

Energy Performance Certificate (EPC)

Scotland

Dwellings

17 ADMIRALS WAY, WESTHILL, INVERNESS, IV2 5GT

Dwelling type: Detached house
Date of assessment: 31 March 2026
Date of certificate: 31 March 2026
Total floor area: 81 m²
Primary Energy Indicator: 154 kWh/m²/year

Reference number: 7894-1001-9207-5816-4204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

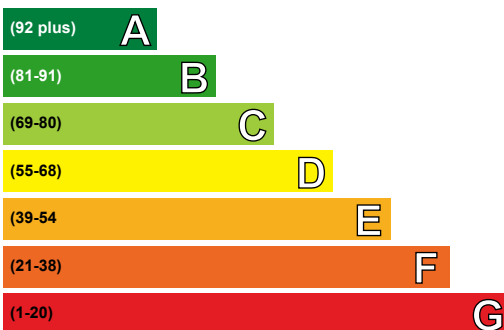
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,694	See your recommendations report for more information
Over 3 years you could save*	£	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
76	80

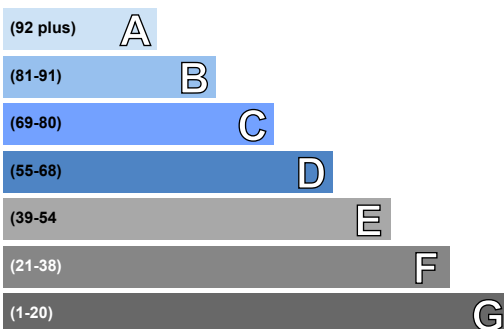
Energy Efficiency Rating

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 C (76)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
77	78

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (77)**

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic (PV) panels	£8,000 - £10,000	£594.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 350 mm loft insulation	★★★★★	★★★★★
Floor	Solid, insulated (assumed) To unheated space, insulated (assumed)	— —	— —
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Excellent lighting efficiency	★★★★★	★★★★★

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, CO₂ 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 28 kg CO₂/m²/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 2.3 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	£1,923 over 3 years	£1,923 over 3 years	
Hot water	£597 over 3 years	£597 over 3 years	
Lighting	£174 over 3 years	£174 over 3 years	
Totals	£2,694	£2,694	

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

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£198		

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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)	6,663.23	N/A	N/A	N/A
Water heating (kWh per year)	2,577.43			

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:	Mr. Graham Laird
Assessor membership number:	EES/015039
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.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



ELECTRICAL INSTALLATION CONDITION REPORT

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name TUCHAN + COCHRANE

Address

SECTION B. REASON FOR PRODUCING THIS REPORT 5 YEARLY RENTAL INSPECTION

Date(s) on which inspection and testing was carried out 9/10/25

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

Occupier MR MICHAEL BLACK

Address 17 ADMIRALS WAY, INVERNESS

Description of premises

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

Estimated age of wiring system 10 years

Evidence of additions / alterations Yes ☒ No ☐ Not apparent ☐ If yes, estimate age 5-10 years

Installation records available? (Regulation 621.1) Yes ☐ No ☒ Date of last inspection 2020 (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

COMPLETE INSTALLATION

Agreed limitations including the reasons (see Regulation 634.2) 20% OF FITTINGS INSPECTED

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: 2008 (IET Wiring Regulations) as amended to 2024

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

NO RCD PROTECTION ON CIRCUITS 1-3.

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 F1).

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 9/10/30 (date)

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) SCOTT ADAMIEC

Signature [Signature]

For/on behalf of SCOTT ADAMIEC ELECTRICAL LTD

Position APPROVED ELECTRICIAN

Address 12 BUSHY PARK, INVERNESS IV2 3GA

Date 9/10/25

Report authorised for issue by:

Name (Capitals)

Signature

For/on behalf of

Position

Address

Date

SECTION H. SCHEDULE(S)

.....schedule(s) of inspection andschedule(s) of 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.

[illegible]

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

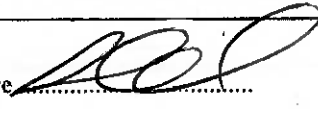
NOTE: This form is suitable for many types of smaller installation, not exclusively domestic.

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	NV	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	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Condition of service cable													
1.2	Condition of service head													
1.3	Condition of distributor's earthing arrangement													
1.4	Condition of meter tails - Distributor/Consumer													
1.5	Condition of metering equipment													
1.6	Condition of isolator (where present)													
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 (543.3.2)													
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 (621.2.1)													
4.6	Presence of main linked switch (as required by 537.1.4)													
4.7	Operation of main switch (functional check) (612.13.2)													
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)													
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													
4.10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)													
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)													
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)													
4.13	Presence of other required labelling (please specify) (Section 514)													
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)													
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)													
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)													
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)													
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)													
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)													
4.20	Confirmation of indication that SPD is functional (534.2.8)													
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)													
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)													
4.23	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 (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)										NB			
5.5	Adequacy of cables for current-carrying capacity with regard to 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 (411.3.1.1; 543.1)										/			
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, <i>Extent and limitations</i>) (522.6.202)										LIM			
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D, <i>Extent and limitations</i>) (522.6.204;)										LIM			
5.12	Provision of additional protection by RCD not exceeding 30 mA:													
	● for all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)										/			
	● for supply to 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)										C3			
	● for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)										C3			
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 (521.2 (iii))										/			
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, 530.3.2)										/			
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 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 7671:2008 (701.415.2)										NB			
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)										NB			
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.)										NB			

Inspected by:

Name (Capitals) S. MAMIC

Signature 

Date 9/10/25

[illegible]



#ALARMS~~SA~~VELIVES

Certificate of Design, Installation and Commissioning of a Smoke/ Heat Alarm System to Grade D1/D2 or F1/F2 as defined in BS 5839-6:2019+A1:2020

Certificate of design, installation and commissioning* of fire detection and fire alarm system at:

Address:

17 ADMIRALS WAY
INVERNESS
IV2 5GT

It is certified that the fire detection and fire alarm system at the above address complies with the recommendations of BS 5839-6:2019+A1:2020, for design, installation and commissioning of a Grade D1..... Category LD2.... System, other than in respect of the following variations:*

Brief description of areas protected (only applicable to category LD2 systems):

Hall Down (2036), Living Room (2031), Hall Up (2036)
Kitchen (2036) 2 x modules (KIT + Hall Down) (2036)

The entire system has been tested for satisfactory operation in accordance with the recommendations of 23.3p) of BS 5839-6:2019+A1:2020,*.

The requirements of paragraph N) section 1) of Clause 23.3 have not been performed, having been substituted by following the Inspection and Testing Procedure recommendations contained within the Siting and Installation Instructions supplied by the manufacturer of the smoke/heat alarms installed.

Instructions in accordance with the recommendations of Clause 24 of BS 5839-6:2019+A1:2020, have been supplied to:*

Signed

Date

9/10/25

For and on the behalf of

Scott Adams Electrical Contractors Ltd

*Where design, installation and commissioning are not all the responsibility of a single organisation or person, the relevant words should be deleted. The signatory of the certificate should sign only as confirmation that the work for which they have been responsible complies with the relevant recommendations of BS 5839-6:2019+A1:2020, A separate certificate(s) should then be issued for other work.

This certificate may be required by an authority responsible for enforcement of fire safety legislation, such as the building control authority of housing authority. The recipient of this certificate might rely on the certificate as evidence of compliance with legislation. Liability could arise on the part of any organisation or person that issues a certificate without due care in ensuring its validity.

*This document is a template provided by Aico Ltd based on the Installation Certificate template within Annex F of British Standard BS5839-6. Aico Ltd in no way provides any endorsement, approval or similar of any work carried out by the company or individual that has completed this document and accepts no responsibility or liability for any issues or damages caused from such work. All responsibility and liability regarding the product selection, use and installation is solely assigned to the company or individual that has completed this document.

* Installation Certificate - Pt.6 2020 with variation.doc Issue 7 06.02.21



DDPHS LTD

Landlord Gas Safety Record

Cert. No. 411

Safety inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998 section 26(9) and the Gas Industry Unsafe Situations Procedure.

Company / Installer

Engineer
Ruairidh downie

Company
DDPHS LTD

Address
57
Harbour Road
Inverness

Post Code
IV11UF

Tel No.
01463830400

Gas Safe Reg
625889

ID Card No.
625889

Job Address

Name
Address
17
Admirals View
Inverness
Highland Council

Post Code
IV2 5GW

Tel. No

Customer / Landlord

Name
Company
Address
Tughan And Cochrane Ltd
Marr House
Beechwood Business Park
Inverness

Post Code
IV23BW

Tel. No
01463224777

Appliance Details

	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance				Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety devices correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
						Appliance	CO2	Ratio	ppm			Ratio	CO2	ppm	Ratio	CO2	%						
1	Kitchen	Hob	Smeg	SE64NX3	FL	Yes	Yes	Yes	Yes	NA	6.46	NA	NA	NA	NA	NA	NA	Yes	Yes	NA	NA	No	Yes
2	Hall	Combination Boiler	Worcester	Greenstar 30 CDI	RS	Yes	Yes	Yes	Yes	NA	28.41	0.0005	41	9.0	0.0001	9	9.9	Yes	Yes	Yes	Pass	Yes	Yes
3																							
4																							
5																							
6																							

Defects / Identified

1	
2	
3	
4	
5	
6	

CO Alarm(s)

CO Alarm(s) fitted
Yes

CO Alarm(s) tested and Satisfactory
Pass

Labels and Warning Notice Issued

	NA
	NA

Comments

Emergency Control Accessible **Yes** Gas Tightness Satisfactory **Yes**

Gas Installation Pipework Visual Inspection Satisfactory **Yes**

Equipotential Bonding **Yes**

NEXT INSPECTION DUE BEFORE 07-Nov-2026

Signatures

Issued by: Signed

Print Name **Ruairidh downie**

Received by: Signed

Print Name

Date **22-Oct-2025**