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What is an Electrical Installation Condition Report?

What is an EICR and what is its purpose?

An EICR (Electrical Installation Condition Report) is known as many things. Some call it by its previous name, a 'Periodic Inspection', letting agents and landlords will know it as a 'Landlord report' but they are all the same thing.

An EICR is like an MOT for the electrics in your home. Its purpose is to ensure the installation is satisfactory and safe for continued use and it reports on any factors that impair or are likely to impair the safety of the installation.

If an EICR is carried out properly, it will be an in depth look at the electrical installation, with a full test of all circuits and a visual inspection of the sockets/switches etc. It is tested and inspection to the latest edition of the wiring regulations and any non-compliances will be given a code as to how dangerous it is.

What are the codes in an EICR?

C1 is the worst of the codes. A C1 means there is danger present and a risk of injury. Immediate remedial action required. An example of a C1 would be a damaged switch where there is access to live parts.

C2 is the next in line. A C2 means 'potentially dangerous'. Urgent remedial action required. An example of a C2 is a metal light fitting on a circuit which has no earth. It could be fine, but under fault conditions that entire light fitting could become live.

C3's are very common as the regulations are regularly changing. A C3 means improvement is recommended. It's not dangerous, but it does not meet the standard of the wiring regulation. An example of a C3 would be a lack of circuit identification on the fuseboard.

We test and inspect everything against BS7671, the wiring regulations. Any good electrician will be able to provide regulation numbers for any of the codes on the report. If you think your report may be bogus, ask the electrician for regulation numbers for the observations you think may not be genuine. There are many electricians out there who often do a 'drive-by' report where they don't properly test the installation and often make up test results, fail to do any proper inspection and generally code non-compliances with a higher code that they need as a way of generating more work.