

# ELECTRICAL INSTALLATION CONDITION REPORT

## FREQUENTLY ASKED QUESTIONS



### **What is it?**

An Electrical Installation Condition Report (EICR) is an inspection (and associated testing) to check whether an electrical installation is in a satisfactory condition for continued service.

### **How often does it need to be carried out?**

In a domestic property the usual time between inspections will be 10 years for privately owned homes and 5 years for rental properties

### **How long will it take?**

In a domestic property an EICR will usually take between 2 and 4 hours

### **What will the inspector be looking for?**

The engineer will be checking things like; the general condition of the wiring and accessories (switches, sockets etc), is the installation earthed correctly (and actually measuring resistances to earth), are the services (gas, water etc) earthed correctly (where necessary), the condition of the consumer unit, in particular looking for things like overheating of connections, damaged components etc. Is there any deterioration, damage or defect to any part of the installation which might give rise to danger and does it comply with current standards? In addition the engineer will conduct a number of tests to ensure that the installation is safe, including testing Residual Current Devices (RCDs), earth loop impedance testing and ring main continuity checks.

### **Where will the inspector need to go?**

The inspector will should be able to access all rooms which have electrical accessories (lights, switches, sockets etc) in them. The most essential part of the installation is of course the consumer unit or fusebox and this must be fully accessible to the engineer for the duration of the inspection.

### **Will there be interruptions to the power?**

Yes there will be interruptions to the power although these should be fairly minimal and where properties are occupied the engineer can be flexible around your requirements for power.

### **What will I receive once the work is complete?**

Usually within 48 hours of an engineers visit an EICR will be emailed to you. For a standard domestic property with one consumer unit the report will be 6 pages long. Page 1 contains the details of the relevant parties, the purpose of the report, a summary of the report and a declaration by the inspecting engineer. Page 2 contains a list of defects, Page 3 will show the

limits of the inspection, the supply characteristics and the earthing arrangements. Pages 4 & 5 contain a schedule of items inspected (a checklist) and page 6 will show technical details and test readings for the individual circuits. When testing is complete, Page 1 will show either Satisfactory or Unsatisfactory as the final assessment of the installation

### **Will you provide a quotation for any work required?**

If requested to, we will provide, free of charge a quotation for any repairs which may be required

### **My installation is quite old, is it likely to receive an “Unsatisfactory” assessment?**

There are many factors which determine whether an installation is in a satisfactory condition. Non compliance with the current standards does not necessarily mean that an installation will receive an unsatisfactory assessment.

### **Where can I find out more?**

For more information about Condition Reporting there are a number of good sources of information;

Electrical Safety First

<https://www.electricalsafetyfirst.org.uk/guidance/advice-for-you/advice-for-landlords/>

Registered Competent Person

<https://www.electricalcompetentperson.co.uk>

National Inspection Council for Electrical Installation Contractors (NICEIC)

<https://www.niceic.com/join-us/private-rented-sector-scheme>

And for something more specific on the Inspection itself please check out Electrical Safety First's best practice guide for inspecting engineers

<https://www.electricalsafetyfirst.org.uk/media/2149/bpg4-1.pdf>

### **What will it cost?**

The basic price for a 1 bedroom property with 1 Consumer unit is £160.00. For each additional bedroom please add £25.00 and for each additional consumer unit please add £60.00 (most domestic properties will only have 1 consumer unit unless electric storage heating is fitted, the property is large or there is power fitted to an outbuilding).

PLEASE NOTE - Prices quoted are exclusive of VAT

***If you have any further questions or require any more information please give our office a call on 01225 769800 or email us at [enquiries@acoladeelectrical.com](mailto:enquiries@acoladeelectrical.com)***