

ELECTRICAL INSTALLATION CONDITION REPORT



Certificate Reference Uy14

A. DETAILS OF THE CLIENT

Client: Rockwell Property Group Ltd

Client address:

58long Lane
Dundee
DD51HH

B. REASON FOR PRODUCING THIS REPORT

Purpose of this report:

Change of tenancy

Date on which the inspection & testing was carried out: 21/07/2025

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

Occupier: Tenants

Address: 107 Caroline Terrace
Edinburgh
EH128QU

Installation records available: No
(Regulation 651.1)

Records held by: N/A

Description of premises: Domestic

Estimated age of wiring system: 20 Years

Evidence of additions / alterations: NP **If yes, estimated age:** N/A Years
(NP = Not apparent)

Date of last inspection: UNKNOWN

Last inspection certificate reference: No

D. EXTENT AND LIMITATIONS

Extent of the electrical installation covered by this report:

Full electrical check

Agreed limitations including the reasons: (see Regulation 653.2)

None

Operational limitations including the reasons:

None

Agreed limitations agreed with:

Landlord

The inspection & testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 amended to March 2022

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.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Good

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

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

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K. MAIN PROTECTIVE EARTHING AND BONDING CONDUCTORS

Earthing conductor:		Material:	Copper	csa:	16	mm ²	Connection / continuity verified:			0.04	Ω				
Main protective bonding conductors:		Material:	Copper	csa:	10	mm ²	Connection / continuity verified:								
Main protective bonding conductor(s) to:															
Water:			0.02	Ω	Gas:			0.03	Ω	Structural steel:		N/A	N/A	Ω	
Lightning protection:		N/A	N/A	Ω	Oil:		N/A	N/A	Ω	Other (specify):		N/A		N/A	Ω

L. MAIN SWITCH/SWITCH-FUSE/CIRCUIT-BREAKER/RCD

Location:	meter housing				Fuse / device rating or setting:	100	A	If RCD main switch Rated residual (I_{Δn}) operating current: Rated time delay: Measured operating time: RCD Type:	N/A	mA			
BS (EN):	60947-2 MCCB	No. of poles:	2		Current rating:	100	A		N/A	ms			
Supply conductors material:	Copper	Voltage rating:	230	V	Current rating:	N/A	A		Measured operating time:	N/A	ms		
Supply conductors csa:	25	kA capacity: (if applicable)	Na	kA		Test button operation:	N/A				RCD Type:	N/A	

M. OBSERVATIONS

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations.....



Observations have been identified: (see below)	N/A
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Item No	Observation(s)	Code
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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. 'X' = 'Inadequacies' which relates only to the intake equipment. 'Note' = General comment or note.

N/A

N/A

N/A

N/A

N/A

N/A



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N. CONDITION REPORT INSPECTION SCHEDULE

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Outcomes	Acceptable Condition	Pass	Unacceptable Condition	C1, C2 or X	Improvement Recommended	State C3	Further Investigation	FI	Not Verified	N/V	Limitation	LIM	Not Applicable	N/A	
Item No.	Description										Result	Remarks			
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)														
	NOTE 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially 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 a comment made in Section N.														
1.1	Service cable										PASS	N/A			
1.2	Service head										PASS	N/A			
1.3	Earthing arrangement										PASS	N/A			
1.4	Meter tails										PASS	N/A			
1.5	Metering equipment										PASS	N/A			
1.6	Isolator (where present)										PASS	N/A			
	Person ordering work/dutyholder notified														
1.7	Consumer’s isolator (where present)										PASS	N/A			
1.8	Consumer’s meter tails										PASS	N/A			
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)										NA	Not applicable			
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)										PASS	N/A			
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)										NA	Not applicable			
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)										PASS	N/A			
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)										PASS	N/A			
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)										PASS	N/A			
3.6	Confirmation of main protective bonding conductor sizes (544.1)										PASS	N/A			
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)										PASS	N/A			
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)										PASS	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)										PASS	N/A			
4.2	Security of fixing (134.1.1)										PASS	N/A			
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)										PASS	N/A			
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)										PASS	N/A			
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)										PASS	N/A			
4.6	Presence of main linked switch (as required by 462.1.201)										PASS	N/A			
4.7	Operation of main switch (functional check) (643.10)										PASS	N/A			
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)										PASS	N/A			
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)										PASS	N/A			
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)										PASS	N/A			
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)										PASS	N/A			
4.12	Presence of other required labelling (please specify) (Section 514)										PASS	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)										PASS	N/A			
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)										PASS	N/A			
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)										PASS	N/A			
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/ enclosures (521.5.1)										PASS	N/A			
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)										PASS	N/A			



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Item No.	Description										Result	Remarks			
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)										PASS	N/A			
4.19	Confirmation of indication that SPD is functional (651.4)										PASS	N/A			
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)										PASS	N/A			
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)										PASS	N/A			
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)										PASS	N/A			
5.0	FINAL CIRCUITS														
5.1	Identification of conductors (514.3.1)										PASS	N/A			
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)										PASS	N/A			
5.3	Condition of insulation of live parts (416.1)										PASS	N/A			
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)										PASS	N/A			
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)										PASS	N/A			
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)										PASS	N/A			
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)										PASS	N/A			
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)										PASS	N/A			
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)										PASS	N/A			
5.9	Wiring system(s) appropriate for the types and nature of the installation and external influences (Section 522)										PASS	N/A			
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)										PASS	N/A			
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.2.4)										PASS	N/A			
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA:														
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)										PASS	N/A			
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)										PASS	N/A			
5.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)										PASS	N/A			
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)										PASS	N/A			
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)										PASS	N/A			
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										PASS	N/A			
5.14	Band II cables segregated/separated from Band I cables (528.1)										PASS	N/A			
5.15	Cables segregated/separated from communications cabling (528.2)										PASS	N/A			
5.16	Cables segregated/separated from non-electrical services (528.3)										PASS	N/A			
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)														
5.17.1	Connections soundly made and under no undue strain (526.6)										PASS	N/A			
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)										PASS	N/A			
5.17.3	Connections of live conductors adequately enclosed (526.5)										PASS	N/A			
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)										PASS	N/A			
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))										PASS	N/A			
5.19	Suitability of accessories for external influences (512.2)										PASS	N/A			
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)										PASS	N/A			
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)										PASS	N/A			



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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)										PASS	N/A			
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)										PASS	N/A			
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)										PASS	N/A			
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)										NA	Not applicable			
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5m from zone 1 (701.512.3)										PASS	N/A			
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)										PASS	N/A			
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)										PASS	N/A			
6.8	Suitability of current-using equipment for particular position within the location (701.55)										PASS	N/A			
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)														
Locations	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.														
Notes	N/A														

Name:

Date: **21/07/2025**

Signature:

O. GUIDANCE FOR RECIPIENT

1. The purpose of this Report is to confirm, as 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.

IMPORTANT

This installation should be periodically inspected and tested and a report on its condition obtained, as prescribed in BS 7671 requirements for electrical installations

Date of inspection: 21/07/2025

Recommended date of next inspection: 21/07/2029

Certificate reference / number: Uy14

