

## **Electrical Installation Condition Report (EICR)**

### **What is an EICR?**

All electrical installations deteriorate with age and use. They should therefore be inspected and tested at regular intervals to check whether they are in a satisfactory condition for continued use. Such safety checks are commonly referred to as 'periodic inspection and testing'. Once completed you will be issued with an Electrical Installation Condition Report (EICR).

The inspection will:

- Reveal if any of the electrical circuits or equipment are overloaded.
- Find any potential electric shock risks and fire hazards.
- Identify any defective electrical work.
- Highlight any lack of earthing or bonding.

A schedule of circuits will also be provided, which is invaluable for a property.

### **How often is an EICR required?**

The following is a guide to when an inspection is due:

- For an owner occupied home: 10 years.
- For a rented home, commercial premises, offices and shops: 5 years.

An inspection should also be carried out:

- When a property is being prepared for letting.
- Prior to selling a property or buying a previously occupied property.

## What is involved?

The inspection takes into account all the relevant circumstances and checks on:

- The adequacy of earthing and bonding.
- The suitability of the switchgear. For example, an old fusebox with a wooden back, cast-iron switches, or a mixture of both will need replacing.
- The serviceability of switches, sockets and lighting fittings. Items that may need replacing include: older round-pin sockets, round light switches, cables with fabric coating hanging from ceiling roses to light fittings, black switches and sockets mounted in skirting boards.
- The type of wiring system and its condition. For example, cables coated in black rubber were phased out in the 1960s. Likewise cables coated in lead or fabric are even older and may well need replacing (modern cables use longer-lasting PVC insulation).
- Sockets that may be used to supply portable electrical equipment for use outdoors, making sure they are protected by a suitable residual current device (RCD).
- The presence of adequate identification and notices.
- The extent of any wear and tear, damage or other deterioration.
- Any changes in the use of the premises that have led to, or may lead to, unsafe conditions.

We will then issue an **Electrical Installation Condition Report** detailing any observed damage, deterioration, defects, dangerous conditions and any non-compliances with the present-day safety standard (BS7671) that might give rise to danger.

A code to indicate the urgency of the action needed is given in the report:

- Code 1 - Danger present. Risk of injury. Immediate remedial action required.
- Code 2 - Potentially dangerous. Urgent remedial action required.
- Code 3 - Improvement recommended.
- Code FI - Further investigation required without delay.

Code 1 & 2 indicates a dangerous, or potentially dangerous, condition that requires urgent attention to make the installation safe. Once the necessary remedial work has been completed, an appropriate certificate should be issued to confirm that the remedial work has been carried out in accordance with BS 7671.

If anything dangerous (Code 1) or potentially dangerous (Code 2) is found, the overall condition of the electrical installation will be declared to be 'unsatisfactory', meaning that remedial action is required to remove the risks to those in the premises.

If only problems with a code 3 are found, or indeed no problems at all, then the overall condition of the electrical installation will be declared to be 'Satisfactory'. We will recommend to the occupier that code 3 items should be corrected to fully comply but such problems do not represent a danger.