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SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT

Name: Alpha Projects 9Scotland) Ltd
Address: Tayvision House 342 Broughty Ferry Road Dundee DD1 3NQ

SECTION B. REASON FOR PRODUCING THIS REPORT

Reason: Report Of Tenant Getting Shocks & Equipment Being Burnt Out

Date(s) on which inspection and testing was carried out: 20/02/2024

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

Occupier:
Address: 4 Cults Drive Tomintoul Ballindalloch AB37 9HW
Description of premises Residential ☒ Commercial ☐ Industrial ☐ Other (include brief description) ☐
Estimated age of the wiring system 4 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 27/10/2023 (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report Full Installation

Agreed limitations including the reasons (see Regulation 653.2) None

Agreed with:

Operational limitations including the reasons (see page no) None

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

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.

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 20/02/2034 (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): STEWART ALLAN

Signature:  Date: 20/02/2024

For/on behalf of: R W Bell (Electrical) Pitlochry Ltd
Position: Approved Electrician
Address: Unit 17-10 Dalfaber Industrial Estate, Aviemore, PH22 1ST

Report authorised for issue by:

Name (Capitals): ALAN SMITH

Signature:  Date: 21/02/2024

For/on behalf of: R W Bell (Electrical) Pitlochry Ltd
Position: Director
Address: Unit 17-10 Dalfaber Industrial Estate, Aviemore, PH22 1ST

SECTION H. SCHEDULE(S)

1 Schedule(s) of Inspection and 2 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.

ELECTRICAL INSTALLATION 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 protection 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.

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements		Number and Type of Live Conductors		Nature of Supply Parameters			Supply Protective Device
TN-C	☐	AC ☒	DC ☐	Nominal voltage, U / Uo ⁽¹⁾	230	V	BS (EN): BS 1361 Type: 2 B Rated current: 100 A
TN-S	☐	1-phase, 2-wire ☒	2-wire ☐	Nominal Frequency, f ⁽¹⁾	50	Hz	
TN-C-S	☒	2-phase, 3-wire ☐	3-wire ☐	Prospective fault current, I _{pf} ⁽²⁾		kA	
TT	☐	3-phase, 3-wire ☐	Other ☐	External earth fault			
IT	☐	3-phase, 4-wire ☐		loop impedance, Z _e ⁽²⁾		Ω	
		Confirmation of supply polarity ☒		(Note (1) by enquiry (2) by enquiry or by measurement)			
Other sources of supply (as detailed on attached schedule) ☐							

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)
Distributor's Facility ☒	Type (e.g. rod(s), tape etc)
Installation earth ☐	Location
electrode ☐	Electrode resistance to earth Ω

Main Protective Conductors

Earthing conductor	Material	Copper	csa	16	mm ²	Connection / continuity verified	☒
Main protective bonding conductors ☒	Material	Copper	csa		mm ²	Connection / continuity verified	☒
To water installation pipes ☒	To gas installation pipes ☐	To oil installation pipes ☐	To structural steel ☐				
To lightning protection ☐	To other ☐ Specify:						

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Location	Distribution Board In Cupboard	Current rating	100	A	If RCD main switch	
BS(EN)	EN 60947-3	Fuse / device rating or setting		A	RCD Type	
No of poles	2	Voltage rating	230	V	Rated residual operating current ($I_{\Delta n}$)	mA
					Rated time delay	ms
					Measured operating time	ms

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):

[illegible]

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

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)											N/A		
1.2	Consumer's Isolator (where present)											N/A		
1.3	Consumer's meter tails											N/A		
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)											N/A		
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)											N/A		
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)														
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)											✓		
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)											N/A		
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)											N/A		
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)											✓		

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)											LIM		
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) • To include the integrity of conduit and trunking systems (metallic and plastic)											N/A		
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)											✓		
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)											LIM		
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 32A or less, unless an exception is permitted (411.3.3)											✓		
	• for the supply of mobile equipment not exceeding 32A 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)											LIM		
5.14	Band II cables segregated/separated from Band I cables (528.1)											LIM		
5.15	Cables segregated/separated from communications cabling (528.2)											LIM		
5.16	Cables segregated/separated from non-electrical services (528.3)											LIM		
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)											N/A		
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)											N/A		
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 control gear 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.)											N/A		
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.											N/A		

Inspected by: NAME (CAPITALS) STEWART ALLAN

Signature: 

Date: 20/02/2024



Distribution board details

DB reference: Main Distribution Board

Location Cupboard Under Stairs

Supplied from: Cut Out

Distribution circuit OCPD: BS (EN): 1361

Type: Fuse Box

Rating/Setting: A

SPD Details: Type(s)*: T1 T2 T3 NA

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 (mm²)	CPC (mm²)									
1	SPD	A		1	6.0	6.0	60898	B	32	6	1.09				
2	Hob	A		2	6.0	2.5	61009	B	32	6	1.09	61009	A	30	32
3	Ev Charger	A		1	6.0	2.5	61009	B	32	6	1.09	61009	A	30	32
4	Kitchen, Lounge & Utility Sockets	A		10	2.5	1.5	61009	B	32	6	1.09	61009	A	30	32
5	Upstairs Bedroom Sockets	A		9	2.5	1.5	61009	B	32	6	1.09	61009	A	30	32
6	Heat Pump	A		2	4.0	2.5	60898	C	20	6	1.75	61008-1	B	30	63
7	Sun Amp	A		1	4.0	2.5	61009	B	20	6	1.75	61009	A	30	20
8	Solar	A		1	4.0	2.5	61009	B	16	6	2.18	61009	A	30	16
9	Oven	A		2	2.5	1.5	61009	B	16	6	2.18	61009	A	30	16
10	Down Stairs Lights	A		21	1.5	1.0	61009	B	6	6	5.82	61009	A	30	6
11	Upstairs Lights & Smoke Detectors	A		14	1.5	1.0	61009	B	6	6	5.82	61009	A	30	6
12															

CODES FOR TYPES OF WIRING							
A	B	C	D	E	F	G	H
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	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.

Distribution board details

DB reference: Main Distribution Board

Confirmed: Correct polarity ☒ Phase sequence ☐

SPD: Operational status confirmed ☒ N/A ☐

Z db 0.16 Ω I pf 1.46 kA

Details of test instruments used (serial and/or asset numbers)
Multifunction: MEGGER MFT 1721 102002686
Continuity:
Insulation resistance:
Earth fault loop impedance:
RCD:
Earth electrode resistance:

TEST RESULT DETAILS

Circuit number	Continuity (Ω)				Insulation resistance			Polarity #	Z _s (Ω)		RCD		AFDD	Remarks Include details of circuits and/or installed equipment vulnerable to damage when testing (continue on a separate sheet if necessary)		
	Ring final circuit		R ₂ (cpc)	(R ₁ + R ₂)	(R ₁ + R ₂) or R ₂	Test voltage (V)	Live - Live (MΩ)		Live - Earth (MΩ)	Maximum measured	Value Verified	Disconnection time (ms)**			Test button operation	Manual test button operation ††
	r ₁ (line) (Ω)	r _n (neutral)														
1						500	>100	>100	✓					⏏		
2				0.19		500	>100	>100	✓	0.35	⏏	38.5	⏏	⏏		
3				0.10		500	>100	>100	✓	0.26	⏏	38.4	⏏	⏏		
4	0.53	0.53	0.72	0.52		500	>200	>200	✓	0.78	⏏	34.3	⏏	⏏		
5	0.71	0.71	1.15	0.44		500	>200	>200	✓	0.60	⏏	39	⏏	⏏		
6				0.14		500	>200	>200	✓	0.32	⏏	145	⏏	⏏		
7				0.16		500	>200	>200	✓	0.32	⏏	38.4	⏏	⏏		
8				0.12		500	>200	>200	✓	0.28	⏏	38.5	⏏	⏏		
9				0.25		500	>200	>200	✓	0.41	⏏	38.6	⏏	⏏		
10				0.84		500	>200	>200	✓	1.00	⏏	38.7#	⏏	⏏		
11				0.61		500	>200	>200	✓	0.77	⏏	41.8	⏏	⏏		
12											⏏		⏏	⏏		

Tested by name (Capitals):

Date:

Signature:

† 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 (I_{Δn})
†† Not all AFDDs have a test button.