

Repairing Standard Enforcement Order Ordered by the Private Rented Housing Committee

Ref prhp/rp/15/0013

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Lorna Robertson and John Priestley residing at The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Tenants") against Stephen Broadley and Elaine Broadley, residing sometime at 28 Forge Road, Airdrie having a trading name of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords") per their Agent, Crawford Easton, having a place of business at of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords' Agent")

Re: Property: The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Property") more particularly described in and registered in the Land Register for Scotland under Title Number LAN151891

Committee Members

Karen Moore (Chairperson)

Andrew Taylor (Surveyor Member)

NOTICE TO THE LANDLORDS

STEPHEN BROADLEY AND ELAINE BROADLEY, RESIDING SOMETIME AT 28 FORGE ROAD, AIRDRIE HAVING A TRADING NAME OF SBC PROPERTIES AND A PLACE OF BUSINESS AT RAILWAY ROAD, AIRDRIE, ML6 9AB

Whereas in terms of their decision dated 29 April 2015, the Private Rented Housing Committee determined that the Landlords had failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 and in particular that the Landlords had failed to ensure that the Property the Property 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 and that 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, the Private Rented Housing Committee now requires the Landlords to carry out the following works (or other such works as are necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by carrying out of the works in terms of the Order is made good.):-

- 1.The Landlords must:-
- (a) within seven calendar days of the date of this Order, instruct and have carried out a certificated electrical condition check (EICR) on (i) the entire electrical installation of the Property, internally and externally, and (ii) the kitchen electrical appliances supplied by the Landlords, by a suitably qualified and registered SELECT or NICEIC electrical contractor, being a registered electricians listed in the Scottish Government's searchable database; (b) within seven calendar days of the date of the EICR, carry out all works as recommended by the EICR to ensure that the electrical installation is safe, functional and in proper working order and, within seven calendar days of the date of the works, confirm in writing to the Committee that the works have been completed;
- (c) install within the Property a sufficient number of hard wired smoke and heat detectors in compliance with current Building Regulations and the guidance set out in the Domestic Technical Handbook and that within a period of seven calendar days from the date of this Order and, within seven calendar days of the date of the installation, confirm in writing to the Committee that the works have been completed;
- (d) within seven calendar days of the date of this Order, engage a competent, reputable roofing contractor, being a roofing contractor capable of providing a 30 year guarantee, to carry out a fully documented inspection and report on the roof of the property including dormers, ridges, hips, flashings, gutters and the relationship of the roof with the balcony patio door and, within seven calendar days of the date of the roof report, submit a copy of that report to the Committee;
- (e) within seven calendar days of the date the roof report, commence the works as recommended by that report to ensure that the roof, dormers and patio door are wind and watertight works as recommended by the Roof Report and within seven calendar days of the date of commencement of the works, confirm in writing to the Committee that the works have commenced;
- (d) within two calendar months of the date of commencement of the works as specified in paragraph 1(e) above, complete the said works and, within seven calendar days of the date of completion of the works, confirm in writing to the Committee that the works have been completed and

(f) within fourteen calendar days of completion of the all of the above mentioned works ensure that all ancillary works are carried out and completed and that all decoration is made good and within seven calendar days of the date of completion of the ancillary works and

decoration confirm in writing to the Committee that these works and decoration have been completed.

A Landlord or a Tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within twenty one days of being notified of that decision.

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

In Witness Whereof these presents typewritten on this and the two preceding pages are signed by me, Karen Moore, Chairperson of the Private Rented Housing Committee on 29 April 2015 at Glasgow before this witness, Norman William Moore, Solicitor, Cumbernauld.

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N. MOORE

K. MOORE



Determination by Private Rented Housing Committee Statement of Decision of the Private Rented Housing Committee issued under Section 24(1) of the Housing (Scotland) Act 2006

Ref prhp/rp/15/0013

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Lorna Robertson and John Priestley residing at The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Tenants") against Stephen Broadley and Elaine Broadley, residing sometime at 28 Forge Road, Airdrie having a trading name of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords") per their Agent, Crawford Easton, having a place of business at of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords' Agent")

Re: Property: The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Property")
Committee Members
Karen Moore (Chairperson)
Andrew Taylor (Surveyor Member)

Decision

The Committee, 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 Property, determined that the Landlord has not complied with the duty imposed by Section 14 (1) (b) of the Act in respect that the Property meets the Repairing Standard in respect of Sections 13 (1) (a), 13 (1) (b), and 13 (1) (c) of the Act and that for the reasons set out below.

Preliminary Matters

 By application received by the Private Rented Housing Panel on 15 January 2015 and signed on behalf of the Tenants by Andrew John Priestley, ("the Application"), the Tenants applied to the Private Rented Housing Panel for a determination that the Landlords had failed to comply with the duty imposed on them by Section 14 (1) (b) of the housing (Scotland) Act 2006 in respect that the Property does not meet the Repairing Standard in respect of Sections 13 (1) (a), 13 (1) (b) and 13 (1) (c) of the Act.

- 2. The president of the Private Rented Housing Panel, having considered the application, intimated to the parties by Notice of Referral dated 17 February 2015, a decision under Section 23 (1) of the Act to refer the Application to a Private Rented Housing Committee. and in terms of Schedule 2, Paragraph 1 of the Act fixed an Inspection and Hearing for 15 April 2015 at 10.00 a.m. and 11.30 a.m., respectively.
- 3. By email sent to the Committee on 6 March 2015, the Landlords' Agent on behalf of the Landlords, wrote:-
 - "With this case due to be heard on the 15th April, would it be possible to move this date, as my son is getting married in Cuba the next day and we are travelling out on the 10th April. Also may I say regarding this process that it is a smoke screen by the Tenants as an excuse not to pay rent. At the moment we have not received any rent this year with arrears now standing at £4650.00 and by the time this case has called it will be substantially more. And normally what happens is when a huge sum has accumulated the Tenants disappear. This has already happened twice at this property. All the repairs have been done and always have been done as our records will show, and this Tenants has chased and harassed our contractors from the beginning that I now struggle to get one to attend when needed. So I look forward to being able to attend if a suitable date can be rearranged."
- 4. The Committee treated this email as an application on behalf of the Landlords for an adjournment of the Hearing in terms of Regulation 21 of the Regulations. The Committee instructed a reply as follows:-

"With regard to your email of 6 March, the Committee will treat this as a request for an adjournment of the inspection and hearing fixed for 15 April. In order to consider this request, please let me have a copy of documentation to confirm your travel arrangements for forwarding to the Committee. The Committee note that the landlord is SBC Properties, a trading organisation, and not a natural person. Please confirm your position in or relationship to the landlord and advise the Committee why SBC Properties cannot be represented by another person on 15 April. Both your email of 6 March and this response have been copied to the Tenants. Your response will be copied to the Tenants also and their views will be taken into account by the Committee in considering your request for an adjournment."

- 5. The Landlords' Agent did not respond further in respect of the Committee's reply.
- 6. The Tenants, to whom the Landlords' Agent's email of 6 March and the Committee's reply were copied, responded by email on 20 March 2015 as follows:-"In reply, we object strongly to the request to postpone the panels visit and hearing. We consider this has gone on long enough. Since the time of applying to the Panel, both myself and my stepson have been electrocuted bringing the total number of electrocutions to 4. SBC have been informed and again taken no effective action. Interestingly, the only reason given to vacate the hearing is to attend a foreign wedding. We on the other hand have been electrocuted by the neglect of SBC. Instances of electrocution are a reportable event to the HSE, who have been informed and are investigating. None of the issues have been addressed, albeit some of the more dangerous dead trees have been cut down. Amusingly, the shed roof has been hosed down together with the garage roof by Mr Easton himself. These trivial items were never complained the subject of complaint! Water continues to stream throughout the house. Mr Easton witnessed the last deluge we had in the lounge, last week, again promising action. The contents of the SBC email are palpable fabrication. We see no reason why Mr Easton cannot travel to Cuba, he has known about this for some time now. Indeed, SBC properties have known about this for some time now without comment. Mr Easton is simply the landlords Agent and claims it is the landlord who will not pay for repairs. SBC properties is owned, we are again informed by Steven Broadley. No effective works have ever been carried out, as even a casual visit would confirm. However, the letter from Mr Easton usefully draws out from SBC that they intend no rectification of the property at all. On the matter of the rat infestation, no effective action has been taken by SBC. In summation therefore, we see no justification to vacate the date for the hearing."
- 7. The Committee gave consideration to both the request on behalf of the Landlords for an adjournment and the written representation on behalf of the Tenants. The Committee took into account the nature of the Tenants' complaint as outlined in the Application under Section 13(1) (c) in respect of the safety of the electrical supply in the Property and took into account the statements in the Mr Priestley's email of 20 March that the occupants of the Property have been electrocuted.
- The Committee noted that there had been no response by or on behalf of the Landlords in respect of the correspondence on behalf of the Committee as outlined at paragraph 4 above.

- 9. The Committee had regard to the terms of Regulation 21 of the Regulations which state that :-
 - 21. Where a party applies for an adjournment of a hearing of an application, he or she must-
 - (a) if practicable, notify all other parties of the application for adjournment;
- (b) show good reason why an adjournment is necessary; and
- (c) produce evidence of any factor matter relied upon in support of the application for an adjournment.
- 10. Accordingly, as the nature of the Tenants' complaint as outlined in the Application was serious and as the Landlords had failed to comply with the terms of Regulation 21 of the Regulations, the Committee refused to grant an adjournment of the Inspection and Hearing.
- 11. On 9 April, the Landlords' Agent again wrote to the Committee by email as follows:-
- 12. The Committee considered this response and took the view that this email could treated as a further application on behalf of the Landlords for an adjournment of the Hearing in terms of Regulation 21 of the Regulations.
- 13. The Committee instructed the following response which was emailed to the Landlords' Agent on [] April:
 - "With regard to your email of [] April, the Committee will treat this as a further request terms of Regulation 21 of the Regulations for an adjournment of the inspection and hearing fixed for 15 April. However, the Committee note that the reasons for your request are not substantially different to those given in your request of 6 March and that you have not addresses the specific points mentioned in the Committee's correspondence of []. As the hearing and inspection are fixed for next week, please respond, or, arrange a response, addressing the specific points no later than 13 April. Both your email of [] April and this response has been copied to the Tenants whose views will be taken into account by the Committee in considering your further request for an adjournment. The Committee understand that you may be abroad by the time you receive this communication, but, are of the opinion that it is reasonable to expect that you will have access to emails."
- 14. The Landlords' Agent did not respond further in respect of the Committee's reply.

15. The Tenants, to whom the Landlords' Agent's email of 9 April and the Committee's reply were copied, responded by email on 10 April as follows:-

"Thank you for the copy correspondence.

I would reiterate my previous comments.

We find it inconceivable that with 50 properties to maintain, with electrocution of Tenants involved, that there is no one who can attend on the 15th. The owner should be there. We have met with him and he is well aware of the situation. Despite promises to carry out effective remedial works, nothing effective or even relevant has been done. Effectively we are being forced out of the property because it is unfit to let. We now have water streaming into the house and though electrical conduits. A initial litigation hearing date has been set to hear this matter together with the counter claim being brought for damage to our property together with the various instances of electrocution. This is in essence a very simple matter, as any cursory inspection would verify. I would request that the panel give consideration to the possibility that this is simply procrastination by the owner/landlord."

- 16. The Committee gave consideration to both the further request on behalf of the Landlords for an adjournment and the written representation on behalf of the Tenants. The Committee again took into account the nature of the Tenants' complaint as outlined in the Application under Section 13(1) (c) in respect of the safety of the electrical supply in the Property and took into account the statements in the Mr Priestley's email of 20 March that the occupants of the Property have been electrocuted.
- 17. The Committee noted that request on behalf of the Landlords for an adjournment was substantially in the same form as that which had been made on 6 March and that no further reasons or explanation had been given. The Committee noted that the copy documents and information requested by them on [] were provided by the Landlords' Agent after the Committee's Determination had been issued, and, that, in respect of the Committee's correspondence of [] April, the response provided by the Landlords' Agent failed to provide a satisfactory explanation as to why the Landlords could not be represented by other property professionals.
- 18. The Committee again had regard to the terms of Regulation 21 of the Regulations as detailed at paragraph 9 above.

19. Accordingly, as the nature of the Tenants' complaint as outlined in the Application was serious and as the Landlords had again failed to comply with the terms of Regulation 21 of the Regulations, the Committee refused to grant an adjournment of the Inspection and Hearing.

Background

- 20. In the Application, it was stated that the Tenants considered that the Landlords had failed to ensure that the Property met the Repairing Standard as set out in Section 13(1) (a) 13 (1) (b) and 13 (1) (c) of the Act by failing 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 and that 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.
- 21. In particular, the Tenants stated that the electrical supply within the Property was seriously defective, having caused electric shocks to the occupants of the Property. The Tenants stated further that there were several leaks in the roof causing rainwater to ingress into the Property and that the repairs were required to the first floor balcony patio doors.
- 22. As part of the Application, the Tenants submitted an electrical installation condition report dated 6 February 2014 and prepared and signed by Gary Monahan of 158 Burleigh Street Coatbridge, ML5 4JJ ("the Monahan Electrical Report"), in support of this claim.
- 23. As part of the Application also, the Tenants lodged copy email correspondence dated 10 and 11 February 2014 between them and the Landlords' Agent in respect of their complaints. The correspondence to the Landlords' Agent stated that there was no Gas Safety Certificate for the property and that the Gas Board (Scottish Gas) had been called out to attend a smell of gas. The correspondence to the Landlords' Agent also stated that there was no competent electrical certificate and that the wiring is an unsafe state. The correspondence from the Landlords' Agent stated that repairs highlighted would be carried out to complete the safety issues.

- 24. As part of the Application, the Tenants made written representations to the Committee on 26 January 2015 comprising copy email correspondence between them and the Landlords' Agent dated 15 to 19 January 2015 in respect of their complaints. The correspondence from the Landlords' Agent stated that several recent repair works had been carried out at the property and that various roof repairs had been carried out to remedy the leaks. The correspondence from the Landlords' Agent also stated that further reports of water ingress following recent storms would proceed when the weather improved and that electrical repairs had been carried out and any outstanding works would be carried out. The correspondence from the Landlords' Agent further stated that other works which are not the subject of the Application were or would be carried out. The correspondence to the Landlords' Agent disputed the content of the correspondence from the Landlords' Agent and listed the following specific items:-Unsafe wiring installation, instances of electrocution, downstairs lighting having to be switched off permanently; water ingress into kitchen, lounge, main bedroom, TV room, hallway and water damage to clothing in wardrobe and alarm inoperative. The correspondence to the Landlords' Agent further stated that other works which are not the subject of the Application required to be carried.
- 25. As part of the Application, the Tenants made further written representations to the Committee on 30 January 2015 comprising an electrical installation condition report dated 26 January 2015 by Falcon Electrical Testing ("the Falcon Electrical Report").
- 26. The full Application was intimated to the Landlords' Agent on 17 February 2015.
- 27. Landlords' Agent submitted written representations to the Committee dated 6 March 2015 and stated that the Application is an excuse on the part of the Tenants to avoid rental payments. The Landlords' Agent stated that the Tenants took occupation ahead of safety checks being carried out and in the knowledge that these checks had not been done. The Landlords' Agent stated that all safety checks have been carried out and certificates issued and that any outstanding roof repairs are ready to commence when the weather improves.
- 28. As part of their written representations to the Committee, the Landlords' Agent lodged copy letter correspondence to the Tenants dated 19 January 2015 indicating that an electrical engineer would attend on 23 January to carry out an inspection and repairs. The Landlords' Agent also lodged copy email correspondence between them and the Tenants dated 15 23 January 2015, some of which had also been lodged by the

Tenants as part of the Application. The Landlords' Agent's email correspondence to the Tenants dated 21 January stated that an electrical engineer was arranged for 23 January. The Tenants' email response to the Landlords' Agent in reply stated that 23 January was not a suitable date for the electrical engineer to attend and stated that there were numerous leaks in the roof and leaks at the first floor patio door. The Landlords' Agent's email in response to the Tenants re-stated that an electrical engineer was arranged for 23 January to rectify any issues and stated that a roofing contractor, Elite Roofing, had reported that attention is needed to the roof but not to the extent requested by the Tenants. The Landlords' Agent's correspondence to the Tenants further stated that repairs and works had been carried out to the balcony, being re-tiling, to the bathroom, being a new ceiling and extractor fan and to the boiler.

- 29. As part of their written representations to the Committee, the Landlords' Agent lodged copy Landlord/Homeowner Gas Safety Certificate Serial number AAA027019 and dated 12 February 2015 ("the Gas Safety Certificate").
- 30. As part of their written representations to the Committee, the Landlords' Agent also lodged copy Domestic Electrical Installation Certificate dated 17 February 2015 and prepared by GW Electrical & Security, 33, Langlea Drive, Cambuslang, Glasgow ("the GW Electrical Certificate").
- 31. As part of their written representations to the Committee, the Landlords' Agent also lodged copy email dated 15 February 2015 from the said GW Electrical & Security to the Landlords' Agent with a Summary of Rectification Works ("the GW Summary of Works"). The copy email the said that the works listed on the GW Summary of Works had been "carried out to address the Code 1 and 2 works detailed in the Falcon Electrical Report."
- 32. The Landlords' Agent also lodged copy correspondence between them and the Tenants relating to matters and works which are not the subject of the Application.

Inspection and Hearing

33. An Inspection took place on 15 April 2015 at 10.00 a.m. at the Property. The Tenants were present. The Landlords did not attend. The Landlords' Agent did not attend.

- 34. The Committee inspected the items of which the Tenants complained specifically in the Application, namely, the electrical installation, the water ingress from the roof and the first floor balcony patio door.
- 35. Following the Inspection, a Hearing was held at the Private Rented Housing Panel offices at Europa Building, 450 Argyle Street, Glasgow on 15 April 2015 at 11.30 a.m. at the Property. The Tenants were present. The Landlords did not attend. The Landlords' Agent did not attend.
- 36. At the Hearing, the Tenants addressed the Committee on the content of the Application, the written representations submitted by them and by the Landlords' Agent, the copy correspondence lodged by them and by the Landlords' Agent, the Monahan Electrical Report, the Falcon Electrical Report, the Gas Safety Certificate, the GW Electrical Certificate and the GW Summary of Works and answered questions put to them by the Committee.
- 37. In the initial stages of the Hearing, it became apparent to the Committee that the Tenants had not had sight of the Landlords' Agent's written representations and the documents lodged by the Landlords' Agent and narrated at paragraphs 27 32 above. Therefore, the Committee adjourned the Hearing briefly to allow the Tenants an opportunity to have a copy of and to read these items. The Hearing recommenced when the Tenants had done so.
- 38. With reference to the content of the Application, the Tenants advised the Committee that they had taken entry to the property at the end of 2013, that the roof had leaked since that date and this had been reported to the Landlords' Agent. They advised that ad hoc repairs had been carried by the handymen employed by the Landlords' Agent to no effect and that no repairs had been carried out a roofing contractor. Although a roof survey had been carried out by Elite Roofing, that firm had not carried out any works to the roof. Mr Priestley was of the view, from an email he had seen sent from Elite to the Landlords' Agent, that Elite Roofing had recommended substantial roof works. The Tenants confirmed that they had not been given a copy of Elite Roofing's report, if any.
- 39. With regard to the lounge, the Tenants advised the Committee that there is continuing water ingress at all four walls and in particular, there is considerable water ingress at the bay window which had caused damage to the Tenants' property, and in particular, a

- grand piano, which has been badly damaged. The electrical sockets and conduits in the lounge are affected by the water ingress and the sockets are inoperable.
- 40. With regard to the downstairs study, the Tenants advised the Committee that again there is continuing water ingress which has affected the ceiling light and fixture to the extent that none can be used safely.
- 41. With regard to the TV room, the Tenants advised the Committee that again there is continuing water ingress which affects the ceiling light.
- 42. With regard to the shower room, the Tenants advised the Committee that both water ingress and condensation are causing mould to gather on the ceiling and cornicing and that the light switch, which is internal and wall mounted, is loose.
- 43. With regard to the kitchen, the Tenants advised the Committee that the cooker does not have an isolation switch, the cooker hood does not work, the lighting is faulty and that the electrical switchboard which is situated in a kitchen cupboard is substandard and faulty. Mrs Robertson advised that the engineer from GW Electrical & Security, referred to in paragraph 30 above, had stated to her that she should prevent anyone from opening the cupboard in which the electrical switchboard is situated.
- 44. With regard to the master bedroom, the Tenants advised the Committee that again there is continuing water ingress and that a burst pipe in the walk-in wardrobe area, which had caused considerable damage to clothing, had not been repaired by the Landlords.
- 45. With regard to the bedroom, the Tenants advised the Committee that again there is continuing water ingress and that the ceiling lighting is faulty.
- 46. With regard to the room used by them as a music studio, the Tenants advised the Committee that there is water ingress at the balcony patio doors and that the way in which external facia has been fitted results in rainwater accumulating on the balcony.
- 47. With regard to the external electrical installation at the Property, the Tenants advised the Committee that the lighting, the pool lighting, pool pump and pool heating have all been fully disconnected rather than repaired.

- 48. The Tenants advised the Committee that there are battery operated smoke alarms in the property but no carbon monoxide detectors.
- 49. With reference to the Landlords' Agent's written submissions, the Tenants advised the Committee they agreed that they had take entry to the Property within days of viewing but had not been aware that safety checks were still to be carried out. The Tenants disputed that all safety checks have been carried out and certificates issued.
- 50. With reference to the Landlords' Agent copy correspondence, the Tenants indicated to the Committee that they disputed the content insofar as the content did not accord with their own. In particular, the Tenants disputed that they had refused access to the Landlords' Agent on 23 January, but had advised the Landlords' Agent that date was not convenient.
- 51. With reference to the Monahan Electrical Report, the Tenants advised the Committee that this report and the inspection on which it was based had been commissioned by the Landlords' Agent in January 2014 following a request by the Tenants for gas and electrical safety certificates. The Tenants advised the Committee that the Landlords' Agent had advised them that this report and inspection were carried out by Falcon Electrical Testing, Falcon House, Main Street, Fallin, Stirling, FK7 7HT, ("Falcon"), a NICEIC approved electrical contractor. The Tenants drew the Committee's attention to the fact that although the Monahan Electrical Report was in the same template style as the Falcon Electrical Report, it was not signed by or on behalf of the Falcon. The Tenants advised the Committee that, following a conversation between Mrs. Robertson and the Landlords' Agent during which the Landlords' Agent advised Mrs. Robertson that Falcon were unable due to pressure of business to carry out the works, Mrs. Robertson had telephoned Falcon direct and was advised by Falcon that they had no record of an inspection and report being carried out at the Property by them at any time, that the circumstances of the inspection as outlined to them by Mrs. Robertson did not accord with their usual practises and that there had been no contact from the Landlords' Agent to instruct works. The Tenants advised the Committee that, by passing off the Monahan Electrical Report as a report by Falcon and by leading the Tenants believe that Falcon were instructed to carry out works, they considered that the Landlords' Agent had deceived them. In any event, the Tenants drew the Committee's attention to the recommendations of the Monahan Electrical Report and advised the Committee that, despite requests to carry out the works recommended in the Monahan Electrical Report, Landlords' Agent had failed to do so.

- 52. With reference to the Falcon Electrical Report, the Tenants advised the Committee that following Mrs. Robertson's telephone call to Falcon, the Tenants instructed and paid for the Falcon Electrical Report. The Tenants drew the Committee's attention to the recommendations of the Falcon Electrical Report and advised the Committee that the majority of these had not been carried out by the Landlords.
- 53. With reference to the GW Electrical Certificate, the Tenants advised the Committee that, following requests by the Tenants for an electrical safety certificate, an inspection on was carried out on 26 January 2015. The Tenants stated that although Mrs. Robertson had been present when the inspection was carried out, they had not seen the GW Electrical Certificate before the Hearing.
- 54. With reference to the GW Summary of Works, the Tenants advised the Committee that this appeared to be a note of works carried out by GW Electrical & Security when the inspection referred to in paragraph 53 above was carried out. The Tenants drew the Committee's attention to inaccuracies at of the GW Summary of Works at items 6 and 7 of the Summary.
- 55. With reference to the Gas Certificate, the Tenants advised the Committee that Mr. Priestley had been given a copy of this by the gas engineer who prepared it. The Tenants drew the Committee's attention to the defects listed in the Gas Certificate and advised the Committee these had not been rectified by the Landlords.
- 56. The Tenants advised the Committee that they and their family members had had electric shocks from the sockets and light switches throughout the Property and so had placed duct tape over these to prevent their use. The Tenants advised the Committee that the problems with the electrical installation began sometime after the Monahan Electrical Report was prepared.

Findings of Fact

57. The Landlords are the owner of the Property and the Tenants are the Tenants of the Property in terms of a short assured tenancy agreement between the parties dated 13 December 2013.

- 58. The Property is a detached two storey property comprising two bedrooms, four public rooms, kitchen and shower room. The Property appears to be of traditional construction, estimated to be in the region of around [] years old or thereby, with brick solid outer walling and outer roughcast finish. The roof is pitched and finished with slates. Property sits in substantial grounds in which there are several outbuildings and a swimming pool. The windows are a mix of single glazed hardwood and UPVC double glazed units.
- 59. From the Inspection, the Committee made the following findings in fact:
 - i. With regard to the lounge, that there is evidence of water ingress on the external facing walls and water staining across the ceiling with the ceiling plaster is hanging from the lathe. The curtains and flooring at the bay window show water staining. Water, presumably from overnight rain, had pooled on the surface of a music system. The electrical sockets show signs of damage caused by water penetration.
 - ii. With regard to the downstairs study, there is evidence of water ingress and water staining on the ceiling and on the external wall at the rear of the Property. The light switch is taped to prevent use.
- iii. With regard to the TV room, there was evidence of water ingress and water staining on the ceiling at the ceiling light.
- iv. With regard to the shower room, there was mould on the ceiling and cornicing. The light switch is mounted on the internal all and is loose.
- v. With regard to the kitchen, the cooker does not appear to have an isolation switch, the cooker hood does not work, the lighting is faulty and that the electrical switchboard which is situated in a kitchen cupboard is substandard and faulty.
- vi. With regard to the master bedroom, there is evidence of water ingress and water staining on the ceiling and on the wall at the en suite. The plaster work above the walk-in wardrobe area is damaged and water pipes are exposed.
- vii. With regard to the bedroom, there is evidence of water ingress and water staining on the ceiling and on the external wall at the rear of the Property. The ceiling spot lights emit a buzzing sound when switched on.

- viii. With regard to the music studio, there is evidence of water ingress at the balcony patio doors and the wood of the door surround is broken and rotted as a result.

 Rainwater had pooled on the balcony.
- ix. The roof is in a poor condition and patchwork repairs are visible.
- x. The external parts of some of the window frames appear to be rotted.
- xi. There is no evidence of rising dampness or broken or defective brickwork.
- xii. The external electrical installation at the Property, the Committee noted that the lighting, the pool lighting, pool pump and pool heating have all been fully disconnected.
- xiii. There are no hard wired smoke alarms in the property and no carbon monoxide detectors.
- 60. With regard to the Falcon Electrical Report, the Committee noted that the authors of the report are NICEIC registered. The Landlords' Agent had been given a copy of the Falcon Electrical Report as part of the Application process and had not challenged it nor had they commented on it. The Committee, accordingly, accepted the terms and content of the Falcon Electrical Report in full.
- 61. The Committee had concerns in respect of the provenance of the Monahan Electrical Report and the way in which the Tenants indicated that it been given to them by the Landlords' Agent. The Committee noted that the template of the Monahan Electrical Report differed only from that of the Falcon Electrical Report in that the Falcon name had been blacked out, as the footer stated "Falcon Electrical Testing". The Committee noted that the Monahan Electrical Report had been signed by Gary Monahan of 158 Burleigh Street Coatbridge, ML5 4JJ and, although, the heading of the report indicated that the report's author was NICEIC registered, the part of the report which required a registration number had been scored out. As neither the Landlords nor their Agent were present, the Committee could not enquire further into the manner in which the Monahan Electrical Report had been commissioned and on what basis it had been tendered by Mr. Monahan. Nonetheless, the Committee noted that the content of the Monahan

Electrical Report indicated 26 defects, which were in accord with the findings of the Falcon Electrical Report. The Committee accepted the terms and content of the Monahan Electrical Report in respect of the defects listed.

- 62. The Committee found that the GW Electrical Certificate had been granted on the basis that the defective elements of the electrical installation as noted in the Falcon Electrical Report had been disabled and not on the basis that these had been remedied.
- 63. In respect of the GW Summary of Works, the Committee found that the works carried out were not repairs to the defects mentioned in either report but were works to make the electrical installation safe by disabling the installation or part or parts of it.
- 64. The Committee accepted the terms and content of the Gas Safety Certificate and, from the Inspection, found that the defects specified in it had not been rectified.
- 65. The Committee considered the terms and content of the written representations and the correspondence of both the Landlords' Agent and the Tenants. The Committee found that, although, there was disagreement in respect of the extent and scope of the Tenants' complaints, the parties were agreed that repair works were required.

Decision of the Committee and Reasons for the Decision.

- 66. The issues to be determined by the Committee in reaching a decision are whether or not the Property meets the Repairing Standard in respect of Section 13(1) (a) 13 (1) (b) and 13 (1) (c) of the Act at the date of the Inspection and Hearing. In particular whether the Property 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 and that 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.
- 67. The Committee's decision was based on the content of the Application, the written representations submitted by the Tenants and by the Landlords' Agent, the copy correspondence lodged by the Tenants and by the Landlords' Agent, the Monahan Electrical Report, the Falcon Electrical Report, the Gas Safety Certificate, the GW

Electrical Certificate and the GW Summary of Works, the Inspection and the Tenants' evidence at the Hearing.

- 68. From the Tenants' evidence at the Hearing, the Committee were mindful that the Landlords and their Agent were not present to challenge the evidence of the Tenants. The Committee took the view that the evidence of the Tenants in respect of the electrical matters was, however, supported by the contents of Monahan Electrical Report and the Falcon Electrical Report and by the Committee's findings at the Inspection. The evidence of the Tenants in respect of the water ingress was supported by the Committee's findings at the Inspection. The Committee, accordingly, accepted the evidence of the Tenants in full.
- 69. The Committee considered the terms and content of the Monahan Electrical Report and, in particular, noted that the report specified 26 defects the majority of which were Code 1 or 2 defects. Notwithstanding the Committee's concerns regarding the Monahan Electrical Report, the Committee were of the view that it was in accord with the Falcon Electrical Report and the Tenant's evidence.
- 70. The Committee considered the terms and content of the Falcon Electrical Report and, in particular, noted that the Summary of the Condition of the Installation stated that "the electrical installation is in a very unsafe and dangerous condition. There is currently a high risk of fire and electrocution which could result in injury or death to the users of the installation."
- 71. The Committee, having found that GW Summary of Works were not repairs to the defects the electrical installation but were works to make the electrical installation safe, were of the view that the electrical installations is not in a reasonable state of repair and in proper working order.
- 72. The expert opinion of the Committee is that the poor condition of the roof is the direct cause of the water ingress into the Property.
- 73. The Committee were mindful that the Landlords and their Agents were not present at the Hearing. The Committee's view of the Landlord's Agents written representations is that the representations do not dispute that roof repairs are required, that they are inaccurate in respect of the gas and electrical safety certificates which have been granted and in respect of the extent of the poor condition of the electrical installation. It is clear to the Committee that, rather than

instruct a proper repair or replacement of the electrical installation, the Landlords have instructed their contractor to make the system safe by disabling part or parts of it. Rather than be transparent in respect of the true position of the content of the certificates and the condition of the Property, the Landlord's Agents have sought to discredit the Tenants by making personal remarks which are of no relevance to the proceedings.

- 74. The Committee had no hesitation in determining that the Landlords have not complied with the duty imposed by Section 14 (1) (b) of the Act in respect that the Property meets the Repairing Standard in respect of Sections 13 (1) (a), 13 (1) (b), and 13 (1) (c) of the Act, and accordingly, the Committee determined that the Landlord had not failed to comply with the duties imposed by Section 14(1) (b) of the Act.
- 75. The decision is unanimous.
- 76. The Committee having determined that the Landlord had not failed to comply with the duties imposed by Section 14(1) (b) of the Act proceeded to make a Repairing Standard Enforcement Order as required by Section 24(2) of The Act.
- 77. The Committee have serious concerns in respect of the safety of the Property for its occupants. Therefore, the Committee direct that a copy of this decision together with the Repairing Standard Enforcement Order, the Monahan Electrical Report, the Falcon Electrical Report, the Gas Safety Certificate, the GW Electrical Certificate and the GW Summary of Works be sent, at the same time as its issue to the Landlords and the Tenants, to SELECT, NICEIC, Landlord Registration of North Lanarkshire Council, the Environmental Health Service of that Council and Scottish Fire and Rescue to allow them to carry out their own enquiries into the safety of the Property and to allow SELECT and NICEIC to make enquiries into the circumstances of the Monahan Electrical Report which bears the logo of NICEIC and the logo of Falcon although not authorised by NICEIC or by Falcon.

Right of Appeal

- 78. A landlord or tenant aggrieved by the decision of the Private Rented Housing

 Committee may appeal to the Sheriff by summary application within 21 days of being
 notified of that decision.
- 79. Where such an appeal is made, the effect of the decision and of any repairing standards enforcement order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming

the decision, the decision and any repairing standards enforcement order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed K. MOORE

Karen Moore, Chairperson

Date 29 April 2015

29 April 2015
This is the GW Sinmmary of Works befored to in Decision of Evendare, Vp/15/0013, in verpect of the Cairn, Crosshill Sivees, Airdne, Karen Moore, Chairperson



The Cairn, Crosshill Street, Airdrie ML6 9DA

Rectification of Code 1 and Code 2 defects as recorded in EICR Ref 2010267, dated 26/01/2015

Summary of rectification works

- Main bond (10mm) installed to incoming gas and water. The water stop valve could not be located, so water bond added to cold feed to central heating boiler. Bonds tested & verified.
- 2. DB1 securely fixed; DB 2 replaced.
- DB1 IP ratings improved to meet IP4X and IP2X; DB 2 replaced and meets IP requirements.
- 4. Main bond fitted to gas supply.
- 5. Single insulated pvc cable enclosed and/or removed at DB cupboard.
- ス 6. Circuit 10S mcb replaced with 16 amp mcb.
- * 7. Circuit 11S mcb replaced with 16 amp mcb.
 - 8. Downstairs bathroom light switch outside Zones 1&2; switch replaced.
 - Metal accessories checked and where required, provided with a 1.5mm earth fly lead. Some accessories not accessible due to furnishings.
 - 10. External, low level lighting disconnected, awaiting decision on upgrading of circuit conductor.
 - 11. First floor en-suite light switch out with Zones 1&2, however due to proximity to whb, switch changed and relocated to outside bathroom.
 - 12. Catenary wire supporting supply cable repaired and re-tensioned to provide adequate support.
 - 13. Exposed single cores at bedroom pendant repaired.
 - 14. DB2 replaced, resolving damaged cover on original unit.
 - 15. Local isolation for "Rangemaster" cooker is located behind cooker. Isolation can be provided via dedicated mcb on DB2, 2 m away.
 - 16. Supply to kitchen spotlights moved onto a protected circuit.
 - 17. DB2 replaced, dealing with Inappropriate modification/addition of mcb on original DB.

The above addresses all Code 1 & 2 recorded in the EICR

12 February 2015

GW Electrical & Security 33 Langlea Drive Glasgow G72 8EB 0141 641 4454/07768 807 445 gwe_s@btinternet.com 29 April 2015, This is The GW Electrical Certificate referred to in Decision 17/13/0013/14 respect of The Cairn, Worshill Street, Airolnie, Karan Moore, Chairperson



(Requirements for Electrical Installations – BS 7671 IET Wiring Regulations)

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NOTES FOR RECIPIENT

THIS CERTIFICATE IS A VALUABLE DOCUMENT AND SHOULD BE RETAINED FOR FUTURE REFERENCE

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected and tested in accordance with British Standard 7671

You should have received an original Certificate and the contractor should have retained a duplicate. If you were the person ordering the work, but not the owner of the installation, you should pass this certificate, or a full copy of it including the schedules immediately to the user. The original certificate should be retained in a safe place and be shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this Certificate will demonstrate to the new owner that the electrical installation complied with the requirements of British Standard 7671 at the time the certificate was issued. The Construction (Design and Management) Regulations require that for a project covered by those regulations, a copy of this certificate, together with schedules is included in the health and safety documentations.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. The maximum time interval recommended before the next inspection is stated in the certificate under "Next Inspection."

This certificate is intended to be issued only for a new electrical installation or for new work associated with an alteration or addition to a existing installation. It should not have been issued for the inspection of an existing electrical installation. An "Electrical Installation Condition Report" should be issued for such an inspection,

The certificate is only valid if a Schedule of inspection of Test Results is attached.

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AAA 027019 Serial No

PAND OF DIFFORM FOWNER GAS SAFETY RECORD

charstruction or integrity has been performed. 0800 408 5500.

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April

29

2015,

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Gas safe is a registered trade mark of HSB and is used under licence. Type of flue SAFE TO USE Warning/Advisory Record insert form serial No* Yes/No 74 Inspected (S) **8** Pass/Fall/NA CO Alarm tested (if fitted) 5 **Ž** Owned by andlord/Honspyther Yes/No á Š GIUSP classification 8 Alam Yes/No Ş eg. NCS, AR, ID S S 5 I G Appliance serviced Yes/No 8 有 59360 K Model 10600 अस्टिन वर्ड Combustion analyser reading - Bolled JASERSICAD BIND ILD かながら (if applicable) Appliance Details **nspection Details** Flue operation checks INPORMED OF BLL PIBLE Pass/Fall/NA - NO COOKER CHEEN \$ Manufacturer PANGEMPETER る方式や Visual condition of flue and termination Pass/Fail/NA SS SAS. satisfactory Ventilation Yes/No Š 80188 いかいかい <u>\$</u> Mostrass WAD THESAM COLUM Pass/Fall/NA Details of Work carried out OCTEGIOR of safety device(s) Operation S 755 CANGENT STER JANDROGO Westings Defect(s) Identified Location of とばらせるア or heat input kW/h or Btu/h 165 Mar Operating pressure in じんぞ mbar and/ (T) Registered Engineer's Name <u>Madiv</u> Filephilad Details of Registered Business ビバルタ くかん Details of Gustemar/Landlord (oragent where appropriate) <u>ח</u>בו פדנפץ Me CONTINS Gas Safe Register Licence Number 3554260 15734 Gas Safe Register No 5615/64 MOND STREET 上方 公路と Name (Mr/Mrs/Miss/Ms) 30+77 150g/ ROSSIMILY STREET の介成 が対象が Address THE CARRY Postcode 1000 196 スクロナウン Contact No 07913 Contact No 22538 でという PROPER CHRORIE m Co Details of Site Contact No. Business Postcode_ Postcode_ Address Address

fenantit andord/Homeowner/Acer Lado Record issued by: Signature FITTOME Date appliance(s)/flue(s) checked Received by: Signature Print Name レビノハ

Do not forget to re-order your pads using reference GSR LGSR PAD2 at www.gas

tyshop.co.uk

>- Landbri/Homeowner/Managing Agent Green Copy → Tenant Yellow Copy - Registered Blusines

ATTENTION

*Refer to separate Warrang/Advisory Record

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Next safety check due by:

Pass / Fail

Pass / Frail / LAM

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Outcome of gas installation pipework visual inspection?

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Number of Appliances tested

Is the Emergency Control Valve access satisfactory?

Outcome of gas tightness test?

Outcome of gas supply pipework visual inspection?

Is the Protective Equipotential bonding satisfactory?

select as appropriate and relevant

9/2021

29 April 2015 This is the Monation Electrical Report Vefewer To in Decision 17/15/01786 811 920 ELECTRICAL INSTALLATION DOLS in respect of CONDITION REPORT ITE Cairn, Crosshin it Arvaire

of even date Lanen Moore, anaryserson APPROVED CONTRACT

	L Has Benert	B Reaso	n for Producing this	Report	
A. Details of the Client/Person Ord	dering the Report	ranese.	authropoly.		
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A. RORIE					
ML6 9AB					
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C. Details of the Installation which	n is the Subject of this	Report	Lipomes	Compercial	li dustrial
Ansializion		Descript premis	\overline{Z}		
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D. Extent and Limitations Inspec	tion and Testing				
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		i with name		-	
Operational Limitations including the reasons		1 With Harrie			
INIA			•		
This inspection and lesting detailed in this fe	port and accompanying scheou	les have been carned ou	in accordance with BS76	7 (2008 (JET)Winns Resul	(lons) as amended.
tos July 2011 ics July 2011 ics bould be noted that cables concealed will been inspected unless specifically agreed be	on frunking and conducts unde	i noors, in roof spaces, a	nd generally within the fab	nc of the building or underg	round have NOT
lean inspecied unless specifically agreed be	tiveen the client and inspector	prior to the inspection	tallations (in terms of elec	trical safety)	
E. Summary of the Condition of	the Installation e	eneral conduction of the hi			
			i.		
Overall assessment of the installation:	An Jins C2 com		dicates that dangerous (C	de C1) and/or potentially d	angerous (code)
F. Bosommendations				ų,	ereations classified a
where the overall assessment of the suitab	ility of the installation for continuously of the installation for continuously of the installation for continuously of the installation for the installation for continuously of the installation f	ied use above is stated pon as a matter of urgen		recommend that any obs	
Nanger present (code C) sic Polentially de Investigation without delay is recommended Observation dassified as Improvement reco	for observations, denutied as 7 immended (code G3) should b	urther investigation redu e given due consideratio	reda Stackallation is further INSC	ected and lested by 61	124
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which are describe	d above, naving exercises	Salad alleched schedul	s providés an accurate a	ssessment of the condition	of the electrical
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Inspected and tested by:				2 Date	612/14
Name Gary Monahan	Position Test En	gineer	ignature Gauy (Co	The state of the s	and the state of the state of the state of
Report authorised for Issue by: Name CARRY Morrakway	Position TEST	Engineer	ignature G. M. C	Date (0/2/14
H. Schedule(s) The attached sche	dule(s) are part of this docume	nt and this report is valid	only when they are attach	ed to it	ent ambanas Na
Schedule(s) of inspec	A PARTIE LAND LAND AND AND AND AND AND AND AND AND AND	Schedale(s) of lest res	ilts are attached		

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

he: this form is suitable for many types of smaller installations not exclusively domestic.

	Acceptable . condition	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	1	rg yr si
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ELECTRICAL INSTALLATION CONDITION REPORT

M. OBSERVATIONS		
Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and Limitation specified at the Extent and Limitati	itations of the Inspec	tion and testing
No remedial action is required		
(B) LIGHT SWITCH IN WC HAS OPENING AS WRING SITE BACKBOX WWC	C2	No
O CIRCUIT CHARTS ARE INCORRECTLY MARKED UP	حى	No
(8) CIEWITS DOUBLES UP TOR CIRCUIT LOLZ & REQUIRES 2×16A BREAKERS	<u> </u>	No
@ LIGHT FITTING IN SHOWER ROOM DOWNSTANDS HAS IN GREET IP RATH	C2	No
(1) LIGHT SWITCH IN SHOWER ROOM HAS INCORRECT IP RATING & PERWING MON		No
(1) TRANSFORMERS IN ROOM ARE CONSTANTING BUZZING RENEWXZAT WINDOW	ZŠO	No
10 081 CIRCUIT 312 & DISZ CIRCUIT SLZ NEED GOTH BREAKERS	CS	No
Frenco OFF TO SWITCH LIGHTS OFF FUNCTIVER INVESTIGATION REQUIRED		No
3) OBZ CIRCUIT SLZ BREAKER ODES NOT FIT OB NEW BOKAKER NEEDE	ر دع	No
(14) ALL OUTSIDE LIGHTS ARE WIRED IN FREX & REQUIRES CORRECT CABLES	ા	No .
WITH ADEQUATE MECHANICAL PROTECTION & NEW LIGHTS FITTED		No
(5) OUTS , OF LIGHTS AT POOL AREA HAVE WATER PENETRATION & REDUIRE	CZ	No .
CABLE UPGRADED TO CORRECT CARGE WITH MECHANICAL PROTECTION		No
(6) THERE IS LIVE CABLE UNDER STAIR THAT REQUIRES JOINT BOX GITTED	C)	No
1 Timeclack under STAIR IS NOT WORKING AND REQUIRES REVENSO	CZ	No
(5) Dimmer Switten in Dining Room / Lounce NESOS BIGGER RATED SWITCH	CI	No
(9) OBZ REQUIRES BLANK PLATE PATES ON DB.	C1.	No
20 DBI NEEDS BIGGER OB INSTAUSO FOR EXTRA CIRCUITS	C2_	No
(21) DBZ NEEDS MONEY TO ALLOW COVER PLATE TO BE AXED PROPERLY	C 3	No
(2) CATENARY WHE REQUIRED TO SUPPORT CABLE FROM HOUSE TO GARAS	e e3	No
(23) ATTIC AMEA REQUIRES JOINT BOXES GITED TO ALL OPEN TERMINIALS	CI	No
) 2300, MIXED COLOUR WIRING & RCO STICKER MISSING BROWN OBI	<u>23</u>	No
(25) 230 STICKER MISSING FROM DBZ, DB3	<u>دع</u>	No
(6) COULD NOT LOCATE DBZ CIRCUIT 212,312 DESPITE REASONABLE INVESTIGATION	w. C3	No
		No
		No
		No
Additional observation pages Page number(s) None		
One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person degree of urgency for remedial action.	(s) responsible for t	he installation the
C1 - Danger present. Risk of injury. Immediate remedial action required		
Ç2 - Potentially dangerous - urgent remedial action required		
C3 – Improvement recommended		

SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

Board Tests				e ipideitwik.	A STATE OF THE STA		28000
	D IF THE DISTRIBUTION BOARD IS TO THE ORIGIN OF THE INSTALLA			TESTINSTRUMENT	rs (Serial NUM	BERS) USED	
Zs 10.48 Q	Operating At l'A'n	NA ms	Earth fault loop it	00235570121	7744 RCD	10023AN012	17794
ieu Girte ik	associated RCD (if any) At 5I Δ	u i NN i ma	特别是第2条的	00239571012	的意思是大學等學生的		bi versee
Correct supply polarity confirmed	Phase sequence confirmed (where appropriate)	1NH	Continuity (002395710121	7754 Other		
Proceedings of the Process of the Pr	的人们的现在分词 100 mm	FENCIA PROPERTIES CONTRACTOR	anya mushindi	out the applications of	kajaran in Parka (1841) Ali van Grande estima	etakon errentziak artikatarileakiak Ethera - 1-markon errondakiak	CAPHERINAL PERSONAL PROPERTY.

Details of circuits and/or equi	pment vulnerable to damage
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Circuit number and phase		g final circuit easure end to		(At lea	rcuits ist one imn mpleted)	Live/ Live	Live/ Neutral	Live/ Earth	Earth/ Neutral	0 1 2 7	Maximum measured earth fault loop impedance	At I∆n;	times At 5J ∆ n	Test button operation	Remarks
	rr (Line)	ភ្មា (Neutral)	r2 (cpc)	(R _{1+R₂)}	(R ₂)	МΩ	_ ΜΩ	МΩ	МΩ	ÿ	Ω	ms	// ms		N
112.	NA		NA	0.36			Lin	999	999	1/	0 X4		NA	1 '	N
212	NA	NA.	MA	0:34	NA	NA	Lim	999	999	ب	0.85	NIA	NM	NA	N
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SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

Board Tests						a wang kutak
	THE DISTRIBUTION BOARD IS THE ORIGIN OF THE INSTALL		Ti	EST INSTRUMENTS (SE	RIAL NUMBERS) USED:	
Zs 0.730 μΩ	Operating ATI	INIA IMS	Earth fault	Action Control	PCD (Same 2)	7,77/0
lpr 0.72 M	fines of associated gcD of ema At 51 A		ASS TO ASSOCIATE		RCD (100739510	
Correct supply	RCD (if any)		resistance 10	07395101717749		
polarity confirmed	(where appropriate)	INN	Continuity ((20239(101217749)	Other NA	
distribution to the state of th	Suite a territorial and an annual an annual and an annual an ann	577	rand takka mendada bir katul ka	and the second s	可是一个企业的扩张这种Nation。 1991年中央中央	是自然有种的情况

Details of circuits and/or equipment vulnerable to damage

Circuit	Tests			Absorpt (A)	3 (10 V) T.	15.5			Participation of the Control of the			n ec	D operatir	onene e	1879 (S. 1966) 1878 (S. 1982)
Circuit number and phase		Cito g final circuit asure end to	only	All cl (At lea	rcuits st one imn mpleted)	Liye/ Live	insulation Live <i>l</i> Neutral	resistance Live/ Earth	Earth/ Neutral	0 a r	Maximum measured earth fault loop impedance	At I∆n	fines. AL 5I Å n	Test button aperation	Remarks see continuation sheet
	rı (Line)	r _n (Neutral)	r2 (cpc)	(R ₁ + R ₂)	(R ₂)	MΩ	МΩ	МΩ	МΩ	t. ÿ	Ω	ms	ms	Te.	8.
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22	N/A	NA	NIA	Lim	NA	NA	سرس	વવવ	999	1	Lim	NA	NA	NA	NO
362	NA	NA	WA.	Live	NA	NIA	Lim	999	999	1	LIM	WA	WH	NM	NO
41	WA	NA.	WA	0.34	NHA	NLA	Lim	999	999	U	0.014	NA	N/4	NA	NO
Siz	NIA	WA	MA	0-49	N/4	Wha	Lim	999	999	U	1-79	Wl4	NA	NM	NO
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Tested	₽v		F.A.C.	क संग्रह	; #sz-20		3.57		Janes J. E.	12.134		EFFECTION A			

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SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

Board Tests	85357 S. S. S. S.
ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED TEST INSTRUMENTS (SERIAL NUMBERS) USED	
DIRECTLY TO THE ORIGIN OF THE INSTALLATION	
25 S 0.30 0 Operating At An 72-8 ms 600 100 2395101 21714 RGD 1 00 239510 RGD 1 00	.17749.
Interview associated (interview associated)	ana,
p) 0.69 RA RED ((Fair)) Af S An 24T Insulation 100239510/217749 Other N/A	र्थे : श्रिक्तक रूपस्थ
Connect supply Phase sequence confirmed いん Continuity 1,00239St のにコフィー Other いんし	
polarity (where appropriate) (OT) Continuity (1007/3/5/0/1/1744) one: A 1/1	mierra i

Details of circuits and/or equipment vulnerable to damage

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Circuit	Tests		uit Impedar	rees	\$1/1423 S.A.	430 234						/ RC	D operatir	g	
			ñ	100	rcuits	10.456	Insulation	resistance		, 5 1	Maximum		times!		(s lation
Circuit number and		g final circuits asure end to		(At lêa		Live/	Live/	Live/	Earth/	a . I	measured earth fault loop	At.	At 5l Δ _n ⊼	est bulton operation	ontine sheet
phase	加速域		20.75	to be co	mpleted) -	Live	Neutral	Earth	Neutral		impedance Ω	ms	ms.	Test butto operation	Remarks see continuation sheet
	\$1.66 P.56 15	r _n (Neutral)	A CONTRACTOR OF THE PARTY OF TH	(R1 + R2)	(R2)	смΩ	ΜΩ	МΩ	(MΩ /	BEYES.	引发中4约100 00	新羅德	克尼拉克科	NA	NO
112	NA	NM	NA	0.03	NIA	Nlia	Lim		999	1/	0-33	NA	NA	NA	NO
212	NA	NA.	NM	0.18	NM	NM	Lim	999	999	-	0.48	NA	NA		NO
3i2	NIA	NA	NM	1-49	NA	NA	LIM	999	994		1-79	NA	NA	MA	NO
ul	wha.	NIA	wla	0.80	NA	NA	Lim	ववव	લવ્વ		1-10	WM	N/A	18477	NO
SLL	0-58	0.56	10.0	0.24	NA-	NIA	Lun	999	999	V	0.54	WA	NA	MA	NO
612	N14	NOT	NA	0-52	Nla	NA	اسانيا	aga	9	برن	0.82	NA	NIA	NHA	NO
712	0.47	0.48.	0.77	0.13	Nh	NA	Lim	499	999	1	0.43	72.8	24.7	V	
812	0:68	0.68	1.06	0.37	NA	NA	LIVE	999	999	1	0.67	12.8	24.7	ارسرا	NO
912	NA	NA	NA	0-25	NA	NIA	Cim.	999	999	1	0.55	71.8	24-7		NO
1017	NA	NM	NIA	800	l	NA	Lin	99	agay	1/	0.38	72-8	47	'	ИО
1112	 	0 83	1.26	0.26	NA	NA	Lim	999	999	/	0.86	72-8	24.7	~	NO
12.12	-	0 53	-	-				-							NO
ادلد	<u> </u>			 					<u> </u>	7					NO
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Tested	Bv		1	100	<u> </u>									(00 m) : A. 4 : ;	149.74 147.

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

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Location Distributi Board	on GARA	14 C	dis bo No	ppy to topution and is from of phases, as are encurrent pr		F	Nomin	al Voltag	[230		i) No oir	7	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)		
Distribut Board designat			1 30	BS(EN)		100			[(₁₀		Raine		77	\	l nav
Circuit	Details			13 N			rcuit	Maxi per		Overcurrent	protectiv	e device		RCD	S,AMA Injeces
Circuit number and	Ch	rcuit designation	Ty W	pe of Refe rend ring meth	No of e points	conduc	iors csa	mitted disc- orneca	s + ¥B	S(EN):	aType:	Rating	Short circuit capa city	Op current	Max per mitte
and phase						min2	cpc mm²	e tion times			No.	Y.A.S.	c iv	ĐΔ'n	2.Zs Ω.
	LIGHTS			AB	2	75		0.4		<u>76</u>	 	5	4	NA	<u> </u>
212	Sicrett	<u></u>		A B	2	12-5	11-2	0.4]	<u>876</u>		15	4	NN	·
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Viring	Code								17.47.0		gertanië) Gironel			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	A.	B	C	1)	E			F	G	, 1998, 1945 T. (19)	Н		0	
	PVO/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	i mel	ables n allic king	PVCca in non-me trunk	etallic		/SWA ples	XLPE/SMA cables	Mine	eral insulat cables	ed	Other	E CONTRACTOR

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

11 数数据数数	IIO	Details ercol/Reer	ED/NEVERY(GA		en es		OMPLET	ED FT	iE DIST	RIBUTIO	NIBOARDIS E INSTALIA	aloneo Holi					GNS
S. C.	location Distribut Locard	10(1)(6)	KEN CUPSIA	വ 🏅	distribut board is No of pi	onis from lases	<u> </u>	812	Nomin	al Voltag	- [230]	10.00	inod	100	でなった。		
A.S.	distribut soard testoria		_	桑囊		STORY ST		F-15-17		Rabig	loo la	RGD	i taung				
7.7	circuit circuit cinber circ chase	Details C	(cuit designation		Typs of twining	Reference rence method	No of points served	conduc	cuit fors csa cpcl cpcl mm2	Max per mitted disc onnec ion times	O BS(E					RCD OD ENGLA	Max per mitted (v) v s
<u> </u>	L2	GAS COC	v CO		Α	ß	2	6-0		5	60898	· ·	ß	40	10	NL	20000
	212 212		DOT LOCATE		A	B	LIM	25	1-5	0.4	60898		B	16	10	NA	
	312	_	OT LOCATE	i	A	ß	LIVY	1.5	6-1	0-4	60898		ß	10	10	NA	
	42		INDER STAN		Α	ß	1	1-5	I-0	0.6	6086		B	10	10	NA	
_	52		DOWNSTAIN		0	B	31	1-5	6-1	0-4	6089		B	6	10	NIA	
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は、世界の		PV0/PV0 cables	PVC cables In metallic conduit	PVC cable in non-metal conduit	lic	PVC cabl in metallic trunking	,	PVC call in non-met trunkin	allic	PVC/S cabi		LPE/SNA cables		ral insulated	3	Other	
() 12	800 L. 31,550 m	y a landara	and Santage	7.Va	a saista	, , , , , e			12.4		in a horizona de la composición dela composición de la composición dela composición			N.S.	Contraction of the Contraction o	ni e	

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

1	K TO	Details	bin eyer (ca							RIBUTION LODALH	EUNSJA		NEOTIE	DOIREC	LYC 10	THE OR	GIN
		1 K170	MEM CUPSO		Supply i distribut board is No of pl	on from ases		0.00	Nomin	a Voltagi					65 (r. 10 09 2		
	Distribu board designa		>)							uiion circ			Rajing		100		mA to
	Circuit	Details								Máx		Overcurrent	protectiv	e device		RCD	
	Circuit number and phase	CI 44	rcult designation.		Type of wining	ron Ag	No of points served	conduc Live	cuit iors csa cpc mm2	per- milfed Jaisc Janec Janec Janes	B		200 H	32,448,446	Short orcuit capa city	Opi Curent SSC	
			Ee Swita		A	ß	2	6-0		5	608		ß	40	10	NA	
.,,		GARAGE			<u>A</u>	ß	1	2×		o٠ ५	6080		B	16	(0	NA	
	3:2	I TOTAL C. 1	<u>19475 Don</u>	ארהצימו	A	ß	31	谷二	2X 10	० ५		396	B	6	(0	NA	
		LIGHTS (Ą	B	<i>१</i> ४ 5	1.5	1.0 2x	0.4	(00 <u>8</u>		B		10	NA	
			HALL/LIVE		A		2	2x 2-5	1.0	0-4	609		B	32		NA	
	712	CIGHTS D	houng Rm	LOUNGE	A	(3) (3)	8	1.5	3%	0-4	_	ક્ષ્વજ ક્ષરજ	B	32	10	30	
	3L2	200KEZZ	KITCHEN	1/100	A	B	2	23	12	0.4		898	13	32	(0	30	
			UPSTAIR BEL			B	&	2-5	1-5	0.4		1848 1848	B	16	(0	30	
	-	1	ASHMACH SPA		4	13	2	200	1.2 5X	0.4)898	B	16	10	30	
	1112	SOCIET AT	DB SOCKS	it ains	A	B	16	24	2X-	0.4	,	0848	B	32	(0)	30	
	1212		ringe allea					,		<u> </u>			, 				
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	1.77 ·	4.40年12年6日	Million Section Sec					्रकृति । <u>अर्थः य</u>		٠٠٠ <u>]</u>							
		Α	В	С		D		E		F	-	G		H	-	0	
		PVO/PVC cables	PVC cables in metallic conduit	PVC cabl in non-meta condui	Jilic t	PVC cabl in metalli trunkin	g	PVC cal in non-me trunki	tallic ng	PVC/s cab	les	XLPE/S/A/A cables		ai insulate cables		Other	

ELECTRICAL INSTALLATION CONDITION REPORT

29 April 2015 This Is the Falcon Electrical Report

Vefewer to in Decision 2010267 - Master

CAL INSTALLATION VP | 15/0013 in respect of

The Calvin, Evolutel Street;

Avdire,

Karan Moore, Champerson Electrical

ELECTRICAL

The Calvin Report of the Calvin Report of the Calvin Report of the Calvin Report of the Electrical Report of the Calvin


A Details	of the Client/Person Ordering the Report	B. Reason for	Producing this Report	
Client:	John Priestley	Purpose of this		es the client had
Address:	The Cairn Crosshill Street	28868 ■656688®	egarding the general condit	kreth.
	Airdrie ML6 9DA			
		Date(s) on whice and testing was		and the second of the second o
	of the Installation which is the Subject of this Repo	ort Description of	Domestic Co	mmercial Industrial
(lation:	The Cairn	premises;		N/A N/A
Occupier: Address;	John Priestley The Cairn	Other: N/A		
	Crosshill Street	58 SEE SEE SEE SEE SEE SEE	of wiring system:	40+ yrs
	Airdrie ML6 9DA	Evidence of all or additions:	. ✓ es	imated Age 5 yrs
Record of Installation av	allable: N/A Records held By: N/A		Date of previous inspection:	26/01/2015
D. Extent	and Limitations Inspection and Testing			
COLD BRIDGE STORY ON THE SECOND STORY NAMED IN	trical Installation covered by this report: se distribution boards1 & 2 and all outgoing circuits.	See attached I	cluding the reasons (See regulatio imitations schedule(5 Pag	rationalist attains balletinikoimuni en niveren elementetin eta hitaini arekonni benitegi.
		See Addition	al Page	
Operational Li	Agreed with na mitations including the reasons (See page No I N/A ;)	John Priestley		K
None	interest of the second		•	
This inspection	n and testing detailed in this report and accompanying schedules have	been carried out in acco	rdance with BS7671;2008 (IET Wir	ing Regulations) as amended
to July 201 It should be n	oted that cables concealed within trunking and conduits, under floors, in	roof spaces, and gener	ally within the fabric of the building	or underground, have NOT
ALEXANDER SERVICE	id unless specifically agreed between the client and inspector prior to the ry of the Condition of the Installation General core		s (In terms of electrical safety)	
The electr	rical installation is in a very unsafe and dangerous cond litional Page	ition. There is curre	ently a high risk of fire and e	electrocution which
			nat dangerous (code C1) and/or po	tentially dangerous (code
	mendations			
\ .nger prese	erall assessment of the suitability of the installation for continued use at nt' (code C1) or 'Potentially dangerous (code C2) are acted upon as a n vithout delay is recommended for observations identified as 'further inve	natter of urgency	ISFACTORY, 1 recommend tha	t any observations classified as
Observation c	lassified as 'Improvement recommended' (code C3) should be given du Subject to the necessary remedial action being taken I reco	e consideration.	ion is further inspected and tested	oy 26/01/2020
G. Declara	which are described above having exercised leasonable sk	ill and care when carryin	g out the inspection and testing, he	reby declare that the
	information in this report, including the observations and atta installation taking into account the stated extent and limitation. Falcon Electrical Testing Ltd.			ondition of the electrical
Trading Title and address	Falcon Electrical Testing Ltd. Falcon House, Main Street,		NICEIC Enrolment Number	022145
	Fallin, Stirling, FK7 7HT			
Inspected an		l'ar-ar-	7	
	ron Gammie Position Test Engineer vised for issue by:	Signature	De la companya di santana di santa	ite /
Name Aa	ron Gammie Position Test Engineer	Signature	Da	ite
H. Schedu		report is valid only when		

Cupply Ch	aracteristics c	nd Earthing Ar	rangemer	nts	e magentine and medical discolor	\$250 P			107 Taylar				
Earthing Arrangements	Moon	nber and Type of Liv			Nature of S	upply P	arametei	rs.		Supply pa	otective d	evice	4013. 312.
TN-S ✓	a.c.		d	.c. N/A	Nominal Voltage	u ⁽¹⁾ [4	00	v	BS(EN)			Constant dead	
	1-Phase	1-Phase	1 7 2	INI/A	Nominal	U ₀ ⁽¹⁾ (2)	30	٧	1361 Fเ	ıse HBC	;		
TN-C-S N/A	(2 wire)	N/A (3 wire)		Vire N/A	Voltage Nominal	f ⁽¹⁾ 5	 ∩	Hz		9 (5 No. 1)			
tn-c ∫N/Ā	2-Phase (3 wire)	N/A	3 V	Vire N/A	frequency Prospective	lere.			Type 2				
TT N/A		N/A 3-Phase	N/A c	other N/A	fault current External loop	lpf ⁽²⁾ 0	58.8	kA	Nominal				
	.) (3 wire)	(4 wire)		S (to some	impedance	Ze ⁽²⁾ 0	.30	Ω	current ra	ling 1	00	A	
it N/A	Other N/A				Number of supplies]1			Short circular capacity	uit ja	13	kA	
	Confirmation (of supply polarity		<u> </u>	(Note: (1) by e by measureme		2) by enq	uiry or			(3) (3) (4) (5)		
Particular	s of Installation	on Referred to	in the Rep	a-en-Czefabiolegaliswograpicky									6.49
Means of a		Type (e.g. rod(s),	NĀ	Details of	Installation Ea		trode (wi	here ap	olicable)				33.53
facility		tape etc.)			Locati	on	The second secon	•					
Installation earth electrode	N/A	Resistance to Farth	WA		Ω Metho	od of		(interior					Taribi.
					meas	rement]N/A					en van Krigeloog	
	tive Conducto	rs Tick bo	exes and enter	details as ap						de de des 190 Generalies			
Earthing Conductor	Material	Copper	CS	a [16.	mm ²		Connect	ion and	Continuity	Verified	<u> </u>		
Main protective	Material	LIM	CS	a [LIM	mm ²		Connect	ion and	Continuity	Verified	×		
bonding conducte Bonding of Inco			g er er feligi. Gregoria			905) (0 1846 (9)	Mavimu	m Dema	nd (Load)				
Water Gas	Lightning Oil	Steel Other	r Please S	tate			N/A		Amps			745. (35.6) 1. E. (3.7)	
LIM *_	N/A N/A	A N/A N/A	∖ ¦N/A				Salar and the Contract of the Contract of the	/e meas	ure(s) agai	nst electri	shock		
				(a)			ADS						
VERSIONAL SERVICE DE SESSE ANTANCIA DE SE		e / Circuit-Brea	ker / RCD)			2 190		<u> </u>	l i	RCD mair	ı switch	
Location	Kitchen Cupbo	ard				Curren rating	U Property Property	100	Ä	Rated re	esidual / in current,	N/A	mA
			e an ann an			Fuse/E rating	Device or setting	100	A	IAn Rated ti	me delay {	N/A	ms
/pe BS(EN)	60947-3		No o	f poles 2	12.000.000.00	Voltag rating	e	230	ý			N/A	ms
Supply Conductors	Copper		Supply Conductors	25	mm ²					time at,	l∆n ¹		
material			csa			na de da			60 (F) (F)	<u> </u>			
K. Observat	Apprile the Wellington State of Control	s) of Inspection and	Test Results, a	and subject to	the limitations s	pecified a	at the Ext	tent and	Limitations	s of the Ins	pection and	d testing s	section
	nedial action is req	Section 1	The following		audenskardenskare	✓.						Furth	ег
Item No				Observat	ions						Code	The state of the second state of	tigatior ired
St		BONDING ARR				7 Con	dition a	nd ac	cessibilit	y of mai	n C3	No	
1 -		g conductor con UNIT / DISTRIE				ina (13	84 1 1)				C1	No	
		UNIT / DISTRIE						terms	of IP ra	iting etc	C1	No	
(4	16.2)												·
Carrow and a contract of the C	CONTRACTOR STATE	ontinue on contir		gestell Herbert in the		<u>्रह</u> मृत्रः	ATA NEW YEAR	<u> </u>		VI - SERVIS (SE É)	1	experience	
One of the follo	wing codes, as app ncy for remedial act	ropriate, has been al ion.	located to eac	para como	77-7-4-T	ove to in	ndicate to	the per	son(s) resp	oonsible fo	r the install	ation the	
C1 - Danger pre	esent. Risk of injury	. Immediate remedia	l action require	ed (5	and the state of								
C2 - Potentially	dangerous - urgen	t remedial action requ	uired	1									
C3 - Improveme	ent recommended			1	3								

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

Note: this fo	orm is suitable fo	r many t	ypes of smaller insi	tallations not	exclusively domes	tic.				,			
Outcomes	Acceptable condition	V	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	Antonio de de la Antonio	/A
Ilem No				Descrip	ilion				Ouk	come /		Further Investigation required	Comments: Signature Signat
4.0	DISTRIBUTOR	e /eup	PLY INTAKE EQU	IPMENT						A part of		Further	පි
COLUMN TO THE PARTY OF THE PART		<u> </u>	FEI IN ARE ENO	ir iliciya				Т		✓		No	No
1.1	Service cable co							-		<u> </u>		No	No
	Condition of Ser						,			<u>/</u>		No	No
	Condition of tails			·				-		<u>/</u>		No	No
-(¹ 4	Condition of tails									<u>/</u>		No	No
` ,	Condition of me									<u>√</u>		No	No
1.6	Condition of Iso	lator (wh	ere present)							I/A		140	140
2.0	PRESENCE OF MICROGENER		JATE ARRANGEN (551.6; 551.7)	IENTS FOR	OTHER SOURCES	S SUCH AS			N	I/A		No	No
	EADTHNO ID	ONDING	ARRANGEMENT	e (411 3) Ch	an 54\								
3.0	2007			MODELA CONTRACTOR A CONTRACT	200225-00000-0000-0000-0000-0000-0000-0			T		<u>√</u>		No	No
3,1			earthing arrangem			10.4.0.0)				<u>v</u> I/A		No	No
3.2	f		of earth electrode					IM		No	No		
3.3	<u> </u>		onding labels at al									No	No
3.4	I		conductor size (54					.IM			No		
3.5			on of earthing cond							.IM		No	
3.6	3		otective bonding co							.IM		No	No
3.7	Condition and a	ccessibi	lity of main protecti	ve bonding c	onductor connection	ns (543,3,2; 54	14.1.2)		C3 (see		n K)	No	No
3.8	Accessibility and	d conditi	on of all protective	bonding cont	nections (543,3,2)	-			L	.IM		No	No
4.0000000000000000000000000000000000000		etes50000000											
4.0			STRIBUTION BOA					<u> </u>		, e		No	No
4.1	Adequacy of wo	rking sp	ace / accessibility t	o consumer i	init / distribution bo	oard (132,1,2; §	013,1)			<u></u>	173	No	No
4.2	Security of fixing		·						C1 (see				
4.3	Condition of end	closure(s	s) in terms of IP rati	ng etc (416.2)				C1 (see	sectio	n K)	No	No
4.4	Condition of end	closure(s	s) in terms of fire ra	ting etc (526.	5)					√		No	No
4,5	Enclosure not d	amaged	/deteriorated so as	to impair saf	ety (621.2 (iii))				C1 (see	sectio	n K)	No	No
,.6	Presence of lin	ked mai	in switch (as require	ed bỳ 537.1.4)					✓		No	No
4.7	Operation of ma	ain switcl	h (functional check)	(612.13.2)			-			√		No	No
4.8	Manual operation	on of circ	uit-breakers and R	CDs to prove	disconnection (61	12,13,2)				√	-	No	No
4,9			circuit details and p						C3 (see	sectio	n K)	No	No
/ 0	l		erly test notice at o	.,			12.2)		C3 (see	sectio	n K)	No	No
4.11			rd (mixed) cable co					d	C3 (see	sectio		No	No
4.12	Presence of alt	ernative	supply warning no	tice at or nea	er consumer unit / o	distribution boa	rd (514.15)		N	I/A		No	No
4.13	Presence of oth	er requi	red labelling (Pleas	e specify) (Si	ection 514)				N	I/A		No	No
4.14	damage, arcing	and ove	ve device(s) and ba erheating (421,1.3)			o signs of unac	ceptable therma	ıl		✓		No	No
4.15			evices in line condu					<u> </u>		No	No		
4.16	522.8.11)		anical damage wh						C2 (see	sectio	n K)	No	No
4.17	Protection again (521.5.1)	nst electi	romagnetic effects	where cables	enter consumer u	nit / distribution	board / enclosu	res	N	I/A		No	No
4.18		d for fau	It protection – inclu	des RCBOs (411.4.9; 411.5.2; 5	31.2)			C3 (see	sectio	n K)	No	No
4.19			ditional protection -						C3 (see	sectio	n K)	No	No
5.0	FINAL CIRCUIT	securit-invitations and	yez aya a ka aya a ka a ka a ka a ka a ka		ran processor needs to be increased	and molecular services		1		on the case of		1000	
	Identification of	MARKET STATE	ors (514 3 1)						C3 (see	sectio	n K)	No	No
5.1				r zun /522 9 5	<u> </u>				C3 (see			No	No
5,2			ted throughout thei	1 1411 (VZZ.0.0	7			_				No	No
5.3	Condition of ins	ulation o	of live parts (416.1)							<u> </u>		.10	<u> </u>

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

lote: this form is suitable for many types of smaller installations not exclusively domestic.

				tallations not								1	
Outcomes	Acceptable condition	1	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N.	/A
			I									No	tes
			lander of the second		34.3							tion	
Item No	300			Descri	otion	4			Out	come		Further investigation required	stits
												r investig equired	omments
			ha a sa a sa a sa	1.5								her	ઉ
					And the second							듄	
5.0	FINAL CIRCUI	TS (Con	tinued)									7	
CONTROL OF THE STATE OF THE STATE OF			rotected by enclosu	re in conduit,	ducting or trunking	(521.10.1)	Samuel Account of a contract of a state of the same and a state of the same an		C2 (see	sectio	n K)	No	No
1			of conduit and trunk						C2 (see	sectio	n K)	No	No
							etallation (523)		C2 (see	eactio	n K)	No	No
			current-carrying ca				Stalladion (020)		`			NI=	No
7	Co-ordination b	etween	conductors and ove	erload protect	ive devices (433.1;	533.2.1)				IM		No	
5.7	Adequacy of p	rotective	devices; type and	rated current	for fault protection	(411.3)			C2 (see			No	No
5.8	Presence and a	adequac	y of circuit protectiv	e conductors	(411.3.1.1; 543.1)				C2 (see			No	No
5.9	Wiring system(s) appro	priate for the type a	nd nature of	the installation and	external influe	ences (522)		C1 (see		n K)	No	No
5.10	Concealed cab	les insta	lled in prescribed z	ones (see se	ction D, extent and	limitations) (5	22.6,101)		L	.IM		No	No
5.11	protected agair	ist mech	porating earthed ar anical damage fron	mour or shean nails, screw	ath, or run within ea s and the like (see	rthed wiring sy section D. ext	stem, or otherwi ent and limitation	se ns)	•	✓		No	No
	(522,6,101; 522		orotection by RCD i	not exceeding	1 30mA								
5,12 5,12.1			f rating 20 A or less			ersons unless o	exempt -			√		No	No
5,12.2		nobile e	quipment not excee	ding 32 A raf	ing for use outdoor	s (411,3,3)				√		No	No
5.12.3			n walls or partitions					<u> </u>	C3 (see	sectio	on K)	No	No
			s, sealing arrangem			mal effects (5:	27)		C3 (see	sectio	on K)	No	No
			ated / separated fro						1	1 /\		No	No
1			parated from comn						1	1 /V		No	No
			parated from non-e)	٧٧		No	No
			at enclosures - indic			n D of the repo	ort (526)						
			made and under no							√		No	No
5.17.1 5.17.2			a conductor visible						C2 (see	section	on K)	No	No
			a conductor vision				,	_		√		No	No
5,17.3			d at point of entry to) (522.8.5)			C1 (see	section	on K)	No	No
5,17.4			es including socket-						C3 (see			No	No
5.18			es for external influence						C2 (see			No	No
.19	Sultability Of ac	CESSUIR	es to external trace	311000 (012.2)									
	LOCATION	CANT.	NINING A BATH OF	SHUMED				16.5.5	60.500	- Fall (8)	and the second		ing in
			r all low voltage (L\		RCD not exceeding	30mA (701.4	11.3.3)		C3 (see	section	on K)	No	No
			ctive measure, requ						C3 (see			No	No
	i .		with BS EN 61558							4/V		No	No
			ntary bonding cond				(701.415.2)	_		V/V		No	No
6.4	I		olts) socket outlets				,			V/A		No	No
6,5			t for external influer				(701.512.2)		C2 (see		on K)	No	No
	l						· · · · · · · · · · · · · · · · · · ·	-	C2 (see			No	No
6.7	1		t for installation in a			ation (701 55)		_	C2 (see			No	No
6.8	Suitability of ci	urrent-us 	sing equipment for p	zarucutar pos	MONTH WICH THE ROOM								
	OTUCE BART	7 605/	HAL INSTALLATIO	NS OR LOC	ATIONS								
ERSENCE SERVICES	List all other s	pecial in:	stallations or location	ons present, i	fany. (Record sepa	rately the resu	ılts of particular		ımber of		1	No	No
7.1	inspections ap							lo	cations				

Inspected By				
	Aaron Gammie	Date:	N/A	
Signature:				

Board	Details	-		**************************************		u cira Velar Julyi Çelik	rigiyatir (ki Sasgara k		2: 1 (Slåne) Deživiš (S	2 St. St. Ph	3001-2				MORENTALIA CONTRACTOR	
		D IN EVERY CAS	SE .	ONLY:	TO BE C	OMPLET	ED IF TH	IE DISTI			IS NOT CO	NECTE	D DIREC	TLY TO	THE ORI	GIN -
			96 CALC 10		as dia				OF TH	E INSTAL	ATION	10 (10 (K)				STATES
Location		n		Supply t distribut	o ion	N/A		i sa vera				Ass	sociated F	RCD (if a	ny)	79 79
Distribut Board	JON	•		board is No of pl	400000000000000000000000000000000000000	N/A		Nomin	al Voltag	e N/A	BS(E	N)	N/A			
					in 1985, 1985, 198		vice for ti				RCD Pole	No of	N/A			
Distribut board	DD I			Type BS		N/A				and the second second	A RCD	Rating	(N/A	SC ALCUD.	2	9.4
designa				()Per	100			17		5) <u>1 W / Y</u>	A		(2) (2) (2) (2) (2) (3) (3) (3) (3) (3) (3) (3) (3) (3) (3			mA -
Circuit	Details	ing Standard Angele Colony		1000000	Adelysis L			<u> </u>	Max		Overcurrent	nrotectiv	e device	u Maga Mysta	RCD	870 X
Circuit					Refe-	No of	Cir conduct	cuit ors csa	per- mitted					Short		∄ Max
number and	Ci	rcuit designation	as series Se Se Se	Type of wiring	rence method	points served			disc- onnec-	BS	(EN)	Туре	Rating	circuit capa-	Op.	per- mitted
hase							Live mm ²	cpc mm ²	tion times			No	A	city kA	current I Δ n	Zs Ω
1/8	Oven Supply			А	В	1	6	2.5	5	608	8 MCB	8	40	10	N/A	0.92
2/S	Garage Supply			A	В	1	2.5	1.5	0.4	608	8 MCB	В	16	10	N/A	2.30
3/8	Circuit Not Locate	ed		Α	В	LIM	2x1.5	2x1	0.4	608	8 MCB	В	6	10	N/A	6,14
4/8	Upstairs Lighting		·	- A	В	20	1.5	1	0.4	608	98 MCB	В	6	10	N/A	6.14
5/\$	Hati/Smali Lounge	e Sockets		Α	В	6	2x2,5	2x1.5	0.4	608	98 MCB	В	32	10	N/A	1,15
6/8	Large Lounge/Din	ning Room Lights		А	В	3	1	1	0.4	608	8 MCB	В	6	10	N/A	6.14
7/8	Kitchen Sockets			Α	В	3	3x2,5	3x1,5	0.4	608	8 MCB	В	32	10	30	1.15
8/8	Upstairs Sockets			A	В	6	2x2,5	2x1.5	0.4	608	8 MCB	В	32	10	30	1,15
9/\$	Circuit Not Locate	ed		Α	В	LIM	1.5	1	0,4	608	98 MCB	В	16	10	30	2.30
10/S	Circuit Not Locate	ad		. A	В	LIM	2x2.5	2x1,5	0.4	608	98 MCB	В	16	10	30	2.30
11/5		ning, Bedroom Socke	its	A	В	10	2x2.5	2x1,5	0.4	608	98 MCB	В	32	10	30	1.15
12/S	SPARE			-		_			-	<u> </u>		 	-		_	-
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Wiring	Code											24 (15 5)				
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	PVC/PVC	PVC cables in	PVC cab in		PVC cab in		PVC call in		PVC/	1	XLPE/SWA		ral insulate	ed	Other	
	cables	metallic conduit	non-met condu		metall trunkir		non-me trunki		cab	oies	cables		cables			
	A. Carlotte						New Assis							1.73.94		

SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

Board Tests								
ONLY TO BE COMPL DIREC	ETED IF THE DISTRIBUTION TLY TO THE ORIGIN OF THE	I BOARD IS NO INSTALLATIO	OT CONNEC	TED		TEST INSTRUMENTS (SE	RIAL NUM	MBERS) USED
Zs N/A	Ω Operating times of	Atl _{An}	N/A	ms	Earth fault loop impedance	1002395101217753	RCD	1002395101217753
lpf N/A	Associated RCD (if any)	At 51 An	[N/A	ms	Insulation resistance	1002395101217753	Other	N/A
Correct supply polarity confirmed	Phase sequence co (where appropriate)		<u>[N/A</u>		Continuity	1002395101217753	Other	[N/A

Details of circuits and/or equipment vulnerable to damage

N/A

cuit	Tests									r e		D/	ND		
	10000	Circ	uit Impedar Ω	ices			Insulation	resistanc	е	P O	Maximum	RC	D operati times	ıy .	<u>ja</u>
Circuit number and phase		g final circuits easure end to		All cir (At lea colu to be cor	st one mn	Live/ Live	Live/ Neutral	Live/ Earth	Earth/ Neutral	í a r i	measured earth fault loop impedance	At∗ I∆n	At 5l A n	Test button operation	Remarks see continuation sheet
	r ₁ (Line)	rn (Neutral)	r ₂ (cpc)	(R ₁ + R ₂₎	(R ₂)	МΩ	МΩ	МΩ	ΜΩ	y	Ω	ms	ms	μĚΫ́	Ø
1/S	N/A	N/A	N/A	0,02	N/A	N/A	LIM	999	999	✓	0.32	N/A	N/A	N/A	NO
2/\$	N/A	N/A	N/A	0,20	N/A	N/A	LIM	999	999	1	0.51	N/A	N/A	N/A	МО
3/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
4/S	N/A	· N/A	N/A	1.30	N/A	N/A	LIM	999	999	1	1.77	N/A	N/A	N/A	NO
5/\$	0,39	0,39	0,62	0.25	N/A	N/A	LIM	999	999	1	0.58	N/A	N/A	N/A	МО
6/S	N/A	N/A	N/A	0.70	N/A	N/A	LIM	999	999	/	1,01	N/A	· N/A	N/A	NO
7/8	0.22	0,21	0,36	0,12	N/A	N/A	LIM	999	999	1	0,39	38,4	24.1	1	NO
8/8	0.69	0,69	1.08	0,43	N∕A	N/A	LIM	999	999	1	0,79	38,4	24,1	1	NO
9/8	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999	,	LIM	38.4	24,1	/	NO
10/S	FAIL	. FAIL	FAIL	LIM	N/A	N/A	LIM	999	999		LIM	38,4	24.1	1	NO
11/S	FAIL	FAIL	FAIL	0.35	N/A	N/A	LIM	999	999	1	0,66	38,4	24.1	1	NO
12/S						 .	-	-	-			-	-	-	-
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			108595965386659699	anakan kabulukan barata					Laboratory and the	300 S (F 5.8) 115		AND SACRED S				400
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DOTOG	HV.		100000000000000000000000000000000000000						F-5040 (#1986) 6.1			E41100 (1920)	19.00 M 40.00 M 50.00			
COLCU	Lγ		04/2054/19764/0925	the second second second second			Acceptable and the second			0.00	Control of Selection of the selection		10. Val-de Vese 4.000		and the William Change	1.50
			100 TO 10	North (1954) 4-250/4-		A STATE OF THE STA	12,114,750,000,000,000	1704 KHAS 150 WAR	ALASANA TO THE STATE OF THE STA					9606245LR 34460		
		CONTRACTOR NAME OF STREET	and the second second				the language continu			additionary and employed	accompanies of the property of the	nite (dollar Francisco)				100
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3000 (A) 中国 500 (A)	SPECIAL PROPERTY OF THE PROPER	5000000					\$5000 CO.	Position	Section for the second section in	Toot	nainaar					₹.50
Signa	tilra	\$250 E.S.					\$165,000	I CONTOUR		LESLE	Engineer					100
JIGHIA	(U) G						169/3=0.99					Committee of the Commit	e recommendation and a market	AND STREET, ST	ANTEROVERSHIP PROPERTY	
	ACK NEW YEAR	28.69.223		NAMES OF THE PROPERTY AND ADDRESS OF THE PARTY.	\$35000000000000000000000000000000000000	(中央の840円の発表的である	CONTRACTOR OF THE STATE OF	Salvery Salt West A		Section 2017			STATE WES	SACTOR PROVIDE		
				A CONTRACTOR OF THE ACT			THE WAY A CONTRACT OF THE	- 10 Color (10 PM) (12 PM)		100000000000000000000000000000000000000			SECONDARY LINE			
			MOSS #5556 NAVISO		OLNOWSKI VALUE	100					edenimatis de l'assetta	A security of the second	a transfer of November 1 and	All the description	upobliki obravalski	1000
	1900/2006/2006/2006		Contract the second	14-14-14-14-14-14-15-14-14-15-14-14-15-14-14-14-14-14-14-14-14-14-14-14-14-14-	la verifica di Constituti di Solari di Solari	SanaSuSilvin Silmsa membe	anica consession and second	Date of		LOUGH COMPANY AND AND ASSESSED.	the to be seen and a more of the con-					100
		2017257					F-25-70-70-70	DOID OIL								
		= 10000 .	<u> </u>				新生物(2000)		32-33-33-33	26/01	わいれち					100
Name	CONTRACTOR OF THE	A A A A A A A A A A A A A A A A A A A	ı Gammie	1			ESCA 30460	testing		20/01/	2010					100
0.00 Section (50.00 Z = 15		- Auu	ı Canının	,			\$40 STANSON	reaming.			AND THE PROPERTY OF THE PARTY O	and the second section of the second	RANKENDEPPORCEASES.	CONTROL OF STREET	CONTRACTOR STREET	(CONT.)

2010267 - Master

Board							TO JE TI	IC NICT	NEUTIO	N BOARD IS	NOTICAL	MEGTE	D DIREC	TI-V-TO	THE OR	GIN
Location	1.L. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	ED IN EVERY CAS		Supply	ю.	N/A		IE DIST	OF TH	E INSTALLA	TION		sociated i	lezz czesz		
	Distribution			distribution board is from BS(EN) N/A No of phases \[\N/A \] Nominal Voltage \[\N/A \] V RCD No of \[\N/A \]												
Distribut board designat	tion			Overcur Type B		ective de N/A	vice for t	ne distrib	ution circ Rating		Poles RCD	Rating	<u> N/A</u>	Tamas and Adams		mΑ
Circuit	Details								Max			er andri 18 octobr	esterava s Nye na sisa Nye na sisa		100 000 000 000 000 000 000 000 000 000	
Circuit number and hase	Ci	rcuit designation		Type of wiring	Refe- rence method	No of points served	Cir conduc Live mm ²	cuit lors csa cpc mm ²	per- mitted disc- onnec- tion	Ov BS(E	ercurrent (N)	Type No	Rating	Short circuit capa- city	Op.	Max per- mitted Zs
1/8	Rangemaster Co	oker	38 33.25	A	В	1	6	2,5	times 5	60898 [NCB	В	40	kA 10	1Δ _n N/A	Ω 0.92
2/8	Circuit Not Locale	ed		A	В	LIM	1.5	1	0.4	60898 1	исв	В	16	10	N/A	2,30
3/\$	Circuit Not Locate	ed		А	В	LIM	1.5	1	0.4	608981	исв	В	10	10	N/A	3,68
4/8	Light Under Stair			· A	В	1	1.5	11	0.4	608981	MCB	8	10	10	N/A	3,68
5/8	Circuit Not Locate	ad		А	В	LIM	1.5	1	0.4	608981	MCB	В	6	10	N/A	6,14
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Wiring			-	T		T	7,04			- 1	Ċ		LI		^	_
	A PVO/PVC	PVC cables in	PVC calc		D PVCcab in metalli	l.	PVCcal in non-me	bles	PVC/ cab	SWA >	G (LPE/SWA cables		H rat insulate cables	ed	O Other	
	cables	metallic conduit	non-met condu		metali trunkir		non-me trunki		caD	neo	caples		Caules			

Board 7	ests				0.0001650196.0					
ONLYT	NLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION TEST INSTRUMENTS (SERIAL NUMBERS) USED						MBERS) USED			
Zs	N/A	Ω	Operating times of	Atl _{An}	N/A	ms	Earth fault loop impedance	1002395101217753	RCD	1002395101217753
lpf	N/A	kA	associated RCD (if any)	At 51 An	N/A	ms	Insulation resistance	1002395101217753	Other] N/A
Correct polarity confirms	· ' ' ' ' <u> </u>		Phase sequence (where appropriat		Į N/A		Continuity	1002395101217753	Other	N/A

Details of circuits and/or equipment vulnerable to damage

N/A

cuit	ests	, Circ	uit Impedar Ω	ices	10 (2.46)	Insulation resistance p						RC	uo <u>j</u>		
Circuit number and phase	Rin (me	g final circuits asure end to	only	All cir (At lea colu to be cor	st one Imn	Live/ Live	Live/ Neutral	Live/ Earth	Earth/ Neutral	a i t	Maximum measured earth fault loop impedance	At I A n	times At 51 \(\Delta_n \)	Test button operation	Remarks see continuation sheet
	r ₁ (Line)	rn (Neutral)	r ₂ (cpc)	(R _{1 +} R ₂₎	(R ₂)	МΩ	МΩ	МΩ	MΩ	ÿ	Ω	ms	ms		
1/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
2/8	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LÍM	Ν/A	N/A	N/A	NO
3/S	N/A	. · N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
4/S	N/A	N/A	N/A	0.39	N/A	N/A	LIM	999	999	1	0.68	N/A	N/A	N/A	NO
. 5/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
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Signature

Name Aaron Gammie

Position

Date of testing Test Engineer

26/01/2015

Agreed limitations including the reasons, Continued. from page 1 equipment was no inspected or tested.					
General condition of the installations (In terms of electrical safety), Continued. from page 1					
could result in injury or death to the users of the installation. Parts of the installation have been isolated as a minimum precaution due to the nature of the faults found during the inspection					

Inve No Description Code Re 4	Observati	ons Continued from Page 2		
tem No Description Code Re 4				Further Investigation
impair safety (621.2 (iii)) 5	Item No	Description	Code	_
5 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.9 Correct identification of circuit details and protective devices (514.8.1; 514.9.1) 6 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.10 Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2) 7 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14) 8 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.16 Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11) 9 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.18 RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2) 10 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.19 RCD(s) provided for additional protection – includes RCBOs (411.4.3; 411.5.2; 531.2) 11 5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1) 12 5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5) 13 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)	4	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.5 Enclosure not damaged/deteriorated so as to	C1	No
protective devices (514.8.1; 514.9.1) 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.10 Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2) 7 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14) 8 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.16 Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11) 9 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.18 RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2) 10 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.19 RCD(s) provided for additional protection – includes RCBOs (411.3.3; 415.1) 11 5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1) 12 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)		impair safety (621.2 (iii))		
6 4,0 CONSUMER UNIT / DISTRIBUTION BOARD 4.10 Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2) 7 4,0 CONSUMER UNIT / DISTRIBUTION BOARD 4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14) 8 4,0 CONSUMER UNIT / DISTRIBUTION BOARD 4.16 Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11) 9 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.18 RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2) 10 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.19 RCD(s) provided for additional protection – includes RCBOs (411.3.3; 415.1) 11 5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1) 12 5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5) 13 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (2411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 18 5.0 FINAL CIRCUITS 5.9 Wiring systems(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3. for cables concealed in walls or partitions (522.6.102; 522.6.103)	5	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.9 Correct identification of circuit details and	C3	No
near consumer unit / distribution board (514.12.2) 7		protective devices (514.8.1; 514.9.1)		
7 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14) 8 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.16 Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11) 9 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.18 RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2) 10 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.19 RCD(s) provided for additional protection – C3 includes RCBOs (411.3.3; 415.1) 11 5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1) 12 5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5) 13 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking C2 (521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (22 (411.3)) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 external influences (522) 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and c1 external influences (522) 19 5.0 FINAL CIRCUITS 5.1.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)	6	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.10 Presence of RCD quarterly test notice at or	C3	No
warning notice at or near consumer unit / distribution board (514.14) 8		near consumer unit / distribution board (514.12.2)		
8 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.16 Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11) 9 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.18 RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2) 10 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.19 RCD(s) provided for additional protection – C3 includes RCBOs (411.3.3; 415.1) 11 5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1) 12 5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5) 13 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection C2 (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)	7	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.11 Presence of non-standard (mixed) cable colour	C3	No
cables enter consumer unit / distribution board (522.8.1; 522.8.11) 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.18 RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2) 10 4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.19 RCD(s) provided for additional protection – C3 includes RCBOs (411.3.3; 415.1) 11 5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1) 12 5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5) 13 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking C2 (521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)	1	warning notice at or near consumer unit / distribution board (514.14)		
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includes RCBOs (411.3.3; 415.1) 11 5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1) 12 5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5) 13 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)	_	RCBOs (411.4.9; 411.5.2; 531.2)		
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5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5) 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3) 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)		includes RCBOs (411.3.3; 415.1)		
13 5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)	11	5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1)	C3	No
(521.10.1) 14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type C2 and nature of installation (523) 15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection C2 (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103) C3	12	5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5)	C3	No
14 5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type 22 and nature of installation (523) 35.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 46 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection 411.3) 47 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 48 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 49 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103) C3	13	5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking	C2	No
and nature of installation (523) 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and C2 plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection C2 (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and C1 external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103) C3		(521.10.1)		
15 5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103)	14	5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type	C2	No
plastic) 16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection C2 (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 for cables concealed in walls or partitions (522.6.102; 522.6.103) C3		and nature of installation (523)		. [
16 5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection C2 (411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103) C3	15	5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and	C2	Ňo
(411.3) 17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103) C3		plastic)		
17 5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) C2 18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103) C3	16	5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection	C2	No
18 5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103) C3		(411.3)		
external influences (522) 19 5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103) C3	17	5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	C2	No
19 5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103) C3	18	5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and	C1	No
the state of the s	.	external influences (522)		
I 20 5.0 FINAL CIRCUITS 5.13 Provision of fire barriers, sealing arrangements and protection against C3	19	5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103)	C3	No
20 0.01 114/12 011/05/10 0112 112/10/20 20 1	20	5.0 FINAL CIRCUITS 5.13 Provision of fire barriers, sealing arrangements and protection against	C3	No
thermal effects (527)		thermal effects (527)		
21 5.0 FINAL CIRCUITS 5.17.2 . No basic insulation of a conductor visible outside enclosure (526.8) C2	21	5.0 FINAL CIRCUITS 5.17.2 . No basic insulation of a conductor visible outside enclosure (526.8)	C2	No

Code Key

- C1 Danger present. Risk of injury. Immediate remedial action required
- C2 Potentially dangerous urgent remedial action required
- C3 Improvement recommended

Observati	ons Continued from Page 2		
			Further Investigation
Item No	Description	Code	
22	5.0 FINAL CIRCUITS 5.17.4 . Adequately connected at point of entry to enclosure (glands, bushes	C1	No
	etc) (522.8.5)		
23	5.0 FINAL CIRCUITS 5.18 Condition of accessories including socket-outlets, switches and joint boxes	C3	No
	(621.2 (iii))		
24	5.0 FINAL CIRCUITS 5.19 Suitability of accessories for external influences (512.2)	C2	No
25	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.1 Additional protection for all low voltage	C3	No
	(LV) circuits by RCD not exceeding 30mA (701.411.3.3)		
26	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.2 Where used as a protective measure,	C3	No
[]	requirements for SELV or PELV met (701.414.4.5)		
27	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.6 Suitability of equipment for external	C2	No
	influences for installed location in terms of IP rating (701.512.2)		
28	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.7 Suitability of equipment for installation in	C2	No
l i	a particular zone (701.512.3)		
29	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.8 Suitability of current-using equipment for	C2	No
	particular position within the location (701.55)		

Code Key

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

C2 - Potentially dangerous - urgent remedial action required

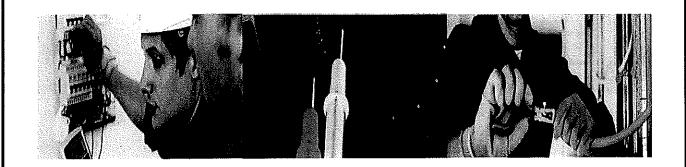
C3 - Improvement recommended

		2010267 - Master
Page 3/4 Sp	ecial Location Details	
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CONDITION REPORT GUIDANCE NOTES FOR RECIPIENTS

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

- 1. The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
- The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.
- 3. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner /occupier with details of the condition of the electrical installation at the time the Report was issued.
- 4. Where the installation incorporates residual current devices (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.
- 5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
- Some operational limitations such as such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
- 7. For items classified in Section K as C1 ("Danger Present"), the safety of those using the installation is at risk, and it is recommended that a competent person undertakes the necessary remedial work immediately.
- 8. For items classified in Section K as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.
- 9. Where it has been stated in Section K that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
- 10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.





THE CAIRN, CROSSHILL STREET, AIRDRIE, ML6 9DA

ELECTRICAL INSTALLATION CONDITION REPORT JANUARY 2015

PREPARED FOR

MR JOHN PRIESTLEY

BY

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ELECTRICAL CONDITION REPORT FOR AN ELECTRICAL INSTALLATION (REQUIREMENTS FOR ELECTRICAL INSTALLATION BS 7671 [IET WIRING REGULATIONS])

INSPECTION DATE: From 26/1/2015 to 26/1/2015

ADDRESS OF INSPECTION

THE CAIRN CROSSHILL STREET AIRDRIE ML6 9DA

Report Reference: 2010267 Job Reference: J246AG

Engineer: Aaron Gammie

Report Date: 26/1/2015



QUICK GUIDE INDEX

- **Section 1-**Report Summary
- Section 2- Report Limitations
- Section 3- Distribution Board Summary
- Section 4- Observations & Recommendations
- Section 5-Electrical Installation Condition Report
- Section 6- Instrument Calibration Certificates

ECR Report No: 2010267 Issue Date: 26/1/15

Contract Ref: J246AG



Section:1Report Summary

Issue Date: 26/1/15

Contract Ref: J246AG



Report Summary

Company Tested: Mr John Priestley

Town/Location: Airdrie

Date Of Inspection: 26/1/2015

Recommended Next Inspection Due: 26/1/2020

Electrical Installation Condition Report No: 2010267

Quantity Of Distribution Boards Inspected: 2

Status Of Report: Unsatisfactory

Overall Summary Of The Condition Of The Electrical Installation:

The electrical installation is in a very unsafe and dangerous condition. There is currently a high risk of fire and electrocution which could result in serious injury or death to the users of the installation if the necessary remedial actions are not carried out with a matter of urgency. Parts of the electrical installation have been isolated as a minimum precaution due to the nature of the faults found during the inspections. This was agreed with the client upon completion of the inspections.

Conclusions

Detailed electrical testing and inspection has been performed on your electrical installation as required by the electricity at work regulations 1989. The specification of the work is detailed at the beginning of the report.

The purpose of the testing is to identify faults and non compliance within the installation and to notify you of such so that potential danger can be removed.

The faults found have been categorised either C1, C2, or C3 as required by the NICEIC (National Inspection Council for Electrical Installation Contracting), with priority C1 faults being the most urgent.

The NICEIC also require that any installation where one or more priority C1 or C2 faults are identified the overall summary of the installation must be classed as unsatisfactory.



Section:2Report Limitations



EXTENT AND LIMITATIONS OF THE ELECTRICAL INSTALLATION COVERED BY THE REPORT

- A thorough visual inspection of the electrical installation has been carried out where practicable with regard to the following:
 - (a) Safety
 - (b) Wear and tear
 - (c) Corrosion
 - (d) Damage
 - (e) Excessive loading (overloading)
 - (f) Age
 - (g) External influences
 - (h) Suitability
- 1.1 To supplement the visual inspection with such electrical testing as considered necessary for protection against:
 - (a) Electric shock under fault free or single fault conditions.
 - (b) Electric burn.
 - (c) Fires of electrical origin.
 - (d) Electrical arcing or explosions initiated or caused by electricity.

2 VISUAL INSPECTION

A 100% visual inspection of the electrical installation, including an internal inspection of distribution boards has been carried out where practicable to include the following:

(a) Joints and Connections

Random sample inspection to verify integrity of same e.g. signs of overheating etc.

A random 10% in total internal inspection of socket outlets, switching devices and luminaires.



(b) Conductors (Including Protective Conductors)

Verify suitability, condition and means of identification etc.

A random 10% in total internal inspection of socket outlets, switching devices and luminaires.

(c) Flexible Cables and Cords

Verify suitability and condition.

(d) Switching Devices

Verify suitability, condition and operation. Carry out a random 10% internal inspection.

(e) Protection against Thermal Effects

Verify presence of fire barriers etc., if reasonably practicable.

(f) Protection Devices

Verify presence, accessibility, labelling and condition of devices for electrical protection, isolation and switching.
All fuses, circuit breakers etc. to be checked for correct type and rating.

(g) Enclosures and Mechanical Protection

Verify suitability and integrity of enclosures for mechanical protection of electrical apparatus and equipment.

(h) Installed Machinery

An external visual inspection for electrical safety, $\underline{\textbf{excluding}}$ all control and operational functions.



3 TESTING SCHEDULE

3.1 Continuity Testing of Protective Conductors to include:-

- (a) Earthing Conductors.
- (b) Main Protective Bonding Conductors.
- (c) Supplementary Bonding Conductors.
- (d) All circuit protective conductors (sample lighting circuits).
- (e) Exposed conductive parts on installed machinery/fixed equipment.

3.2 Polarity Testing

- (a) The polarity has been checked at the meter position.
- (b) 100% of distribution boards where practicable.
- (c) 100% of socket outlets will be checked to ensure conductors are correctly connected and a 10% random sample of other accessories.
- (d) Single pole control and protective devices are connected in the phase conductors only. (10% random sample to be taken).
- (e) Centre contacts of Edison screw type lamp holders have correct connections (10% random sample taken).
- (f) Multi-pole devices are correctly installed (10% random sample to be taken).

3.3 Earth Loop Impedance

Earth loop impedance tests have been carried out at locations indicated below:-

- (a) At the origin and at each distribution board.
- (b) All socket outlets.
- (c) Any location which is exposed to exceptional damage, deterioration or represents a special hazard.
- (d) Whilst 100% of fixed equipment is tested for earth continuity a further 10% sample will be checked for earth loop impedance.



3.4 Insulation Resistance Testing

Insulation resistance tests have been carried out on 10% of circuits at the discretion of the inspecting engineer with due regards to age, condition and visual inspection. If the failure rate is high then the sample size is increased.

3.5 Operating Devices for Isolation and Switching

These have been checked for effectiveness and to ensure adequate and correct labelling.

3.6 Operation of Residual Current Devices (RCD's)

100% of RCD's have been tested for tripping time at half rated, full rated and five times rated tripping current across positive and negative cycles, where practicable.

3.7 Prospective Fault Current

Tests have been carried out at the origin and at each distribution board.

3,8 Overcurrent Circuit Breakers

A manual operation of overcurrent breakers has been completed.

4 LIMITATIONS

- 4.1 The inspection and testing has been carried out where practicable at the discretion of the Inspecting Engineer, taking into account availability and accessibility.
- 4.2 Cables concealed within trunking and conduits, or cables and conduits concealed under floors, inaccessible roof spaces and generally within the fabric of the building or underground, will not be visually inspected.
- 4.3 Insulation resistance tests will not be carried out on circuits and/or sections of the installation which contain electronic or similar sensitive circuitry.



- 4.4 Inspection and testing will be carried out at the source of the installation however, in some cases where it is impractical to isolate the mains supply then it may not be possible to obtain the characteristics and particulars at the origin which form part of this report. In such cases these areas will be noted within this document using the term "LIM" meaning Limitation.
- 4.5 Circuits that can't be located or identified within a reasonable time where practicable at the discretion of the Engineer will not be tested and will be noted as a defect within the observations section of the report.
- 5 Unless otherwise requested, the following specialist areas will be subject to separate contracts and will not therefore form part of the inspection and test.
 - (a) Emergency lighting systems.
 - (b) Lightning protection systems.
 - (c) Lift installations
 - (d) Potentially explosive atmosphere installations, which are subject to local licensing authority requirements.
 - (e) High level parts of the fixed installation where access would have to be gained using specialist equipment, ie Powered Access Vehicles or scaffolding.
 - (f) H.V. Power Systems i.e. in excess of 1000 volts ac.
 - (g) Fire, security and door entry systems.
 - (h) Data/telecommunication systems.
 - (i) Heating and ventilation equipment and controls.
 - (j) Portable appliances.
 - (k) Swimming pool, sauna, jacuzzi or spa equipment.



Section:3Distribution Board Summary



DISTRIBUTION BOARD SUMMARY

DB Ref	ECR Page No(s)	Location	Zdb Ω	PSCC/IF kA	No Of Ways	No Of Circuits In Use	Circuit Protection Type	DB Manufacturer
DB1	5-6	Kitchen Cupboard	0.30	0.63	12	11	BSEN60898	Hager
DB2	7-8	Kitchen Cupboard	0.30	0.63	5	5	BSEN60898	General Electric



Section:4Observations & Recommendations

ECR Report No: 2010267

Issue Date: 26/1/15

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Section K.

Observations & Recommendations (Continued from page 2 of the EICR Report where applicable)

DB Ref	DB Location	Fault Description	Code	Recommended Remedial Action
DB1	Kitchen	Main water earth bond could not be located	C3	Further investigation Required
DB1	Kitchen	There is no main earth bond present for the incoming gas supply	C2	Install suitable earth bond
DB1	Kitchen	PVC single core wiring has insufficient mechanical protection within the DB Cupboard	C2	Install suitable mechanical protection to house single core wiring
DB1	Kitchen	Circuit 3S could not be located despite reasonable investigation	C3	Isolate circult until circuit is located
DB1	Kitchen	Circuit 9S could not be located despite reasonable investigation	C3	Isolate circuit until circuit is located
DB1	Kitchen	Circuit 10S could not be located despite reasonable investigation	СЗ	Isolate circuit until circuit is located
DB1	Kitchen	Circuit 10S has 2 x 2.5mm radial circuits protected with 32A MCB	C2	Downgrade circuit to 16A
DB1	Kitchen	Circuit 11S has 2 x 2.5mm radial circuits protected with 32A MCB	C2	Downgrade circuit to 16A
DB1	Kitchen	Downstairs bathroom light switch is located inside the bathroom. Screw missing from cover.	C2	Reposition light switch outside the bathroom
DB1	Kitchen	Earth sleeving is missing from various accessories throughout the installation	C3	Fit necessary earth sleeving to accessories and fixtures
DB1	Kitchen	No earth lead present at various metal accessories throughout the installation	C2	Fit necessary earth leads from back boxes to cover plates
DB1	Kitchen	Outside light fittings in the garden area have exposed live parts. Cabling to light fittings in garden area have insufficient mechanical protection. Increased danger present for the users of the electrical installation	C1	Disconnect and isolate outside lighting system
DB1	Kitchen	Upstairs en suite bathroom light switch is located inside the bathroom.	C2	Reposition light switch outside the bathroom
DB1	,Kitchen	Downstairs WC light switch is incorrectly fitted onto wall surface	C3	Re fit light switch as necessary
DB1	Kitchen	Light fitting removed on ceiling in downstairs office due to water leak/ Connector block fitted on exposed wiring,	C3	Install suitable light fitting
DB1	Kitchen	Cables between the garage and the main house have no catenary wire support and are hanging between the buildings.	C2	Fit necessary catenary wire
DB1	Kitchen	Pendant fitting in upstairs bedroom has exposed single core wiring	C2	Re connect light fitting
DB2	Kitchen	Cover for distribution is broken and live parts are exposed to the users of the installation.	C1	Replace consumer unit
DB2	Kitchen	No local isolator present for Rangemaster cooker.	C2	Install suitable 45A double pole isolator
DB2	Kitchen	Kitchen spotlights are supplied from the main incoming switch at distribution board and do not appear to have an independent protective device fitted.	C1	Immediate further investigation required

Contract Ref: J246AG

DB Ref	DB Location	Fault Description	Code	Recommended Remedial Action
DB2	Kitchen	Incorrect type of MCB fitted to distribution board. The DB is a 4 way and DIY modifications have been carried out on the DB to allow for the additional circuit.	C2	Replace consumer unit as required
General	General	Poor electrical installation methods have been used throughout various parts of the installation and a considerable amount of additions and alterations have taken place.	СЗ	Observation
General	General	Unsupported and poorly installed cabling is widespread throughout the installation. Exposed live wiring in loft areas as was pointed out by the client	C3 .	Fit suitable joint boxes to enclose live wiring
General	General	Recommend RCD/RCBO protection is installed for all circuits throughout the installation especially in areas where equipment is likely to be used outdoors.	СЗ	As per recommendation
General	General	Testing and inspection was very limited to sockets and various accessories due to the property being fully furnished at the date of testing.	СЗ	Observation
General	General	Circuit charts require updating and general labelling and identification is poor	C3	Fit necessary circuit charts



KEYS/CODES (Where applicable)

Key	Detail
В	Bonding
DB	Distribution Board
G	General
F	Fixed Appliances
L	Lighting
RCD	Residual Current Devices .
S	Sockets
CP	Control Panel

Codes For The Type Of Wiring

Key	Detail
A	PVC/PVC
В	PVC cables in metallic conduit
C	PVC cables in non-metallic conduit
D	PVC cables in metal trunking
E	PVC cables in non-metallic trunking
F.	PVC/SWA cables
G	XLPE/SWA cables
Н	MICC
0	Other

Remedial Action Codes

One of the following codes, as appropriate has been allocated to each of the observations made on the previous page (s) to indicate to the person(s) responsible for the installation the degree of urgency for remedial actions.

Key	Detail
C1	Danger Present. Risk Of Injury. Immediate Remedial Action Required
C2	Potentially Dangerous. Urgent Remedial Action Required
C3	Improvement Recommended
LIM	Limitation
FIR	Further Investigation Required.
OBS	Observation



Section:5 Electrical Installation Condition Report

SEE PDF Attachment



Section:6Instrument Calibration Certificates

SEE PDF Attachment

Our Accreditations













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