

# Housing and Property Chamber First-tier Tribunal for Scotland

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## First-tier For Scotland (Housing and Property Chamber)

Housing (Scotland) Act 2006 Section 34

Chamber Reference: PRHP/RP16/0283

Title Number: STG1638

Property Address: 3A Irvine Place, Stirling, FK8 1BZ (the “house”)

The Parties:- Jonathan Preston, 3A Irvine Place, Stirling, FK8 1BZ  
represented by Robert Melvin, Shelter Scotland,  
Customer First, 1-5 Port Street, Stirling, FK2 2EJ

Eleanor Campbell, 36 Chalton Road, Bridge of Allan.

Claire Campbell, 3 South Road, Impington, Cambridge

Victoria Campbell, 258 Rutland Road, West Bridgeford,  
Nottingham (“the landlords”)

all represented by their agent Stephen Ralston, Ralston  
Property, 10 Wallace Road  
Dunblane, FK15 9HZ (the landlords’ agent)

The first-tier Tribunal for Scotland (Housing and Property Chamber “the Tribunal”)

## Decision

The Tribunal, having made such enquiries as is fit for the purpose of determining whether the landlords have complied with the duties imposed upon them by Section 14(1)(b) in relation to the property concerned, and taking account of the evidence presented on the written and oral representations, determined that the landlords have failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 (hereinafter referred to as “the act”).

## Background

1. By application received on 5<sup>th</sup> September 2016 the tenant applied for a determination of whether the landlords have failed to comply with duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006.
2. The application by the tenant set out that the tenant considered the landlords had failed to comply with their duty to ensure the house meets the repairing standard and in particular that the landlords had failed to ensure compliance with Sections 13(1)(b), (c), (d), (e), (f) and (g) of the Act. The tenant's complaint of disrepair set out the following:-
  - a. No gas check since 2011.
  - b. No electrical testing in the property.
  - c. No smoke detectors or carbon monoxide detectors.
  - d. There was a leaking waste pipe in the bathroom.
  - e. There was a smell of damp in the living area and bedroom and there was damp/fungal growth on the wall in the bedroom.
  - f. The mattress has worn springs broken and was no longer supporting.
3. In the documentation submitted by the tenant in relation to the application it was stated that the tenant had rented the house from 2005. The tenant's new agreement set out the landlord was Mr Andy Campbell.
4. The tenant had produced copies of email correspondence dating back to 25<sup>th</sup> September 2015 in which he set out a number of issues regarding the tenancy. Subsequently notification of repairs were sent by post to Mr Andrew Campbell via Shelter on 21<sup>st</sup> October 2016. On 10<sup>th</sup> November 2016 a Minute of Referral was sent out under and in terms of Schedule 2 Paragraph 1 of the Act upon the owners of the property.
5. Following upon service of the Notice of Referral written communication was received by way of email from Mr Andrew Campbell with comments regarding

the issues identified. It was indicated that Stephen Ralston would be in attendance at the Hearing.

6. The Tribunal consisted of the following members:-
  - a. Mr Mark Thorley - Legal
  - b. Miss Geraldine Wooley – Surveyor
7. The Tribunal inspected the house on the morning of Friday 9<sup>th</sup> December 2016. Both the tenant and Mr Melvin (tenant's agent) were present along with Mr Stephen Ralston (landlord's agent).
8. Following upon the inspection the Tribunal held a hearing at Wallace House, Maxwell Place, Stirling. The tenant and his agent Mr Melvin attended as did Mr Stephen Ralston the landlord's agent.
9. At the hearing the landlord's agent was asking to confirm who he understood to be the owner of the property. The title sheet disclosed three persons who owned the property namely Eleanor Campbell, Claire Campbell and Victoria Campbell. Mr Ralston indicated that he took his instructions from a Mr Andy Campbell. Mr Andy Campbell was married to Eleanor Campbell. It was accepted that it appears that the property is owned by Eleanor Campbell, Claire Campbell and Victoria Campbell.
10. Thereafter it was acknowledged by both the tenant and the landlord's representative that certain works had been undertaken:-
  - a. The gas safety certificate had been undertaken and documentation was provided regarding this.
  - b. Smoke detectors and carbon monoxide detectors had been inserted into the property.
  - c. The mattress had been replaced.
  - d. The leaking waste pipe in the bathroom had been dealt with.

- e. An electrical installation certificate had been obtained and in relation to the certificate certain further works required to be undertaken.

11. Regarding dampness, meter readings in the front livingroom indicated a moisture level acceptable in the plasterwork of a building of this age and construction. The front livingroom could benefit from the carpets and the soft furnishings being cleaned, and a gap left between the walls and furniture to allow the plasterwork to “breathe” and prevent condensation building up. In the bedroom there was more concern. There was a higher meter reading in the wall behind the bed, indicating an unacceptably high level of moisture in the external wall.

#### Summary of Issues

1. The issue to be determined is whether the house meets the repairing standard as laid down in Section 13 of the Act and whether the landlords have complied with the duty imposed by Section 14(1)(b).

#### Findings in Fact

The Tribunal made the following findings in fact:-

- 1 The tenant has entered into a lease with the landlords for the rent of the house at 3A Irvine Place, Stirling, FK8 1BZ.
- 2 The house is a ground floor property in a communal stair in which there are three floors. The property was built in or about the 1890s. The property consists of a livingroom, kitchen, bedroom and bathroom. The property is accessed from the front communal stair.
- 3 The weather at the time of the inspection on 9<sup>th</sup> December 2016 was cloudy and damp.
- 4 The inspection revealed the following:-
  - a. The presence of smoke alarms and carbon monoxide alarms compliant with current regulations.
  - b. The kitchen had been replaced.

- c. Windows in the property had been replaced.
- d. There was moisture in the plasterwork of the interior livingroom wall, but that the level of damp in the livingroom was within the limits of acceptability and most probably due to condensation as furniture and books were placed close up to all walls. The livingroom did appear to be dusty. The carpet was in need of a clean.
- e. In the bedroom the moisture readings in the external walls were beyond the acceptable limit. On external inspection it was noticed to the rear external wall of the property window sills did not overlap the brick work, allowing water to penetrate into the brick work below the windows. Externally the pointing of the brickwork needed attention, and vegetation was growing on the rear external wall.
- f. There was also growing vegetation spreading round to the flank wall of the building.
- g. On the flank wall of the building (where an adjoining building had been demolished) there was water seeping from the brickwork at the base of the wall, and signs of damp penetration higher up the wall. An old chimney which would have been within the adjoining building was still in place, and the pointing was in poor condition. Given the proximity of the new neighbouring building, and the growth of vegetation, this wall is likely to retain a high level of moisture.

#### Reasons for the Decision

In considering the repairing standard issue the Tribunal carried out an internal and external inspection of the property and in particular examined the specific defects highlighted by the tenant in the application. In addition the Tribunal considered the written documentation from the tenant and the documentation from the landlord and or representations made by the tenant and Mr Ralston the landlord's representative.

In relation to the issues as identified the following matters were identified:-

1. There were now smoke detectors and a carbon monoxide detector within the property:

2. The leaking waste pipe in the bathroom has been dealt with to the satisfaction of the tenant.
3. The mattress has been replaced again to the satisfaction of the tenant.
4. An electrical installation check has been undertaken but there remain works that need to be dealt with in terms of that certification.
5. The kitchen and windows have been replaced in the property and again subject to comments that were made regarding the issues of sills to the windows these are now satisfactory.
6. Issues of damp still remain within the property. The tenant had identified that there was a damp issue within both the livingroom and the bedroom. In relation to the livingroom the damp meters readings were within an acceptable scale, and most probably caused by condensation. It was noted that there was a clutter of items within the property and the property would benefit from regular cleaning both of the carpets, soft furnishings and general dusting, keeping an area close to the walls free for ventilation. That may assist the issue of "damp" within the livingroom.
7. In relation to the bedroom the meter readings were significantly higher and over an acceptable limit.
8. The issue with the damp within the bedroom wall above the bed was that this had been an internal party wall to an adjoining property which had been taken down. An old chimney still went up the external side of the building. Externally it was noted that the flank wall was damp and there was water clearly visible at the base.
9. In addition the bedroom and kitchen also have a rear exterior wall. An inspection having been carried out of this it was noted that the new windows that had been put into the rear of the building had window sills that did not overlap the brickwork. This meant that that water would simply run off into the

brickwork, causing penetrating damp. Existing window sills need to be replaced with window that overlap the brickwork with an appropriate “drip edge” ensuring that water runs off away from the wall.

10. It was also noted at the rear of the building that there was general pointing work that needed to be undertaken to the brickwork. That may not be possible during the winter months but as soon as appropriate weather conditions allow that needs to be undertaken.
11. In addition to that there was active growing vegetation to both the rear of the building and encroaching the side of the building. That needs to be cut back and away from the building. That may assist drying out of the wall to the rear bedroom.

### Decision

The Tribunal, considering the terms of Section 13(3) of the Act, determine that the landlords have failed to comply with the duty imposed by Section 14(1)(b) of the Act.

The Tribunal proceed to make a Repairing Standard Enforcement Order as required by Section 24(2).

The decision of the Tribunal was unanimous.

### Right of Appeal

A landlord or tenant or third party applicant aggrieved by the decision of the Tribunal may apply 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 from the date the decision was sent to them.

Where such an appeal is made, the effect of the decision will be treated as having effect from the date on which the appeal is abandoned or so determined.

In witness whereof these presents type written on this and the seven preceding pages are executed by Mark Thorley, Solicitor, 51 South Bridge, Edinburgh EH1 1LL, Chairperson of the Tribunal at Edinburgh on the Third Day of January Two Thousand and Seventeen before this witness:-

Mark Thorley

witness

chairperson

ALISON GIBSON name in full

51 SOUTH BRIDGE Address

EDINBURGH EH1 1LL

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# Housing and Property Chamber First-tier Tribunal for Scotland



Repairing Standard Enforcement order ordered by the First Tier Tribunal for Scotland (Housing and Property Chamber).

Chamber Reference: PRHP/RP16/0283

Title Number: STG1638

Property address: 3A Irvine Place, Stirling, FK8 1BZ (the "house")

The Parties:- Jonathan Preston, 3A Irvine Place, Stirling, FK8 1BZ represented by Robert Melvin, Shelter Scotland, Customer First, 1-5 Port Street, Stirling, FK2 2EJ

Eleanor Campbell, 36 Chalton Road, Bridge of Allan.

Claire Campbell, 3 South Road, Impington, Cambridge

Victoria Campbell, 258 Rutland Road, West Bridgeford, Nottingham ("the landlords")

all represented by their agent Stephen Ralston, Ralston Property, 10 Wallace Road

Dunblane, FK15 9HZ (the landlords' agent)

NOTICE to:

Eleanor Campbell

Claire Campbell

Victoria Campbell

Whereas in terms of a decision dated December 2016 the Tribunal determined that the Housing Panel has failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 and in particular that the landlords have failed to ensure that the house meets a repairing standard in that:

1. The structure and exterior of the house (including drains, covers and external pipes) are in a reasonable state of repair and proper working order.
2. The installations in the house for the supply of water, gas, electricity and sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.

The Tribunal now requires the landlords to carry out such works as is necessary for the purpose of ensuring that the house concerned meets the repairing standard and that any damage caused by the carrying out of any work in terms of this order is made good. In particular the Tribunal requires the landlords –

- (a) To carry out such works as is identified as “Potentially dangerous (C2) within the Electrical Installation Certificate and thereafter to provide a new Electrical Installation Certificate showing that such works have been undertaken.
- (b) To replace the window sills to the rear external wall of the property to ensure that the house is wind and watertight.
- (c) To clean and point the rear external wall of the property to ensure that the property is wind and watertight.
- (d) To remove/clear growing vegetation to the rear external wall and flank of the building to assist in the prevention of damp.
- (e) To investigate the external chimney to the side flank wall to identify such works as may be necessary to prevent damp.

The Tribunal ordered that the work specified in this order must be carried out and completed within a period of three months of being notified of that decision.

Right of Appeal

A landlord or tenant or third party applicant aggrieved by the decision of the Tribunal may apply 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 from the date the decision was sent to them.

Where such an appeal is made, the effect of the decision will be treated as having effect from the date on which the appeal is abandoned or so determined.

In witness whereof these presents type written on this and the two preceding pages are executed by Mark Thorley, Solicitor, 51 South Bridge, Edinburgh EH1 1LL, Chairperson of the Tribunal at Edinburgh on the Third Day of January Two Thousand and Seventeen before this witness:-

Mark Thorley

witness

chairperson

ALISON GIBSON name in full

51 SOUTH BRIDGE Address

EDINBURGH EH1 1LL

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**DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT**  
Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference: 11078

**DETAILS OF THE CLIENT**

Client: Stewart Property Lettings  
 Address: 3 Grlerson Avenue  
 Edinburgh  
 Postcode: EHS 2AP

**ADDRESS AND DETAILS OF THE INSTALLATION**

Installation: 3A Irvine Place  
 Address: Stirling  
 Postcode: FK8 1BZ

Estimated age of electrical installation: 35 years  
 Evidence of alterations or additions: yes if yes, estimated age: 2 years  
 Date of previous inspection: N/A Installation Cert number: N/A  
 Records of installation available: N/A Records held by: N/A

**PURPOSE OF THE REPORT**

Purpose for which this report is required: Safety assessment requested by client.

**EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING**

Extent of the electrical installation covered by this report:	Inspect 20% of accessories and test all circuits.	Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):	No Lifting of floor boards or inspection of loft space. No continuity of ring final circuits. No insulation resistance test between live conductors. No inspection of down lights or type of lamps.
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The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS 7671:2008 (IET Wiring Regulations), as amended to 2015. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

**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 (see section 3), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 8) and the attached schedules (see section 15), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

**For the INSPECTION, TESTING AND ASSESSMENT of the report:**

Name: Darren Reid Position: Qualified Supervisor Signature:  Date: 01/12/2016

**DETAILS OF THE ELECTRICAL CONTRACTOR**

Trading Title: All Star Electrical Solutions  
 Address: 8/3 Tinto Place  
 Edinburgh



Postcode: EH6 5FJ

Registration Number: 604865000

Telephone Number: 07883502929

**SUMMARY OF THE CONDITION OF THE INSTALLATION**

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use\*:

**UNSATISFACTORY**

\* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

### RECOMMENDATION

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

Installations in need of remedial work to make safe for continued use. Sockets and light switches are showing signs of wear and tear.

### NEXT INSPECTION

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

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

provided that any items in section 8 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 8).

### SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors			Nature of Supply Parameters			Supply Protective Device		
	TN-S ✓	1-phase (2 wire): N/A	1-phase (3 wire): ✓	Nominal voltage(s): U: 240 V Uo: 230 V	Nominal frequency, f: 50 Hz	External earth fault loop impedance, Ze: 0.06 Ω	BS(EN): 1361 Fuse HBC	Type: 2	Rated current: 60 A
TN-C-S N/A	3-phase (3 wire): N/A	3-phase (4 wire): N/A	Prospective fault current, Ipf: 2.8 kA						
TT N/A	Other: N/A								
Confirmation of supply polarity: ✓									

### PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)			Protective measure(s) against electric shock:	
Distributor's facility: ✓	Type: N/A	Location: N/A	ADS		
Installation earth electrode: N/A	Resistance to Earth: N/A Ω	Method of measurement: N/A	Maximum Demand (Load): 60 Amps		

Main Switch / Switch-Fuse / Circuit-Breaker / RCD				If RCD main switch:	
Type BS(EN): 60947-3 Isolator	Current rating: 100 A	Supply conductors material: Copper	Rated residual operating current (IΔn): N/A mA	Rated time delay: N/A ms	Measured operating time (at IΔn): N/A ms
Number of poles: 2	Fuse/device rating or setting: 100 A	Supply conductors csa: 16 mm <sup>2</sup>			
	Voltage rating: 240 V				

Earthing and Protective Bonding Conductors			Bonding of extraneous-conductive parts		
Earthing conductor			To water installation pipes: X		
Conductor material: Copper	csa: 6 mm <sup>2</sup>	Connection/continuity verified: ✓	To gas installation pipes: X		
Main protective bonding conductors			To lightning protection:		
Conductor material: Copper	csa: mm <sup>2</sup>	Connection/continuity verified: X	To other service(s): N/A		

**OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN**

Referring to the attached Schedule(s) of Inspections and Test Results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

N/A There are no items adversely affecting electrical safety or  The following observations and recommendations are made

Item No	Observations	Classification Code
1	Meter tails and main earth are not a suitable size and should be replaced	C2
2	Cooker Isolator is missing 2 x terminal screws	C2
3	New pendant required in living room	C2
4	No main bonding for water/gas pipework	C2
5	Inspection Schedule Item 3.3: Provision of earthing/bonding labels at all appropriate locations (514.13.1) is in a potentially dangerous condition. Urgent remedial action is required.	C2
6	Inspection Schedule Item 3.4: Confirmation of earthing conductor size (542.3; 543.1.1) is in a potentially dangerous condition. Urgent remedial action is required.	C2
7	Inspection Schedule Item 3.6: Confirmation of main protective bonding conductor sizes (544.1) is in a potentially dangerous condition. Urgent remedial action is required.	C2
8	Inspection Schedule Item 3.7: Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2) is in a potentially dangerous condition. Urgent remedial action is required.	C2
9	Inspection Schedule Item 3.8: Accessibility and condition of other protective bonding connections (543.3.2) is in a potentially dangerous condition. Urgent remedial action is required.	C2
10	Inspection Schedule Item 4.4: Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5) is recommended for improvement.	C3
11	Inspection Schedule Item 5.18: Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii)) is recommended for improvement.	C3

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:

<b>C1</b> <b>Danger Present</b> - Risk of injury. Immediate remedial action required	<b>C2</b> <b>Potentially dangerous</b> - Urgent remedial action required	<b>C3</b> <b>Improvement recommended</b>	<b>F1</b> <b>Further investigation required without delay</b>
<b>Immediate remedial action required for items:</b> N/A		<b>Improvement recommended for items:</b> 10, 11	
<b>Urgent remedial action required for items:</b> 1, 2, 3, 4, 5, 6, 7, 8, 9		<b>Further investigation required for items:</b> N/A	

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

Item	Description	Comment	Outcome											
<b>1.0 DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT</b>														
1.1	Condition of service cable	N/A	✓											
1.2	Condition of service head	N/A	✓											
1.3	Condition of distributor's earthing arrangement	N/A	✓											
1.4	Condition of tails - Distributor/Consumer	N/A	✓											
1.5	Condition of metering equipment	N/A	✓											
1.6	Condition of isolator (where present)	N/A	N/A											
<b>2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (551.6; 551.7)</b>														
		N/A	N/A											
<b>3.0 EARTHING / BONDING ARRANGEMENTS (411.3; Chapter 54)</b>														
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	✓											
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	N/A											
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	As mentioned in observations	C2											
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	As mentioned in observations	C2											
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	N/A	✓											
3.6	Confirmation of main protective bonding conductor sizes (544.1)	As mentioned in observations	C2											
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	As mentioned in observations	C2											
3.8	Accessibility and condition of other protective bonding connections (543.3.2)	As mentioned in observations	C2											
<b>4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)</b>														
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	N/A	✓											
4.2	Security of fixing (134.1.3)	N/A	✓											
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	✓											
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	Not fire rated	C3											
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	✓											
4.6	Presence of main linked switch (as required by 537.1.4)	N/A	✓											
4.7	Operation of main switch (functional check) (532.13.2)	N/A	✓											
4.8	Manual operation of circuit-breakers and RCD's to prove disconnection (612.13.2)	N/A	✓											
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	✓											
4.10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)	N/A	✓											
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	N/A	✓											
4.12	Presence of alternative supply warning at or near consumer unit/distribution board (514.15)	N/A	N/A											
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	N/A											
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)	N/A	✓											
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)	N/A	✓											
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)	N/A	✓											
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A	✓											
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)	N/A	✓											
<b>OUTCOMES</b>	Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

C2  
being  
addressed