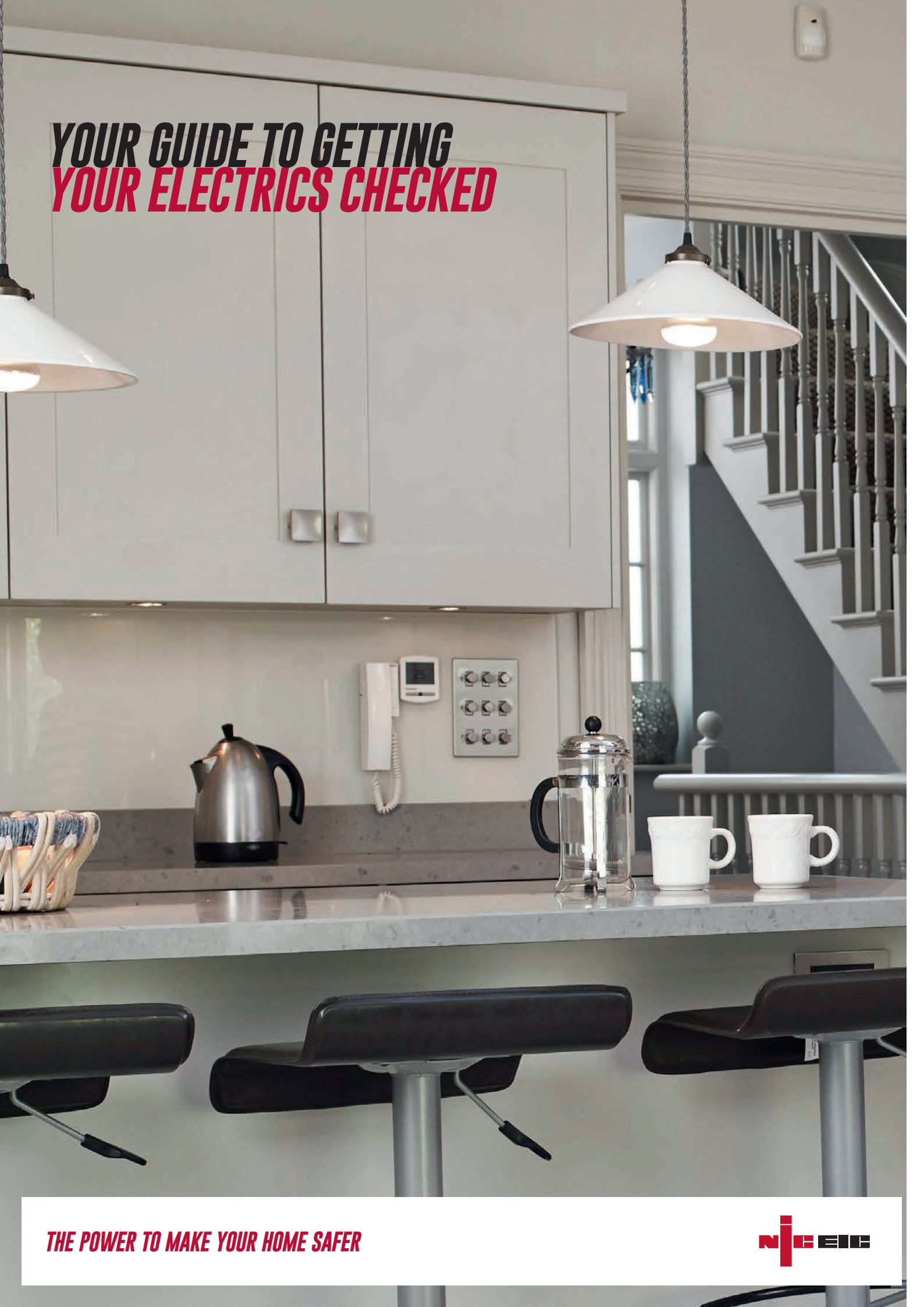




YOUR GUIDE TO GETTING YOUR ELECTRICS CHECKED

THE POWER TO MAKE YOUR HOME SAFER



ALL ELECTRICAL INSTALLATIONS, OVER TIME, WILL DETERIORATE NATURALLY AS THEY ARE A WORKING SYSTEM MADE UP OF VARIOUS COMPONENTS AND EQUIPMENT.

Much like an MOT for cars it is important that you ensure you get checks carried out on the condition of the electrics in your home at regular intervals.

This will help identify any faults or defects which could require improvement and will ensure the continued operation of the installation in a safe and effective manner.

There are two kinds of checks that can be carried out and we recommend that you always employ a registered electrical contractor to carry out such checks.

Visual Inspection

A visual inspection is a basic check to identify any visible signs of defects, damage or deterioration.

No circuit testing will be undertaken, so your electricity will likely remain on during the inspection.

The electrical contractor will need to be given access to all of the rooms in your home.

Notes will be taken by the electrical contractor as part of the visual inspection and a Domestic Visual Condition Report will be issued to the home owner at the end.

The Visual Condition report will record a number of observations and recommendations and provide an overall summary of the condition of the installation.

Below is a check list of the things you can expect to be looked at during a visual inspection.

- ☐ **Consumer Unit (main fuse board)**
- ☐ **Sockets**
- ☐ **Plugs**
- ☐ **Light fittings**
- ☐ **Light switches**
- ☐ **Electrical cables or leads**
- ☐ **Earthing and bonding**
- ☐ **Extension leads**
- ☐ **Kitchen safety**
- ☐ **Bathroom safety**
- ☐ **Signs of wear and tear**
- ☐ **Visible signs of burning/scorching**
- ☐ **RCD protection around the home**



Electrical Installation Condition Report (EICR)

An electrical installation condition report (EICR) identifies any damage, deterioration, defects and/or conditions which may give rise to danger along with observations for which improvement is recommended.

It is a more detailed report than a Domestic Visual Condition Report and will involve the testing of various circuits which will require the turning off of the electrics at the main supply. This allows the electrical contractor to identify any possible hidden defects or issues that cannot be identified during a Domestic Visual Condition Report..

The purpose of an EICR (also known as periodic inspection and testing of an electrical installation), is to determine, so far as is reasonably practicable, whether the installation is in a satisfactory condition for continued service.

Homeowners often ask for, or obtain a condition report as part of a house sale. Similarly, landlords with an increasing awareness of their electrical safety obligations undertake regular periodic inspections in relation to their rental properties.

There is no regulation how often an electrical inspection should be carried out for the general public. However, NICEIC recommend that an EICR is carried out every 10 years in a privately-owned home. For rented properties this will be subject to different regulations and may need carrying out every 5 years.

It is a mandatory requirement for Landlords in the private rented sector in England and Scotland to have electrical safety checks carried out in their properties. These electrical safety checks are to be carried out at intervals of no more than 5 years by a qualified and competent electrical contractor.





What will an EICR tell me?

An EICR will provide a full summary of the condition of the electrics in your home and determine whether it complies with the current BS 7671 Wiring Regulations..

It will record observations in line with the current edition of BS 7671 and make various recommendations where improvement may be necessary or beneficial to improving safety in your home.

Once the EICR is completed the registered NICEIC Approved Contractor will provide you with a report outlining the overall condition of the electrical installation.

Generally, an EICR will provide codings against the condition of the installation. The classification codes are as follows:

Code C1 - This code should indicate that danger exists, requiring immediate remedial action. The persons using the installation are at immediate risk.

Code C2 - This code indicates that, whilst an observed deficiency is not considered to be dangerous at the time of the inspection, it could become a real and immediate danger if a fault or other foreseeable event was to occur in the installation or connected equipment.

Code C3 - This code indicates that, whilst an observed deficiency is not considered to be a source of immediate or potential danger, improvement would contribute to a significant enhancement of the safety of the electrical installation.

Code F1 - This code indicates that further investigation is required without delay.

You are under no obligation to have any of the issues fixed, though it is essential that corrective action to rectify any C1 and C2s is completed without delay.

If you do wish to have work carried out we recommend you get quotes for any remedial work from at least 3 different firms.

I am looking to buy a property and would like to know the condition of the electrics?

Before purchasing a property it is always worth asking the current occupier if they have any electrical installation certificates or a current EICR. This will give you an overview of the current state of the electrics in the property. If they do not have an EICR you could request that one be carried out with costs to be agreed between either party.

I am about to move into a rented property but am worried about the condition of the electrics?

Private landlords are required by law to have the electrical installation in their rental properties checked by a qualified electrician to ensure that they are safe.

This means that:

Electrical installations must be inspected and tested prior to the start of a new tenancy from 1st July 2020. Checks must be carried out on any existing tenancies by 1st April 2021. These checks must then be carried out on a five yearly basis.

A copy of the most recent electrical safety condition report (EICR) must be provided to both new and retained tenants.

The landlord is responsible for making sure that the person who completes the check is suitably competent, such as an NICEIC Registered Electrical Contractor..

Any appliance provided should also be safe and has at least the CE marking (which is the manufacturer's claim that it meets all the requirements of European law).

To meet these requirements a landlord should ensure regular basic safety checks are carried out to ensure that the electrical installation and appliances are safe and working. In Scotland it is a requirement to get them checked.

CONTACT AJS ELECTRICAL NOW

07763645903

Sales@ajselec.co.uk