



Why you should take into consideration a home safety check (EICR)

An Electrical Installation Condition Report or an EICR is a safety report conducted by an electrician to report on the state of the electrical installation in your home – think of it like a MOT for a property. EICR provides peace of mind that a home is electrically safe and they are not expensive to carry out when compared to the cost of an annual car service or annual boiler service but yet could save a substantial sum of money as an EICR would pick up on a potential problem before it became a serious, costly issue.

For privately owned domestic properties, it's not a statutory requirement to have an EICR, it's just a good idea. It's advisable that the electrical installation of your property is tested and inspected at regular intervals and no longer than once every ten years. For Private Rented Domestic properties safety checks - EICRs are compulsory from 01 July 2020.

Prior to 2012 the EICR was known as a Periodic Inspection Report or a PIR.

So, why should you consider having an EICR? Read on to find out...

- ✓ **To ensure there's no damage to any electrical installations**

As part of the EICR your electrician will conduct a visual inspection to look out for damaged or broken plug sockets, switches, light fittings and fuseboards and also signs of overheating and burning.

- ✓ **To determine if electrical devices are installed in the right locations**

For example, wall mounted light switches shouldn't be installed inside bathrooms.

- ✓ **To check your earthing**

As part of the EICR your electrician will check that your earthing system is suitable for your electrical installation. It is vital that you have adequate earthing for both the protection of you and others in your property and the property itself.

- ✓ **To check if RCDs are installed and to check their performance if they are**

Your electrician will first of all check if Residual Current Devices (RCDs) are installed and if they are, they will check if that offer adequate protection from electric shock.

- ✓ **To determine just how much a risk any possible issues are**

To determine just how much a risk any possible issues are, your electrician will number them from C1 to C3 on the EICR.

Understanding the codes

Code C1 - Danger present: With this issue there's a risk of injury and immediate remedial action is required to remove the dangerous condition.

Code C2 - Potentially dangerous condition: Urgent remedial action required, this should declare the nature of the problem, not the remedial actions required.

Code C3 - Improvement recommended: This code more often than not implies that while the installation may not comply with current regulations, it complies with previous regulations and is deemed safe but its safety could be improved.

Code FI

An observation code FI is described as '**Further investigation required without delay**'. This means that your electrical testing engineer has observed something whilst carrying out the testing, for instance if the emergency lights seem very dim. This might not have been covered in the report so they have noted it separately as code FI.
