INSPECT
ELECTRICAL LTD

ELECTRICAL INSTALLATION CONDITION REPORTS

Your EICR, explained

A clear guide to what is inspected and tested, how the result is reached, what your report contains, and what landlords in England need to do.

Clear evidence, not box-ticking
Every Inspect Electrical EICR includes the formal report, inspection and test schedules, plain-English observations and a photographic record. The conclusion is based on the condition found within the stated extent and limitations.

NICEIC	QUALIFICATIONS	INSURANCE
Registration no. 502674	Alan: City & Guilds 2391 and 2400 Lucy: City & Guilds 2391-52	Public liability through Allianz

07976 228301 | admin@inspectelectrical.co.uk | inspectelectrical.co.uk

For homeowners, landlords, letting agents and property managers | England

1 What an EICR does

An Electrical Installation Condition Report is a professional assessment of an existing fixed electrical installation. It combines inspection and testing to determine, so far as reasonably practicable, whether the installation is satisfactory for continued service. It is a report, not a warranty and not a certificate that every concealed part is defect-free.

FIXED INSTALLATION	SAFETY FOCUS	RECORDED EVIDENCE
Wiring, consumer units, protective devices, switches, socket-outlets, lighting points and permanently connected equipment within scope.	Electric-shock protection, fire and heat risks, earthing and bonding, deterioration, damage, loading and suitability for continued use.	Installation details, extent and limitations, inspection outcomes, circuit information, test results, observations and photographs.

2 Who needs one, and when?

Private and social rented homes in England

- Landlords must arrange inspection and testing by a qualified person at intervals of no more than five years, or sooner where the previous report requires it.
- The rules were extended to social rented homes from late 2025. New social tenancies must be checked before occupation; the transition for existing social tenancies requires compliant inspection and testing by 1 November 2026.
- The report must go to an existing tenant within 28 days, a new tenant before occupation, a prospective tenant within 28 days of request, and the local council within seven days of a written request.
- A valid report does not automatically need replacing at every change of tenancy. A pre-tenancy visual check is recommended, and an earlier EICR may be appropriate if damage, alteration or another concern is identified.

Homeowners, buyers and commercial clients

- An EICR is commonly requested for reassurance, before or after a purchase, following major changes, or as part of a risk-based maintenance programme.
- For owner-occupied homes, a ten-year interval is widely recommended guidance, not a general statutory rule. Commercial intervals depend on use, condition, environment and dutyholder arrangements.

The October 2026 standards change

BS 7671:2018+A4:2026, the Orange Book, became the sole current edition on 15 October 2026. An older installation is not automatically unsafe merely because it does not meet every current requirement. The inspector assesses whether any present-day non-compliance or defect gives rise, or could give rise, to danger.

3 What happens during the inspection

1. Agree the scope	We confirm the property, reason for the report, accessible areas, operating constraints and any known limitations before work starts.
2. Inspect	Accessible fixed equipment is visually examined. Consumer units, earthing, bonding, protective devices, wiring systems and accessories are assessed for safety and condition.
3. Test	Suitable electrical tests are selected for the installation. Temporary isolation and loss of power will normally be needed while circuits and protective devices are checked.
4. Report	You receive the EICR whether the outcome is satisfactory or unsatisfactory, with schedules, observations, codes, photographs, limitations and the recommended next-inspection date.

4 Circuit coverage and sampling

There is no universal rule that only 20% of circuits are tested
Every circuit identified should be accounted for on the report and assessed using appropriate inspection and test evidence. In a typical rented home, current authoritative guidance expects the incoming supply, main earthing and bonding, every consumer unit, all RCDs and relevant points on every final circuit to be covered. Internal dismantling of accessories is representative and risk-based, with the sample increased where defects or concerns are found.

What sampling means in practice

- All accessible equipment receives an external visual inspection where practical.
- A representative number of terminations and connections is opened on every final circuit; guidance for a typical rented home suggests at least one relevant point on each circuit.
- The extent, sample and any agreed or operational limitations are recorded. More restrictions mean a narrower report.

Normal limitations

- An EICR is non-destructive: concealed cables, inaccessible voids and equipment requiring building fabric to be disturbed are not normally inspected.
- Portable appliances are not part of the fixed-installation EICR. Fire-alarm, emergency-lighting and specialist-system performance tests are separate unless expressly included.
- Distributor and supplier equipment is normally visually inspected only. Product-recall checking is outside the standard EICR scope unless separately agreed.

Photographic documentation
The issued Inspect Electrical report contains photographs of key accessible equipment and relevant observations. Photographs support the written findings and schedules; they do not replace the electrical test evidence or extend the inspection into inaccessible areas.

5 Understanding the result

CODE	PLAIN-ENGLISH MEANING	REPORT EFFECT
C1	Danger is present. Immediate action is necessary to remove the risk of injury.	Unsatisfactory
C2	Potentially dangerous. Urgent remedial action is necessary.	Unsatisfactory
C3	Improvement is recommended, but the issue is not classed as dangerous or potentially dangerous.	Advisory; a satisfactory outcome is possible
FI	Further investigation is advised because a potential issue could not be fully classified within the agreed extent and limitations.	Under Amendment 4, advisory and does not by itself make the report unsatisfactory

Important England landlord note - checked 20 October 2026
Amendment 4 now treats FI as advisory. However, the rented-sector regulations currently in force still refer to further investigative work required by a report being completed within 28 days, or sooner if the report specifies. Draft 2026 regulations propose removing that automatic FI requirement for inspections completed from 30 November 2026, but the draft was not yet in force when this guide was checked. Landlords should act promptly on FI and confirm the legal position applying to the report date.

6 Your report and booking information

Your EICR pack includes

- The complete EICR with the overall satisfactory or unsatisfactory assessment.
- The schedule of inspection and the schedule of circuit details and test results.
- Plain-English observations, classification codes, photographs, recorded limitations and the recommended date for the next inspection.

To request a quotation or book

Please provide your name and contact details, the full site address, property type and approximate size, occupancy and access arrangements, the number and location of consumer units if known, any previous report or certificates, known faults or alterations, and preferred dates. Each EICR is quoted individually for the property and agreed scope. Any change to that scope is discussed before proceeding.

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7 Checks to make before appointing any contractor

The enquiry that prompted this guide asked the right questions. We recommend putting the same questions in writing to every EICR contractor you are considering - not simply choosing on headline price.

ASK THE CONTRACTOR	WHAT TO CONFIRM
Who will carry out and sign the EICR?	The named inspector, whether anybody else may attend, and relevant experience with your type of property or installation.
What makes the inspector competent?	English rented-sector law requires a qualified person who is competent to inspect and test; it does not prescribe one particular qualification. For certified businesses, revised EAS qualification, experience and CPD requirements apply to relevant inspectors and Qualified Supervisors.
Can registration and insurance be verified?	Check any claimed registration independently on the scheme operator's official directory. Ask for current insurance details appropriate to the work. The legal test is a qualified person - not possession of one particular badge.
What exactly will be covered?	Which consumer units, circuits, buildings and fixed equipment are included; how inspection and testing will be sampled; and which limitations are anticipated. There is no universal '20% of circuits' rule.
How long will it take and what access is needed?	Request a property-specific estimate. Confirm keys, occupied areas, access to accessories and consumer units, and any planned isolation or loss of power. There is no reliable universal duration.
What is included in the quotation?	Ask for a written, property-specific quotation showing scope, exclusions and any VAT, parking, access, congestion, reattendance or additional-area charges. Remedial work should not be assumed to be included.
How will observations be coded?	The current edition of BS 7671, Electrical Safety First Best Practice Guide 4 where applicable, and competent engineering judgement. Codes should be explained and supported by the recorded evidence.
What report will I receive?	A complete signed EICR whether satisfactory or unsatisfactory, including inspection and test schedules, observations, codes, limitations and the next-inspection recommendation. Confirm photographs and the expected delivery time.

Important qualification distinction - checked 20 October 2026

The revised EAS requirements apply from 1 October 2026. Relevant employed persons and Qualified Supervisors independently undertaking or responsible for periodic inspection and testing require an accepted qualification, evidence of at least two years' relevant experience and continuing professional development. Compliance is checked through certification-scheme assessments; action plans may be agreed where evidence is incomplete. Government has directed full scheme compliance by 1 July 2028. City & Guilds 2391 is an accepted route, but the law does not require that exact qualification title in every case.

A trainee may assist only within appropriate close supervision and should not be presented as independently carrying out or taking responsibility for the EICR.

8 Inspect Electrical details and authoritative sources

Inspect Electrical - answers in brief
We confirm who will attend. Alan holds City & Guilds 2391, with City & Guilds 2400 as an additional qualification. Lucy holds the City & Guilds 2391-52 Level 3 Award in Initial and Periodic Inspection and Testing of Electrical Installations. Inspect Electrical Ltd is NICEIC registered, no. 502674, with public liability insurance through Allianz. Scope, access, likely site time and quotation are property-specific. Coding follows current BS 7671 and Electrical Safety First guidance, supported by engineering judgement. A complete EICR with schedules, results, limitations, observations and photographs is supplied regardless of outcome.

DOCUMENT	STATUS	NEXT REVIEW
Version 1.0	Information reviewed 20 October 2026	Review after 30 November 2026, or sooner if law or guidance changes

Authoritative sources used

IET - BS 7671 18th Edition and Amendment 4 transition
electrical.theiet.org - open official source

IET - BS 7671:2018+A4:2026 model forms
electrical.theiet.org - open official source

IET Wiring Matters - Further Investigation, July 2026
electrical.theiet.org - open official source

Electrical Safety First - Best Practice Guides 4 and 10
electricalsafetyfirst.org.uk - open official source

NICEIC - Electrical Installation Condition Reports
niceic.com - open official source

NICEIC - EAS changes and periodic-inspection competence
niceic.com - open official source

EAS - October 2026 requirements and transition FAQs
the-eas.co.uk - open official source

GOV.UK - Electrical safety standards in rented homes
gov.uk - open official source

Legislation.gov.uk - Electrical Safety Standards Regulations 2020
legislation.gov.uk - open official source

Legislation.gov.uk - draft 2026 Amendment Regulations
legislation.gov.uk - open official source

This client guide explains the position in plain English and is not legal advice. Statutory duties depend on the property, tenure, report date and circumstances. The signed EICR and applicable legislation take precedence.

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