

**Housing and Property Chamber**  
**First-tier Tribunal for Scotland**



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

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

**Chamber Ref: PRHP/RP/16/0297**

**Title No: STG21633 in the Land Register for Scotland**

**28 Culvain Place, Hallglen, Falkirk FK1 2QF**  
**("The Property")**

**The Parties:-**

**MISS ANGELA McNAMEE, formerly residing at 28 Culvain Place, Hallglen, Falkirk FK1 2QF**  
**("the Tenant")**

**MR GURMIT KAREER and MRS SEEMA KAREER, residing at 15 Ventnor Road, Leicester LE2 3RN**  
**("the Landlord(s)")**

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 served on 25 November 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 type written on this and the preceding page(s) are executed by Graham Harding, solicitor, 20 York Street, Glasgow, chairperson of the Tribunal at Perth on 12 February 2019 before this witness:-

R Scott

G Harding

witness

Chairperson

ROSEMARY ANNE SCOTT name in full

WHITEFRIARS HOUSE Address

7 WHITEFRIARS CRESCENT  
PERTH, PH2 0PA.

# **Housing and Property Chamber**

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

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

**Decision: Housing (Scotland) Act 2006 ("the 2006 Act"), Section 60**

**Chamber Ref: PRHP/RP/16/0297**

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**28 Culvain Place, Hallglen, Falkirk FK1 2QF  
("The Property")**

**The Parties:-**

**MISS ANGELA McNAMEE, formerly residing at 28 Culvain Place, Hallglen,  
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("the Tenant")**

**MR GURMIT KAREER and MRS SEEMA KAREER, residing at 15 Ventnor Road,  
Leicester LE2 3RN  
("the Landlord(s)")**

### **Tribunal Members**

**Graham Harding (Legal Member)  
David Godfrey (Ordinary Member)**

### **DECISION**

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal'), having taken account of the findings of the re-inspection on 15th January 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order served on the Landlord on the 25<sup>th</sup> November 2016 determined that the Landlord has complied with the said Repairing Standard Enforcement Order.
2. The Tribunal issued a Certificate of Completion in terms of Section 60 of the Housing (Scotland) Act 2006.
3. The Decision of the Tribunal was unanimous.

## Findings in Fact

4. The following works contained within the Repairing Standard Enforcement Order have now been carried out:
  1. The front door has been replaced.
  2. The Dining Room patio doors have been replaced with a window.
  3. Repairs have been carried out to the plasterboard ceilings in the Living Room, Bathroom and Landing.
  4. A hatch has been created (and replaced) in the wall in the first floor Bedroom at the service duct.
  5. Vents appear to have been fitted to the external walls in several rooms.
  6. The installation of the new kitchen fittings has been completed and the tiling repaired.
  7. The fascia panel below the Kitchen window has been repaired.
  8. The decorative flooring in the Living Room has been replaced.
  9. The Hall/Stair carpet has been replaced.
  10. There is no sign of mould on any of the walls and ceilings.
  11. The rear garden is now secure.
  12. An Electrical Installation Condition Report dated 6th January 2019 prepared by King-Hans Electrical Services was provided by the landlord's agent. A copy of the EICR is appended to this report.
5. The Landlord has ensured that:-
  - a) The property is wind and watertight and in all other respects reasonably fit for human habitation.
  - b) The structure and exterior of the property (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.
  - c) Any fixtures, fittings and appliances provided by the Landlords under the tenancy are in a reasonable state of repair and in proper working order.
6. The property meets the repairing standard as specified in Section 13 of the 2006 Act.

## Reasons for Decision

7. Reference is made to the full terms of (i) the Decision of the Tribunal and (ii) the Repairing Standard Enforcement Order both served on the Landlord on 25 November 2016.
8. Following the re-inspection of the property on 15 January 2019 by the Ordinary Member of the Tribunal it appeared that all of the works specified in the RSEO have been completed. The Tribunal therefore decided to issue a Certificate of Completion in terms of Section 60 of the 2006 Act on that basis.

**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.**

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.

G Harding

Graham Harding  
Legal Member and Chairperson

Date 12 February 2019

# Housing and Property Chamber

## First-tier Tribunal for Scotland



### 3RD RE-INSPECTION REPORT



**Property:** 28 CULVAIN PLACE, HALLGLEN, FALKIRK FK1 2QF

**Ref no:** PRHP/RP/16/0297

**Tribunal:** David Godfrey

**Inspection:** The property was inspected at 10.00 am Tuesday 15th January 2019.

**Access:** Miss Angela McNamee (Tenant) no longer resides in the property and was not present.

Neither Mr Gurmit Kareer nor Mrs Seema Kareer (Landlords) were present however they were represented by David Aiton of Sinclair Services, 65 Montgomery Street, Kinross KY13 8EB who provided access to the property.

#### **Repairing Standard Enforcement Order:**

*In particular, the Private Rented Housing Committee requires the Landlords:-*

- (a) *To repair or replace the front door so as to render it wind and water tight.*
- (b) *To repair the lock to the patio doors so that the doors are secure and that they are in a reasonable state of repair and in proper working order.*
- (c) *To fill and tape the new plasterboard ceilings in the Living Room, Bathroom, Landing and Stairway and redecorate as required.*
- (d) *To create a hatch in the wall in Bedroom Two at service duct.*
- (e) *To install vents in each room to ensure adequate ventilation to prevent the build up of condensation and mould within the property.*
- (f) *To complete the installation of the new kitchen, including replacing any loose/missing tiling.*
- (g) *To repair the fascia panel below the kitchen window and apply sealant above the kitchen door and kitchen window frame.*
- (h) *To repair or replace decorative flooring in the living room.*
- (i) *To replace hall and stair carpet.*
- (j) *To remove mould from all walls and ceilings and redecorate as necessary.*
- (k) *To repair rear fence to make rear garden secure and install new gate to provide access to the rear garden.*
- (l) *To instruct and produce to the Committee an Electrical Installation Condition Report by a suitably competent person registered with NICEIC, SELECT or NAPIT in respect of the Property dated after the date of this Notice and to carry out any recommendations in said Report to ensure that there are no outstanding Category 1 or Category 2 items outstanding.*

*The Private Rented Housing Committee order that the works specified in this Order must be carried out and completed within six weeks from the date of service of this Notice.*

#### **General Remarks:**

The property was initially inspected on 10<sup>th</sup> November 2016 by Graham Harding and David Godfrey and re-inspected by David Godfrey on 20<sup>th</sup> January 2017 and 19<sup>th</sup> May 2017.

**Works in Repairing Standard Enforcement Order carried out since original inspection:**

The following works contained within the Repairing Standard Enforcement Order have now been carried out:

1. The front door has been replaced.
2. The Dining Room patio doors have been replaced with a window.
3. Repairs have been carried out to the plasterboard ceilings in the Living Room, Bathroom and Landing.
4. A hatch has been created (and replaced) in the wall in the first floor Bedroom at the service duct.
5. Vents appear to have been fitted to the external walls in several rooms.
6. The installation of the new kitchen fittings has been completed and the tiling repaired.
7. The fascia panel below the Kitchen window has been repaired.
8. The decorative flooring in the Living Room has been replaced.
9. The Hall/Stair carpet has been replaced.
10. There is no sign of mould on any of the walls and ceilings.
11. The rear garden is now secure.
12. An Electrical Installation Condition Report dated 6<sup>th</sup> January 2019 prepared by King-Hans Electrical Services was provided by the landlord's agent. A copy of the EICR is appended to this report.

### **Photographs**

- A. Replacement front door
- B. Window replacing Dining Room patio doors
- C. Living Room ceiling
- D. Bathroom ceiling
- E. Stairway ceiling
- F. Landing ceiling
- G. Hatch at service duct
- H. Exterior view of rear of property showing recently installed ventilation
- I. Fully installed Kitchen fittings
- J. Fascia panel below the Kitchen window
- K. Replacement flooring in Living Room
- L. Replacement Hall/stair carpet
- M. Rear fence
- N. Rear fence (2)
- O. Gate



Replacement front door



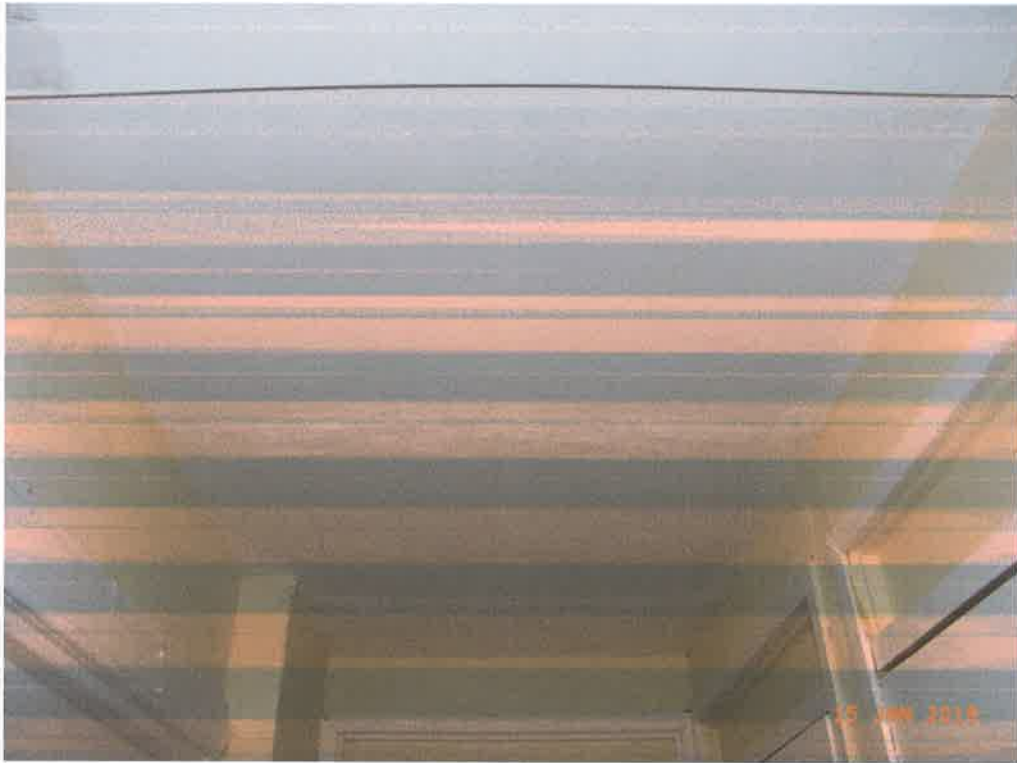
Window replacing Dining Room patio doors



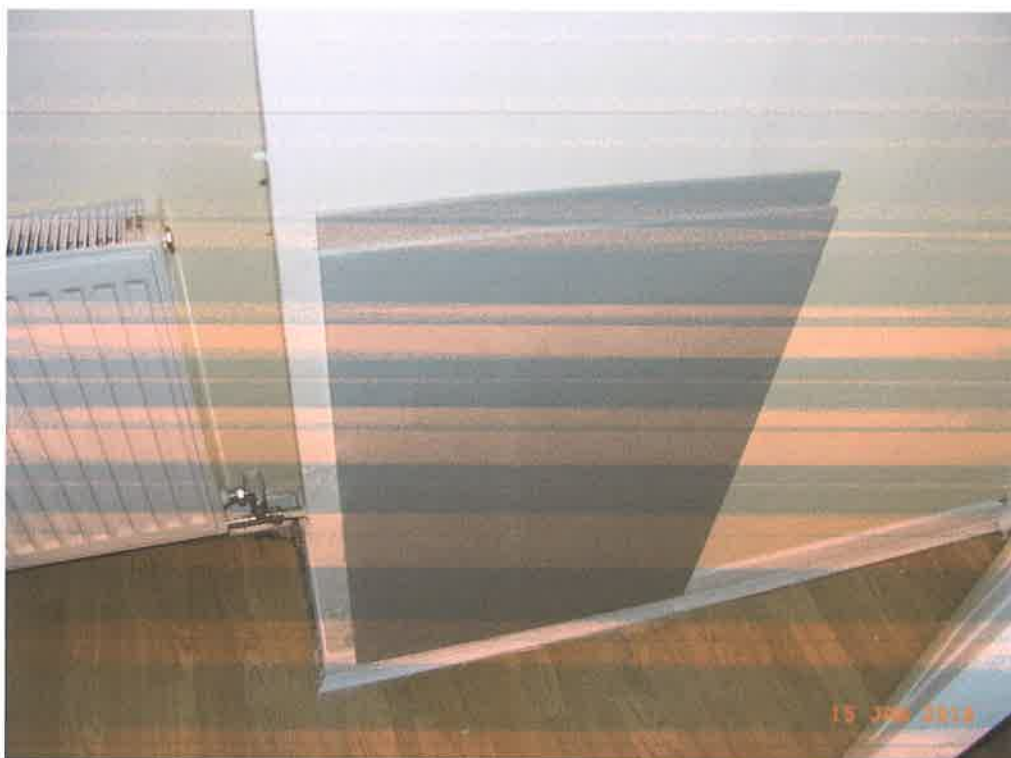
Living Room ceiling



Bathroom ceiling



Landing ceiling



Hatch at service duct



Exterior view of rear of property showing recently installed ventilation



Fully installed Kitchen fittings



**Facia panel below the Kitchen window**



**Replacement flooring in Living Room**



Replacement Hall/stair carpet



Rear fence



Rear fence (2)



Gate

David Godfrey MRICS  
15<sup>th</sup> January 2019

# NAPIT *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 residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested quarterly. **For safety reasons it is important that these instructions are 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 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 or persons 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 or persons 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 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
10. **For safety reasons**, the electrical installation should be re-inspected at appropriate intervals by a 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.



# NAPIT *Electrical Installation* Condition Report

Requirements for Electrical Installations –  
BS 7671:2008 Incorporating Amendment No.3, 2015  
[IET Wiring Regulations 17th Edition]

NA/ C F 2 6 4 1 9 0 1 6  
EICR Page 1 of 7

## A Details of the Installation

Client Sunny Singh  
Address 28 Culvain Place,  
Hailglen.  
Postcode FK1 2QF

Installation (If different from client)  
Address  
Postcode

## B Reason for producing this report This form to be used only for reporting on the condition of an existing installation. Statutory EICR.

Date(s) on which the inspection and testing were carried out 06/01/2019 to 06/01/2019

## C Details of the installation which is the subject of this report

Description of premises Domestic ☒ Commercial ☐ Industrial ☐ Other (please state)   
Estimated age of the wiring system 30 years  
Evidence of alterations or addition ☒ Yes ☐ No Not apparent If 'Yes', estimated 3 years  
Records of installation available Yes ☒ No ☐ Records held by NA  
Date of last inspection NA Electrical Installation Certificate No. or previous Inspection Report No. NA

## D Extent and limitations of inspection and testing

Extent of electrical installation covered by this report:

ENTIRE PROPERTY TO COVER ALL READILY ACCESSIBLE FINAL CIRCUIT.

Agreed limitations (See Regulations 634.2) Agreed with: The client

Operational limitations including the reasons (see page no 5 of 7) Not able to take down the fabric of the building to inspect cable routes  
The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2008

(IET Wiring Regulations) amended to 2015 (date) It should be noted that cables concealed within the trunkings 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.

## E Summary of the condition of the Installation

General conditions of the Installation (in terms of safety)  
SATISFACTORY.

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY ☒ UNSATISFACTORY\* ☐

\* An UNSATISFACTORY assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

## 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 06/01/2024 (date)

## 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.

Company KING-HANS ELECTRICAL SERVICES  
Membership No. 26418  
Address 20 PORTAL ROAD,  
GRANGEMOUTH,  
FALKIRK.  
Postcode FK3 8SN

Inspected and tested by  
Name: ROY KING HANS  
Signature:   
Position: ELECTRICIAN  
Date: 06.01.2019

Authorised for issue by  
ROY KING HANS  
  
ELECTRICIAN  
06.01.2019

## H Schedule(s)

3 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.

This form is based on the requirements of Appendix 6 of BS 7671

NAPIT Administration Centre, 4th Floor, Mill 3, Pleasley Vale Business Park, Mansfield, Nottinghamshire NG19 8RL

NA/EICR/DOM/CF/001 (V3)



# NAPIT *Electrical Installation* Condition Report

Requirements for Electrical Installations –  
BS 7671:2008 Incorporating Amendment No.3, 2015  
[IET Wiring Regulations 17th Edition]

NA/ C F 2 6 4 1 9 0 1 6  
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Supply characteristics and earthing arrangements Tick boxes and enter details, as appropriate

Earthing Arrangements TN-S ☐ TN-C-S ☒ TT ☐ Other ☐ Please specify:

Number & type of live conductors a.c. ☒ d.c. ☐ No. of phases 1 No. of wires 2

Nature of Supply Parameters (Note: (') by enquiry, (") by enquiry or by measurement)

Nominal voltage,  $U_0$  (') 230 v Nominal frequency,  $f$  (') 50 Hz Confirmation of supply polarity ☒

Prospective fault current,  $I_{pf}$  (') 0.749 kA External loop impedance,  $Z_e$  (') 0.31  $\Omega$

Supply Protective Device BS(EN) 1361 Type 2 Nominal Current Rating 100 A

Other Sources of Supply (as detailed in attached schedule)

Particulars of installation referred to in this report Tick boxes and enter details, as appropriate

Means of Earthing Distributor's facility ☒ Installation earth electrode ☐

Details of installation earth electrode (where applicable) Type (e.g. rod(s), tape etc) NA

Location NA Electrode resistance to earth   $\Omega$

Main Protective Conductors Material Csa (mm<sup>2</sup>) Verified (connection / continuity)..

Main Earthing Conductor Copper 16 ☒ To water installation pipes ☒ To structural steel ☐

Protective Bonding Conductor Copper 10 ☒ To gas installation pipes ☒ To lightning protection ☐

Main Supply Conductor(s) Copper 25 ☒ To all installation pipes ☐ Other NA ☐

Main Switch / Switch-Fuse/ Circuit Breaker / RCD

Location Consumer unit BS (EN) 60947-3 No. of Poles 2

Current rating 100 A Fuse/device rating or setting Switch A Voltage rating 230 V

If RCD main switch: Rated residual operating current  $I_{\Delta n}$  = NA mA Rated time delay NA ms (at  $I_{\Delta n}$ )

Measured operating time at  $I_{\Delta n}$  = NA ms

## Observations

Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D.

☐ No remedial work required ☒ The following observations are made

## Explanation of codes

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

C2. Potentially dangerous. Urgent remedial action required.

C3. Improvement recommended.

F1. Further investigation required without delay

Item No.	Observations	Code
1.	Damaged cooker connection unit.	C3

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

Note: For additional report pages use the continuation report form with the relevant serial number and page numbers detailed on each page.

C1 Immediate remedial work required for items

C2 Urgent remedial work required for items

C3 Improvement(s) recommended for items

F1 Further investigation required without delay

NAPIT **Electrical Installation Continuation Observation Sheet**

**Requirements for Electrical Installations –  
BS 7671:2008 Incorporating Amendment No.3, 2015  
[IET Wiring Regulations 17th Edition]**

NA/ C F 2 6 4 1 9 0 1 6  
EICR Page 3 of 7

Page 3 of 7

**K** Observations Referring to the

Referring to the attached schedule of inspection and test results,  
and subject to the limitations at Section D.

**No remedial work required**      **The following observations are made**

Distribution board Ref No. Main DB

### Explanation of codes

**C1.Danger present. Risk of Injury.  
Immediate remedial action required.**

**C2. Potentially dangerous. Urgent remedial action required.**

**C3.Improvement recommended.**

**FI. Further investigation required without delay**

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

**C1 Immediate remedial work required for Items:**

## C2 Urgent remedial work required for items

**C3 Improvement(s) recommended for items**

**FI** Further investigation required without delay

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# Condition Report Inspection Schedule for Domestic and Similar Premises with up to 100A Supply

Note: This form is suitable for many types of smaller installation not exclusively domestic.  
Requirements for Electrical Installations – BS 7671:2008 incorporating  
Amendment No.3, 2015 [ET Wiring Regulations 17th Edition]  
Only for the reporting on the condition of an existing installation.

NA/ C F 2 6 4 1 9 0 1 8  
EICR Page 4 of 7

**A**

## Schedule of Inspections

### Outcomes

Acceptable condition: ✓	Unacceptable condition: State C1 or C2	Improvement recommended: C3	Further investigation FI	Not verified: NV	Limitation: Um	Not applicable N/A
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(In the Outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report)

Item No.	Description	Outcome
<b>1.0</b>	<b>DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT</b>	
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)	N/A
<b>2.0</b>	<b>Presence of adequate arrangements for – other sources such as microgenerators [551.6; 551.7]</b>	N/A
<b>3.0</b>	<b>EARTHING / BONDING ARRANGEMENTS (411 3; Chap 54)</b>	
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]	✓
3.4	Confirmation of earthing conductor size [542.3; 543.1.1]	✓
3.5	Accessibility and condition of earthing conductor at MET [543.3.2]	✓
3.6	Confirmation of main protective bonding conductor sizes [544.1]	✓
3.7	Condition and accessibility of main protective bonding conductor connections [543.3.2; 544.1.2]	✓
3.8	Accessibility and condition of all other protective bonding connections [543.3.2]	✓
<b>4.0</b>	<b>CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)</b>	
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 linked main 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 and 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/en-closures [521.5.1]	N/A
4.18	RCD[s] provided for fault protection – Includes RCBO[s] [411.4.9; 411.5.2; 531.2]	N/A
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 busbars, are correctly located in terminals secure/tight [526.1]	✓
4.22	Adequate arrangements where a generator set operates as a switched alternative to the public supply [551.6]	N/A



# Condition Report Inspection Schedule

## for Domestic and Similar Premises with up to 100A Supply

Note: This form is suitable for many types of smaller installation not exclusively domestic.

Requirements for Electrical Installations – BS 7671:2008 Incorporating

Amendment No.3, 2015 [IET Wiring Regulations 17th Edition]

Only for the reporting on the condition of an existing installation.

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EICR Page 5 of 7

### Schedule of Inspections

#### Outcomes

Acceptable condition: ✓	Unacceptable condition: State C1 or C2	Improvement recommended: C3	Further investigation FI	Not verified: NV	Limitation: Lim	Not applicable: N/A
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(In the Outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report)

Item No.	Description	Outcome
4.23	Adequate arrangements where a generator set operates in parallel with the public supply (551.7)	N/A
<b>5.0</b>	<b>FINAL CIRCUITS</b>	
5.1	Identification of conductors [514.3.1]	✓
5.2	Cables correctly supported throughout their run [522.8.5]	✓
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] 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 the installation [Section 523]	✓
5.6	Co-ordination 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]	✓
5.10	Concealed cables installed in prescribed zones (see extent and limitations) [522.6.202]	Lim
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]	Lim
5.12	Provision of additional protection by RCD not exceeding 30mA	
5.12.1	for all socket-outlets of rating 20 A unless exempt [Regulation 411.3.3]	✓
5.12.2	used to supply mobile equipment not exceeding 32 A rating for use outdoors [411.3.3]	N/A
5.12.3	for cables concealed in walls / partitions at a depth of less than 50mm [522.6.202; 522.6.203]	✓
5.12.4	for cables concealed in walls / partitions containing metal parts regardless of depth [522.6.203]	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects Band [Section 527]	NV
5.14	cables segregated / separated from Band I cables [528.1]	NV
5.15	Cables segregated / separated from communications cabling [528.2]	NV
5.16	Cables segregated/separated from non-electrical services [528.3]	✓
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report [Section 526]	
5.17.1	Connections soundly made and under no undue strain [526.6]	✓
5.17.2	No basic insulation of a conductor visible outside enclosure [526.8]	✓
5.17.3	Connections of live conductors adequately enclosed [526.5]	✓
5.17.4	Adequately connected at point of entry to enclosure glands, bushes etc... [522.8.5]	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	✓
5.19	Suitability of accessories for external influences [512.2]	✓
5.20	Adequacy of working space / accessibility to equipment [132.12; 513.1]	✓
5.21	Single-pole switching or protective device in line conductors only [132.14.1, 530.3.2]	✓

Inspector's Name ROY KING HANS

Date 06.01.2019

Signature

King-Hans



# Condition Report Inspection Schedule for Domestic and Similar Premises with up to 100A Supply

Note: This form is suitable for many types of smaller installation not exclusively domestic.

Requirements for Electrical Installations – BS 7671:2008 Incorporating  
Amendment No.3, 2015 [IET Wiring Regulations 17th Edition]  
Only for the reporting on the condition of an existing installation.

NA/ C F 2 6 4 1 9 0 1 6  
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## Schedule of Inspections

### Outcomes

Acceptable condition: ✓	Unacceptable condition: State C1 or C2	Improvement recommended: C3	Further investigation FI	Not verified: NV	Limitation: Lim	Not applicable: N/A
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(In the Outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report)

Item No.	Description	Outcome
6.0	<b>LOCATION(S) CONTAINING A BATH OR SHOWER</b>	
6.1	Additional protection for all low voltage (LV) circuits by RCD(s) not exceeding 30 mA [701.411.3.3]	N/A
6.2	Where used as a protective measure, requirements for SELV or PEV met [701.414.4.5]	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 [701.512.3]	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 [701.415.2]	✓
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 [701.512.3]	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating [701.512.2]	✓
6.7	Suitability of 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	<b>OTHER SPECIAL INSTALLATIONS OR LOCATIONS</b>	
7.1	List all other special installations or locations present, if any. (Record the results of particular inspections applied separately)	

## Schedule of Tests

## Results to be recorded on Schedule of Test Results

✓	External earth loop impedance, $Z_e$	✓	Insulation Resistance between Live conductors
NA	Installation earth electrode	✓	Insulation Resistance between Live conductors & Earth
✓	Prospective fault current $I_{pf}$	✓	Polarity (prior to energisation)
✓	Continuity of Earth Conductors	✓	Polarity (after energisation) including phase sequence
✓	Continuity of Circuit Protective Conductors	✓	Earth fault loop impedance
✓	Continuity of ring final conductors	✓	RCDs / RCBOs including discrimination
✓	Continuity of Protective Bonding Conductors	✓	Functional testing of devices
NA	Volt drop verified		

(Insert ✓ or N/A)

Signature

Inspector's Name ROY KING HANS

Date 06.01.2019

King-Hans



# NAPIT Electrical Test Schedule

Requirements for Electrical Installations - BS 7671:2008 Incorporating Amendment No.3 2015  
[IET Wiring Regulations 17th Edition]

EICR

C F 2 6 4 1 9 0 1 6

Page 7 of 7

Client Sunny Singh

Installation address 28 Cuvain Place, Hailgen.

Postcode FK1 2QF

Complete in every case

Complete only if the distribution board is not connected directly to the origin of the installation

Supply to distribution board is from

Characteristics at this distribution board

Test instrument serial number(s)

Location of distribution board

Supply to distribution board is from

Characteristics at this distribution board

Test instrument serial number(s)

Distribution board designation

Overcurrent protective device for the distribution circuit:

Operating times of

Earth fault loop imped.

Number of ways

Type BS(EN)

at 5 I<sub>Δn</sub>

Insulation resistance

9x sp

Supply polarity confirmed

at 5 I<sub>Δn</sub>

Continuity

Phase sequence confirmed

RCD (if any)

RCD

## CIRCUIT DETAILS

## TEST RESULTS

Circuit No. and line No.	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors c/s		Maximum disconnection time (BS:7671) (s)	Overcurrent protective devices				RCD operating current I <sub>Δn</sub> (mA)	BS7671 Max. permitted value Z <sub>s</sub> 80%	Circuit impedance Ω				Insulation resistance (record lower reading)		RCD testing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
					Live (mm <sup>2</sup> )	GPC (mm <sup>2</sup> )		BS EN Number	Type No.	Rating (A)	Breaking capacity (kA)			All circuits to be completed using R1, R2, or R2, not both				Live / Live (MΩ)	Live / Earth (MΩ)	Polarity (✓)	Maximum measured Z <sub>s</sub> (Ω)	at I <sub>Δn</sub> ms	Test Button operation (✓)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
														Ring final circuits only (measured end to end)		Figure a check (✓)	R <sub>1</sub> + R <sub>2</sub>							R <sub>2</sub>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Details of circuits and/or installed equipment vulnerable to damage when testing  
Lights, fuses, kitchen appliances, neon.

Wiring Types 1= PVC/PVC 2= Single Insulated in Conduit or Trunking 3= Mineral Insulated 4= SWA/XPLE 5= FP200 6= Other =

Tested by: Name (capital letters) ROY KING HANS

Position ELECTRICIAN

Date(s) 06.01.2019

Signature

King-Hans

See attached sheets page(s) NA of NA

This form is based on the requirements of Appendix 6 of BS 7671

NAPIT Administration Centre, 4th Floor, Mill 3, Pleasley Vale Business Park, Mansfield, Nottinghamshire NG19 8RL

NAPIT/DO/CF/001 (V3)