Statement of Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber)

(Hereinafter referred to as "the tribunal")

Under Section 24(1) of the Housing (Scotland) Act 2006 ("the Act")

Case Reference Number: FTS/HPC/RP/17/0532

Re: 75 High Street, Bonnybridge, Falkirk FK4 1BX ("the house")

Land Register Title No: STG9847

The Parties:-

Ms Valerie Muir, formerly residing at the house ("the former tenant")

Mr Steven Loney, c/o Homes for You, 1 South Broomage Avenue, Larbert FK5 3LD ("the landlord")

Tribunal Members – Sarah O'Neill (Chairperson); Nick Allan (Ordinary (Surveyor) Member)

Decision

The tribunal, having made such enquiries as it saw fit for the purposes of determining whether the landlord has complied with the duty imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006 ("the Act") in relation to the house, and taking account of all the available evidence, determines that the landlord has not failed to comply with the duty imposed on him by Section 14 (1) (b) of the Act. The tribunal's decision is unanimous.

Background

1. By application received on 22 December 2017, the former tenant applied to the tribunal for a determination that the landlord had failed to comply with his duties under Section 14(1) of the Act.

2. In her application, the former tenant stated that she believed the landlord had failed to comply with his duty to ensure that the house met the repairing standard as set out in section 13(1) (a) and (c) of the Act. Her application stated that the landlord had failed to ensure that:

   - the house is wind and watertight and in all other respects reasonable fit for human habitation
   - the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order

3. The tenant included the following complaints in her application form:

   1. The property has had severe condensation problems and mould.
   2. There is a leak through the bathroom light fitting.
   3. The shower fuse keeps switching off.
   4. The water has black/brown bits in it frequently.
   5. The water tank needs to be replaced.
   6. The heating system needs to be updated and improved.

4. The tenant stated in her application that the following work required to be carried out at the house:

   1. Electrical work and inspection.
   2. New water tank.
   3. Windows with ventilation/condensation collectors or new windows
   4. Fan above cooker (Note: there was no evidence that there had been adequate notification to the landlord of this issue).
   5. Mouldy radiator covers to be removed.
   6. Redecoration of whole property and new window dressings.

5. In an email dated 26 March 2018, the former tenant stated that she had moved out of the property on 1 February 2018, but had been charged rent until 7 February 2018. The written representations later received from the landlord's agent stated that the former tenant had returned the keys on 7 February 2018.

6. The former tenant provided to the tribunal two written notification letters which she had sent to the landlord's agent, together with proof of posting by recorded delivery. The first of these letters was posted on 11 December 2017. The tribunal was therefore satisfied that she had notified the landlord about the issues set out in that letter in writing, as required in terms of section 14 (3) of the Act. The tribunal was therefore able to consider the issues set out in that letter, namely:

- Severe condensation
- Dampness and mould on ceiling and walls
- Loft insulation
- Electrical problems-shower fuse in box keep switching off
- Black/brown bits in water frequently
- Green mould in radiator covers placed over electrical storage heaters

7. The second notification letter sent by the former tenant to the landlord's agent was posted on 6 March 2018. This letter was sent after she had vacated the house. The former tenant was to be treated as having withdrawn her application in terms of Schedule 2 Paragraph 7 (1) of the Act, as at the termination of the tenancy on or around 1 February 2018. The tribunal was therefore unable to consider the matters raised in that letter, namely:

- New updated heating system
- New water tank

8. There were various additional repairs issues mentioned in the email correspondence submitted by the former tenant with her application form. As this correspondence was all dated prior to her application form, and was not included in her application form or formal notification letters, the tribunal took the view that these were not intended to form part of her application. It did not therefore consider these additional complaints.

9. On 3 April 2018, a Convener of the panel, with delegated powers under Section 96 of the Housing (Scotland) Act 2014, issued a minute of continuation to a determination under Schedule 2 Paragraph 7(2) of the Act. This stated that, having received confirmation from the former tenant that the tenancy had been lawfully terminated, she was to be treated as having withdrawn her application in terms of Schedule 2 Paragraph 7 (1) of the Act. It then stated that the Convener had decided to continue to determine the application.

10. On the same date, the Convener, with delegated powers under Section 96 of the Housing (Scotland) Act 2014, issued a minute of decision stating that he considered that in terms of section 23 (3) of the Act there was no longer a reasonable prospect of the dispute being resolved between the parties at a later date; that he had considered the application paperwork submitted by the tenant, comprising documents received between 22 December 2017 and 4 April 2018; and intimating his decision to refer the application to a tribunal for determination.

11. The Chamber President wrote to the landlord on 25 April 2018, notifying him under and in terms of the Act of her decision to refer the application under Section 22(1) of the Act to a tribunal, and that an inspection and a hearing would

take place on 11 June 2018. Written representations were requested by 16 May 2018. Written representations were received from the landlord's agent on 15 May 2018.

12. On 16 May 2018, the tribunal issued a direction to the landlord, requiring him to provide to the tribunal by 6 June 2018 an up to date Electrical Installation Condition Report (EICR) in respect of the house, showing that all electrical installations and fixtures and fittings, including the bathroom light fitting and the shower unit and fuse box, have been checked and are working safely. The EICR was to be produced by either:

- a suitably qualified and registered SELECT or NICEIC contractor
- a member of NAPIT, or
- a contractor who is able to provide evidence that they are a 'competent person' i.e. a completed and signed checklist, as set out at Annex A of the guidance by Scottish Ministers on Electrical Installations and Appliances in Private Rented Property.

13. An email was received from the landlord's agent on 5 June 2018, enclosing a copy of an EICR in respect of the house produced by EMI Services Ltd and dated 5 January 2017.

The inspection

14. The tribunal inspected the house on the morning of 11 June 2018. The weather conditions at the time of the tribunal's inspection were dry and overcast. The landlord was represented at the inspection by Ms Carly Smith, Lettings Manager, Homes for U. Photographs were taken during the inspection, and these are attached as a schedule to this decision.

The house

15. The house is a second-floor former local authority flat within a split-level block of multiple flatted units. It is in the region of 50-60 years old, and comprises: a hallway, living room, kitchen three bedrooms and a bathroom. The house was vacant and unfurnished at the time of the inspection. The landlord's representatives confirmed at the hearing that it had been vacant since the former tenant left in February 2018.

The hearing

16. Following the inspection, the tribunal held a hearing at STEP Stirling, Stirling Enterprise Park, John Player Building, Stirling FK7 7RP. The landlord was represented by Mr Kevin Kelly, Managing Director, and Ms Carly Smith, Lettings

Manager, of Homes for U, the landlord's agent, who gave evidence on his behalf.

The evidence

17. The evidence before the tribunal consisted of:

- The application form completed by the former tenant
- Registers Direct copy of Land Register title STG9847, which confirmed that the house is owned by Mr Steven William Loney.
- Tenancy agreement between the landlord and the former tenant in respect of the house dated 1 February 2017, together with related paperwork.
- Copy notification letters emails from the former tenant to Homes for U, the landlord's agent, setting out the repairs alleged to be required, sent on 11 December 2017 and 6 March 2018, together with certificates of posting by recorded delivery.
- Various supporting documents received from the former tenant with her application form, including email correspondence with the landlord's agent regarding the repairs, and letters to the former tenant from Falkirk Council dated 9 November 2017 and 14 December 2017 in respect of some of the repairs issues.
- The written representations received from the landlord on 15 May 2018.
- The EICR dated 5 January 2017 in respect of the house received from the landlord's agent on 5 June 2018.
- The tribunal's inspection of the house.
- The oral representations of the representatives from the landlord's agent at the hearing.
- The EICR dated 24 June 2018 in respect of the house received from the landlord's agent on 25 June 2018.

Summary of the issues

18. The issue to be determined was whether the house meets the repairing standard as set out in Section 13 of the Act, and whether the landlord had complied with the duty imposed on him by section 14 (1) (b).

Findings of fact

19. The tribunal made the following findings in fact:

- The house is owned by Mr Steven William Loney, who is the registered landlord for the house.

- The landlord's agent, Homes for U, 1 South Broomage Avenue, Larbert, manages the letting of the house on his behalf.
- The former tenant entered into a tenancy agreement with the landlord to rent the house from 1 February 2017 until 2 August 2017. The former tenant moved out of the house on or around 1 February 2018.

20. The tribunal at its inspection carefully checked the items which were the subject of the complaint. The tribunal observed the following:

    i. The house had recently been redecorated throughout, and new windows had recently been installed.
    ii. New electric wall heaters had recently been installed in the living room.
    iii. Damp readings were taken on the walls throughout the property, and in the bedroom cupboards. No signs of dampness, condensation or mould were observed.
    iv. The tribunal ran both hot and cold water taps for several minutes in both the bathroom and kitchen, and observed that the running water appeared to be clear.
    v. The light fitting in the bathroom appeared to be in good order, but did not appear to be a suitable fitting for use in a bathroom.
    vi. When tested, the shower appeared to be operational when run for several minutes.
    vii. The tribunal was unable to access the communal loft to inspect the insulation.

Reasons for decision

21. As set in the background to this decision, there were some discrepancies between the repairs issues set out in the former tenant's application form, and those included in her notification letters. The tribunal took the view that the issues included in the second notification letter sent on 6 March 2018 could not be considered, as the former tenant had moved out of the house prior to that date. Considering together the items included in: 1) the application form and 2) the first notification letter posted on 11 December 2017, the tribunal decided that it was able to consider the following complaints:

    1. The property has had severe condensation problems and mould.
    2. There is a leak through the bathroom light fitting.
    3. The shower fuse keeps switching off.
    4. The water has black/brown bits in it frequently.
    5. Mouldy radiator covers.
    6. Loft insulation.

22. The tribunal's determinations in relation to each of these complaints are set out below.

1. *Condensation and mould*

23. Mr Kelly told the tribunal at the hearing that there had been a leakage of water through a temporary roof covering in around October 2017, during communal works to roughcast the block. He had seen signs of mould in the house at that time, which he considered were due to condensation. He said that the former tenant had not been opening the windows, as they had been sealed over with film during the works. She had been informed that only the window panes were covered with film, not the frames, and that they were capable of being opened. When he returned three weeks later, the condensation was worse. He said that the former tenant had been given information about preventing condensation.

24. There was also a letter on the application file from an environmental health officer at Falkirk Council to the former tenant dated 9 November 2017, which confirmed that the property was *'severely affected by condensation which has resulted in extensive mould growth being evidence in every room except for the kitchen*', and referred to the enclosure of a leaflet entitled 'Keep your home free from damp and mould'.

25. The tribunal observed at its inspection that the house had recently been redecorated throughout. Damp readings were taken on the walls throughout the property, and in the bedroom cupboards. No signs of dampness, condensation or mould were observed.

26. While there may have been condensation and mould in the house at the time when the former tenant made her application, the tribunal found no evidence of this at the time of inspection. It therefore determined that at the time of its inspection, the house was wind and watertight and in all other respects reasonably fit for human habitation.

2. *There is a leak through the bathroom light fitting*

27. The tribunal observed at its inspection that the light fitting in the bathroom appeared to be in good order, but noted that it did not appear to be a suitable fitting for use in a bathroom. It was clear from the email correspondence that the leak itself had been addressed, and the fitting appeared to have been fixed. Mr Kelly told the tribunal at the hearing that the electrician had been out to the house regularly to deal with various issues. The tribunal was concerned that the previous leak raised electrical safety issues, and noted that the EICR which

the landlord's agent had provided was dated 5 January 2017, which appeared to pre-date the leak. Moreover, the contractor who had produced the EICR did not appear to be a member of a recognised trade body (i.e. either SELECT, NICEIC or NAPIT). There is accordingly some doubt as to whether he is a 'competent person' in terms of the Scottish Government guidance on electrical installations and appliances in private rented properties.[1].

28. The tribunal noted that there was a letter on the application file from an environmental health officer at Falkirk Council to the former tenant dated 14 December 2017, which stated that the property had been visited on 1 December 2017 by an electrical inspector from the council. The letter stated: *'As there was a previous incident with water penetration, it was recommended that the electrical wiring in the attic area is checked. Also the ceiling light fitting replaced in the bathroom.*' The letter confirmed that the letting agent had been notified of these recommendations. When asked by the tribunal whether the bathroom light fitting had recently been replaced, Mr Kelly told the tribunal he was unsure about this.

29. Mr Kelly told the tribunal at the hearing that an up to date EICR from an approved contractor would be instructed in respect of the house as soon as possible. A new EICR dated 24 June 2018 in respect of the house provided by SDM Electrical Ltd, Larbert, an NICEIC approved contractor, was received from the landlord's agent on 25 June 2018. This showed that the overall electrical installation, including the shower and light circuits, was satisfactory, and did not contain any C1 or C2 observations. In light of the up to date EICR, the tribunal determined that the bathroom light fitting was in a reasonable state of repair and in proper working order.

3. The shower fuse keeps switching off.

30. When tested at the tribunal's inspection, the shower appeared to be operational when run for several minutes. In light of the EICR dated 24 June 2018, the tribunal determined that the shower unit and fuse box were in a reasonable state of repair and in proper working order.

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[1] Note: The guidance can be found on the Housing and Property Chamber's website (under the heading 'Repairs Application and Guidance') at the following link: https://www.housingandpropertychamber.scot/sites/default/files/hpc/SCOTTISH%20GOVERNMENT%20GUIDANCE%20ON%20ELECTRICAL%20INSTALLATIONS%20ND%20APPLIANCES%20IN%20PRIVATE%20RENTED%20PROPERTY%20-%20REVISED%20NOV%202016_0.pdf

4. *The water has black/brown bits in it frequently.*

31. Mr Kelly and Ms Smith told the tribunal at the hearing that the house had been on the market for over a year before it was bought by the landlord, and let to the former tenant. Ms Smith said that after the former tenant moved in, she had complained about black bits in the water. A plumber had gone to the house, and advised her that she should empty the water tank completely, which would resolve the problem. The tribunal ran both hot and cold water taps for several minutes in both the bathroom and kitchen, and observed that the running water appeared to be clear. The tribunal therefore determined that, at the time of its inspection, the installation in the house for the supply of water was in a reasonable state of repair and in proper working order.

5. *Mouldy radiator covers to be removed.*

32. It was apparent from the correspondence on the application file that the mouldy radiator covers had been removed from the house while the former tenant was still resident there. The tribunal also observed at its inspection that new electric wall heaters had recently been installed in the living room. There was accordingly no repairing standard issue to be determined.

6. *Loft insulation*

33. The nature of the former tenant's complaint about the loft insulation was unclear from her application. There was a letter to the tribunal on the application file from the former tenant, dated 15 January 2018, which said that the loft insulation was thin and discoloured, and that there was no insulation on the interior of the roof. Mr Kelly told the tribunal that Falkirk Council, which owns the majority of the flats in the block, had inspected the loft, and found no problem with it. It was apparent that the loft was communal to the block. The tribunal was unable to access the communal loft to inspect the insulation. It was unclear as to whether there was in fact a repairing standard issue to be considered, and the tribunal made no determination about this.

Summary of decision

34. On the basis of all the evidence before it, the tribunal found that at the time of its inspection, the house was in a state of repair which met the repairing standard in terms of section 14 (1) (b) of the Act, as regards the issues complained about by the former tenant. The decision of the tribunal was therefore unanimous not to make a Repairing Standard Enforcement Order and to dismiss the former tenant's application.

Rights of Appeal

35. 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.

36. 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.

S O'Neil

Signed.. .....Date.....28/6/18.....

Sarah O'Neill, Chairperson

Housing and Property Chamber
First-tier Tribunal for Scotland

Inspection - Photograph Schedule
2nd Storey flat
75 High Street, Bonnybridge, Falkirk, FK4 1BX

Case Reference:	FTS/HPC/RP/17/0532
Date of inspection:	11/06/2018
Time of inspection:	10.30 am
Weather conditions:	Dry and overcast
Present:	Miss Sarah O'Neill – Legal Member Mr Nick Allan – Ordinary Member Miss Carly Smith – Tenant's Property Agent

Photo 1 – Front elevation

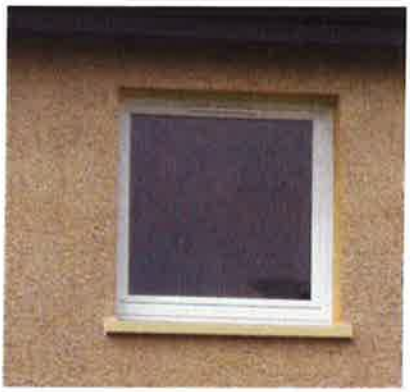

Photo 2 – New windows throughout

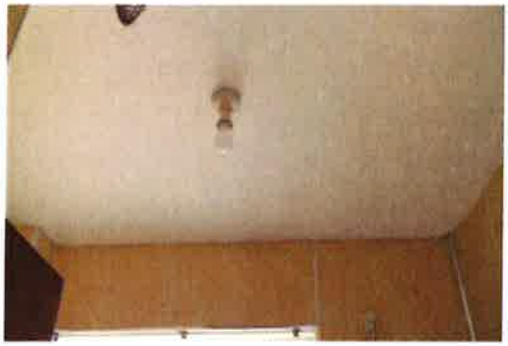

Photo 3 – B/room light fitting

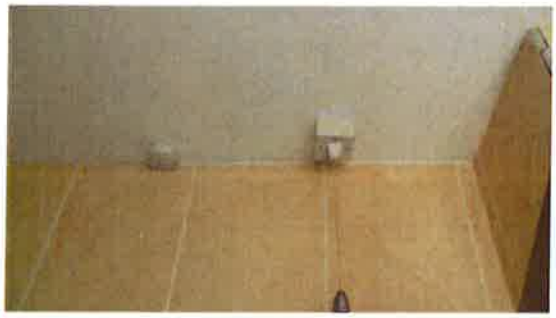

Photo 4 – Light and shower power switches

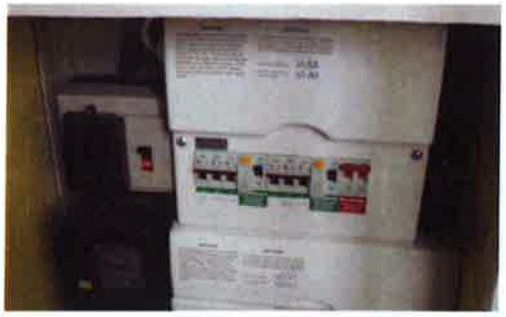

Photo 5 – Electrical switch box in hall

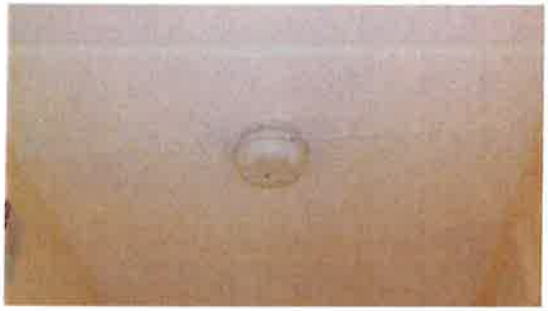

Photo 6 – Operative Hall smoke alarm

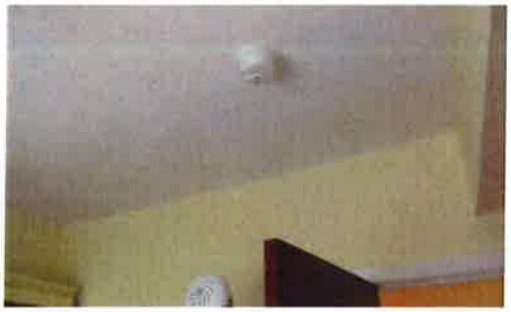

Photo 7 – Operative kitchen alarm

Photo 8 – Operative living room alarm

Photo 9 – New radiator in living room

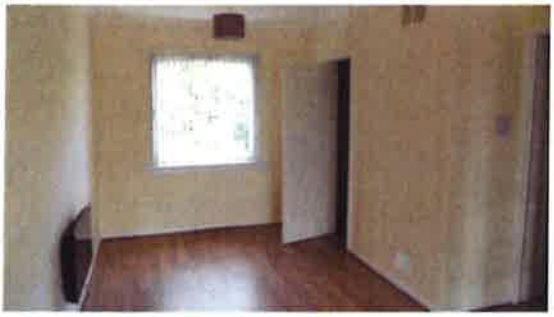

Photo 10 – New radiator in dining area

Photo 11 – Redecorated bedroom 1

Photo 12 – Redecorated bedroom 2

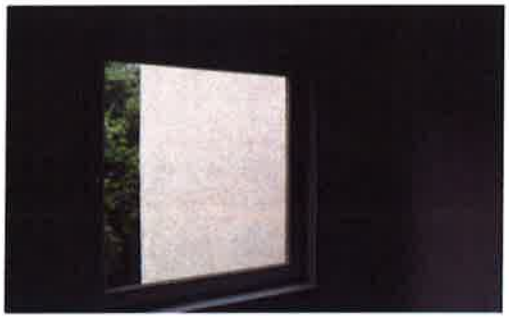

Photo 13 – Redecorated bedroom 3

Nick Allan FRICS
Surveyor – Ordinary Member
First-tier Tribunal
Housing and Property Chamber - 12th June 2018

This is a copy of the ELCR dated 24 Jun 2018 referred to in the foregoing declaration dated 28/6/18
Sarah O'Neill

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered **DPN7/0363112**

Original (To the person ordering the work)

Contractor's Reference Number

CRN/

ELECTRICAL INSTALLATION CONDITION REPORT
FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX.

TYPE OF INSTALLATION *Tick appropriate box* Domestic dwelling ☑ Highway Installation ☐ Leisure Accommodation Vehicle ☐ Modular dwelling ☐ Transportable unit ☐

DETAILS OF THE CLIENT

Client:

Address:

Postcode:

PURPOSE OF THE REPORT

Purpose for which this report is required: LANDLORDS REPORT

Date(s) on which inspection and testing were carried out: 24/6/18

DETAILS OF THE INSTALLATION

Occupier:

Address: 75 HIGH STREET BONNYBRIDGE

Postcode: FK4 1BX

Estimated age of the electrical installation: — years

Evidence of alterations or additions —

If yes, estimated age —

Date of previous inspection: —

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

Records of installation available: —

Records held by: —

EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

FIXED WIRING ONLY

Agreed limitations including the reasons, if any, on the inspection and testing:

NO TEST AT INTEGRATED/UNMOVABLE APPLIANCES

Agreed with:

Operational limitations including the reasons (see page No.)

—

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

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

SATISFACTORY

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

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

Delete as appropriate

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

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

This report is based on the model forms shown in Appendix 6 of BS 7671.

NOTES FOR RECIPIENT

THIS ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service (see The Summary and Declaration). This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see See Observation(s) on page 2), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates residual current devices (RCDs), there should be a notice at or near the consumer unit stating that they should be tested quarterly. FOR SAFETY REASONS, IT IS IMPORTANT THAT YOU CARRY OUT THE TEST REGULARLY.

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 should be carried out is stated in Next Inspection of this report. There should also be a notice at or near the consumer unit indicating when the next inspection of the installation is due. NICEIC* recommends that you engage the services of an Approved Contractor for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) – *Requirements for Electrical Installations.*

Only an NICEIC Approved Contractor or Conforming Body is authorised to issue this NICEIC Electrical Installation Condition Report for small installatiions not exceeding 100 A.

You should have received the report marked 'Original' and the Approved Contractor should have retained the report marked 'Duplicate'.

The report consists of at least six numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one consumer unit or more circuits than can be recorded on Page 6, one or more additional ***Schedules of Circuit Details and Test Results for the Installation*** should form part of the report. The report is invalid if any of the pages identified in ***Schedules and Additional pages*** are missing. The report has a printed seven-digit serial number, which is traceable to the NICEIC Approved Contractor to which it was supplied by NICEIC.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation NOT EXCEEDING 100 A. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in PAGE 1, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of the national standard for the safety of electrical installations which may give rise to danger, together with any items for which improvement is recommended.

The report should not have been issued to certify that new electrical installation work complies with the requirements of the national safety standard. An 'Electrical Installation Certificate for small installations not exceeding 100 A' or a 'Minor Electrical Installation Works Certificate' (as appropriate) should be issued for the certification of new installation work.

The ***(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 may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in on page 1 of this report.

It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration of the overall condition of the installation should have been given by the inspector on page 2 of the report. The declaration must reflect the statement given in the ***Summary of the Condition of the installation,*** which summarises the observations and recommendations made. Where one or more observations have been made, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation or code 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 neccessary remedial work immediately.

Where the inspector has indicated an observation or code 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 neccessary remedial work as a matter of urgency.

Where the inspector has indicated further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, the number of sources should have been recorded in ***Supply Characteristics*** on page 3 of the report, and the ***Schedule of Test Results*** compiled accordingly.

Where inadequacies in the electricity distributor's or supplier's equipment have been observed of the ***(Schedule of Inspections),*** the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the NICEIC Approved Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

* *NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).*

For further information about electrical safety and how NICEIC can help you, visit **www.niceic.com**

Continued on the reverse of page 3

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NICEIC APPROVED CONTRACTOR

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DPN7/0363112

ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Original (To the person ordering the work)

OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at page 1:

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

Item No	Observation(s) include reference location as appropriate	Code†
1	VARIOUS FITTINGS WORN / DATED	C3
2.	HALL SINGLE SOCKET NOT SWITCHED	C3
	WIRING DATED/OLD.	
	CIRCUIT 3 UNIDENTIFIED 1.5MM INTO B6 60898	

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

† One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:

Code C1 *'Danger present'. Risk of injury. Immediate remedial action required.*
Code C2 *'Potentially dangerous'. Urgent remedial action required.*
Code C3 *'Improvement recommended'.*
Code FI *'Further investigation required without delay'.*
Please see the reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items:
Urgent remedial action required for items:
Further investigation required without delay for items:
Improvement recommended for items: — 1, 2.

DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1, 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 of the installation and the limitations on the inspection and testing.

I/We further declare that in my/our judgement, the overall assessment of the installation in terms of its suitability for continued use is SATISFACTORY / ~~UNSATISFACTORY~~* *Delete as appropriate* **at the time the inspection was carried out, and that it should be further inspected as recommended within the time interval given below.**

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

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: S. Allen
Name: (CAPITALS) STEPHON MONNUK
Position: ELECTRICIAN
Date: 24/6/18

REPORT REVIEWED AND CONFIRMED BY:

Signature: S. Allen
Name: (CAPITALS) STEPHON MONNUK.
(Registered Qualified Supervisor for the Approved Contractor)
Date: 24/6/18.

NEXT INSPECTION

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

5 YEARS.

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

provided that any items 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 FI (further investigation required without delay) are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable.

Please see the 'Guidance for Recipients on the Classification codes' on the reverse of this page.

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should have been given for each recorded observation.

Classification code C1 *(Danger present)*

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 *(Potentially dangerous)*

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, **urgent remedial action is required to remove potential danger.** The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Classification code C3 *(Improvement recommended)*

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given on page 2 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Code FI (*Further investigation required without delay*)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where **'FI'** has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated further investigation required without delay (FI) the overall assessment of the installation (Section E) should be marked as unsatisfactory.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the NICEIC Approved Contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide entitled *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations.* The guide can be viewed or downloaded free of charge from **www.electricalsafetyfirst.org.uk**

July 2015

NICEIC APPROVED CONTRACTOR

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ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Original (To the person ordering the work)

SUPPLY CHARACTERISTICS

Tick boxes and enter details, as appropriate

System type(s)

TN-S ✓
TN-C-S ✓
TT —

Number and type of live conductors

1-phase (2-wire) ✓ | 1-phase (3-wire) —
3-phase (3-wire) — | 3-phase (4-wire) —
Other — Please state —

Nature of supply parameters

Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one supply, record the higher or highest values (4) by measurement

Number of sources: 1
Nominal voltage(s) $U^{(1)}$: 230 V
$U_o^{(1)}$: 230 V
Nominal frequency, $f^{(1)}$: 50 Hz
External earth fault loop impedance, $Z_e^{(3/4)}$: 0.14 Ω
Single-phase Prospective fault current, $I_{pf}^{(2)(3)}$: 1.64 kA
3-phase Prospective fault current, $I_{pf}^{(2)(3)}$: — kA

Characteristics of primary supply overcurrent protective device(s)

BS(EN): 1361
Type: FB
Rated current: 100 A
Short-circuit capacity: 33 kA
Confirmation of supply polarity: — ✓

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing

Distributor's facility ✓
Installation earth electrode —

Details of installation earth electrode (where applicable)

Type (eg rod(s), tape etc) —
Location —
Electrode resistance, R_A — Ω
Method of measurement —

Measured Z_e: 0.14 Ω
Protective measure(s) for fault protection: A.D.O.S
Maximum demand (Load): 80 kVA/Amps *Delete as appropriate*
Number of smoke alarms: 3

Main Switch/Switch-Fuse/Circuit-Breaker/RCD

Type BS(EN): 60947-3
No of poles: 2
Supply conductors material: Cu
Supply conductors csa: 25 mm²
Voltage rating: 230 V
Rated current, I_n: 100 A
RCD operating current, $I_{\Delta n}$*: — mA
RCD operating time (at $I_{\Delta n}$)*: — ms
Rated time delay*: — ms

** applicable only where an RCD is used as a main circuit-breaker*

Earthing conductor

Conductor material: Cu
Conductor csa: 16 mm²
Continuity/connection verified ✓

Main protective bonding conductors and bonding of extraneous-conductive-parts

Continuity/connection verified ✓
Conductor material: Cu
Conductor csa: 10 mm²
Location (where not obvious): NO GAS. —

Water installation pipes ✓
Structural steel —
Oil installation pipes —
Other —
Gas installation pipes —

VEHICLE DETAILS

Tick boxes and enter details as appropriate

Type: Touring — Static — Motorhome — Year of manufacture —
Model —
Registration (motorhome) —
VIN

PARTICULARS OF VEHICLE INSTALLATION OR TRANSPORTABLE UNITS

☐ **Hook-up connection**

Flexible supply cable
Length m csa mm²
I_z A $(R_1+R_2)_{cs}$ Ω

☐ System type: TT

For direct connection
Installation earth electrode details:
Type: *(e.g. rod(s), tape(s))*
Method of measurement
Electrode resistance, R_A Ω
Location

Means of earthing

System type: TN-S ☐ TN-C-S* ☐
* Connection to a TN-C-S system requires supervision (see regulation 717.411.4)
Measured earth fault loop impedance, Z_s Ω

Supply voltage(s) and maximum load/demand

Nominal voltage(s) U_o U
Maximum permitted load kVA/Amps

Earthing and protective bonding conductors *Tick boxes and enter details as appropriate*

Earthing conductor *(for static vehicles or transportable units)*		Conductor material		Conductor csa	mm² Connection/continuity verified
Chasis		Conductor material		Conductor csa	mm² Connection/continuity verified
Water service		Conductor material		Conductor csa	mm² Connection/continuity verified
Gas service		Conductor material		Conductor csa	mm² Connection/continuity verified

TRANSPORTABLE UNIT DETAILS

Model name and year
Description

† *All boxes must be completed. '✓' indicates that an inspection was carried out and that the result was satisfactory. 'N/A' indicates that an inspection was not applicable to the particular installation.*

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ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Original (To the person ordering the work)

DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: SAM ELECTRICAL LTD

Address: 4 LAVERY AVENUE LARBERT

Postcode: FK5 4GF

NICEIC Approved Contractor Enrolment number: (Essential information) 6086222

Branch number: (if applicable) ---

Telephone number: 07757668488

Email address: ---

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*
1.0	**Condition/adequacy of distributor's/supply intake equipment†**	
1.1	Service cable	✓
1.2	Service head	✓
1.3	Distributor's earthing arrangement	✓
1.4	Meter tails - Distributor/Consumer	✓
1.5	Metering equipment	✓
1.6	Means of main isolation (where present)	✓
2.0	**Presence of adequate arrangements for other sources** (*microgenerators etc*)	
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	—
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	—
2.3	Presence of alternative/additional supply warning notice(s)	—
3.0	**Earthing and bonding arrangements**	
3.1	Presence and condition of distributor's earthing arrangement	✓
3.2	Presence and condition of earth electrode connection	✓
3.3	Confirmation of adequate earthing conductor size	✓
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✓
3.5	Confirmation of adequate main protective bonding conductor sizes	✓
3.6	Accessibility and condition of main protective bonding conductor connections	✓
3.7	Accessibility and condition of other protective bonding connections	✓
3.8	Provision of earthing and bonding labels at all appropriate locations	✓

Item	Description	Outcome*
4.0	**Consumer unit(s)**	
4.1	Adequacy of working space or access to consumer unit	✓
4.2	Security of fixing	✓
4.3	Condition of enclosure(s) in terms of IP rating	✓
4.4	Condition of enclosure(s) in terms of fire rating	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety	✓
4.6	Presence of linked main switch	✓
4.7	Operation of main switch (*functional check*)	✓
4.8	Main switch capable of being secured in the OFF position	✓
4.9	Operation of circuit-breakers and RCDs to prove disconnection (functional check)	✓
4.10	Correct identification of circuits and protective devices	✓
4.11	Presence of RCD test notice at or near consumer unit	✓
4.12	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	✓
4.13	Presence of alternative or additional supply warning notice at or near consumer unit	✓
4.14	Presence of next inspection recommendation label	✓
4.15	Presence of other required labelling (*please specify*)	✓
4.16	Examination of protective device(s) and base(s); correct type and rating (*no signs of unacceptable thermal damage, arcing or overheating*)	✓
4.17	Single-pole switching or protective devices in the line conductors only	✓
4.18	Protection against mechanical damage where cables enter consumer unit	✓
4.19	Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	✓
4.20	RCDs provided for fault protection – includes RCBOs	✓
4.21	RCDs provided for additional protection – includes RCBOs	✓
4.22	Confirmation of indication that SPD is functional	✓

Item	Description	Outcome*
4.23	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓
5.0	**Distribution/final circuits**	
5.1	Identification of conductors	✓
5.2	Cables correctly supported throughout their length	✓
5.3	Condition of insulation of live parts	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (*including confirmation of the integrity of conduit and trunking systems*)	✓
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓
5.6	Adequacy of protective devices; type and rated current for fault protection	✓
5.7	Presence and adequacy of circuit protective conductors	✓
5.8	Co-ordination between conductors and overload protective devices	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences	✓
5.10	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage	
	• installed in prescribed zones. Extent and limitations	✓
	• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Extent and limitations)	✓
5.11	Provision of additional protection by RCD not exceeding 30 mA	
	• §for all socket-outlets of rating 20 A or less	✓
	• §for mobile equipment not exceeding a rating of 32A for use outdoors	✓
	• §for cables installed in walls or partitions at a depth of less than 50 mm	✓
	• §for cables installed in walls / partitions containing metal parts regardless of depth	✓
	• §lighting of bus shelters, telephone kiosks, town plans and the like	N/A

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

§ *Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection.*

* *All boxes must be completed.*

'✓' indicates **Acceptable condition**

'LIM' indicates a **Limitation**

'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**

Improvement recommended state **C3**

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

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and FI coded items to be recorded in Page 2 of the report.

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SCHEDULE OF INSPECTIONS

Item	Description	Outcome*
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓
5.13	Band II cables segregated/separated from Band I cables	✓
5.14	Cables segregated/separated from communications cabling	✓
5.15	Cables segregated/separated from non-electrical services	✓
5.16	Termination of cables at enclosures (*extent of sampling indicated on page 1 of the report*)	
	• Connections soundly made and under no undue strain	✓
	• No basic insulation of a conductor visible outside enclosures	✓
	• Connections of live conductors adequately enclosed	✓
	• Adequately connected at point of entry to enclosure (*glands, bushes etc.*)	✓
5.17	Condition of accessories including socket-outlets, switches and joint boxes	✓
5.18	Suitability of accessories for external influences	✓
5.19	Adequacy of working space / accessibility to equipment	✓
5.20	Single-pole devices for switching or protection in line conductors only	✓
6.0	**Isolation and switching** (isolation, switching off for mechanical maintenance and functional switching)	
6.1	In general	
	• presence and condition of appropriate devices	✓
	• correct operation verified	✓
6.2	For isolation and switching for mechanical maintenance only	
	• capable of being secured in the OFF position where appropriate	✓
	• acceptable location – state if local or remote from equipment being controlled where appropriate	✓
	• clearly identified by position and/or durable marking(s)	✓
6.3	For isolation only	
	• warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	✓

Item	Description	Outcome*
7.0	**Current-using equipment** (Permanently connected)	✓
7.1	Condition of equipment in terms of IP rating	✓
7.2	Equipment does not constitute a fire hazard	✓
7.3	Enclosure not damaged/deteriorated so as to impair safety	✓
7.4	Suitability for the environment and external influences	✓
7.5	Security of fixing	✓
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)*	✓
7.7	Recessed luminaires (downlighters)	
	• correct type of lamps fitted	N/A
	• installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar	N/A
	• no signs of overheating to surrounding building fabric	N/A
	• no signs of overheating to conductors/terminations	N/A
8.0	**Location(s) containing a bath or shower**	
8.1	Additional protection by RCD not exceeding 30 mA	
	• for low voltage circuits serving the location	✓
	• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓
8.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A
8.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	✓
8.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	✓
8.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓
8.7	Suitability of equipmentfor installation in a particular zone	✓

Item	Description	Outcome*
9.0	**Other special installations or locations - Part 7s**	
9.1	List of all other special installations or locations, if any, present. (Record the results of any particular inspection and append separately).	✓

SCHEDULE OF ITEMS INSPECTED PARTICULAR TO A LEISURE ACCOMMODATION VEHICLE OR A TRANSPORTABLE UNIT

Item	Description	Outcome*
10.0	**Means of connection**	
10.1	'Hook-up' connection arrangement (inlet, plug and connector)	
	• equipment complies with BS EN 60309-2	✓
	• acceptable condition	✓
10.2	Flexible 'hook-up' cable	
	• correct length and size (csa)	✓
	• acceptable type (to BS 7919) and condition	✓
10.3	Direct connection (to static vehicles)	
	• acceptable type of wiring system and condition	✓
	• correct size (csa)	✓
10.4	Presence of required identification/labelling	
	• instructions for the safe use of the caravan/transportable unit installation/supply	✓
	• indication of voltage (stated on or adjacent) to all extra-low voltage (ELV) socket-outlets	✓
10.5	Plugs and socket-outlets non-interchangeable with those of LV installation	✓
10.6	All conductors adequately protected against mechanical damage	✓
10.7	All conductors adequately protected against mechanical stresses (e.g. vibration from vehicular motion)	✓

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

SCHEDULES AND ADDITIONAL PAGES

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

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

Special installations or locations: Page No(s) —

Schedule of Circuit Details for the Installation: Page No(s) 6 —

Schedule of Test Results for the Installation: Page No(s) 6 —

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

* *All boxes must be completed.*
'✓' indicates **Acceptable condition**
'*LIM*' indicates a **Limitation**
'*N/A*' indicates **Not applicable**
Unacceptable condition state **C1** or **C2**
Improvement recommended state **C3**
Further investigation required without delay state **FI** (to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets.
C1, C2 , C3 and FI coded items to be recorded in Page 2 of the report.

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SCHEDULES

Original (To the person ordering the work)

CIRCUIT DETAILS

TEST RESULTS

Circuit number	Circuit designation * To be completed only where this consumer unit is remote from the origin of the installation. Record details of the circuit supplying this consumer unit in the bold box.	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of points served	Circuit conductors: csa Live (mm²)	Circuit conductors: csa cpc (mm²)	Max. disconnection time permitted by BS 7671 (s)	Overcurrent protective devices BS (EN)	Overcurrent protective devices Type	Overcurrent protective devices Rating (A)	Overcurrent protective devices Short-circuit capacity (kA)	RCD Operating current $I_{\Delta n}$ (mA)	Maximum Z_s permitted by BS 7671 (Ω)	Circuit impedances (Ω) Ring final circuits only (measured end to end) r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (At least one column to be completed) $(R_1 + R_2)$	R_2	Insulation resistance Line/Line (MΩ)	Line/Neutral (MΩ)	Line/Earth (MΩ)	Neutral/Earth (MΩ)	Polarity (✓)	Maximum measured earth fault loop impedance, Z_s (Ω)	RCD operating times at $I_{\Delta n}$ (ms)	RCD operating times at 5 $I_{\Delta n}$ (if applicable) (ms)	RCD Test button operation (✓)
*																										
1	SUNDRY	C	101	1	6.0	2.5	0.4	60898	B	40	6	30	0.82	—	—	—	0.35	—	—	999	999	999	✓	0.47	28.1	8.1	✓
2	SMOKE ALARMS	C	101	3	1.5	1.5	0.4	60898	B	6	6	30	5.84	—	—	—	0.43	—	—	999	999	999	✓	0.57	28.1	8.1	✓
3	~~EBS~~ UNIDENTIFIED.	C	101	—	1.5	1.5	0.4	60898	B	6	6	30	5.84	—	—	—	—	—	—	999	999	999	✓	—	28.1	8.1	✓
4	COOKER	C	101	2	6.0	2.5	0.4	60898	B	32	6	30	1.08	—	—	—	0.50	—	—	999	999	999	✓	0.64	28.1	8.1	✓
5	SOCKETS	C	101		2.5	1.5	0.4	60898	B	32	6	30	1.08	0.45	0.46	—	0.43	—	—	999	999	999	✓	0.57	28.1	8.1	✓
6	LIGHTS.	C	101	9	1.5	1.5	0.4	60898	B	6	6	30	5.84	—	—	—	2.11	—	—	999	999	999	✓	2.37	28.1	8.1	✓
7																											
8																											
9																											
10	HEATING.																										
11																											
12	BATH FAN	A	101	1	2.5	1.5	0.4	60898	B	16	06	30	2.18	—	—	—	0.36	—	—	999	999	999	✓	0.50	28.0	8.0	✓
13	FIRE	A	101	1	2.5	1.5	0.4	60898	B	16	06	30	2.18	—	—	—	0.35	—	—	999	999	999	✓	0.49	28.0	8.0	✓
14	BED 3 WATER	A	101	1	2.5	1.5	0.4	60898	B	16	06	30	2.18	—	—	—	0.41	—	—	999	999	999	✓	0.55	28.0	8.0	✓
15	KIT FAN	A	101	1	2.5	1.5	0.4	60898	B	16	06	30	2.18	—	—	—	0.36	—	—	999	999	999	✓	0.50	28.0	8.0	✓
16	BED1 HTR	A	101	1	2.5	1.5	0.4	60898	B	16	06	30	2.18	—	—	—	0.37	—	—	999	999	999	✓	0.50	28.0	8.0	✓
17	BED2 HTR	A	101	1	2.5	1.5	0.4	60898	B	16	06	30	2.18	—	—	—	0.40	—	—	999	999	999	✓	0.53	28.0	8.0	✓
18	WATER HEATER.	A	101	1	2.5	1.5	0.4	60898	B	16	06	30	2.18	—	—	—	0.39	—	—	999	999	999	✓	0.52	28.0	8.0	✓
19		A																									
20																											

CODES FOR TYPE OF WIRING: A Thermoplastic insulated/sheathed cables; B Thermoplastic cables in metallic conduit; C Thermoplastic cables in non-metallic conduit; D Thermoplastic cables in metallic trunking; E Thermoplastic cables in non-metallic trunking; F Thermoplastic/SWA cables; G Thermosetting/SWA cables; H Mineral-insulated cables; O (Other - please state)

Location of consumer unit: FRONT DOOR

Designation of consumer unit: DOMESTIC / HEATING

Prospective fault current at consumer unit: 1.64 kA

TEST INSTRUMENTS

Test instruments (serial numbers) used

Multi-function: 101566981

Insulation resistance: —

Continuity: —

Earth electrode resistance: —

Earth fault loop impedance: —

RCD: —

PORTABLE APPLIANCE TEST CERTIFICATE

KEWTECH

Customer	Address 75 MAIN ST	Date of Test 20/6/18	Sheet 1 of 1
Contact Name	BONNYBRIDGE	Next Test Date 20/6/19	
	FALKIRK.	Engineer S. MONRO	

Make of PAT Tester KEWTECH	Model KT71	Serial No. 7005787	Date Calibrated 15/1/18.

Appliance ID No.	Description	Location	Manufacturer	Serial No.	Class	Fuse A	Earth Bond Test Current	Earth Bond Ω	Insulation M Ω	Load	Leak mA	Comments / Other Tests (01) - Replace Incorrect Fuse (02) - Refit Plug (03) - Replace Plug	Pass ✓	Fail ✗
1	WASHING MACH	KIT	BEKO	—	1	13	—	2.0	199	—	—	—	✓	—
2	DISHWASHER	KIT	BEKO	—	1	13	—	2.0	199	—	—	—	✓	—
3	MICRO	KIT	BEKO	—	1	13	—	2.0	199	—	—	—	✓	—
4	FRIDGE FREEZ	KIT	LOGIK/ARGOS	—	1	13	—	2.0	199	—	—	—	✓	—
5	LIV ROOM HEATER	L/ROOM	—	—	1	13	—	2.0	199	—	—	—	✓	—
6	LIV ROOM HEATER	L/ROOM	—	—	1	13	—	2.0	199	—	—	—	✓	—