

SELECT
MEMBERSHIP
NUMBER

6040

This report is not valid if the
number is defaced or altered

EICR 36094

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SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT

Name FOABES PROPERTY
Address FLB

SECTION B. REASON FOR PRODUCING THIS REPORT

Date(s) on which inspection and testing was carried out 24-11-2024

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

Occupier TENANT
Address 11A High Street SANDHAVEN

Description of premises

Residential ☒ Commercial ☐ Industrial ☐ Other (include brief description) ☐

..... Estimated age of wiring system 5 years

Evidence of additions / alterations? Yes ☐ No ☐ Not apparent ☐ If yes, estimate age years

Installation records available? (Regulation 651.1) Yes ☐ No ☐ Date of last inspection (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report TO TESTING CABLES AS CONSUMER
..... UNIT & AT DIFFERENT POINTS OF CIRCUITS & WIRING

Agreed limitations including the reasons (see Regulation 653.2)

Agreed with:

Operational limitations including the reasons (see page no.....)

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with
BS 7671:2018 as amended to

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

SECTION 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 / ~~UNSATISFACTORY~~* (Delete as appropriate)

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

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above 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' (code 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

24-11-24... (date) for the following reasons.....

SECTION G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my / our signatures
below), particulars of which are described 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) R. FERGUSON
Signature [Signature]
For / on behalf of R. FERGUSON LTD
Position Manager
Address 33 WESTLEY PARK
Date 24-11-2024

Report authorised for issue by:

Name (Capitals) R. FERGUSON
Signature [Signature]
For / on behalf of R. FERGUSON
Position Manager
Address 33 WESTLEY PARK
Date 24-11-24

SECTION H. SCHEDULE(S)

..... Schedule(s) of Inspection and Schedule(s) of Circuit Details and Test Results are attached.

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

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements		Number and Type of Live Conductors		Nature of Supply Parameters	Supply Protective Device
TN-C	<input type="checkbox"/>	AC <input checked="" type="checkbox"/>	DC <input type="checkbox"/>	Nominal voltage, $U / U_0^{(1)}$ 239 V	BS (EN) 1361
TN-S	<input type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/>	2-wire <input type="checkbox"/>	Nominal frequency, $f^{(1)}$ 50 Hz	Type FUSE
TN-C-S	<input checked="" type="checkbox"/>	2-phase, 3-wire <input type="checkbox"/>	3-wire <input type="checkbox"/>	Prospective fault current, $I_{pf}^{(2)}$ 577 kA	Rated current UNSEEN A
TT	<input type="checkbox"/>	3-phase, 3-wire <input type="checkbox"/>	Other <input type="checkbox"/>	External earth fault loop impedance, $Z_e^{(2)}$ 0.41 Ω	
IT	<input type="checkbox"/>	3-phase, 4-wire <input type="checkbox"/>		(Note: (1) by enquiry (2) by enquiry or by measurement)	
		Confirmation of supply polarity <input type="checkbox"/>			
Other sources of supply (as detailed on attached schedule) <input type="checkbox"/>					

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)
Distributor's facility <input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc)
Installation earth electrode <input type="checkbox"/>	Location
	Electrode resistance to Earth Ω

Main Protective Conductors

Earthing conductor	Material	Copper	csa	16	mm ²	Connection / continuity verified	<input checked="" type="checkbox"/>
Main protective bonding conductors <input type="checkbox"/>	Material	Copper	csa	6	mm ²	Connection / continuity verified	<input checked="" type="checkbox"/>
To water installation pipes <input checked="" type="checkbox"/>	To gas installation pipes <input type="checkbox"/>	To oil installation pipes <input type="checkbox"/>	To structural steel <input type="checkbox"/>				
To lightning protection <input type="checkbox"/>	To other <input type="checkbox"/> Specify						

Main switch / Switch-fuse / Circuit-breaker / RCD

Location	BEDFORD	Current rating	100	A	If RCD main switch RCD Type Rated residual operating current ($I_{\Delta n}$) mA Rated time delay ms Measured operating time ms
BS(EN)	61439-3	Fuse / device rating or setting	100	A	
No of poles	2	Voltage rating	240	V	

SECTION K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at Section D Extent and limitations of inspection and testing.

No remedial action is required ☐ The following observations are made ☐ (see below):

Inspection Schedule Item No. or 'Test'	OBSERVATION(S) Include schedule reference, as appropriate	Classification Code
	<p>TENANT HAS WIRED A CABLE TO THE OUTDOOR SHEATH, BORED A HOLE THROUGH THE WHITE PVC WINDOW, RUN A CABLE THAT IS NOT SAFE OR FOR OUTDOOR, & IS LOOSE & NOT CLIPPED & IS NOT A ARMORED CABLE,</p> <p>this <u>MUST</u> be WIRED WITH A STEEL WIRED ARMORED CABLE, OLD CABLE WILL NEED TO BE REMOVED</p>	<p>C1</p> <p>C1</p>

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

OUTCOMES		Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	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)														
	Note 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. Note 2: For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and comment made in Section K.														
1.1	Distributor/supplier intake equipment														
	• Service cable														
	• Service head														
	• Earthing arrangement														
	• Meter tails														
	• Metering equipment														
	• Isolator (where present)														
	Person ordering work / Duty holder notified (Delete as appropriate)									Y / NA					
1.2	Consumer's Isolator (where present)														
1.3	Consumer's meter tails														
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)														
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 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)														
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)														
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)														
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)														
3.6	Confirmation of main protective bonding conductor sizes (544.1)														
3.7	Condition and accessibility of main protective bonding conductor connections (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(S) / DISTRIBUTION BOARD(S)														
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/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)														
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)									Na					
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)									Na					

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	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)					
5.0 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 insulation of live parts (416.1)								✓					
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)								NA					
	• To include the integrity of conduit and trunking systems (metallic and plastic)								NA					
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)								✓					
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	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (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)								✓					
	• 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/separated from Band I cables (528.1)								✓					
5.15	Cables segregated/separated from communications cabling (528.2)								✓					
5.16	Cables segregated/separated from non-electrical services (528.3)								✓					
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 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; 530.3.3)								✓					
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)								✓					
6.3	Shaver sockets supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)								✓					
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)								✓					
6.5	Low voltage (e.g. 230 volt) 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)								✓					
6.7	Suitability of accessories and controlgear etc. for 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.)													
8.0 CHAPTER 82 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.													

Inspected by: NAME (CAPITALS) R. Ferguson Signature [Signature] Date 24-11-2024
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SCHEDULE OF CIRCUIT DETAILS

Distribution board details

DB reference: 1 Location: BEDROOM Supplied from:
Distribution circuit OCPD: BS (EN): 61439-3 Type: A Rating/Setting: 16A
SPD Details: Type(s)*: T1 ☐ T2 ☐ T3† ☐ N/A ☐

CIRCUIT DETAILS															
Circuit number	Circuit description	Conductor details				Overcurrent protective device						RCD			
		Type of wiring	Reference method‡	Number of points served	Number & size		BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Z _s (Ω) [§]	BS (EN)	Type	I _{Δn} (mA)	Rating (A)
					Live (mm ²)	cpc (mm ²)									
1	Shower	1	A	1	6.0	4.0	61439-3	B	40	6	140	61008	A	30	63
2	oven	1	"	1	6.0	4.0			32	6	37				
3	socket RING CIRCUIT	8	"	8	2.5	1.5			32	6	62				
4	WATER HEATER	1	"	1	2.5	1.5			16	6	31				
5	Lights Kitchen, Lobbies + 2 Smoke	18	"	18	1.0	1.0			10	6	58				
6	socket RING CIRCUIT	6	"	6	2.5	1.5			32	6	76				
7	Light- BED + Bathroom	4	"	4	2.5	1.0			6	6	59				
8	Lounge heater	1	"	1	2.5	1.5			20	6	65				
91	BED 2 heater	1	"	1	2.5	"			32	6	75				
9A	BED 3 "	1	"	1	2.5	"			20	6	53				
10	BED 4 "	1	"	1	2.5	"			32	6	53				
10A	Lobby "	1	"	1	2.5	"			32	6	31				

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

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type boxes.
† Where a T3 SPD is installed to protect sensitive equipment, enter details in 'Remarks', column 31, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
‡ See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
§ Where the maximum permitted earth fault loop impedance value stated in column 12 is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the 'Remarks', column 31, of the Schedule of Test Results.

SCHEDULE OF TEST RESULTS

Distribution board details

DB reference: 1 Z_{db}: 0.41 Ω I_{pf}: 577 kA

Confirmed: Correct polarity ☒ Phase sequence ☐

SPD: Operational status confirmed ☐ N/A ☐

Details of test instruments used (serial and/or asset numbers)

Multifunction: Fluke Multimeter 1652x

Continuity:

Insulation resistance:

Earth fault loop impedance:

RCD:

Earth electrode resistance:

TEST RESULT DETAILS

Circuit number	Continuity (Ω)				Insulation resistance			Polarity#	Zs (Ω)	RCD		AFDD	Remarks
	Ring final circuit	(R ₁ + R ₂) or R ₂			Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)			Disconnection time (ms)**	Test button operation		
		r ₁ (line) (Ω)	r _n (neutral)	r ₂ (cpc)									
1					500	500	✓	0.40	32.2	✓	✓	Manual test button operation ††	
2							✓	0.37	✓	✓	✓		
3	2.18	1.48					✓	0.62	✓	✓	✓		
4							✓	0.31	✓	✓	✓		
5							✓	0.58	✓	✓	✓		
6	1.53	2.79					✓	0.76	32.2	✓	✓		
7							✓	0.59	✓	✓	✓		
8							✓	0.65	✓	✓	✓		
9							✓	0.75	✓	✓	✓		
9A							✓	0.53	✓	✓	✓		
10							✓	0.53	✓	✓	✓		
10B							✓	0.31	✓	✓	✓		

Tested by name (Capitals): R. Ferguson

Signature: [Signature] Date: 24-11-2024

†† Not all SPDs have visible functionality indication.

Where this schedule is issued with an Electrical Installation Condition Report, and incorrect polarity is identified, an 'X' should be entered.

**RCD effectiveness is verified using an alternating current test at rated residual operating current (Δn)

†† Not all AFDDs have a test button.

Ref 2774