

# Pat Testing

# RENTAL/HMO PROPERTIES



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**MURRAY PROPERTY HOLDINGS**  
ASSET BACKED INVESTMENTS

# Pat Testing



Portable Appliance Testing (PAT) is the examination of portable electrical equipment and appliances making sure they are safe for their working environment.

As an investor, if you own a rental property or HMO in Scotland, PAT testing is a legal requirement and you need this in order to be licensed by your local council.

This should be carried out every 5 years as part of a full electrical safety inspection.

This requirement was put in place to prevent accidents relating to electricity in the home via faults or misuse, or poor lack of maintenance, etc.

PAT testing must be carried out by a qualified professional, usually this means the person is registered with NICEIC, NAPIT or a member of the firm of the Electrical Contractors' Association of Scotland (SELECT). The testing person must have completed appropriate training in portable appliance testing.

Once the check is complete, landlords must keep a record of when the PAT testing was carried out and when the next test is due, this is very important for insurance purposes and in the event of any accidents or incidents

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# CHECKLIST



№	PAT TESTING	
1	The Plug - check for signs of any damage such as a crack, or burn mark, or a bent metal pin.	
2	The cable - check frays, cuts and any exposed wiring would be an immediate fail.	
3	The Appliance - Look for obvious damage, cracks, burns, corrosion.	
4	The socket - Not part of the PAT Test, this should be included in the visual inspection. Testing of sockets will be carried out by your engineer with a fixed wire test for the sockets.	
5	RCD (Residual Current Device) - The inspection will look for signs of damage, check the operating current and test the 'test button' to make sure it is in working order.	
6	Overall environmental check - taking into account water risks, fire hazards, etc.	