



Understanding EICRs (Electrical Installation Condition Reports)

This guide is intended for homeowners, landlords, and property buyers who want a clear understanding of what an EICR involves and what the results mean.

What is an EICR

An Electrical Installation Condition Report (EICR) is a detailed inspection and test of your property's fixed wiring.

It assesses the safety and condition of the installation - identifying wear, damage, or faults that could present a risk of electric shock or fire.

For homeowners, it provides reassurance.

For landlords, it is a legal requirement under current electrical safety regulations.

What Happens During an EICR

We carry out both a visual inspection and electrical testing of your installation, guiding you through the process so you understand what's being checked and why.

This includes:

- Checking sockets, switches, lighting, and visible wiring
- Inspecting the consumer unit and protective devices
- Verifying earthing and bonding arrangements
- Testing RCDs and circuit operation
- Recording all findings with clear photographs and straightforward explanations, so you can see exactly what's been identified and what it means

Power & Access Requirements

To carry out testing properly, parts of the installation will need to be temporarily switched off.

This includes a short full power isolation for key safety tests, followed by individual circuit isolation during testing.

We'll always explain this in advance, agree a suitable time where needed, and work to keep any disruption to a minimum.

The scope of the inspection can also be adjusted where required - **for example:**

- Where power cannot be turned off at certain times
- Where access to parts of the installation is restricted

Any agreed limitations will be discussed with you beforehand and clearly recorded within the report, so everything is transparent.

View a typical example of agreed limitations

(This shows exactly how inspection scope is recorded and helps you understand what is and isn't included in an EICR.)

Understanding Your Results

Once the inspection is complete, you'll receive a clear report outlining the condition of your installation.

Any issues are classified using standard codes to indicate their level of importance. These are listed in the observations section of the report (typically near the front, around page 2 or 3) and form the basis for any recommended remedial work.

- **C1 – Danger Present:**
A C1 issue means there is an immediate risk of injury and requires urgent attention. Where possible, we'll make the area safe at the time of the inspection and explain exactly what needs to be done next.
- **C2 – Potentially Dangerous:**
A C2 issue means something could become dangerous if not addressed. This does not always mean immediate danger, but urgent remedial work is recommended to ensure the installation is safe.
- **C3 – Improvement Recommended:**
A C3 is not unsafe.
It highlights areas where the installation could be improved to meet current standards or best practice.
This is advisory only and can be addressed over time if you choose to.
- **FI – Further Investigation Required:**
An FI is used where something needs additional investigation before its condition can be fully confirmed.
This doesn't automatically mean something is wrong, but it does need checking to confirm safety.

Not every installation will receive a “perfect” report, particularly in older properties. Our role is to clearly explain the findings, help you understand what matters most, and guide you on any next steps

Legal Obligations and Homeowner Clarification

It's important to understand the difference between legal requirements and recommended best practice.

For privately owned homes (owner-occupied), there is no legal requirement to have an EICR carried out.

However, having an inspection is strongly advised - **particularly if:**

- It has been more than 10 years since the last inspection
- You've recently purchased the property
- Alterations or additions have been made
- You're unsure of the installation's history

If any issues are identified during an inspection, addressing them will help ensure the installation remains safe and suitable for continued use.

For landlords and rental properties, an EICR is a legal requirement and must be carried out:

- At intervals of no more than 5 years
- With a valid report in place for the duration of the tenancy

A new inspection is often recommended at change of tenancy, although this is not always mandatory if a current satisfactory report is already in place.

Who is considered a landlord?

You may still be considered a landlord even if renting isn't your main business — for example, if you:

- Rent out a second property
- Let a property to friends or family
- Inherit a property that is then rented out

If a property is rented - even informally - it is typically subject to the same electrical safety requirements.

If you're unsure whether this applies to you, we're always happy to offer guidance.

Insurance Requirements for an EICR

Home insurers generally expect a property to be maintained in a safe condition.

Although privately owned homes are not legally required to have an EICR, insurers may still:

- Request evidence of periodic electrical inspection, particularly in older properties
- Expect any serious safety issues (such as C1 or C2 observations) to be addressed
- Take the condition of the electrical installation into account in the event of a claim

Having a current EICR provides clear documentation that the installation has been assessed to recognised standards, helping demonstrate that the electrical installation has been properly maintained.

This can support your position in the event of a claim and help reduce the likelihood of any disputes.

As insurance policies can vary, it's always worth checking your individual terms and conditions.

Technical Explanation (For Those Who Want More Detail)

An EICR is carried out in accordance with **BS 7671 (IET Wiring Regulations)** and combines both visual inspection and electrical testing to assess the safety of the installation.

This includes checks to confirm that:

- Conductors are correctly sized and properly connected
- Protective devices (such as RCDs, MCBs, and RCBOs) operate within required time limits
(If you'd like to understand how RCD protection works, you can read our guide: [What is an RCD?](#))
- Earthing and bonding arrangements are adequate
- Circuit insulation is in good condition
- Polarity and continuity are correct throughout the installation

Specialist test instruments are used to measure key values such as insulation resistance, earth fault loop impedance, and RCD trip times.

These results are then compared against the requirements of BS 7671 to determine whether the installation is safe for continued use.

When Should an EICR Be Done?

Recommended inspection intervals vary depending on the type and use of the property. The following guidance is based on current standards:

| Property Type | Recommended Frequency |
|----------------------------------|--|
| Owner-occupied homes | Typically every 10 years, or when occupancy changes |
| Landlord / Rental properties | At intervals of no more than 5 years (legal requirement), with checks recommended at change of tenancy |
| Commercial / industrial premises | Typically every 3 to 5 years, depending on use |
| Caravans, swimming pools, etc. | In line with specific guidance under BS 7671 |

Understanding FI (Further Investigation):

An FI observation will result in the report being classified as unsatisfactory until the issue has been investigated and resolved.

This may be due to:

- Limited access
- Equipment that cannot be safely dismantled
- Test results that require further investigation

An FI does not confirm a fault, but it does mean further investigation is required to confirm safety.

In some cases, further investigation may identify an issue that requires classification as C1 or C2.

An FI observation will result in the report being classified as **unsatisfactory** until the investigation has been completed. We'll always explain any FI observations clearly and advise on the most appropriate next steps.

What an EICR Does Not Cover

An EICR is a detailed inspection of your fixed electrical installation, but it's important to understand what sits outside its scope:

- Portable appliances (PAT testing)
- Future faults or ongoing performance
- Areas that are not accessible at the time of inspection
- General maintenance or wear over time

An EICR provides a clear snapshot of the condition of your installation at the time of inspection - helping you understand its current safety and any recommended improvements.

If you're unsure whether an EICR is appropriate for your property, we're always happy to offer clear, straightforward guidance.

Summary

An EICR provides a detailed assessment of your property's electrical installation, giving you a clear understanding of its condition and overall safety.

While not a legal requirement for homeowners, it is one of the most effective ways to identify wear, deterioration, or potential risks - particularly where the installation has been altered or it's been some time since it was last inspected.

At Mashworth Services, our approach is structured, transparent, and easy to follow. We focus on giving you clear, accurate information so you can make informed decisions - without pressure.

If you'd like to arrange an inspection or simply want to discuss your situation, we're always happy to help

Book your EICR inspection