

ELECTRICAL INSTALLATION CONDITION REPORT (formally PIR)

Electrical Installation Condition Report EICR

is an inspection on the condition of an existing electrical installation, to identify (in order of priority) any deficiencies against the national safety standard for electrical installations.

A Domestic Electrical Installation Condition Report will:

- reveal if any of your electrical circuits or equipment is overloaded
- find any potential electrical shock risks and fire hazards in your electrical installation
- identify any defective DIY electrical work
- highlight any lack of earthing or bonding

Every electrical installation deteriorates with use and age. It is important for the person responsible for the maintenance of the installation to be sure that the safety of users is not put at risk, and that the installation continues to be in a safe and serviceable condition.

Frequency

It is recommended that Electrical Installation Condition Report is carried out at least every:

- 5 years for a domestic installation
- 5 years for a commercial installation
- 3 years for caravans
- 1 year for swimming pools

Other instances when an Electrical Installation Condition Report should be carried out are:

- When a property is being prepared to be let
- Prior to selling a property or when buying a previously occupied property

Who should undertake an Electrical Installation Condition Report:

Electrical Installation Condition Reports are best left to an NAPIT Approved Contractor.

What happens during an Electrical Installation Condition Report?

The Approved Contractor will check the electrical installation against the requirements of BS7671 - Requirements for Electrical Installations (IEE Wiring Regulations) - as amended, which is the national safety standard for electrical installations, and contains around 850 Regulations. The EICR will take into account all relevant circumstances including the following factors: Adequacy of earthing and bonding Suitability of the switchgear and control gear e.g. consumer unit e.g. an old fuse box with a wooden back, cast iron switches, a haphazard mixture of such equipment is likely to need replacing Serviceability of equipment e.g. switches, socket-outlets and light fittings e.g. older round pin sockets, round light switches and braided flex hanging from ceiling roses to light fittings, black switches, sockets mounted in skirting boards may require replacing. Type of wiring system and its condition e.g. cables coated in black- rubber, black-rubber was phased out in the 1960s or cables coated in lead or fabric are even older and may need replacing (modern cables use pvc insulation) Provision of residual current devices for socket-outlets that may be used to plug in electrical equipment used outdoors Presence of adequate identification and notices Extent of any wear

and tear, damage or other deterioration Changes in use of the premises which have led to, or might lead to, deficiencies in the installation.

Record Keeping

It has been seen that it is a defence under Regulation 29 of the Electricity at Work Regulations for a duty holder to 'prove that he took all reasonable steps and exercised all due diligence to avoid the commission of that offence'. It seems clear that the most effective method by which a duty holder can prove this in court would be by producing records of the extremely difficult to convince the court that the defendant had acted within either the letter or the spirit of the law. Records are essential if a proper and organised system of testing is to be established. The keeping of suitable records then is essential. They provide evidence for the defence in the event of a prosecution; more practically, such records enable the close monitoring of the equipment highlighting potential faults or adverse trends. They are also essential in forming an accurate assessment of the necessary frequency of testing.

For example, if over a number of consecutive test cycles few or no failures were recorded then the duty holder may consider reducing the frequency of tests, obviously the converse may also apply. For your complete peace of mind and quality assurance we are members of NAPIT (the National Association of Professional Inspectors & Testers)

We are also fully registered under Part P of the building regulations. We are Fully covered by professional indemnity insurance as required to carry out EICR.

PRICES DOMESTIC EICR

PROPERTY	PRICES £
1 BED FLAT	£130
2 BED FLAT	£150
3 BED FLAT	£180
1 BED HOUSE	£130
2 BED HOUSE	£150
3 BED HOUSE	£180
4 BED HOUSE	£250
5 BED HOUSE	£300

ABOVE PRICES ARE FOR ONE FUSE BOARD /CONSUMER UNIT IN MAIN HOUSE.ADDITIONAL FUSE BOARD IN HOUSE/GARAGE WILL BE CHARGED AT £20 PER FUSEBOARD PLUS £15 PER CIRCUIT

PRICES INDUSTRIAL & COMMERCIAL EICR

INDUSTRIAL & COMMERCIAL	PRICE £
1-12 CIRCUITS	£240 MINIMUM PRICE
13-60	£20 PER CIRCUIT
61-100	£18 PER CIRCUIT

Domestic Visual Condition Report

A visual condition report will include the results of the inspection of the electrical installation.

A visual condition report does not include testing, so the inspection is not likely to find hidden damage to equipment (for example, damage to cables and joints).

Usually, a visual inspection report is only suitable if the installation has been tested in the last couple of years, and the results were reported (on an electrical installation certificate or a periodic inspection report) as being satisfactory.

PRICES DOMESTIC VISUAL CONDITION REPORT

PROPERTY	PRICE £
1-3 BED FLAT	100
1-3 BED HOUSE	100
4-5 BED HOUSE	150