



PRSN20

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT FOR THE PRIVATE RENTED SECTOR

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Registration No: 500045000 Branch No: 000
Trading Title: Nikolaos Tsermoulas
Address: 50 Vicars Close, Enfield, Middlesex

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A
Name: Salina Holdings
Address: Flat A, 64 Mannock Road, LONDON
Postcode: N22 6AA
Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Salina Holdings
Address: Flat A, 64 Manmook Road, LONDON
Postcode: N22 6AA
Tel No: N/A

PART 2: PURPOSE OF THE REPORT

Purpose for which this report is required: Rental / Sale / Purchase / etc

Date(s) when inspection and testing was carried out: 04/05/2021

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

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

The installation comply with BS7671:2020

Estimated age of electrical installation: (20) years

Evidence of additions or alterations: (☒)

Overall assessment of the installation is: **Satisfactory/Not Satisfactory*** (delete as appropriate)

PART 4: DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capital): NIKOLAS TSERMULAS

Signature: _____

Date: 04/05/2021

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE REGISTERED CONTRACTOR

Name (capital): NIKOLAS TSERMULAS

Signature: _____

Date: 04/05/2021

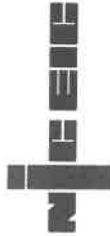
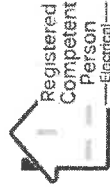
*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE F1) without delay is required.

This report is based on the model forms shown in Appendix 5 of BS 7671

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Please see the 'Notes for Recipient'



This report is not valid if the serial number has been defaced or altered

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT FOR THE PRIVATE RENTED SECTOR

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PART 5: NEXT INSPECTION

I/Wa (as indicated on page 1) recommend, subject to the necessary remedial work being taken, this installation should be further inspected and tasted after an interval of not more than 5 years/~~months~~* (delete as appropriate)

Give reason for recommendation: None

PART 6: OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

CODES:	One of the following Codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action	CODE C1 'Danger Present' Risk of injury. Immediate remedial action required	CODE C2 'Potentially Dangerous' Urgent remedial action required	CODE C3 'Insufficient Protection'	CODE F1 'Faulty Installation'

Referring to the Schedule of Items Inspected (see PART 10), the attached Schedule of Circuit Details and Test Results (see PART 12), and subject to any agreed limitations listed in PART 7:

There are no items adversely affecting electrical safety (.....), OR ☒ The following observations and recommendations for action are made:

[illegible]

**The proposed date for the next inspection should take into consideration any legislative or licensing requirements and 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.*

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT FOR THE PRIVATE RENTED SECTOR

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PART 10: SCHEDULE OF ITEMS INSPECTED

1. External condition of intake equipment (visual inspection only)
(If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority)

- | | | | |
|-----|---------------------------|--------------|---|
| 1.1 | Service cable: | (see page 1) | ✓ |
| 1.2 | Service head: | (see page 1) | ✓ |
| 1.3 | Earthing arrangement: | (see page 1) | ✓ |
| 1.4 | Meter tails: | | |
| | a) Cutout fuse to meter | (see page 1) | ✓ |
| | b) Meter to consumer unit | (see page 1) | ✓ |
| 1.5 | Metering equipment: | (see page 1) | ✓ |
| 1.6 | Isolator (where present): | N/A | |

2. Presence of adequate arrangements for other sources

- | | | |
|-----|---|----------------|
| 2.1 | Adequate arrangements where a generating set operates as a switched alternative to the public supply: | N/A
(.....) |
| 2.2 | Adequate arrangements where generating set operates in parallel with the public supply: | N/A
(.....) |
| 2.3 | Presence of alternative / additional supply warning notices: | N/A
(.....) |

3. Earthing and bonding arrangements

- | | | |
|-----|---|--|
| 3.1 | Presence and condition of distributor's earthing arrangement: | (☒) |
| 3.2 | Presence and condition of earth electrode connection,
where appropriate: | N/A
(☐)
(☒) |
| 3.3 | Confirmation of adequate earthing conductor size: | (☒) |
| 3.4 | Accessibility and condition of earthing conductor at
Main Earthing Terminal (MET): | (☒) |
| 3.5 | Confirmation of adequate main protective bonding conductor sizes: | (☒) |
| 3.6 | Accessibility and condition of main protective bonding
conductor connections: | (☒) |
| 3.7 | Accessibility and condition of other protective
bonding connections: | (☒) |
| 3.8 | Provision of earthing and bonding labels at all
appropriate locations: | (☒) |

- 4. Consumer unit(s) / Distribution board(s)**
- 4.1 Adequacy of working space / accessibility to consumer unit / distribution board:
- 4.2 Security of fixing:
- 4.3 Condition of enclosure(s) in terms of IP rating:
- 4.4 Condition of enclosure(s) in terms of fire rating:
- 4.5 Enclosure not damaged / deteriorated so as to impair safety:
- 4.6 Presence of linked main switch:
- 4.7 Operation of main switch(es) (functional check):
- 4.8 Main switch capable of being secured in the OFF position:
- 4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check):
- 4.10 Correct identification of circuits and protective devices:
- 4.11 Presence of appropriate circuit charts, warning and other notes
- a) Provision of circuit charts/schedules or equivalent forms of information
- b) Warning notice of method of isolation where live parts not capable of being isolated by a single device
- c) Periodic inspection and testing notice
- d) Presence of RCD six-monthly notice, where required
- e) Warning notice of non-standard (mixed) colours of conductors present
- f) All other required labelling provided
- 4.12 Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating):
- 4.13 Single-pole switching or protective devices in the line conductors only:
- 4.14 Protection against mechanical damage where cables enter consumer unit / distribution board:

- | | | |
|--------------|--|----------------|
| ✓
(.....) | 4.15 Protection against electromagnetic effects where cables enter metallic consumer unit / enclosure: | ✓
(.....) |
| ✓
(.....) | 4.16 RCDs provided for fault protection – includes RCBOs: | ✓
(.....) |
| ✓
(.....) | 4.17 RCDs provided for additional protection – includes RCBOs: | N/A
(.....) |
| ✓
(.....) | 4.18 Confirmation of indication that SPD is functional: | N/A
(.....) |
| ✓
(.....) | 4.19 Adequacy of AFDD(s), where specified: | ✓
(.....) |
| ✓
(.....) | 4.20 Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure: | ✓
(.....) |
| ✓
(.....) | 5. Distribution / final circuits | ✓
(.....) |
| ✓
(.....) | 5.1 Identification of conductors: | ✓
(.....) |
| ✓
(.....) | 5.2 Cables correctly supported throughout: | ✓
(.....) |
| ✓
(.....) | 5.3 Condition of insulation of live parts: | ✓
(.....) |
| ✓
(.....) | 5.4 Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems): | ✓
(.....) |
| ✓
(.....) | 5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation: | ✓
(.....) |
| ✓
(.....) | 5.6 Adequacy of protective devices; type and rated current for fault protection: | ✓
(.....) |
| ✓
(.....) | 5.7 Presence and adequacy of circuit protective conductors: | ✓
(.....) |
| ✓
(.....) | 5.8 Co-ordination between conductors and overload protection devices: | ✓
(.....) |
| ✓
(.....) | 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences: | ✓
(.....) |
| ✓
(.....) | 5.10 Cables adequately protected against mechanical damage and abrasion: | ✓
(.....) |
| ✓
(.....) | 5.11 Provision of additional protection by 30 mA RCD (<i>see Note</i>): | ✓
(.....) |
| ✓
(.....) | a) For all socket-outlets with a rated current not exceeding 32 A | N/A
(.....) |
| ✓
(.....) | b) For mobile equipment not exceeding a rating of 32 A for use outdoors | ✓
(.....) |
| ✓
(.....) | c) For cables concealed in walls / partitions at a depth of less than 50 mm | ✓
(.....) |

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition: 'N/A' if Not applicable:

'N/A' if Not applicable; 'LIM' if a Limitation exists;

or Code appropriately – CODE 'C1', 'C2', 'C3' or 'F' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

This report is based on the model forms shown in Appendix 6 of BS 7671
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PART 10 : SCHEDULE OF ITEMS INSPECTED

d) For cables concealed in walls / partitions containing metal parts regardless of depth	LIM (.....)	b) Acceptable location (local / remote)	(.....)	8.2 Where used as a protective measure, requirements for SELV or PELV are met:	(N/A) (.....)
e) For all AC final circuits supplying luminaires	(.....)	c) Clearly identified by position and / or durable marking(s)	(.....)	8.3 Shaver sockets comply with BS EN 61558-2-5 (formerly BS 3535):	(N/A) (.....)
Note: Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection.					
5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects:	(.....)	a) Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	(.....)	8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2018:	(N/A) (.....)
5.13 Band II cables segregated / separated from Band I cables:	(.....)	7. Current-using equipment (permanently connected)	(.....)	8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from Zone 1:	(N/A) (.....)
5.14 Cables segregated / separated from communications cabling:	(N/A) (.....)	7.1 Condition of equipment in terms of IP rating:	(.....)	8.6 Suitability of equipment for external influences for installed location in terms of IP rating:	(.....)
5.15 Cables segregated / separated from non-electrical services:	(.....)	7.2 Equipment does not constitute a fire hazard:	(.....)	8.7 Suitability of equipment for installation in a particular zone:	(.....)
5.16 Termination of cables at enclosures (extent of sampling indicated in PART 7 of the report):	(.....)	7.3 Enclosure not damaged / deteriorated so as to impair safety:	(.....)	9. Other Part 7 special installations or locations	(.....)
a) Connections soundly made and under no undue strain	(.....)	7.4 Suitability for the environment and external influences:	(.....)	List of all other special installations or locations, if any, present	(N/A) (.....)
b) No basic insulation of a conductor visible outside enclosure	(.....)	7.5 Security of fixing:	(.....)		(.....)
c) Connection of live conductors adequately enclosed	(.....)	7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire:	(.....)		(.....)
d) Adequately connected at point of entry to enclosure	(.....)	List number and location of luminaires inspected on a separate page:	(.....)		(.....)
5.17 Condition of accessories including socket-outlets, switches and joint boxes is satisfactory:	(.....)	7.7 Recessed luminaires (downlighters):	(.....)		(.....)
	(.....)	a) Correct type of lamps fitted	(.....)		(.....)
	(.....)	b) Installed to minimise build-up of heat	(.....)		(.....)
	(.....)	c) No signs of overheating to surrounding building fabric	(.....)		(.....)
	(.....)	d) No signs of overheating to conductors / terminations	(.....)		(.....)
8. Location(s) containing a bath or shower					
6. Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)	(.....)	8.1 Additional protection by RCD not exceeding 30 mA:	(.....)		(.....)
6.1 In general:	(.....)	a) For low voltage circuits serving the location	(.....)		(.....)
a) Presence and condition of appropriate devices	(.....)	b) For low voltage circuits passing through Zone 1 and Zone 2 not serving the location	(.....)		(.....)
b) Correct operation verified	(.....)		(.....)		(.....)
6.2 For isolation and switching for mechanical maintenance only:	(.....)		(.....)		(.....)
a) Capable of being secured in the OFF position, where appropriate	(.....)		(.....)		(.....)

SCHEDULE OF ITEMS INSPECTED BY

NIKOLAS TSELMULAS

Name (capitals):

Date: 04/05/2021

Signature: [Signature]

PART 11 : SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations (indicated in item 9. above)	Continuation sheets
Page No(s): (.....)	Page No(s): (.....)	Page No(s): (.....)	Page No(s): (.....)	Page No(s): (.....)

The pages identified are an essential part of this report (see Regulation 653.2).

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'F' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

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PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CODES for Type of wiring																										
(A) 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		(I) other - state: N/A								
Circuit number	Circuit description * Where this consumer unit is remote from the origin of the installation, record details of the circuit supplying this consumer unit on the first line.	Type of wiring (see Codes)	Reference Method (BS 7071)	Number of points served	Circuit conductor csa		Max. disconnection time (BS 7071) (s)	BS (EN)	Protective device		RCD Operating current, I _{an} (mA)	Maximum permitted Z _s for installed protective device** (Ω)	Circuit impedances (Ω)				Insulation resistance			RCD operating time (ms)	Test buttons					
					Live (mm ²)	cpc (mm ²)			Type	Rating (A)			Short-circuit capacity (kA)	Ring final circuits only (measured end to end)	All circuits (complete at least one column)	Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)	Polarity		Max. measured earth fault loop impedance, Z _s (Ω)	RCD (✓)	AFDD (✓)			
* RCD 1																										
1	Shower	A	102 1	6	2.5	0.4		63			30									500	✓	7.1	✓	N/A		
2	Bed Hall Lights	A	100 6	1.5	1	0.4		63			30	1.37							299	299	500	✓	7.1	✓	N/A	
3	Water Heater	A	102 1	6	2.5	0.4		63			30	1.37							299	299	500	✓	7.1	✓	N/A	
4	Sockets	A	102 5	2.5	1.5	0.4		63			30	1.37							299	299	500	✓	7.1	✓	N/A	
5	Outside Light	A	100 1	1.5	1	0.4		63			30	7.28		0.24	0.25	0.40	0.67		299	299	500	✓	0.99	7.1	✓	N/A
	RCD 2										30								299	299	500	✓	7.1	✓	N/A	
6	Cooker	A	102 1	6	2.5	0.4		63			30	1.37									500	✓	18.4	✓	N/A	
7	Kitchen Sockets	A	102 9	2.5	1.5	0.4		63			30	1.37				0.13			299	299	500	✓	0.45	18.4	✓	N/A
8	Kitchen Bathroom Lights	A	100 4	1.5	1	0.4		63			30	7.28		0.30	0.29	0.48	0.78		299	299	500	✓	1.10	18.4	✓	N/A
9	Electric Heaters	A	102 3	2.5	1.5	0.4		63			30	2.73							299	299	500	✓	18.4	✓	N/A	
10	SPARE																		299	299	500	✓	18.4	✓	N/A	

Location of consumer unit: Entrance Hallway

Designation: DB

Prospective fault current at consumer unit (where applicable)

TESTED BY

Name (capital): NIKOLAS TERMULAS

Position: QS

Signature: _____

Date: 04/05/2021

TEST INSTRUMENTS (enter serial number against each instrument used)

Multi-function:

Continuity:

Insulation resistance:

Earth fault loop impedance:

Earth electrode resistance:

RCD:

This report is based on the model forms shown in Appendix 6 of BS 7671

*Where appropriate

** Where figure is not taken from
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A.....

NOTES FOR RECIPIENT

THIS ELECTRICAL CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018 – Requirements for Electrical Installations*.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see PART 6), together with any items for which improvement is recommended. If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested every six months. For safety reasons it is important that this instruction is followed.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. NICEIC* recommends that you engage the services of an NICEIC Registered Contractor for the inspection.

The recommended date by which the next inspection should be carried out is stated in PART 5 of this report. There should also be a notice at or near the main switchboard or distribution board/consumer unit indicating when the next inspection of the installation is due.

Only an NICEIC Registered Contractor listed on the 'Registered Competent Person Electrical' register – visit www.electricalcompetentperson.co.uk – is authorised to issue this NICEIC Domestic Electrical Installation Condition Report For The Private Rented Sector. You should have received the report marked 'Original' and the Registered Contractor should have retained the report marked 'Duplicate'.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation and must not be issued to certify new electrical installation work including the replacement of a distribution board or consumer unit.

The report consists of at least six numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one distribution board or more circuits than can be recorded on PART 12, one or more additional *Schedules of Circuit Details and Test Results* should form part of the report. The report is invalid if any of the schedules identified in PART 10 are missing. The report has a printed seven-digit serial number, which is traceable to the Registered Contractor to which it was supplied by NICEIC.

For further information about electrical safety, visit: www.niceic.com

PART 7 (Details 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.

Operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 7. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises the observations and recommendations made in PART 6. Where one or more observations have been made in PART 6, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) **the safety of those using the installation is at risk**. Wherever practicable, items classified as (C1) should be made safe on discovery, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation as code C2 (potentially dangerous) **the safety of those using the installation may be at risk**, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 8 *Supply Characteristics and Earthing Arrangements*, and the *Schedules of Circuit Details and Test Results* (PART 12) compiled accordingly.

Where inadequacies in the intake equipment have been observed (Item 1 of PART 10), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the Registered Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost). * *NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).*

www.electricalsafetyfirst.org.uk

www.electricalcompetentperson.co.uk

