Date	16/02/2024	Certificate Serial No/Ref	95472635

Clyde Electrics Ltd
Electrical Installation Condition Report

(Requirements for Electrical Installations – BS 7671 IET 18th Edition Wiring Regulations)

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name:	Vista Property Group
Address:	N/A , N/A , N/A , N/A Email: N/A

B. REASON FOR PRODUCING THIS REPORT

General report

Date(s) inspection and testing carried out: 16/02/2024

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:	Void
Address:	55 Williamson Drive Helensburgh N/A N/A

Description of premises: ✓ Domestic | N/A Commercial | N/A Industrial | N/A Other, please specify : N/A

Estimated age of the wiring system >25 **Years** | Evidence of additions or alterations N/A Yes | N/A No | ✓ Not apparent

Installation records available? (Regulation 621.1) Yes N/A | No ✓ | Date of last inspection N/A | If yes, estimated age N/A years | Alternative source of supply (as described in attached schedule if applicable) N/A

D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671 as amended

Extent of the electrical installation covered by this report	All

Agreed limitations including the reasons, see Regulations 653.2

N/A

Limitations agreed with	N/A	Position (if applicable)	N/A
Operational limitations including the reasons	N/A		

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within accessible roof space housing other electrical equipment.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Satisfactory

Overall assessment of the installation in terms of its suitability for continued use:

SATISFACTORY

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

F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (Code C1) or 'Potentially dangerous' (Code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (FI) Observations classified as 'improvement recommended' (Code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 16/02/2029

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

INSPECTED AND TESTED BY:

Name (CAPITALS)	F. MCCOLGAN
Signature	
Position	Managing Director
Date	16/02/2024
Contact	Tel Email Web

REPORT AUTHORISED FOR ISSUE BY:

Contractor	**Clyde Electrics Ltd**
Address	Clyde Offices 48 West George Street Glasgow G2 1bp
Name	F. Mccolgan
Signature	
ENROLMENT NO (If applicable)	Sc762292
Date	16/02/2024

H. SCHEDULES

The attached schedule(s) are part of this document and this report is valid only when they are attached to it

✓ **Schedule(s) of inspection and**

✓ **Schedule(s) of test results attached**

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arangements(s)

N/A	TN-S
✓	TN-C-S
N/A	TT
N/A	IT
N/A	TN-C

Number and Type of Live Conductors

X	AC			N/A	DC
✓	**1 phase** (2 wire)			N/A	2 wire
N/A	**2 phase** (3 wire)	N/A	**1 phase** (3 wire)	N/A	3 wire
N/A	**3 phase** (3 wire)	N/A	**3 phase** (4 wire)	N/A	Other

Nature of Supply Parameters

Nominal voltage **U (o)**	230	**Volts**
Nominal frequency **f (1)**	50	**Hz**
PFC **Ipf (1,2)**	1357	**kA**
External loop impedance	0.2	**Ω**

Note:
(1) by enquiry
(2) by enquiry or by measurement

Characteristics of Primary Over current Protective Device(s)

BS (EN)	BS 60898
Type	N/A
Rated current	100
Short circuit capacity	N/A

Confirmation of Supply Polarity ✓

J. PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing	N/A	Distributor's facility	Type	N/A	Resistance to earth	N/A Ω
	N/A	Installation earth electrode	Location of the earth electrode (Where applicable)	N/A		

MAIN PROTECTIVE CONDUCTORS (to extraneous conductive parts)

Earthing Conductor

Conductor Material	Copper
Conductor Csa mm^2	16
Connection/ continuity verified ✓	N/A

Main protective bonding conductor

Conductor Material	Copper
Conductor Csa mm^2	16
Connection/ continuity verified ✓	N/A

Main Bonding

✓	Water installation pipes	N/A	Structural steel
N/A	Gas installation pipes	N/A	Other (specify)
N/A	Oil installation pipes		

MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD

Type BS (EN)	60898 type B	Voltage rating	230 V
No of poles	N/A	Current Rating	100 A
Supply Conductor	Copper	*Rated time delay	N/A ms
Conductor csa mm^2	25	*Rated RCD Operating current	N/A mA
		*RCD Operating time	N/A ms

* If RCD main switch

K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and Limitations of the inspection and testing section

N/A **No remedial action is required**

N/A **The following observations are made**

ITEM NO	OBSERVATION	CLASSIFICATION CODE

N/A **Additional observations**

Additional notes/observations attached or to follow ref: N/A

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

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

C2 – Potentially dangerous – urgent remedial action required

C3 – Improvement recommended

FI – Further investigation required without delay

DISTRIBUTION BOARD DETAILS FOR 55 Williamson Drive Helensburgh N/A

DB ref:	DB1	Zs at this board (Ω):		Ipf at this board (kA):		Main switch type BSEN		Rating:	A	SPD Type(s)	Supply mm² / Earth: mm²
Distribution board location:		Phase Sequence Confirmed (where appropriate)		Supplied from:		No. Of phases:		Supply protective device type BSEN reference:			Rating: Amps

CIRCUIT DETAILS

TEST RESULTS

Circuit reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors: Live (mm²)	Circuit conductors: cpc (mm²)	Max disconnection time	Overcurrent protective device: Type BS (EN)	Overcurrent protective device: Type	Overcurrent protective device: Rating	Overcurrent protective device: Breaking capacity (kA)	Overcurrent protective device: 80% Max permitted Zs (Ω)	RCD: Type BS (EN)	RCD: Type	RCD: IΔn (mA)	RCD: Rating (A)	Continuity Ω: Ring final circuits only (measured end to end): r1 (line)	Ring final circuits only: rn (neutral)	Ring final circuits only: r2 (cpc)	Continuity Ω: All circuits (At least 1 column to be completed): (R1 + R2)	All circuits: R2	Insulation resistance: Test voltage V	Live - Live (MΩ)	Live - Neutral (MΩ)	Live - Earth (MΩ)	Neutral - Earth (MΩ)	Polarity	Maximum measured Zs Ω	RCD: Disconnection time (ms)	RCD: Test button/fucntionality	AFDD: Manual test button/ functionality
1	Cooker	A	B	2	10	6	0.4	61009	B	40	2	0.87	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.28	N/A	500	N/A	>200	>200	>200	✓	0.48	0.24	✓	N/A
2	Sockets	A	B	9	2.5	1.0	0.4	61009	B	32	2	1.10	N/A	N/A	N/A	N/A	0.25	0.26	0.28	0.38	N/A	500	>200	>200	>200	>200	✓	0.4	0.22	✓	N/A
3	Storage heater	A	B	1	1.0	1.0	0.4	61009	B	16	2	2.18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.44	N/A	500	N/A	>200	>200	>200	✓	0.64	0.28	✓	N/A
4	Lights	A	B	7	1.5	1.0	5	61009	B	6	1.5	5.82	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.44	N/A	500	N/A	>200	>200	>200	✓	0.64	0./4	✓	N/A
5	Storage heater	A	B	2	2.5	1.5	0.4	61009	B	32	2	1.10	N/A	N/A	N/A	N/A	0.18	0.18	0.20	0.37	N/A	500	>200	>200	>200	>209	✓	0.57	0.26	✓	N/A
6	Storage heaters	A	B	1	2.5	1.5	0.4	61009	B	16	2	2.18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.36	N/A	500	N/A	>200	>200	>200	✓	0.56	0.25"4	✓	N/A

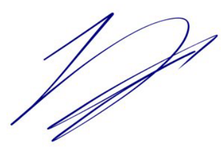
Not all SPDs have visible functionality indication. RCD effectiveness is verified using an alternating current test at rated residual operating current (Ian). Not all AFDDs have a test button

TEST INSTRUMENTS USED

Earth fault loop impedance	N/A	**RCD**	N/A
Insulation resistance	N/A	**MFT**	9110
Continuity	N/A	**Other**	N/A

Inspected by:

Signature



Name (CAPITALS): F. MCCOLGAN

Date of inspection: 16/02/2024

EICR IMAGES

Engineers optional images of C1 or C2 observations if applicable

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
1.0	**INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)** An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome	
1.1	Condition of service cable	✓
	Condition of service head	✓
	Condition of distributor's earthing arrangement	✓
	Condition of meter tails - Distributor/Consumer	N/A
	Condition of metering equipment	✓
	Condition of isolator (where present)	✓
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A
3.0	**EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 54)**	
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13)	✓
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓
3.6	Adequacy of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor connections (411.3.1.2; 543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓
4.0	**CONSUMER UNIT OR DISTRIBUTION BOARD**	
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)	✓
4.2	Security of fixing (134.1.1)	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓
4.5	Enclosure not damaged or deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked switch (as required by 462.1.201)	✓
4.7	Operation of main switch - (functional check) (643.10)	✓
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (643.10)	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	✓
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	✓
4.12	Presence of other required labelling (please specify) (Section 514)	✓
4.13	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	✓

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition ✓	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/ enclosures (521.5.1)	✓
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	✓
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	✓
4.19	Confirmation of indication that SPD is functional (651.4)	✓
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	✓
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	✓
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
5.3	Condition of the insulation of live parts (416.1)	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) To include the integrity of conduit and trunking systems (metallic and plastic)	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	✓
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Section D. Extent and limitations) (522.6.204)	✓
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA	
*	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
*	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A
*	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
*	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
*	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
5.14	Band II cables segregated or separated from Band I cables (528.1)	✓
5.15	Cables segregated or separated from communication cabling (528.2)	✓
5.16	Cables segregated or separated from non-electrical services (528.3)	✓

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
5.17	**Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)**	
*	Connections soundly made and under no undue strain (526.6)	✓
*	No basic insulation of a conductor visible outside enclosure (526.8)	✓
*	Connections of live conductors adequately enclosed (526.5)	✓
*	Adequately connected at the point of entry to enclosure (glands, bushes etc) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	✓
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)	✓
6.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓
7.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS**	
7.1	List all other special installations or locations present, if any (*Record separately the results of particular inspections applied)	N/A
8.0	**PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)**	
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist	N/A

***Special installations or locations present, if any. Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks**

N/A

PROSUMERS LOW VOLTAGE INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
8.2	N/A	N/A
8.3	N/A	N/A
8.4	N/A	N/A
8.5	N/A	N/A
8.6	N/A	N/A
8.7	N/A	N/A
8.8	N/A	N/A
8.9	N/A	N/A
8.10	N/A	N/A
8.11	N/A	N/A
8.12	N/A	N/A
8.13	N/A	N/A
8.14	N/A	N/A
8.15	N/A	N/A
8.16	N/A	N/A
8.17	N/A	N/A
8.18	N/A	N/A
8.19	N/A	N/A
8.20	N/A	N/A
8.21	N/A	N/A
8.22	N/A	N/A
8.23	N/A	N/A
8.24	N/A	N/A
8.25	N/A	N/A
8.26	N/A	N/A
8.27	N/A	N/A
8.28	N/A	N/A
8.29	N/A	N/A
8.30	N/A	N/A
8.31	N/A	N/A
8.32	N/A	N/A
8.33	N/A	N/A

CONDITION REPORT GUIDANCE FOR RECIPIENTS

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

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

2 This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.

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

4 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.

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

6 Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

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

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

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

10 For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work . The recommended date by which the next inspection is due is stated in Section F of the Report under ‘Recommendations’.

11 Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked ‘T’ or ‘Test’. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.

12 Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer’s instructions shall be followed with respect to test button operation.

13 Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer’s information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.

14 Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic SWA cables	Thermoplastic SWA cables	Mineral insulated cables	Other