readily accessible for operation where danger might occur (537.4.2.5)		Pass	N/A
7.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)				
7.1	Condition of equipment in terms of IP rating (416.2)		Pass	N/A
7.2	Equipment does not constitute a fire hazard (Section 421)		Pass	N/A
7.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iiii))		Pass	N/A
7.4	Suitability for the environment and external influences (512.2)		Pass	N/A
7.5	Security of fixing (134.1.1)		Pass	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)		Pass	N/A
7.7 Recessed luminaires (downlights)				
7.7.1	Correct type of lamps fitted		Pass	N/A
7.7.2	Installed to minimise build-up of heat by use of fire rated fittings, insulation displacement box or similar (421.1.1)		Pass	N/A
7.7.3	No signs of overheating to surrounding building fabric (559.5.1)		Pass	N/A
7.7.4	No signs of overheating to conductors / terminations (526.1)		Pass	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)		Pass	N/A
8.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)		N/A	N/A
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)		N/A	N/A
8.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)		Pass	N/A
8.5	Low voltage (e.g. 230 volt) socket -outlets sited at least 3m from Zone 1 (701.512.3)		Pass	N/A
8.6	Suitability of equipment for external influences from installed location in terms of IP rating		Pass	N/A
8.7	Suitability of equipment for installation in a particular zone (701.512.3)		Pass	N/A
8.8	Suitability of current-using equipment for particular position within the location (701.55)		Pass	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	N/A
9.2	N/A		N/A	N/A
OUTCOMES Acceptable condition : PASS Unacceptable condition : C1 or C2 Improvement recommended : C3 Not verified : N/V Limitation : LIM Not applicable : N/A				

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.

PORTABLE APPLIANCE TESTING CERTIFICATE

Certificate Reference: 1367

Client and address:	Client Address, 15 DIXON AVENUE FLAT 3/1, GLASGOW	Post Code: G42 8EB
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Installation address:	Same as Client Address	Post Code:
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Trading Title:	ZAK SYSTEMS LTD	
Address:	114 COPLAND ROAD GLASGOW	Registration Number: PW-95-71-72A
		Telephone Number: 07933315111
	Post Code: G51 2RW	

For the inspection and testing of the electrical equipment:

Name: **Ihtisham Ali** Position: **Electrician** Signature: *Ihtisham Ali* Date: 19/07/2017

Test Equipment Used: **Fluke 6500** Serial Number:

Key: P=Pass F=Fail S=Skip (or test not applicable)

Appliance ID	Test Date	Description	Location	Serial Number	Retest Period	Retest Date	Status
Site: 15 DIXON AVENUE FLAT 3/1 (2 Appliances)							
00001	19/07/2017	WASHING MACHINE	KITCHEN	09505	12	19/07/2018	Pass
00002	19/07/2017	FRIDGE FREEZER	KITCHEN	09506	12	19/07/2018	Pass

Total Appliances for Report: 2