

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

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### **DETERMINATION BY FIRST-TIER TRIBUNAL FOR SCOTLAND (HOUSING AND PROPERTY CHAMBER)**

**Statement relative to the Certificate of Completion of work issued by the First-tier tribunal for Scotland (Housing and Property Chamber) under section 60 of the Housing (Scotland) Act 2006**

**Property at: 15 Cauldeen Road, Inverness, IV2 4UQ being the subjects registered in the Land Register of Scotland under title number INV499 ('the Property').**

**Case Ref: PRHP/RP/16/0201**

#### **The Parties:**

**Mrs Kelly Hutchison residing at 15 Cauldeen Road, Inverness, IV2 4UQ ('the Tenant')**

**Mr Archie MacLellan residing at Glen Mor, Invergarry, Fort Augustus, Inverness-Shire, PH35 4HN ('the Landlord')**

#### **Decision**

1. Further to a decision of the Private Rented Housing Committee dated 20<sup>th</sup> August 2016, the Committee issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The members of the Committee were Helen Forbes, Chairperson, and Mark Andrew, Surveyor Member. Within four weeks of the date of service of the RSEO, the Landlord was required to:-
  1. Replace the neoprene gasket on the vertical aspect of the front door.
  2. Paint the front door.
  3. Repair or replace the windows throughout the Property to ensure that:
    - (a) all windows rotate fully
    - (b) all windows remain fixed in the open position when open
    - (c) all window handles are intact and secure
  4. Replace the mastic seal between the kitchen sink and the upstand to ensure that the area is watertight.
  5. Replace the missing tiles in the bathroom.

6. Produce a satisfactory electrical safety certificate from a suitably qualified and registered SELECT or NICEIC electrical contractor on the installation within the house for the supply of electricity.
2. A re-inspection of the Property was scheduled for 18<sup>th</sup> October 2016. On 11<sup>th</sup> October 2016, the Landlord requested a postponement of the re-inspection. The Committee granted the request for a postponement. A re-inspection conducted by the surveyor member of the Committee took place on 23<sup>rd</sup> November 2016 to verify that the works had been carried out.
3. On 26<sup>th</sup> November 2016 the surveyor member produced a report with photographs for the Committee demonstrating that the above requirements of the RSEO had been complied with to a satisfactory standard. Said report with photographs is produced as relative hereto.
4. Thereafter, the Committee considered whether or not it was appropriate to find that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of section 60 of the 2006 Act should be issued. The Committee agreed that the appropriate Certificate should be issued.
5. On 1<sup>st</sup> December 2016, the functions and members of the Private Rented Housing Panel transferred to the First Tier Tribunal for Scotland, with allocation to the First Tier Tribunal for Scotland (Housing and Property Chamber).

### **Right of Appeal**

6. **A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.**

### **Effect of section 62 of the 2006 Act**

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

# **H Forbes**

Chairperson

First Tier Tribunal for Scotland (Housing and Property Chamber)

Date: 16<sup>th</sup> December 2016

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

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**First-tier tribunal for Scotland (Housing and Property Chamber)**

**Certificate of completion of work: Housing (Scotland) Act 2006 Section 60**

**Chamber Ref: PRHP/RP/16/0201**

**Title no: INV499**

**15 Cauldeen Road, Inverness, IV2 4UQ ('The Property')**

**The Parties:-**

**Mrs Kelly Hutchison residing at 15 Cauldeen Road, Inverness, IV2 4UQ ('the Tenant')**

**Mr Archie MacLellan residing at Glen Mor, Invergarry, Fort Augustus, Inverness-Shire, PH35 4HN ('the Landlord')**

The First-tier tribunal for Scotland (Housing and Property Chamber) ('the tribunal') hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 20<sup>th</sup> August 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

**A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.**

In witness whereof these presents typewritten on this and the preceding page are executed by Helen Forbes, solicitor, chairperson of the tribunal at Inverness on 16<sup>th</sup> December 2016 before this witness:-

**M Forbes**

witness

**H Forbes**

chairperson

Margaret Forbes, 67B Glenurquhart Road, Inverness, IV3 5PB



**Private Rented Housing Panel (prhp)  
Re-inspection report**

**Date of inspection: 23<sup>rd</sup> November 2016**

**Reference Number: PRHP/RP/16/0201**

**Property: 15 Cauldeen Road, Inverness, IV2 4UQ**

**Surveyor: M H T Andrew FRICS**

**Access: By Landlord – Archie MacLellan**

**In attendance:**

**Repairing Standard Enforcement Order (RSEO) dated 20<sup>th</sup> August 2016**

**Works required by the RSEO:**

- 1. Replace the neoprene gasket on the vertical aspect of the front door.**
- 2. Paint the front door**
- 3. Repair or replace the windows throughout the property to ensure that (a) The windows rotate fully,  
(b) All windows remain fixed in the open position when open  
(c) All window handles are intact and secure**
- 4. Replace the mastic seal between the kitchen sink and the upstand to ensure that the area is watertight**
- 5. Replace the missing tiles in the bathroom**
- 6. Produce a satisfactory electrical safety certificate from a suitably qualified and registered SELECT or NICEIC electrical contractor on the installations within the house for the supply of electricity.**

**Works in the RSEO undertaken:**

- 1. The neoprene gasket on the vertical aspect of the front door has been replaced.**
- 2. The front door (and all of the windows) has been painted**
- 3. (a) All windows fully rotate  
(b) All windows save one of the two windows in the living room remain in the fixed position when open.  
(c) All window handles are intact and secure. On windows where one handle was missing the remaining handle has been re-**

located to the centre of the window to create effective fastening of the window.

4. The mastic seal between the kitchen sink and upstand has been replaced.
5. The missing tiles in the bathroom have been replaced
6. A satisfactory Electrical Installation Condition Report has been produced by Lochness Electrical – a SELECT contractor - and is attached as an annex to this report

**Outstanding works:**

**None**

**Photographs were taken on the day of inspection and are attached.**

M H T Andrew FRICS

Date of report: 26<sup>th</sup> November 2016



Photograph of front elevation taken on 16<sup>th</sup> August





Painted front door



Door detail – see neoprene strip on opening vertical aspect



Bedroom window opening



Pair of bedroom windows opening properly



Bathroom window – central locking handle fitted



Bedroom window – central locking handle fitted





Mastic seal to sink upstand



Bathroom tiles complete



## ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS  
- BS 7671 (IET WIRING REGULATIONS))

SELECT  
MEMBERSHIP  
NUMBER  
12072

This certificate is not valid if  
number is defaced or altered

EICR180001

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### SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name: Archie Mclellan

Address: Glenmore Invergarry

PH35 4HN

### SECTION B. REASON FOR PRODUCING THIS REPORT

Reason: Landlords Periodic Inspection.

Date(s) on which inspection and testing was carried out: 29/02/2016

### SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier: Unoccupied

Address: 15

Cauldeen

Road

Inverness

Description of premises (Tick as appropriate): Domestic ☒ Commercial ☐ Industrial ☐ Other ☐

Estimated age of the wiring system: 30+ years. Evidence of additions or alterations Yes ☒ No ☐ Not apparent ☐

If "Yes" estimate age: 1 years. Installation records available? (Regulation 621.1) Yes ☐ No ☒ Date of last inspection:

29/02/2016

### SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report: Removal of 10% fittings and full wiring installation testing.

Agreed limitations including the reasons (Regulation 634.2): No testing of fixed or portable appliances

Agreed with (name): Mr A Mclellan

Operational limitations including the reasons: None

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 01/07/2015. 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.

### SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): Good condition but with a number of recommendations as per section K..

Overall assessment of the installation in terms of its suitability for continued use

**SATISFACTORY**

\*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' (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 28/02/2021 (date)

### 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 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 (Captials) neil.borland@lochness-electrical.co.uk

Signature

For/on behalf of Lochness Electrical

Position Proprietor

Address 3 Kilianan

Date 29/02/2016

#### Report authorised for issue by:

Name (Captials) neil.borland@lochness-electrical.co.uk

Signature

For/on behalf of Lochness Electrical

Position Proprietor

Address 3 Kilianan

Date 29/02/2016

### SECTION H. SCHEDULE(S)

4 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.

## SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device Characteristics
TN-C <input type="checkbox"/>	a.c. <input checked="" type="checkbox"/> d.c. <input type="checkbox"/>	Nominal voltage, U/Uo <sup>(1)</sup> 230 V	BS (EN): BS 1361 Type: 2 Rated current: 100 A
TN-S <input type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/> 2-wire <input type="checkbox"/>	Nominal Frequency, f <sup>(1)</sup> 50 Hz	
TN-C-S <input checked="" type="checkbox"/>	2-phase, 3-wire <input type="checkbox"/> 3-wire <input type="checkbox"/>	Prospective fault current, I <sub>pf</sub> <sup>(2)</sup> 1.74 kA	
TT <input type="checkbox"/>	3-phase, 3-wire <input type="checkbox"/> Other <input type="checkbox"/>	External loop impedance, Z <sub>e</sub> <sup>(2)</sup> 0.13 Ω	
IT <input type="checkbox"/>	3-phase, 4-wire <input type="checkbox"/>		
Confirmation of supply polarity <input type="checkbox"/>		(Note: (1) by enquiry, (2) by enquiry or by measurement)	

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 <input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc)	Location	Electrode resistance to earth Ω
Installation earth electrode <input type="checkbox"/>	N/A	N/A	

  

Main Protective Conductors			
Earthing conductor:	material	Copper	csa 16 mm <sup>2</sup> Continuity/connection verified <input checked="" type="checkbox"/>
Main protective bonding conductors (to extraneous conductive parts):	material	Copper	csa 6 mm <sup>2</sup> Continuity/connection verified <input checked="" type="checkbox"/>
To water installation pipes <input checked="" type="checkbox"/>	To gas installation pipes <input checked="" type="checkbox"/>	To oil installation pipes <input type="checkbox"/>	To structural steel <input type="checkbox"/>
To lightning protection <input type="checkbox"/>	To other <input type="checkbox"/>	Specify:	

  

Main Switch / Switch-Fuse / Circuit-Breaker / RCD			
Location front door	Current rating 100 A	If RCD main switch	
BS (EN) EN 60947-3	Fuse/device rating or setting 100 A	Rated residual operating current (I <sub>Δn</sub> )	mA
No. of poles 2	Voltage rating 230 V	Rated time delay	ms
		Measured operating time (at I <sub>Δn</sub> )	ms

## SECTION K. OBSERVATIONS

Referring to the attached Schedules of Inspection and Test Results, and subject to the limitations specified at Section D, Extent and Limitations of the Inspection and Testing: ☐ No remedial action is required ☒ The following observations are made:

Inspection Schedule Item No. or 'Test'	OBSERVATIONS	Classification Code C1, C2, C3 or FI (see below)
1	No visible earth connection to Main water valve	C3
2	No visible earth connection to Main gas pipe work	C3
3	No switch wire ID	C3
4	No grommets to metal boxes.	C3
5	Bathroom light fitting not IP rated	C3
6	Inadequate number of socket outlet points to rooms	C3

One of the adjacent 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.

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

Additional observations are recorded on the following number of continuation sheet(s)



OUTCOMES		Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further Investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	DESCRIPTION	OUTCOME Use codes above. Provide additional comment where appropriate. C1,C2,C3 and FI coded items to be recorded in Section K of the Condition Report													
1.0	DISTRIBUTOR'S SUPPLY INTAKE EQUIPMENT														
1.1	Condition of service cable	✓													
1.2	Condition of service head	✓													
1.3	Condition of distributor's earthing arrangement	✓													
1.4	Condition of meter tails - Distributor/Consumer	✓													
1.5	Condition of metering equipment	✓													
1.6	Condition of isolator (where present)	✓													
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (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)	✓													
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)	C3													
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/V													
3.5	Accessibility and condition of earthing conductor at main earthing terminal (MET) (543.3.2)	✓													
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/V													
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/V													
3.8	Accessibility and condition of other protective bonding connections (543.3.2)	N/V													
4.0	CONSUMER UNIT(S) DISTRIBUTION BOARD(S)														
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)	✓													
4.2	Security of fixing (134.1.1)	✓													
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓													
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓													
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	✓													
4.6	Presence of main linked switch (as required by 537.1.4)	✓													
4.7	Operation of main switch (functional check) (612.13.2)	✓													
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)	✓													
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓													
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)	✓													
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	✓													
4.12	Presence of alternative supply warning notice 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)	✓													
4.15	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)	✓													
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	✓													
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	✓													
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)	✓													
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	✓													
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)	✓													
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													



## CONDITION REPORT INSPECTION SCHEDULE (CONTINUED)

OUTCOMES		Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	DESCRIPTION											OUTCOME Use codes above. Provide additional comment where appropriate. C1,C2,C3 and FI coded items to be recorded in Section K of the Condition Report			
5.0 DISTRIBUTION FINAL CIRCUITS															
5.1	Identification of conductors (514.3.1)											C3			
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)														
	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. <i>Extent and limitations</i> ) (522.6.202)											LIM			
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i> ) (522.6.201; 522.6.204)											LIM			
5.12	Provision of additional protection by RCD not exceeding 30 mA														
	a) for all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)											✓			
	b) for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)											✓			
	c) for cables concealed in walls at a depth of less than 50 mm(522.6.202; 522.6.203)											✓			
	d) for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)											✓			
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)											N/V			
5.14	Band II cables segregated / separated from Band I cables (528.1)											LIM			
5.15	Cables segregated / separated from communications cabling (528.2)											LIM			
5.16	Cables segregated / separated from non-electrical services (528.3)											LIM			
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)														
	a) Connections soundly made and under no undue strain (526.6)											✓			
	b) No basic insulation of a conductor visible outside enclosure (526.8)											✓			
	c) Connections of live conductors adequately enclosed (526.5)											✓			
	d) Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)											C3			
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)											✓			
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)											✓			
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)											✓			
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)											✓			
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)											N/A			
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)											C3			
6.7	Suitability of accessories and control gear etc. for 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) Neil Borland  
2015

Signature

Date 29/02/2016  
Page 4



# CIRCUIT CHART AND SCHEDULE OF TEST RESULTS (18 CIRCUITS)

Details of circuits and/or installed equipment vulnerable to damage when testing

Distribution Board Reference No. LP1

Location and Type Front door hall Hager

Smoke alarms.

Phase sequence confirmed (where appropriate)



Z<sub>s</sub> at DB 0.13  
I<sub>pr</sub> at DB 1.74  
Supply polarity confirmed

☒ Ω kA



## CIRCUIT DETAILS

No.	Circuit Description	No. of Points	Wiring Details				Overcurrent Device Breaking Capacity		Continuity			Insulation Resistance (Lowest values measured)		Polarity	Z <sub>s</sub>	RCD Protection			Functional testing	Remarks	
			Type (See code below)	Ref Method †	csw	6	Type	Amps	R1+R2 or R2		Ring Final Circuit		MQ			Z <sub>s</sub>	I <sub>Δn</sub>	Time (ms)			
									Live	CPC	Ω	R <sub>2</sub>									L-L
1	Cooker	2	A	102	6	2.5	B	32	0.11	-	-	-	>299	>299	✓	-	30	45	9	✓	
2	First floor sockets	7	A	102	2.5	1	B	32	2.03	-	0.83	0.83	>299	>299	✓	-	30	45	9	✓	
3	Heating	1	A	102	2.5	1	B	16	0.48	-	-	-	>299	>299	✓	-	30	45	9	✓	
4	G/F Lighting	5	A	102	1	1	B	6	1.38	-	-	-	>299	>299	✓	-	30	45	9	✓	
5	Spare	-	-	-	-	-	-	-	-	-	-	-	>299	>299	-	-	30	45	9	✓	
6	Shower	1	A	102	6	2.5	B	32	0.11	-	-	-	>299	>299	✓	-	30	44	8	✓	
7	Ground Floor Sockets	8	A	102	2.5	1	B	32	1.99	-	0.37	0.37	>299	>299	✓	-	30	44	8	✓	Possible slack earth connection
8	Lighting - 1st Floor / Hall	5	A	102	1	1	B	6	0.68	-	-	-	>299	>299	✓	-	30	44	8	✓	
9	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30	44	8	✓	
10	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30	44	8	✓	
				</																	

† Insert Reference Method (see Table 4A2 from BS 7671 Appendix 4)

\*30mA RCDs only

## TEST INSTRUMENTS USED

*30mA RCDs only											
Insert reference number (see Table 94/2 from BS 7671 Appendix 4)											
Code for Wiring Type	A	B	C	D	E	F	G	H	O (Other - please specify)		
	PVC/PVC	PVC in Metal Conduit	PVC in Plastic Conduit	PVC in Metal Trunking	PVC in Plastic Trunking	PVC/SWA	XLPE/SWA	Mineral Insulated			
TEST INSTRUMENTS USED											
Manufacturer	Type	Serial No.	Date Accuracy Verified	Manufacturer	Type	Serial No.	Date Accuracy Verified	Manufacturer	Type	Serial No.	Date Accuracy Verified
Megeer Limited	Multi-function	1369451	01/12/2015								

2015 Inspected by: NAME (CAPITALS)Neil Borland

Signature

Date 29/02/2016

# ELECTRICAL INSTALLATION CONDITION REPORT

## GUIDANCE FOR RECIPIENTS

**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 skilled person competent in electrical installation work 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 skilled person competent in electrical installation work 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 (code FI) the inspection has revealed an apparent deficiency which may result in a code 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 F).
10. 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 in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.

# FIRE DETECTION AND FIRE ALARM SYSTEM INSTALLATION CERTIFICATE

SELECT  
MEMBERSHIP  
NUMBER

12072

FI 000002

© Copyright The Electrical Contractors' Association of Scotland  
This certificate is not valid if the number has been defaced or altered.

**Certificate of installation for the fire detection and fire alarm system at:**

**Address:** Archie Mclellan

15 Cauldeen Road

## Inverness

Postcode:

I/We being the competent person(s) responsible (as indicated by my/our signatures below) for the installation of the fire detection and alarm system, particulars of which are set out below, CERTIFY that the said installation for which I/we have been responsible complies to the best of my/our knowledge and belief with the specification described below and with the recommendations of Section 4 of BS 5839-1:2013, except for the variations, if any, stated in this certificate.

Name (in block letters): Neil Borland

**Position:** Proprietor

**Signature:**

Date: 29/02/2016

For and on behalf of: **Lochness Electrical**

**Address:** 3 Kilianan

## Lochness Side

## Inverness

Postcode: IV3 8LA

The extent of liability of the signatory is limited to the system described below.

**Extent of installation work covered by this certificate:**

### To install Smoke and Heat alarms

**Specification against which system was installed:**

LD2 - Living room, hallways and Kitchen.

**Variations from the specification and/or Section 4 of BS 5839-1 (see BS 5839-1:2013, Clause 7):**

NIL

Wiring has been tested in accordance with the recommendations of Clause 38 of BS 5839-1:2013.

Test results have been recorded and provided to: Client

Unless supplied by others, the as-fitted drawings have been supplied to the person responsible for commissioning the system.

N/A