Energy Performance Certificate (EPC)

Dwellings

Scotland

27 ESK ROAD, INVERNESS, IV2 4HN

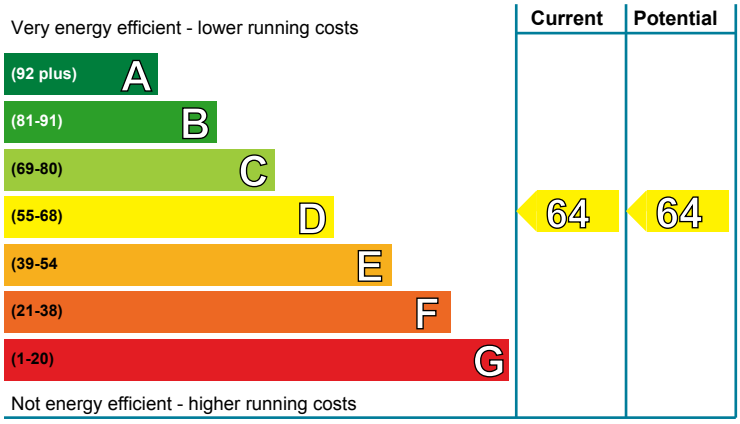
Dwelling type:	Top-floor flat	**Reference number:**	0190-2213-5040-2695-2941
Date of assessment:	17 April 2025	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	17 April 2025	**Approved Organisation:**	Elmhurst
Total floor area:	37 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	643 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**

Estimated energy costs for your home for 3 years*	**£3,342**

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

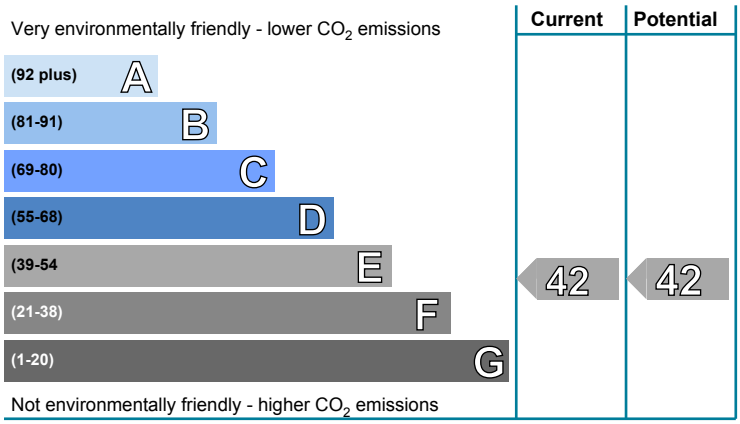


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (64)**. The average rating for EPCs in Scotland is **band D (61).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (42)**. The average rating for EPCs in Scotland is **band D (59).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

There are currently no improvement measures recommended for your home.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★☆☆	★★★☆☆
Roof	Pitched, limited insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★★☆☆☆
Main heating controls	Controls for high heat retention storage heaters	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★★☆☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 109 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 4.0 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,565 over 3 years	£2,565 over 3 years	Not applicable
Hot water	£630 over 3 years	£630 over 3 years	
Lighting	£147 over 3 years	£147 over 3 years	
Totals	**£3,342**	**£3,342**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

None

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,117	(2,929)	N/A	N/A
Water heating (kWh per year)	1,467			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: Mrs. Lauren Dryburgh
Assessor membership number: EES/031125
Company name/trading name: Allied Surveyors Scotland Ltd
Address: Lyle House, Pavilion 1 Fairways Business Park
Invernesshire
Inverness
IV2 6AA
Phone number: 01463 239 494
Email address: inverness@alliedsurveyorsscotland.com
Related party disclosure: No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

ELECTRICAL INSTALLATION CONDITION REPORT FOR THE PRIVATE RENTED SECTOR

Requirements For Electrical Installations - BS 7671

Certificate Number: 51267

1 DETAILS OF THE PERSON ORDERING THE REPORT

Client: TAILORMADE MOVES

Address: THE GREENHOUSE, BEECHWOOD BUSINESS PARK, INVERNESS , IV2 3ED

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

SAFETY CHECK ON RENTAL PROPERTY

Date on which inspection and testing was carried out: 17/04/2025

3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: 27 ESK ROAD, INVERNESS, IV2 4HN

Estimated age of wiring system: 35 years

Evidence of additions/ alterations: No if yes, estimated age: years

Installation records available? (Regulation 651.1) N/A

Date of last inspection: 05/03/2025

4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

ALL CIRCUITS TESTED, 25% OF FITTINGS OPENED FOR INSPECTION

Agreed limitations including the reasons (see Regulation 653.2):

Agreed with:

Operational limitations including the reasons:

UNABLE TO VERIFY DNO FUSE DETAILS, SEALED CUT OUT.
SOME LIMITATIONS ON LIVE-LIVE INSULATION RESISTANCE TESTS TO PROTECT CONNECTED LOAD, WITH SOME TESTS CARRIED OUT TO SWITCH

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

5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See section 8 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: SATISFACTORY

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

6 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 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' 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: 5 Years or change of tenant/owner

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

7 OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

N/A There are no items adversely affecting electrical safety

or

✔ The following observations and recommendations are made

Item No	Observations	Classification Code
1	4.4 Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5) is recommended for improvement. Heating consumer unit made of combustible materials	C3

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

Immediate remedial action required for items:	N/A
Urgent remedial action required for items:	N/A
Improvement recommended for items:	1
Further investigation required for items:	N/A

8 GENERAL CONDITION OF THE INSTALLATION

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

GOOD

9 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 4 of this report.

Trading Title: HIGHLAND HEATING MANAGEMENT LTD

Address: UNITS 9,10
20 CARSEGATE ROAD NORTH
INVERNESS
Postcode: IV3 8EA

Registration Number (if applicable): 8096

Telephone Number: 01463 256156

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: D. Hamilton | Position: Electrician | Signature: D Hamilton | Date: 17/04/2025

10 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements

TN-S: N/A
TN-C-S: ✔
TT: N/A

Number and Type of Live Conductors

1-phase (2-wire): ✔ | 2-phase (3-wire): N/A
3-phase (3-wire): N/A | 3-phase (4-wire): N/A
Other: N/A

Confirmation of supply polarity: ✔

Nature of Supply Parameters

Nominal voltage, U/Uo: 230 V
Nominal frequency, f: 50 Hz
Prospective fault current, Ipf: 1.02 kA
External earth fault loop impedance, Ze: 0.23 Ω

Supply Protective Device

BS(EN): LIM
Type: LIM
Rated current: LIM A

11 PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing

Distributor's facility: ✔
Installation earth electrode: N/A

Details of Installation Earth Electrode (where applicable)

Type: N/A | Location: N/A
Resistance to Earth: N/A Ω | Method of measurement: N/A

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

Location: HALL CUPBOARD
BS(EN): 60947-3 Isolator
Number of poles: 2
Current rating: 100 A
Fuse/device rating or setting: N/A A
Voltage rating: 240 V

If RCD main switch:

RCD Type: N/A
Rated residual operating current ($I_{\Delta n}$): N/A mA
Rated time delay: N/A ms
Measured operating time: N/A ms

Earthing and Protective Bonding Conductors

Earthing conductor
Conductor material: Copper | csa: 16 mm² | Connection/continuity verified: ✔

Main protective bonding conductors
Conductor material: Copper | csa: 10 mm² | Connection/continuity verified: ✔

Bonding of extraneous-conductive parts

To water installation pipes: ✔
To gas installation pipes: N/A
To oil installation pipes: N/A
To lightning protection: N/A
To structural steel: N/A
To other service(s): N/A

12 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Outcome
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	Distributor/supplier intake equipment	
1.1.1	Service cable	Pass
1.1.2	Service head	Pass
1.1.3	Earthing arrangement	Pass
1.1.4	Meter tails	Pass
1.1.5	Metering equipment	Pass
1.1.6	Isolator (where present)	N/A
	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 the dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. For this section only, where inadequacies are found, an "X" should be put against the appropriate item and a comment made in Section 7.	
	Has the person ordering the work / dutyholder been notified?	N/A
1.2	Consumer's isolator (where present)	N/A
1.3	Consumer's meter tails	Pass
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A
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
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)	Pass
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	Pass
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	Pass
3.6	Confirmation of main protective bonding conductor sizes (544.1)	Pass
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	Pass
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	Pass
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
4.2	Security of fixing (134.1.1)	Pass
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	Pass
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	C3
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	Pass
4.6	Presence of main linked switch (as required by 462.1.201)	Pass
4.7	Operation of main switch (functional check) (643.10)	Pass
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	Pass
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	Pass
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	Pass
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.12	Presence of other required labelling (please specify) (Section 514)	Pass
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
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	Pass
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	Pass
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	Pass
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	Pass
4.19	Confirmation of indication that SPD is functional (651.4)	Pass
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	Pass
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)	N/A

OUTCOMES

Acceptable condition	PASS	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

12 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Outcome
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	Pass
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)	Pass
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A
5.4.1	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)	Pass
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	Pass
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	Pass
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	Pass
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	Pass
5.10	Concealed cables installed in prescribed zones (see Section 4. 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 4. Extent and Limitations) (522.6.204)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:	
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)	Pass
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	LIM
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	LIM
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	Pass
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 4 of the report (Section 526)	
5.17.1	Connections soundly made and under no undue strain (526.6)	Pass
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	Pass
5.17.3	Connections of live conductors adequately enclosed (526.5)	Pass
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	Pass
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	Pass
5.19	Suitability of accessories for external influences (512.2)	Pass
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	Pass
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	Pass
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	Pass
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)	N/A
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5m from zone 1 (701.512.3)	Pass
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	Pass
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	Pass
6.8	Suitability of current-using equipment for particular position within the location (701.55)	Pass
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS List all other special installation or locations present, if any. (Record separately the results of particular inspections)	
7.1	N/A	N/A
7.2	N/A	N/A
8.0	PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S) Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist below.	
8.1	N/A	N/A
8.2	N/A	N/A

Inspected by:

Name: D. Hamilton Position: Electrician Signature: D Hamilton Date: 17/04/2025

OUTCOMES

Acceptable condition	PASS	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

DISTRIBUTION BOARD DETAILS

DB reference: DB 1 FUESBOX | Location: HALL CUPBOARD | Supplied from: Origin

Distribution circuit OCPD: BS (EN): LIM | Type: LIM | Rating/Setting: LIM A | No of phases: 1

SPD Details: Types: T1 N/A | T2 ✔ | T3 N/A | N/A N/A | Status indicator checked (where functionality indicator present) ✔

Confirmation of supply polarity ✔ | Confirmation of phase sequence N/A | Zs at DB: 0.23 Ω | Ipf at DB: 1.02 kA

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CIRCUIT DETAILS																TEST RESULT DETAILS														
		Conductor details						Overcurrent protective device					RCD				Continuity (Ω)					Insulation resistance				Zs	RCD		AFDD
					Number and size												Ring final circuit			R_1+R_2 or R_2									
Circuit number	Circuit description	Type of wiring	Reference method	Number of points served	Live (mm²)	cpc (mm²)	Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	r_1 (line)	r_n (neutral)	r_2 (cpc)	R_1+R_2	R_2	Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
1	SPD	A	E	1	6	N/A	0.4	60898	B	32	6	1.37	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.01	N/A	250	> 200	>200	✔	0.24	N/A	✔	N/A
2	COOKER	A	103	1	6	2.5	0.4	61009	B	32	6	1.37	61009	A	30	32	N/A	N/A	N/A	0.22	N/A	250	> 200	>200	✔	0.45	28.2	✔	N/A
3	SHOWER	A	103	1	6	2.5	0.4	61009	B	32	6	1.37	61009	A	30	32	N/A	N/A	N/A	0.15	N/A	250	> 200	>200	✔	0.38	28.4	✔	N/A
4	KITCHEN SOCKETS	A	103	6	2 x 2.5	2 x 1.5	0.4	61009	B	32	6	1.37	61009	A	30	32	0.21	0.21	0.35	0.14	N/A	250	> 200	>200	✔	0.46	28.4	✔	N/A
5	SOCKETS	A	103	3	2 x 2.5	2 x 1.5	0.4	61009	B	32	6	1.37	61009	A	30	32	0.23	0.23	0.38	0.16	N/A	250	> 200	>200	✔	0.41	28.2	✔	N/A
6	FOCAL POINT AND BEDROOM SOCKETS	A	103	2	2.5	1.5	0.4	61009	B	16	6	2.73	61009	A	30	16	N/A	N/A	N/A	0.23	N/A	250	> 200	>200	✔	0.46	28.6	✔	N/A
7	LIGHTS + SMOKES	A	103	9	1.5	1.0	0.4	61009	B	6	6	7.28	61009	A	30	6	N/A	N/A	N/A	0.66	N/A	250	LIM	>200	✔	0.89	28.6	✔	N/A
8	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

DETAILS OF TEST INSTRUMENTS

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

Multi-functional: MEGGER MFT 1720 | Insulation resistance: 101069118 | Continuity: 101069118

Earth electrode resistance: 101069118 | Earth fault loop impedance: 101069118 | RCD: 101069118

TESTED BY

Name: D. Hamilton | Position: Electrician | Signature: D Hamilton | Date: 17/04/2025

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

DB reference: DB 1 FUESBOX | Location: HALL CUPBOARD | Supplied from: Origin

CIRCUIT DETAILS																	TEST RESULT DETAILS																
		Conductor details						Overcurrent protective device					RCD				Continuity (Ω)					Insulation resistance				Z_s	RCD		AFDD
					Number and size												Ring final circuit			R_1+R_2 or R_2											
Circuit number	Circuit description	Type of wiring	Reference method	Number of points served	Live (mm^2)	cpc (mm^2)	Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	r_1 (line)	r_n (neutral)	r_2 (cpc)	R_1+R_2	R_2	Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
10	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CODES FOR TYPE OF WIRING	A	B	C	D	E	F	G	H	O - Other
	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	N/A

DISTRIBUTION BOARD DETAILS

DB reference: DB 2 HEATING SQUARE D QUICKLINE | Location: HALL CUPBOARD | Supplied from: Origin

Distribution circuit OCPD: BS (EN): LIM | Type: LIM | Rating/Setting: LIM A | No of phases: 1

SPD Details: Types: T1 N/A | T2 N/A | T3 N/A | N/A ✔ | Status indicator checked (where functionality indicator present) N/A

Confirmation of supply polarity ✔ | Confirmation of phase sequence N/A | Zs at DB: 0.22 Ω | Ipf at DB: 1.03 kA

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CIRCUIT DETAILS																TEST RESULT DETAILS															
		Conductor details						Overcurrent protective device					RCD				Continuity (Ω)					Insulation resistance				Zs	RCD		AFDD
					Number and size												Ring final circuit			R_1+R_2 or R_2									
Circuit number	Circuit description	Type of wiring	Reference method	Number of points served	Live (mm²)	cpc (mm²)	Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	r_1 (line)	r_n (neutral)	r_2 (cpc)	R_1+R_2	R_2	Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
1	LIVING ROOM STORAGE	A	103	1	4	1.5	0.4	60898	B	20	6	2.19	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.34	N/A	250	> 200	>200	✔	LIM	N/A	N/A	N/A
2	OFF PEAK WATER	A	103	1	2.5	1.5	0.4	60898	B	16	6	2.73	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.82	N/A	250	> 200	>200	✔	LIM	N/A	N/A	N/A
3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5	LIVING / BED / HALL CONVECTOR	A	103	3	2.5	1.5	0.4	60898	B	20	6	2.19	N/A	N/A	N/A	N/A	0.32	0.32	0.53	0.21	N/A	250	> 200	>200	✔	0.43	N/A	N/A	N/A
6	BATHROOM CONVECTOR (RCD SPUR)	A	103	1	2.5	1.5	0.4	60898	B	20	6	2.19	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.40	N/A	250	> 200	>200	✔	0.62	9.8	✔	N/A
7	24 HR WATER	A	103	1	2.5	1.5	0.4	60898	B	16	6	2.73	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.28	N/A	250	> 200	>200	✔	0.50	N/A	N/A	N/A
8	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CODES FOR TYPE OF WIRING	A	B	C	D	E	F	G	H	O - Other
	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	N/A

DETAILS OF TEST INSTRUMENTS

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

Multi-functional: MEGGER MFT 1720 | Insulation resistance: 101069118 | Continuity: 101069118

Earth electrode resistance: 101069118 | Earth fault loop impedance: 101069118 | RCD: 101069118

TESTED BY

Name: Declan Hamilton | Position: Electrician | Signature: | Date: 17/04/2025

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

DB reference: DB 2 HEATING SQUARE D QUICKLINE | Location: HALL CUPBOARD | Supplied from: Origin

CIRCUIT DETAILS																	TEST RESULT DETAILS															
		Conductor details						Overcurrent protective device					RCD				Continuity (Ω)					Insulation resistance				Z_s	RCD		AFDD
					Number and size												Ring final circuit			R_1+R_2 or R_2											
Circuit number	Circuit description	Type of wiring	Reference method	Number of points served	Live (mm^2)	cpc (mm^2)	Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	r_1 (line)	r_n (neutral)	r_2 (cpc)	R_1+R_2	R_2	Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
10	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CODES FOR TYPE OF WIRING	A	B	C	D	E	F	G	H	O - Other
	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	N/A

ELECTRICAL INSTALLATION CONDITION REPORT
GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

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 5). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section 7).

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 4 (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 4.

7. For items classified in Section 7 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 7 as C2 (Potentially dangerous), the safety of those using the installation 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 7 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 7).

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 7 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.

Friday, April 25, 2025

Legionnaire's Risk Assessment

Property Address	27 Esk road
Date of Assessment	24/4/25
Assessment carried out by	Innes
Describe type of property	1st floor bedsit
Are there any tenants, residents or regular visitors particularly susceptible to Legionella due to age, health or lifestyle?	No
Describe the type of cold water system	Mains fed

Describe type of hot water system

Storage tank

Risk Catergories

1. Water outlet temperature

Is cold water temperature at outlets below 20°C?	YES
Is hot water temperature at outlets above 50°C?	YES

Cold water must flow from outlets at below 20°C and hot water above 50°C to minimize risk. If temperatures are too low/high then adjustments need to be made to the system such as lagging of pipework or adjustment of temperature settings for hot water.

Identify any defect/risk and related recommendations associated with water outlet temperature. If any action is required identify responsible person:

Action required?	Na

2. Cold water storage tanks

Is there a cold storage tank present?	No

If any debris etc. is present in the system it should be drained and thoroughly cleaned by a competent period. If debris is from corrosion on the tank itself then the tank may need to be replaced. All cold water tanks should have tight fitting lids to prevent debris entering the system. The water in the tank should be below 20°C and the tank should be insulated to prevent the temperature rising above this level.

Identify any defect/risk and related recommendations associated with cold water storage. If any action is required identify responsible person:

3. Hot water

Is the temperature setting on the boiler and/or hot water tank such that the hot water is heated to and stored to a temperature of 60°C ?	Yes

NB: If the temperature is set at above 60°C this can cause scalding to users.

The temperature setting on the boiler and/or hot water tank should be set and maintained at 60°C.

Identify any defect/risk and related recommendations associated with hot water. If any action is required identify responsible person:

Defect / Risk	Scalding
Recommendation	Regular temp checks
Responsible person	Landlord & tenant

4. Little used outlets

Are there any water outlets that are used less than once per week	NO

Any little used outlets should be flushed through weekly by running water through the outlet for at least 2 minutes. Aerosol production should be minimized during this process.

Identify any risks and related recommendations associated with little used outlets. If any action is required identify responsible person:

5. Shower heads and spray taps

Are there any shower heads or spray taps in the property?	YES

All shower heads and spray taps (including any removable inserts and hoses) should be cleaned, disinfected and descaled quarterly. Aerosol production should be minimized during this process.

Identify any risks and related recommendations associated with shower heads and spray taps. If any action is required identify responsible person:

Risk	Mould & mildew
Recommendation	Regular cleaning
Responsibility	Landlord & tenant

6. Dead legs and redundant pipework

Sections of pipework which are redundant or owing to the system design and have little/no through flow of water (known as "dead legs") can allow water to stagnate in the system. Are there any dead legs present in the system? If so, please describe.

Are there any dead legs in the property ?	NO

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework on a regular basis.

Identify any risks and related recommendations associated with dead legs. If any action is required identify responsible person:

7. Unoccupied properties

Is the property left unoccupied for periods of time, e.g. in the case of student lettings over the summer holiday or at Christmas/New Year?	NO

During periods of un-occupancy all outlets on hot and cold water systems should be flushed through at least once a week for at least 2 minutes. For long periods consider draining the system. Make sure that the system is flushed through when it is re-occupied by running all outlets for at least 2 minutes. Aerosol production should be minimized during process.

Identify any risks and related recommendations associated with un-occupancy. If any action is required identify responsible person:

8. Advice to tenants

Has advice been given to the tenants as to the risks of Legionnaires' Disease in a domestic setting and their responsibilities to minimise risk?	Yes given in section 19 in easy read notes

The assessment is complete and should be reviewed regularly and specifically when there is reason to suspect it is no longer valid. You should ensure that the recommendations above are implemented and any existing controls maintained.

Signature	
Date	Friday, April 25, 2025
Name	Innes Simspon

B DALLAS APPLIANCE REPAIRS AND PORTABLE APPLIANCE TESTING

Prop ID:	217						
Address	**27 Esk Road**		**METREL MI331 GAMMA PAT TESTER**				
Date	17/04/2025					**Customer**	
Appliance ID	217/001	217/002	217/003	217/004	217/005	217/006	217/007
Item	Fridge Freezer	Kettle	Toaster	Washing machine	Lamp	Fridge	Microwave
Make	Fridgemaster	George	George	Zanussi			
Class	I	II	I	I	II	I	II
Fuse	13	13	13	13	3	13	13
Plug	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Flex	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Body	Pass	Pass	Pass	Pass	FAIL	Pass	Pass
Functionality	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Polarity							
Earth Continuity	0.17		0.1	0.14		0.15	
Insulation Resistance	>200	>200	>200	>200		>200	>200
Earth Leakage	0.09	0.01	0.01	3.54		0.1	0.95
PASS/FAIL	**PASS**	**PASS**	**PASS**	**PASS**	**FAIL**	**PASS**	**PASS**
Re-test Date	**17/04/2026**	**17/04/2026**	**17/04/2026**	**17/04/2026**		**17/04/2026**	**23/04/2026**

Carried Out By:	B Dallas
Signature	B Dallas