

Housing and Property Chamber

First-tier Tribunal for Scotland



**Repairing Standard Enforcement Order
Housing (Scotland) Act 2006 : Section 24**

Chamber Ref: FTS/HPC/RP/17/0041

Title Number: AYR50572

**4 Balgray Avenue, Kilmarnock, KA1 4QS
("The House")**

The Parties:-

**Miss Jennifer Phillips and Mr Robert Blackburn,
4 Balgray Avenue, Kilmarnock, KA1 4QS
represented by a Social Worker
Miss Alison Park,
East Ayrshire Council
North-West Area Centre
Western Road
Kilmarnock
KA3 1NQ
("the Tenant")**

**Mr James Durrance and Mrs Deborah Durrance,
Corner Cottage,
Vicarage Lane,
Chigwell,
IG7 6LX
represented by their agent
Homesure Letting Agency,
7 West George Street,
Kilmarnock,
KA1 1DA
("the Landlord")**

Members of the First-tier Tribunal for Scotland (Housing and Property Chamber: Martin J. McAllister, Solicitor, Legal Member and Carol Jones, Surveyor, Ordinary Member.

NOTICE TO

Mr James Durrance and Mrs Deborah Durrance

Whereas in terms of their decision dated 23rd May 2017, the First-tier Tribunal for Scotland (Housing and Property Chamber) (the tribunal) determined that the Landlord has failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 (the 2006 Act) and, in particular, that the Landlord has failed, in terms of Section 13 of the said Act to ensure that the house is wind and watertight and in all other respects reasonably fit for human habitation; that the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order; that 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; that any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order, the tribunal now makes a repairing standard enforcement order (RSEO) and requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard in terms of Section 13 of the said Act 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 following:

(One) The Landlord is to repair or replace the patio doors to ensure that they operate properly on their runners and that all panes of glass are intact and also eradicate the rot in the external timber frame, including the sill of the patio doors. (Sections 13 (1) (a) and 13 (1) (b) of the 2006 Act)

(Two) The Landlord is to repair or replace the living room window and timber frame to eradicate all rot and ensure that it is wind and watertight and that all panes of glass are intact. (Sections 13 (1) (a) and 13 (1) (b) of the 2006 Act)

(Three) The Landlord is to repair or replace the gutter at the rear of the Property to ensure that it does not leak and operates effectively. (Section 13 (1) (b) of the 2006 Act).

(Four) The Landlord is to carry out works to secure the radiator in the righthand front bedroom and have the side panels re- fitted. (Section 13 (1) (c) of the 2006 Act).

**(Five) The Landlord is to carry out such works as are required to properly secure all components of the W.C.
(Section 13 (1) (c) of the 2006 Act)**

**(Six) The Landlord is to install a door between the kitchen and the living room.
(Section 13 (1) (a) of the 2006 Act).**

**(Seven) The Landlord is to carry out such works as are necessary to ensure that all kitchen unit doors are operating effectively and that all handles are properly secured.
(Section 13 (1) (d) of the 2006 Act).**

**(Eight) The Landlord is to reinstate the dislodged roof tiles to the rear pitch of the roof.
(Section 13(1) (b) of the 2006 Act).**

**(Nine) The Landlord is to carry out such works as are necessary to properly cover or remove the redundant tumble dryer vent to ensure that there are no draughts.
(Section 13 (1) (a) of the 2006 Act).**

**(Ten) The Landlord is to carry out works to reinstate items damaged as a result of the leak at the kitchen sink and the works carried out to trace and repair the leak. The works are to include the repair or replacement of the kitchen sink base unit and ensure that it is fitted with a door, fitting of kick plates and supplying and fitting an appropriate floor covering.
(Section 13 (1) (d) of the 2006 Act).**

**(Eleven) The landlord is to repair or replace the loose/broken floorboards in the living room.
(Section 13 (1) (a) of the 2006 Act).**

**(Twelve) The Landlord is to produce a current electrical installation condition report prepared by a suitably competent and registered electrician confirming that the electrical system within the Property is in a safe and efficient condition together with any electrical appliances provided by the Landlord. This report should be in conformity with Scottish Government Statutory Guidance.
(Section 13 (1) (c) of the 2006 Act)**

In view of the nature of the failure to meet the Repairing Standard as defined in the 2006 Act, the tribunal determined that the repairing standard enforcement

order requires to be completed within a period of six weeks from its service on the Landlords.

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

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

Please note that in terms of section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A landlord (and that includes any landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to the house. This is in terms of Section 28(5) of the Act.

In witness whereof these presents signed at Kilwinning on 23rd May 2017 by Martin Joseph McAllister, solicitor, legal member of the First-tier Tribunal for Scotland before Kayleigh Guthrie, 83 Main Street, Kilwinning.

M McAllister

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Determination: Housing (Scotland) Act 2006: Section 24

Chamber Ref: FTS/HPC/RP/17/0041

Title Number: AYR50572

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Members of the First-tier Tribunal for Scotland (Housing and Property Chamber: Martin J. McAllister, Solicitor, Legal Member and Carol Jones, Surveyor, Ordinary Member.

Background

1. By application received on 3 February 2017 the Tenant applied to the Housing and Property Chamber of the First-tier Tribunal for Scotland for a determination of whether the Landlord has failed to comply with the duties imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006 as amended (the 2006 Act).

2. The application by the Tenant stated that she considered that the Landlord has failed to comply with the duty to ensure that the Property meets the repairing standard in terms of the 2006 Act. The application stated that the patio door is falling out, window frames are rotten and frames are in danger of falling out, there are leaking gutters, a leak at the kitchen sink, the gas safety checks are not up to date and the electric safety checks are not up to date. Subsequent to the application other matters were intimated to the Tribunal after intimation to the Landlord. These were that the front bedroom has no ceiling light, the back living room light fitting is not adequate, the kitchen light is hanging off, there is movement in living room floorboards, there are three missing roof tiles, the tumble dryer vent is packed with paper, the kitchen cupboards are in poor repair, there is no kitchen door, the toilet does not flush, there is a gap around the front door and the lock is broken and gas radiators falling off wall.

3. On 24th March 2017 parties were advised that the President of the First-tier Tribunal had referred the application to a tribunal for determination. The notification to parties was in terms of Schedule 2, Paragraph 1 of the 2006 Act

5. The tribunal made a Direction under Schedule 2 Paragraphs 2(1) and 3(1) (b) of the 2006 Act requiring the Landlord to produce a current Electrical Installation Condition Report for the House including PAT testing of any portable appliances provided by the Landlord and also a current Gas Safety Certificate for the House. The Direction stated that the documents had to be produced by 4th May 2017.

6. On 1st May 2017 agents acting for the Landlord lodged a copy of a Gas Safety Record Certificate dated 26th January 2017. A copy is attached hereto. No Electrical Installation Condition Report was lodged by the agents but they did produce a copy of a letter from them to an electrical contractor dated 24th April instructing certain works to be carried out. These works were detailed in an email from the contractor to the agent dated 21 April which was also lodged.

7. The members of tribunal attended at the House on 8th May 2017 for an inspection. Miss Phillips and Mr Blackburn were present. They were supported by Miss Alison Park, a social worker. Neither the Landlord nor any representative was present. The Property is a former Scottish Special Housing Association two storey semi detached house located in a residential area around 3 miles south of Kilmarnock town centre. The accommodation comprises a hall, living room with dining area and kitchen on the ground floor and three bedrooms and a bathroom on the upper floor. The property has gas central heating and timber double glazed windows. It has gardens to the front, side and rear with a driveway and detached garage to the side. A schedule of photographs is attached hereto.

8. Findings on Inspection

8.1 The patio doors are situated at the rear of the house and open from the living room onto the rear garden. The sliding door is not secure on its track and there is rot to the external door frame and sill. There is one missing external pane of glass. Mr Blackburn demonstrated that for the door to be locked it has to be lifted from its runners. Mr Blackburn also demonstrated that the door can be easily lifted from its runners.

8.2 All external window frames and surrounds are in a poor condition and require to be treated and painted.

8.3 It appears that window handles have been replaced with the exception of one handle in the kitchen window.

8.4 The external living room window is rotten and there is a missing external pane of glass.

8.5 There is an uneven gap between the cistern and toilet bowl. The W.C. is not secured to the floor.

8.6 The radiator in the front bedroom is not properly secured to the wall and has loose side panels.

8.7 The kitchen sink base unit has no door and is damaged. There is no floor covering in the kitchen.

8.8 There is no floor covering on the bathroom floor and there is no bath panel.

8.9 The living room carpet is stained at the entrance to the kitchen,

8.10 Some kitchen units are defective and have loose handles and hinges.

8.11 A tumble dryer vent which is not in use has been packed with paper.

8.12 A temporary door has been fitted to the doorway between the kitchen and the living room.

8.13 Three tiles have slipped to the rear pitch of the roof

8.14 A new electrical consumer unit has been fitted and new ceiling mounted pendant light fittings have been installed in the living room (dining area), one front bedroom and kitchen.

8.15 The kitchen ceiling shows signs of water damage.

8.16 There is evidence of rot to the internal living room window frame.

8.17 There are smoke detectors in the living room and ground and upper hallways together with a heat detector in the kitchen.

8.18 There is no evidence of a leak from the gutter.

8.19 There is a new lock and handle to the front door.

8.20 There are loose/broken floorboards in the living room.

8. The Hearing

Following the Inspection, a Hearing took place at North West Kilmarnock Area Centre, Western Road, Kilmarnock, KA3 1NQ. Mr Robert Blackburn was present and gave evidence. The Landlord was not present but was represented by Mr Allan Hall and Ms Kim McKenzie of Homesure Letting Agency. Ms Alison Park was also present.

9. Preliminary Issue

The Electrical Installation Condition Report (EICR) had not been produced in terms of the Direction. No reasonable explanation was given by either Mr Hall or Ms McKenzie. The members of the Tribunal stressed the importance of complying with any Direction and informed the Landlord's representatives that it is appropriate to lodge an EICR to comply with a Direction even if such a certificate showed that a Property did not comply with requirements to allow a satisfactory EICR to be issued. If directed, a landlord must comply and lodge an EICR. Ms McKenzie indicated that the necessary inspection had now been completed by the electrician and she expected to have it any day. (Subsequent to the Hearing the Landlord's agents lodged an EICR dated 13th March 2017 which appears to be acceptable but is unsigned and a copy of the Report is attached hereto).

10. The Issues

Sections 13(1) (a), (b), (c) and (d) of The 2006 Act provide that the Property must be wind and watertight and in all other respects reasonably fit for human habitation, the structure and exterior of the house (including drains, gutters and external pipes) must be in a reasonable state of repair and in proper working order, the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water must be in a reasonable state of repair and in proper working order and any fixtures, fittings and appliances provided by the landlord under the tenancy must be in a reasonable state of repair and in proper working order. The specific issues which the tribunal required to address were those detailed in the application.

Parties agreed that some works had been carried out by the Landlord subsequent to the application being submitted. Electrical work had been done which included the installation of a new consumer unit and some new pendant light fittings. Mr Blackburn said that the leak in the kitchen had been fixed and new taps had been fitted but damage caused to the sink unit and the reinstatement of the kick plates and floor covering had not been dealt with. Ms McKenzie referred to the Gas Safety record dated 26th January 2017 which had been lodged with the Tribunal. Mr Blackburn said

that a new lock and handle had been fitted to the front door. He also said that window handles and locks had been fitted to his satisfaction with the exception of one of the handles on the kitchen window which is loose. Parties agreed that a new flushing unit had been fitted to the cistern.

11. The Evidence.

11.1 The patio doors:

Mr Blackburn said that the pane of glass had been missing during his tenancy of the property which had been for ten years. Ms McKenzie said that an estimate for work to the patio doors had been sent to the Landlord and she understands that it is the Landlord's intention to do the work.

11.2 The windows:

Ms McKenzie said that it is the Landlord's intention to gather funds to address the issues. Mr Blackburn said that the window frames were rotten in various places.

11.3 The gutter:

Mr Blackburn said that when it rains there is a leak from a joint at the gutter just above the patio doors.

11.4 Missing roof tiles:

Ms McKenzie said that the Landlord is aware of the missing tiles.

11.5 Leak in the kitchen sink area:

Mr Blackburn said that there had been a leak at the kitchen sink and, when the plumber called at the Property, he had removed the kick boards and taken up the vinyl flooring in an attempt to locate the water mains. Mr Blackburn said that he had supplied the vinyl flooring himself. He said that the leak had been fixed and new taps fitted but nothing had been done with regard to the damage caused to the sink base unit which now has a missing door and was rotten in part as a result of the leak. He said that the flooring and kick plates had not been replaced.

Ms McKenzie said that she had hitherto been unaware that the kitchen flooring had been removed by the plumber.

11.6 Radiator in bedroom:

Mr Blackburn said that the fact that the radiator was not properly fixed to the wall had been reported on many occasions to Homesure. Ms McKenzie said that one possibility is that the damage had been caused by excessive washing being placed on the radiator by the Tenant. This was not accepted by Mr Blackburn.

11.7 Issue with W.C.

Mr Blackburn said that a new flushing unit had been fitted and that this was working effectively but that, after the repair, the WC had not been secured to the floor and the cistern and base unit had not been properly fitted.

11.8 Missing kitchen door.

Mr Blackburn said that there had never been a door between the kitchen and the living room and that he had had a temporary door fitted so that, when children visit the Property, they can be safe. Ms McKenzie said that the Landlord is now aware of the situation.

11.9 Kitchen Cupboards.

Mr Blackburn said that many of the cupboards have hinges that need adjustment and some handles are also loose.

11.10 Living room floorboards.

Mr Blackburn said that the living room carpet is the property of the Landlord and has been there since the start of the tenancy. He said that he became aware of movement in the floorboards. Ms McKenzie said that the Landlord is aware of the issue.

11.11 Tumble dryer vent:

Mr Blackburn said that he has never had a tumble dryer in the Property. He said that there is a vent in the kitchen designed for a tumble dryer which is blocked with paper. He said that this does not prevent draughts coming through the vent.

12. The Tribunal's Assessment of the evidence

The tribunal accepted the evidence of Mr Blackburn. The evidence of Ms McKenzie departed from that of Mr Blackburn in only one regard. She expressed the view that the fact that the central heating radiator in the bedroom is not fixed securely to the wall may be due to an excessive number of clothes being placed on it by the Tenant. The Tribunal did not accept this to be a probable reason for the radiator not being securely attached to the wall bracket. In relation to the rear gutter, the Tribunal noted that the inspection was carried out on a dry day and it accepted the evidence of Mr Blackburn that there is a leak when it rains. The tribunal did not accept that the EICR which had been lodged fulfilled the obligations of the Landlord. It was not signed and was dated 13th March 2017 which was before the new consumer unit and other works had been done.

13. Findings

13.1 The patio doors are not in an acceptable condition. There is a missing pane of glass, the external timber frame including the sill is rotten and the door does not properly operate in its runners.

13.2 All external window frames are in need of painting.

13.3 One handle in the kitchen window is loose.

13.4 There are rotten sections in the internal and external living room window frames.

13.5 A pane of glass is missing from the living room window.

13.6 The W.C. is not secured to the floor and there is an uneven gap between the W.C. and the cistern.

13.7 The radiator in the front bedroom is not properly secured to the wall and the side panels are not fixed.

13.8 The Kitchen sink base unit has no door and is rotten.

13.9 The kitchen and bathroom have no floor coverings.

13.10 A redundant tumble dryer vent has been packed with paper.

13.11 Some of the kitchen unit doors are loose and some kitchen unit handles are loose. The kick plates are missing.

13.12 There are three roof tiles missing to the rear pitch.

13.13 The rear gutter is defective and leaks.

13.14 There is water damage to the kitchen ceiling.

13.15 There is no bath panel.

13.16 The kitchen door is a temporary one fitted by the tenant.

13.17 There are damaged floorboards in the living room.

13.18 There is a current Gas Safety Record in acceptable terms.
The tribunal made its findings on the basis of the documentary evidence before it, what it had found at the inspection and the evidence it had heard.

14. The tribunal considered whether or not any defects it found established brought the Property below the repairing standard in terms of the 2006 Act as amended. In respect of the Findings it had made, the tribunal considered that a repairing standard enforcement order should be made because the Property fails to meet the repairing standard.

Determination

The tribunal determined that the Landlord has failed to comply with the duties imposed by Section 14(1)(b), of the 2006 Act, as stated.

15. The tribunal proceeded to make a Repairing Standard Enforcement Order as required by section 24(1) and 24(2) of the 2006 Act in the following terms:

(One) The Landlord is to repair or replace the patio doors to ensure that they operate properly on their runners and that all panes of glass are intact and also eradicate the rot in the external timber frame, including the sill of the patio doors. (Sections 13 (1) (a) and 13 (1) (b) of the 2006 Act)

(Two) The Landlord is to repair or replace the living room window and timber frame to eradicate all rot and ensure that it is wind and watertight and that all panes of glass are intact. (Sections 13 (1) (a) and 13 (1) (b) of the 2006 Act)

**(Three) The Landlord is to repair or replace the gutter at the rear of the Property to ensure that it does not leak and operates effectively.
(Section 13 (1) (b) of the 2006 Act).**

**(Four) The Landlord is to carry out works to secure the radiator in the righthand front bedroom and have the side panels re- fitted.
(Section 13 (1) (c) of the 2006 Act).**

**(Five) The Landlord is to carry out such works as are required to properly secure all components of the W.C.
(Section 13 (1) (c) of the 2006 Act)**

**(Six) The Landlord is to install a door between the kitchen and the living room.
(Section 13 (1) (a) of the 2006 Act).**

**(Seven) The Landlord is to carry out such works as are necessary to ensure that all kitchen unit doors are operating effectively and that all handles are properly secured.
(Section 13 (1) (d) of the 2006 Act).**

**(Eight) The Landlord is to reinstate the dislodged roof tiles to the rear pitch of the roof.
(Section 13(1) (b) of the 2006 Act).**

**(Nine) The Landlord is to carry out such works as are necessary to properly cover or remove the redundant tumble dryer vent to ensure that there are no draughts.
(Section 13 (1) (a) of the 2006 Act).**

**(Ten) The Landlord is to carry out works to reinstate items damaged as a result of the leak at the kitchen sink and the works carried out to trace and repair the leak. The works are to include the repair or replacement of the kitchen sink base unit and ensure that it is fitted with a door, fitting of kick plates and supplying and fitting an appropriate floor covering.
(Section 13 (1) (d) of the 2006 Act).**

**(Eleven) The landlord is to repair or replace the loose/broken floorboards in the living room.
(Section 13 (1) (a) of the 2006 Act).**

(Twelve) The Landlord is to produce a current electrical installation condition report prepared by a suitably competent and registered electrician confirming

that the electrical system within the Property is in a safe and efficient condition together with any electrical appliances provided by the Landlord. This report should be in conformity with Scottish Government Statutory Guidance. (Section 13 (1) (c) of the 2006 Act)

In view of the nature of the failure to meet the Repairing Standard as defined in the 2006 Act, the tribunal determined that the repairing standard enforcement order requires to be completed within a period of six weeks from its service on the Landlords.

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

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

Observations

The tribunal made no order in respect of the poor standard of decoration to the external window frames but hoped that the Landlord would attend to this. It appeared to members of the Tribunal that painting of the window frames would prevent further damage which would be in the interests of both the Landlord and the Tenant. While not part of the application the tribunal also noted that damage caused by a leak in the bathroom including damage to the kitchen ceiling, the bath panel (now missing) and the floor covering in the bathroom (also now missing) has not been made good. The tribunal also noted damage to the living carpet at the entrance to the kitchen which may have been exacerbated by the bathroom and/or kitchen leak.

Martin Joseph McAllister,
Solicitor, legal member of
Tribunal.
23rd May 2017

FTS/HPC/RP/17/0041
This is the schedule of photographs referred to in
Decision of 23rd May 2017



Schedule of photographs taken during the inspection of 4 Balgray Avenue, Kilmarnock KA1 4QS by the First-tier Tribunal for Scotland (Housing and Property Chamber) on 8 May 2017.

Reference Number : PRHP/RP/17/0041



External view - Front elevation of property



Patio Doors



Patio doors showing one door not secure on the track and rot to external timber sill



Patio Door showing broken/missing external pane to double glazing



Kitchen window - internal - one loose handle/one replaced and secure



Kitchen window - external



Living Room window



Living Room window- internal - showing rot



Living Room window - external



Living Room window - external - showing rot and broken/missing external pane to centre window double glazing



Front bedroom right side - window



Front bedroom left side - window



Back bedroom window



Bathroom window



Bathroom



Bathroom - showing bath seal



Bathroom showing missing bath panel



Bathroom - showing uneven gap between cistern and toilet bowl



Bathroom - showing uneven gap between cistern and toilet bowl



Front bedroom right side - radiator not secured to right side bracket and loose side panels



Front bedroom right side - radiator - photograph taken from above



Kitchen sink - new taps



Kitchen sink base unit - dilapidated/water damage and missing door



Kitchen sink base unit



Kitchen - no floor covering



Living Room - showing worn/stained carpet at entrance to kitchen



Kitchen - showing defective/loose hinges to corner base unit



Kitchen - showing gap at doors to drawer



Kitchen - showing defective/loose handle to unit above cooker hood



Tumble dryer vent - missing cover/hole packed with paper - external view



Tumble dryer vent - exposed hole packed with paper - internal view



Kitchen - tenant's temporary door



Roof - rear pitch - 3 roof tiles dislodged



Living Room - new consumer unit



Kitchen - new pendant light fitting



Living Room - new pendant light fitting



Front bedroom right side - new pendant light fitting



Kitchen - ceiling damaged by leak from bathroom



Living Room ceiling mounted smoke alarm



Hall - ceiling mounted smoke alarm



Landing - ceiling mounted smoke alarm




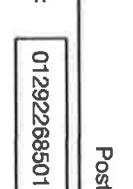

Front door - new lock/handle



Safety inspection and reporting carried out in accordance with Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure. No detailed internal inspection of flues (integrity, constructions and lining) has been carried out.

4 Balgray Avenue

Certificate No:SD 160

Engineers Details				Installation Details				Client Details											
Trading Title <div>Davidson Gas Services Ltd</div>				Installation Address <div>4 Balgray Avenue Kilmarnock</div>				Client Address <div>Homasure Properties Ltd Marathon House Olympic Business Drybridge Road Dundonald</div>											
Address <div>Wellington Chambers 64 Fort Street Ayr</div>				Post Code <div>KA7 1EH</div>				Post Code <div>KA1 4QS</div>											
Gas Safe No: <div>232860</div>				Telephone No: <div>07815140402</div>				Telephone No: <div></div>											
Appliance Details				Inspection Details															
Location	Appliance Type	Make	Model	CO2 Reading	CO Reading	FlueType (OF/RS/FL)	Appliance Inspected (YES/NO/NA)	Combustion Analysis Reading (CO/CO2)	Landlords Appliance (YES/NO/NA)	Operating Pressure(mbar) or Heat Input(KW)	Safety Device(s) Correct Operation (YES/NO/NA)	Ventilation Provision Satisfactory (YES/NO)	Visual Condition Of Flue and Termination Satisfactory (YES/NO/NA)	Flue Performance Test (PASS/FAIL/NA)	Appliance Serviced				
Loft	Combi boiler	Stime	SUPER 90	NA	NA	RS	YES	NA	YES	20 mbar	YES	YES	YES	PASS	YES				
Faults/Notes				Remedial Work Taken				Warning N											
1																			
2																			
3																			
4																			
5																			
Emergency Control Valve accessible: <div>YES</div>				Gas Tightness Satisfactory: <div>YES</div>				Signatures				Gas ID Number: <div>3823343</div>							
Gas Installation Pipework Visual Inspection Satisfactory: <div>YES</div>				Report Issued By: <div>Scott Davidson</div>				Signed: 				Date: <div>Thu-26-01-2018</div>							
Number Of Appliances Tested: <div>1</div>				Equipotential Bonding: <div>YES</div>				Report Received By: <div></div>				Signed: 				Date: <div>Thu-26-01-2018</div>			
NEXT INSPECTION DUE ON OR BEFORE: <div>Fri-26-01-2018</div>				Installation Pass: <div>YES</div>				Name: <div></div>				Signed: 				Date: <div>Thu-26-01-2018</div>			
CO Alarm fitted <div>YES</div>				Smoke alarm fitted <div>YES</div>															

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

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

Certificate Reference:

0090

DETAILS OF THE CLIENT

Client: Homesure Properties Ltd
Address: Olympic Business Park
Drybridge Road
Dundonald

Postcode: KA2 9AE

ADDRESS AND DETAILS OF THE INSTALLATION

Installation: Mr ROBERT BLACKBURN
Address: 4 BALGREY AVENUE
KILMARNOCK
AYRSHIRE
Postcode: KA1 4QS

Estimated age of electrical installation: 20 years
Evidence of alterations or additions: YES if yes, estimated age: 10 years
Date of previous inspection: N/A Installation Cert number: NOT KNOWN
Records of installation held by: NO Records held by: NOT KNOWN

PURPOSE OF THE REPORT

Purpose for which this report is required: TIMELAPSE AND AT LANDLORDS REQUEST

EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

COMPLETE INSTALLATION

Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):

NO INSULATION RESISTANCE TESTING CARRIED OUT BETWEEN LIVE CONDUCTORS

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 16), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Gary Haddow Position: Technician Electrician

Signature: Date: 13/03/2017

Report reviewed and authorised for issue by:

Name: Garry Johnston Position: Qualifying Supervisor

Signature: Date: 13/03/2017

DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: G. Johnston Electrical Services
Address: 61 Limekiln Wynd
Mosblown
South Ayrshire

Postcode: KA6 5BE

Registration Number: NICEIC - 607601000

Telephone Number: 07817643761

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 its suitability for continued use*: **SATISFACTORY**

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

FTS(MPC/RP/17/0041
This is the EICR referred to in
Deeds on 23rd May 2017

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	NO RCD PROTECTION TO SOCKET OUTLETS WITH A RATED CURRENT OF 20 AMPS OR LESS. *NOW ALL OUTGOING CIRCUITS PROTECTED BY 30mA RCBO WITH NEW CONSUMER UNIT*	Done
2	NO RCD PROTECTION TO CABLES CONCEALED WITHIN WALLS AND PARTITIONS. *NOW ALL OUTGOING CIRCUITS PROTECTED BY 30mA RCBO WITH NEW CONSUMER UNIT*	Done
3	NO RCD PROTECTION TO ELECTRICAL EQUIPMENT WITHIN BATHROOM. *NOW ALL OUTGOING CIRCUITS PROTECTED BY 30mA RCBO WITH NEW CONSUMER UNIT*	Done
4	THE DAMAGED FUSE CARRIERS IN WAYS1,5 AND 6 SHOULD BE REPLACED *NEW CONSUMER UNIT NOW INSTALLED*	Done
5	THE DAMAGED DISTRIBUTION BOARD COVER SHOULD BE REPLACED *NEW CONSUMER UNIT NOW INSTALLED*	Done
6	THE DAMAGED DISTRIBUTION BOARD ENCLOSURE SHOULD BE REPLACED *NEW CONSUMER UNIT NOW INSTALLED*	Done
7	THE REDUNDANT OFF PEAK CIRCUITS SHOULD BE REMOVED. *NOW REMOVED FROM INSTALLATION*	C3
8	THE DAMAGED EXTRACT FAN IN THE KITCHEN SHOULD BE REPLACED	Done
9	THE DAMAGED DIMMER SWITCH IN THE KITCHEN SHOULD BE REPLACED. *NEW SWITCH NOW FITTED*	Done
10	THE DAMAGED PENDANT LIGHT IN THE DINING ROOM SHOULD BE REPLACED. *NEW PENDANT INSTALLED*	Done
11	THE POORLY MOUNTED AND DAMAGED OUTSIDE LIGHT AT THE FRONT DOOR SHOULD BE REPLACED *NEW LED FITTING INSTALLED*	Done
12	THE DAMAGED OUTSIDE LIGHT AT THE BACK DOOR SHOULD BE REPLACED *NEW LED FITTING INSTALLED*	Done
13	THE NON OPERATIVE LIGHTS THROUGHOUT THE INSTALLATION SHOULD BE MADE OPERATIONAL *ALL NOW OPERATIONAL*	Done

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:

C1 - Risk of injury. Immediate remedial action required

C2 - Potentially dangerous. Urgent remedial action required

C3 - Improvement recommended

F1 - Further investigation required without delay

Immediate remedial action required for items: N/A

Improvement recommended for items: 8

Urgent remedial action required for items: N/A

Further investigation required for items: N/A

OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN (CONTINUED)

Item No	Observations	Classification Code
14	THERE APPEARS TO BE NO CPC AT THE KITCHEN LIGHT FITTING *ALL NOW REWIRED AND EARTHED AS REQUIRED*	Done
15	THE POORLY TERMINATED 2 GANG LIGHT SWITCH AT THE PATIO DOORS REQUIRES TERMINATED IN AN APPROVED MANNER. *NEW SWITCH AND WIRING NOW AT THIS SWITCH POSITION*	Done
16	THE POORLY MOUNTED LIGHT FITTING IN THE BEDROOM REQUIRES TO BE SECURED IN AN APPROVED MANNER. *NEW PENDANT FITTING INSTALLED*	Done
17	THE MISSING LAMPS THROUGHOUT THE INSTALLATION SHOULD BE REPLACED. *NEW LAMPS PUT IN NEW PENDANTS THROUGHOUT*	Done
18	THE INCORRECT TYPE LAMPS APPEAR TO HAVE BEEN FITTED IN THE UPSTAIR HALL DOWNLIGHTS. *NOW ALL MADE REDUNDANT WITH NEW PENDANT AND NEW LAMP INSTALLED*	Done
19	THERE APPEARS TO BE NO MAIN PROTECTIVE BONDING CONDUCTOR TO THE GAS SERVICE. *NOW INSTALLED*	Done
20	THE POORLY TERMINATED DOWNLIGHTS IN THE UPSTAIR HALL REQUIRE TO BE TERMINATED IN AN APPROVED MANNER *NOW MADE REDUNDANT AND NEW PENDANT FITTING INSTALLED*	Done
21	THE POORLY TERMINATED DOWNLIGHTS IN THE BATHROOM REQUIRE TO BE TERMINATED IN AN APPROVED MANNER. *CONNECTIONS ALL NOW RE-MADE AND SUITABLY ENCLOSED*	Done
22	THE ATTIC LIGHT (CURRENTLY WIRED IN BELL WIRE) REQUIRES TO BE INSTALLED IN AN APPROVED MANNER AND THE CORRECT TYPE OF CABLE USED. *NOW STRIPPED OUT AND REMOVED FROM SERVICE*	Done
23	THE EXPOSED CONNECTOR BLOCK JOINTS IN THE ATTIC REQUIRE TO BE REPLACED WITH AN APPROVED JOINTING METHOD. *NOW STRIPPED OUT AND REMOVED FROM SERVICE*	Done

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:

C1 - Risk of injury. Immediate remedial action required

C2 - Potentially dangerous. Urgent remedial action required

C3 - Improvement recommended

F1 - Further investigation required without delay

Immediate remedial action required for items: N/A

Urgent remedial action required for items: N/A

Improvement recommended for items: N/A

Further investigation required for items: N/A

Classification

[illegible]

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	Description
C1	Potentially dangerous
C2	Improvement recommended
C3	Further investigation required without delay

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

Immediate remedial action required for items: N/A

Urgent remedial action

N/A

Improvement recommended for items:	N/A
Further investigation required for items:	N/A

N/A	N/A
-----	-----

RECOMMENDATIONS

where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'F1 - 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:

ALL CODE 1 AND CODE 2 ITEMS HAVE BEEN RECTIFIED AND NEW CONSUMER UNIT INSTALLED PROTECTING ALL CIRCUITS BY 30mA RCD0 UNITS. MAIN PROTECTIVE BONDING CONDUCTOR TO GAS SERVICE HAS BEEN INSTALLED. THERE WERE VARIOUS ALTERATIONS FOUND TO THE PROPERTY WHICH APPEAR TO HAVE BEEN CARRIED OUT WHEN THE KITCHEN WAS SEPARATED INTO A KITCHEN / DINING ROOM WHICH RESULTED IN VARIOUS DEFECTS AND DANGEROUS CONDITIONS.

ALL THESE DEFECTS AND ALSO THE OTHER DEFECTS HAVE NOW BEEN REMOVED AND RECTIFIED RESULTING IN THE INSTALLATION NOW IN SATISFACTORY CONDITION FOR CONTINUED USE OF 5 YEARS

NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:
5 Years or change of tenant/owner (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	
	1-phase (2 wire): TN-S N/A TN-C-S ✓ TT N/A	1-phase (3 wire): N/A 3-phase (3 wire): N/A 3-phase (4 wire): N/A	Nominal voltage(s): U: N/A V Uo: 230 V	Nominal frequency, f: 50 Hz External earth fault loop impedance, Ze: 0.34 Ω Prospective fault current, Ipf: 0.71 kA	BS(EN) Type: BS 88 HRC Fuse Short-circuit capacity: 80 kA	
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:		ADS	
Distributor's facility:	✓	Type:	N/A	Location:	N/A				
Installation earth electrode:	N/A	Resistance to Earth:	N/A Ω	Method of measurement:	N/A	Maximum Demand (Load):	40.5 Amps		
Main Switch / Switch-Fuse / Circuit-Breaker / RCD									
Type BS(EN):	BS EN 60947-3	Current rating:	100 A	Supply conductors material:	Copper	If RCD main switch:			
		Fuse/device rating or setting:	100 A	Supply conductors csa:	25 mm ²	Rated residual operating current (I _{Δn}):	N/A mA		
Number of poles:	2	Voltage rating:	LIM V			Rated time delay:	N/A ms		
						Measured operating time (at I _{Δn}):	N/A ms		
Earthing and Protective Bonding Conductors									
Bonding of extraneous-conductive parts									
Earthing conductor				To gas installation pipes: ✓					
Conductor material:	Copper	csa:	16 mm ²	Connection/continuity verified:	✓	To water installation pipes:	N/A	To lightning protection:	N/A
Main protective bonding conductors				To oil installation pipes:					
Conductor material:	Copper	csa:	10 mm ²	Connection/continuity verified:	✓	To structural steel:	N/A	To other service(s):	N/A

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

Item	Description	Comment	Outcome
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT		
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
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (551.6; 551.7)	N/A	N/A
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chapter 54)		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	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)	N/A	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/A	✓
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)	N/A	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.2)	N/A	N/A
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	N/A	✓
4.2	Security of fixing (134.1.1)	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)	N/A	✓
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) (612.13.2)	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	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	✓
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	N/A
OUTCOMES	TICK Acceptable condition C1 or C2 Improvement recommended C3 Further investigation FI Not verified N/V Limitation LIM Not applicable N/A		

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2015.

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

Item	Description	Comment	Outcome
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	N/A	N/A
4.20	Confirmation of indication that SPD is functional (534.2.8)	N/A	N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	N/A	✓
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
5.0	FINAL CIRCUITS		✓
5.1	Identification of conductors (514.3.1)	N/A	N/V
5.2	Cables correctly supported throughout their run (522.8.5)	N/A	✓
5.3	Condition of insulation of live parts (416.1)	N/A	N/A
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) (to include the integrity of conduit and trunking systems in metallic and plastic)	N/A	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	N/V
5.10	Concealed cables installed in prescribed zones (see Extent and Limitations) (522.6.202)	N/A	N/V
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and Limitations) (522.6.204)	N/A	
5.12	Provision of additional protection by RCD not exceeding 30mA:		✓
5.12.1	For all socket-outlets of rating 20A or less, unless an exception is permitted (411.3.3)	N/A	N/A
5.12.2	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	✓
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	N/A
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	✓
5.16	Cables segregated/separated from non-electrical services (528.3)		
5.17	Termination of cables at enclosures - indicate extent of sampling in Extent and Limitations of the report (Section 526)	N/A	✓
5.17.1	Connections soundly made and under no undue strain (526.6)	N/A	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	✓
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	N/A	✓
5.19	Suitability of accessories for external influences (512.2)	N/A	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)		
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)		
OUTCOMES	Acceptable condition	Not verified	Not applicable
	TICK	N/V	LIM
	Unacceptable condition		
	Improvement recommended		
	C1 or C2		
	C3		
	Further investigation		
	FI		

INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY										
Item	Description	Comment	Outcome							
ISOLATION AND SWITCHING (ISOLATION, SWITCHING OFF FOR MECHANICAL MAINTENANCE, EMERGENCY STOPPING AND FUNCTIONAL SWITCHING)										
6.0	In General									
6.1.1	Presence and condition of appropriate devices (537.2.2)	N/A	✓							
6.1.2	Correct operation verified (612.13.2)	N/A	✓							
6.2	For isolation and switching for mechanical maintenance only									
6.2.1	Capable of being secured in the OFF position where appropriate (537.2.1.2)	N/A	N/A							
6.2.2	Acceptable location - state if local or remote from equipment being controlled where appropriate (537.2.1.5)	LOCAL	✓							
6.2.3	Clearly identified by position and/or durable marking(s) (537.2.2.6)	N/A	✓							
6.3	For isolation only									
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)	N/A	N/A							
6.4	For emergency switching/stopping only									
6.4.1	Readily accessible for operation where danger might occur (537.4.2.5)	N/A	N/A							
CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)										
7.1	Condition of equipment in terms of IP rating (416.2)	N/A	✓							
7.2	Equipment does not constitute a fire hazard (Section 421)	N/A	✓							
7.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	✓							
7.4	Suitability for the environment and external influences (512.2)	N/A	✓							
7.5	Security of fixing (134.1.1)	N/A	✓							
7.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire List number and location of luminaires inspected. (Separate page)	N/A	N/V							
7.7	Recessed luminaires (downlighters)									
7.7.1	Correct type of lamps fitted	N/A	✓							
7.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)	N/A	✓							
7.7.3	No signs of overheating to surrounding building fabric (559.4.1)	N/A	✓							
7.7.4	No signs of overheating to conductors/terminations (526.1)	N/A	✓							
LOCATION(S) CONTAINING A BATH OR SHOWER										
8.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	N/A	✓							
8.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A	N/A							
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	N/A							
8.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	N/A	N/A							
8.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from Zone 1 (701.512.3)	N/A	N/A							
8.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	✓							
8.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	✓							
8.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	✓							
OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS										
List all other special installation or locations present, if any. (Record separately the results of particular inspections applied.)										
9.1	N/A	N/A								
9.2	N/A	N/A								
OUTCOMES	Acceptable condition	TICK	Unacceptable condition							
	C1 or C2	Improvement recommended	C3							
	Further investigation	F1	Not verified							
	N/V	Limitation	LIM							
	Not applicable		N/A							

Designation of
consumer unit:

D.B. 1

Location:

LIVING ROOM CUPBOARD

Prospective fault current:

0.71

Type or wiring
O-Other:

T/E

[illegible]

TEST INSTRUMENTS

Multi-functional:

FLUKE 1651B

Insulation resistance:

FLUKE 1651B

Continuity:

FLUKE 1651B

Earth electrode resistance:

N/A

Est

loop impedance:

FLUKE 1651B



FLUKE 1651B

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2015.

Ref: 0090

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

This Report is an important and valuable document which should be retained for future reference.

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1.

For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code of C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.