

Enrollment number

Select: 42576

Certificate reference:



## ELECTRICAL INSTALLATION CONDITION REPORT

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

### DETAILS OF THE CLIENT

Name: David Kelly

Address: 409 Carmunnock Road Glasgow G45 9RE

### PURPOSE FOR WHICH THIS REPORT IS REQUIRED

This report must be used only for reporting on the condition of an existing installation.

Safe use for tenants

Date(s): 06-Nov-23

### DETAILS OF THE INSTALLATION

Occupier:

Address: 1-2 333 Main Street Glasgow G83 0BP

Description of Premises:

Domestic Commercial Industrial 

Other

Estimated age of the Electrical Installation:

35

Years

Evidence of Alterations or Additions:

If "yes" estimated age:

10

Years

Date of previous Inspection:

Electrical Installation Certificate No: or previous  
Periodic Inspection report No:

Records of installation available.

N

Records held by:

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

Extent of the Electrical installation covered by this report:

Full

Agreed Limitations (including the reasons), if any, on the inspection and testing

No bath panels removed, no floors lifted, 50% tested and 20% inspected

Operational limitations including the reasons (see page No. )

Zs values obtained by calculation.  $Z_s = (R_1 + R_2) + Z_e$ 

This inspection has been carried out in accordance with BS 7671:2008, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces and generally within the fabric of the building or under ground have not been inspected.

### SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Average for age of installation

If necessary, continue on additional page(s)? Yes No 

Specify page

Overall assessment of the installation:

Satisfactory

(Delete as appropriate)

An "Unsatisfactory" assessment indicates that dangerous and/or potentially dangerous conditions have been identified.

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

Referring to the attached Schedules of Inspection and Test Results and subject to the limitations;

There are no item adversely affecting electrical safety,  or  The following observations and recommendations for are made

Item No		*Code	Investigation required?
1	No SPD present (Surge protection device)	C3	

Additional Pages? No  Yes  Specify page

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

- Code C1 "Danger Present". Risk of injury. Immediate remedial action required.
- Code C2 "Potentially dangerous". Urgent remedial action required.
- Code C3 "Improvement recommended".

Please see the notes for recipient for guidance regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required for items:

Improvement recommended for items:

**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 Certify that the information on this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitation of the inspection and testing.

I/We further declare that in my/our judgement, the said installation was overall in condition at the time of the inspection we carried out, and that it should be further inspected as recommended.

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: 

Name : (CAPITALS) Craig Gallagher

Position: Electrician

Date: 06-Nov-23

REPORT REVIEWED AND CONFIRMED BY:

Signature:

Name : (CAPITALS)

Date:

## SCHEDULES AND ADDITIONAL PAGES

Schedule of items inspected Page No. 4,5,6,7

Schedule of Circuit Details for the installation:   
Page No(s):

Additional pages, including additional source(s)

data sheets:  Page No(s):

Schedule of Test Results for the installation:

Page No(s):

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

## NEXT INSPECTION

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

Provided that any items which have been attributed a Recommendation Code C1 and C2 (require urgent attention) are remedied without delay and as soon as possible respectively. Items which have been attributed a Recommendation Code C3 should be actioned as soon as practicable (see F).

## DETAILS OF ELECTRICAL CONTRACTOR

Trading Title: Quinnergy Ltd

Telephone number: 01355 201206

Address: 32 Borthwick Drive  
East Kilbride  
Glasgow

Fax number:

Registration number Select: P111

Postcode: G75 8YW

Branch number:

(if applicable)

## SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate

◇ System Type(s)	◇ Number and Type of Live Conductors				Nature of Supply Parameters			◇ Characteristics of Primary supply Overcurrent Protective Device(s)	
	AC	DC			Nominal Voltage U (1)			BS(EN)	Type
TN-S <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			240	v		1361	
TN-C-S <input checked="" type="checkbox"/>	1-phase (2 wire) <input checked="" type="checkbox"/>	1-phase (3 wire) <input type="checkbox"/>			50	Hz			2b
TN-C <input type="checkbox"/>	2-phase (3 wire) <input type="checkbox"/>	3-phase (3 wire) <input type="checkbox"/>			2.56	kA		100	A
TT <input type="checkbox"/>	3-phase (4 wire) <input type="checkbox"/>	2 pole <input type="checkbox"/>			External earth fault loop impedance Ze (3/4)	0.1	Ω	16	kA
IT <input type="checkbox"/>	3 pole <input type="checkbox"/>	other <input type="checkbox"/>			Number of supplies	1			
	Other (Please state) <input type="text"/>				NOTES:				
					1) by enquiry		(3) where more than one supply, the higher or highest values		
					(2) by enquiry or by measurement		(4) by measurement		

## PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing		Details Installation Earth Electrode (where applicable)			
Distributor's facility <input checked="" type="checkbox"/>		Type: (eg rod(s), tape etc) <input type="text" value="N/A"/>	Location: <input type="text" value="N/A"/>	Maximum Demand: <input type="text" value="N/A"/>	kVA/Amps
Installation earth electrode <input type="checkbox"/>		Electrode resistance, RA: <input type="text" value="N/A"/> Ω	Method of measurement: <input type="text" value="N/A"/>	Protective measures against electric Shock: <input type="text" value="ADS"/>	
# Main Switch or Circuit Breaker			Earthing and Protective Bonding Conductors		
Type (BS(EN)) <input type="text" value="60947-3"/>	Voltage Rating <input type="text" value="230"/> V	Earthing conductor		Conductor csa <input type="text" value="16"/> mm <sup>2</sup>	
No of Poles <input type="text" value="2"/>	Rated current I <sub>n</sub> <input type="text" value="100"/> A	Conductor material <input type="text" value="Copper"/>		Continuity check <input checked="" type="checkbox"/> (✓)	
Supply conductors: material <input type="text" value="Copper"/>	RCD operating current I <sub>Δn</sub> <input type="text" value="N/A"/> mA	Bonding of extraneous-conductive-parts (✓)			
Supply conductors: csa <input type="text" value="25"/> mm <sup>2</sup>	RCD operating time (at I <sub>Δn</sub> ) <input type="text" value="N/A"/> ms	Gas service <input checked="" type="checkbox"/>	Lighting <input type="checkbox"/>		
		Water service <input checked="" type="checkbox"/>	Structural steel <input type="checkbox"/>		
		Oil service <input type="checkbox"/>	Other service(s) <input type="text"/>		

## INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
<b>1.0 Condition/adequacy of distributor's supply intake equipment</b>			
1.1	Service cable	✓	
1.2	Service cut-out/fuse(s)	✓	
1.3	Meter tails - distributor	✓	
1.4	Meter tails - consumer	✓	
1.5	Metering equipment	✓	
1.6	Means of main isolation (where present)	✓	
<b>2.0 Presence of adequate arrangements for parallel or switched alternative sources</b>			
		N/A	
<b>3.0 Automatic disconnection of supply</b>			
		✓	
<b>3.1 Main earthing and bonding arrangements</b>			
* Presence and condition of distributor's earthing arrangement		✓	
* Presence and condition of earth electrode arrangement		N/A	
* Adequacy of earthing conductor size		✓	
* Adequacy of earthing conductor connections		✓	
* Accessibility of earthing conductor connections		✓	
* Adequacy of main protective bonding conductor size(s)		✓	
* Adequacy of main protective bonding conductor connections		✓	
* Accessibility of main protective bonding connections		✓	
* Provision of earthing/bonding labels at all appropriate locations		✓	
<b>3.2 FELV</b>			
* Source providing at least simple separation		✓	
* Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises		✓	
<b>3.3 Reduced low voltage</b>			
* Adequacy of source		✓	
* Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises		✓	
<b>4.0 Other methods of protection (where the methods of protection listed below are employed, details should be provided on separate sheets)</b>			
4.1	Double insulation	✓	
4.2	Reinforced insulation	✓	
4.3	Use of obstacles	✓	
4.4	Placing out of reach	✓	
4.5	Non-conducting location	✓	
4.6	Earth-free local equipotential bonding	✓	
4.7	Electrical separation for more than one item of equipment	✓	
<b>5.0 Distribution equipment</b>			
5.1	Adequacy of working space/accessibility of equipment	✓	
5.2	Security of fixing	✓	
5.3	Condition of insulation of live parts	✓	
5.4	Adequacy/security of barriers	✓	
5.5	Condition of enclosure(s) in terms of IP rating	✓	
5.6	Condition of enclosure(s) in terms of fire rating	✓	
5.7	Enclosure not damaged/deteriorated so as to impair safety	✓	
5.8	Presence of main switch(es), linked where required	✓	

5.9	Operation of main switch(es) (functional check)	✓
5.10	Correct identification of circuit protective devices	✓
5.11	Adequacy of protective devices for prospective fault current	✓
5.12	RCD(s) provided for fault protection – includes RCBOs	✓
5.13	RCD(s) provided for additional protection – includes RCBOs	✓
5.14	RCD(s) provided for protection against fire – includes RCBOs	✓
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	✓
5.16	Presence of RCD retest notice at or near equipment where required	N/A
5.17	Presence of diagrams, charts or schedules at or near equipment where required	✓
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	✓
5.19	Presence of alternative supply arrangement warning notice(s) at or near equipment where required	N/A
5.20	Presence of replacement next inspection recommendation label	✓
5.21	Presence of other required labelling (specify)	✓
5.22	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓
5.23	Protection against mechanical damage where cables enter equipment	✓
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	✓
<b>6.0 Distribution/final circuits</b>		
6.1	Identification of conductors	✓
6.2	Cables correctly supported throughout their length	✓
6.3	Condition of insulation of live parts	✓
6.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking	✓
6.5	Suitability of containment systems for continued use (including flexible conduit)	N/A
6.6	Cables correctly terminated in enclosures (indicate extent of sampling in Section D of report)	LIM
6.7	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓
6.9	Adequacy of protective devices; type and rated current for fault protection	✓
6.10	Presence and adequacy of circuit protective conductors	✓
6.11	Co-ordination between conductors and overload protective devices	✓
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓
6.13	Cables where exposed to direct sunlight, of a suitable type	N/A
6.14	Concealed cables installed in prescribed zones (see extent and limitations)	LIM
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (see extent and limitations)	N/A
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	✓
6.17	Provision of additional protection by 30 mA RCD	✓
	* Where reasonably likely to be used to supply mobile equipment for use outdoors	N/A
	* For all socket-outlets of rating 20 A or less provided for use by ordinary persons	✓
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	LIM
6.19	Band II cables segregated/separated from Band I cables	LIM
6.20	Cables segregated/separated from non-electrical services	LIM
6.21	Termination of cables at enclosures (identify numbers and locations of items inspected in Section D)	✓
	* Connections under no undue strain	✓
	No basic insulation of a conductor visible outside an enclosure	✓
	Connections of live conductors adequately enclosed	✓
	Adequacy of connection at point of entry to enclosure (gland, bush or similar)	✓
6.22	General condition of wiring systems	✓
6.23	Temperature rating of cable insulation	N/A
6.24	Condition of accessories including socket-outlets, switches and joint boxes	✓
6.25	Suitability of accessories for external influences	✓
<b>7.0 Isolation and switching</b>		

<b>7.1 Isolations</b>	✓
* presence and condition of appropriate devices	✓
* acceptable location	✓
* capable of being secured in the OFF position	✓
* correct operation verified	✓
* clearly identified by position and/or durable marking(s)	✓
* Warning label posted in situations where live parts cannot be isolated by the operation of a single device	✓
<b>7.2 Switching off for mechanical maintenance</b>	
* presence and condition of appropriate devices	✓
* acceptable location	✓
* capable of being secured in the OFF position	✓
* correct operation verified	✓
* clearly identified by position and/or durable marking(s)	✓
<b>7.3 Emergency switching/stopping</b>	
* presence and condition of appropriate devices	✓
* readily accessible for operation where danger might occur	✓
* correct operation verified	✓
* clearly identified by position and/or durable marking(s)	✓
<b>7.4 Functional switching</b>	
* presence and condition of appropriate devices	✓
* correct operation verified	✓
<b>8.0 Current-using equipment (permanently connected)</b>	
<b>8.1 Condition of equipment in terms of IP rating</b>	✓
<b>8.2 Equipment does not constitute a fire hazard</b>	✓
<b>8.3 Enclosure not damaged/deteriorated so as to impair safety</b>	✓
<b>8.4 Suitability for the environment and external influences</b>	✓
<b>8.5 Security of fixing</b>	✓
<b>8.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section D of report)</b>	✓
<b>8.7 Recessed luminaires (e.g. downlighters)</b>	
* correct type of lamps fitted	✓
* installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar	✓
* no signs of overheating to surrounding building fabric	✓
* no signs of overheating to conductors/terminations	✓
<b>9.0 Location(s) containing a bath or shower</b>	
<b>9.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA</b>	✓
<b>9.2 Where used as a protective measure, requirements for SELV or PELV are met</b>	✓
<b>9.3 Shaver sockets comply with BS EN 61558-2-5 or BS 3535</b>	N/A
<b>9.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2008</b>	✓
<b>9.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1</b>	N/A
<b>9.6 Suitability of equipment for external influences for installed location in terms of IP rating</b>	✓
<b>9.7 Suitability of equipment for installation in a particular zone</b>	✓
<b>9.8 Suitability of current-using equipment for a particular position within the location</b>	✓
<b>10.0 Other Special installations or locations</b>	
List special locations present, if any. List the results of particular inspections applied.– a separate page is required for each location	N/A

\* All Boxes must be completed

Unacceptable condition state C1 or C2

Outcome

√ Indicates **Acceptable condition**

**Improvement recommended** state C3

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

LIM indicates a **limitation**

**Further investigation required** state F/I (to determine whether danger or potential danger exists)

N/A indicates **Not applicable**

### SCHEDULE OF ITEMS TESTED

√	External earth loop impedance, Ze	√	Basic protection against direct contact by barrier or enclosure provided during erection
N/A	Installation earth electrode resistance, Ra	N/A	Insulation of non-conducting floors or walls
√	Continuity of protective conductors	√	Polarity
√	Continuity of ring circuit conductors	√	Earth fault loop impedance Zs
√	Insulation resistance between live conductors	N/A	Verification of phase sequence
√	Insulation resistance between live conductors and earth	√	Operation of residual current devices
√	Protection by separation of circuits	N/A	Functional testing of assemblies
		√	Verification of voltage drop

### TEST INSTRUMENTS USED

Earth fault loop impedance

Megger M13000

Insulation resistance

Megger M13000

Continuity

Megger M13000

RCD

Megger M13000

Other

Other

#### NOTES FOR RECIPIENT

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

This Electrical Installation Condition Report form is intended for the reporting on the condition of an existing electrical installation.

You should have received an original Certificate and the contractor should have retained a duplicate. If you were the person ordering this report, but not the owner of the installation, you should pass this Report, or a full copy of it, immediately to the user.

The original Report is to 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 Report will provide the new owner with the details of the condition of the electrical installation at the time the Report was issued.

The 'Extent and Limitations' box should fully identify the extent of the installation covered by this Report and any limitations on the inspection and tests. The contractor should have agreed these aspects with you and any interested parties (Licensing Authority, Insurance Company, Building Society etc) before the inspection was carried out.

The Report will usually contain a list of recommended actions necessary to bring the installation up to the current standard. **For items classified as 'requires urgent attention', the safety of those using the installation may be at risk**, and it is recommended that a competent person undertake the necessary remedial work without delay.

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 Report under "Next Inspection."

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O (other please state)
PVC/PVC CABLES	PVC CABLES IN METALLIC CONDUIT	PVC CABLES IN NON-METALIC CONDUIT	PVC CABLES IN METALIC TRUNKING	PVC CABLES IN NON-METALIC TRUNKING	PVC/SWA CABLES	XLPE/SWA CABLES	MINERAL-INSULATED CABLES	

CIRCUIT DETAILS	TEST RESULTS
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Circuit Reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max.Disconnection time permitted (s)	Overcurrent devices			RCD	Maximum permitted Zs Ω	Circuit impedances Ω					Insulation resistance				Polarity	RCD		
					Live (mm <sup>2</sup> )	cpc (mm <sup>2</sup> )		Type BS EN	Rating (A)	Short circuit capacity (KA)	IΔn mA		Ring final circuits only (Measured end to end)			All circuits (At least one column to be completed)		Phase /Phase M Ω	Phase /Neutral M Ω	Phase /Earth M Ω	Neutral /Earth M Ω		Maximum Measured Zs Ω	At IΔn ms	At 5 x IΔn ms
					r <sub>1</sub>	r <sub>n</sub>		r <sub>2</sub>	R <sub>1</sub> + R <sub>2</sub>	R <sub>2</sub>	Phase /Phase M Ω		Phase /Neutral M Ω	Phase /Earth M Ω	Neutral /Earth M Ω	Maximum Measured Zs Ω	At IΔn ms	At 5 x IΔn ms							

1	Shower	A	100	N/A	6	2.5	.4	60898	40	6	30	1.09				.07	N/A	N/A	>299	>299	>299	Y	0.17	27	15
2	Sockets	A	100	N/A	2.5	1.5	.4	60898	32	6		1.37				.34	N/A	N/A	>299	>299	>299	Y	0.44000000	N/A	N/A
3	Boiler	A	100	N/A	2.5	1.5	.4	60898	16	6		2.73				.27	N/A	N/A	>299	>299	>299	Y	0.37	N/A	N/A
4	Lights	A	100	N/A	1.5	1	.4	60898	6	6		7.28				.78	N/A	N/A	>299	>299	>299	Y	0.88	N/A	N/A
5	Cooker	A	100	N/A	6	2.5	.4	60898	32	6	30	1.37				.12	N/A	N/A	>299	>299	>299	Y	0.22	23	17
6	Sockets	A	100	N/A	2.5	1.5	.4	60898	16	6	30	2.73				.34	N/A	N/A	>299	>299	>299	Y	0.44000000		
7	Smokies	A	100	N/A	1.5	1	.4	60898	6	6	30	7.28				.98	N/A	N/A	>299	>299	>299	Y	1.08		
8	Lights	A	100	N/A	1.5	1	.4	60898	6	6	30	7.28				.56	N/A	N/A	>299	>299	>299	Y	0.66		
																							0.1		
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