



Guide to condition reports for domestic electrical installations

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ELECTRICAL

SAFETY
COUNCIL



Courtesy of Greater Manchester
Fire and Rescue Service

What is an electrical installation?

An electrical installation is a fixed wiring system made up of equipment, such as a consumer unit (fuse box), lighting and power circuits, and switches and sockets.

An electrical installation does not include electrical appliances, such as cookers, heaters and washing machines.

Why do I need to get the electrical installation in my home (or the home that I am planning to buy) checked?

You cannot see electricity. Cables are usually hidden inside our walls, and consumer units are often hidden in

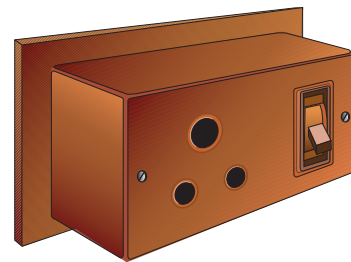
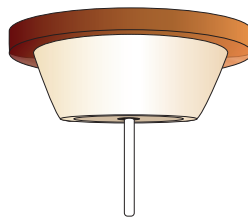
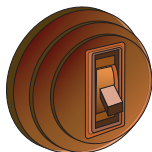
cupboards, so it is not surprising that we forget to check the condition of our electrical installations for damage or wear and tear.

Faulty and old wiring is one of the main causes of electrical fires in the home. You can reduce the risk a fire by having the condition of your cables, switches, sockets and other accessories checked regularly.

How old is my electrical installation?

Clear signs that can help you tell the age of equipment in the electrical installation in your home include the following.

- Fixed cables coated in black rubber (which stopped being used in the 1960s).
- Fixed cables coated in lead or fabric (used before the 1960s).
- A fuse box with a wooden back, cast iron switches, or a mixture of fuse boxes (used before the 1960s).
- Older round pin sockets, braided flex hanging from ceiling roses, brown (or black) switches, or sockets mounted in or on skirting boards (used before the 1960s).



Examples of equipment often found in electrical installations from before the 1960's.

If your electrical equipment is similar to those shown on the previous page, it is likely that your installation is over 40 years old and it may need rewiring completely. If not, your home (or the home that you are planning to buy) is probably wired with cables insulated in pvc (used in installations since the 1960s), so it is unlikely that it will need completely rewiring.

However old your electrical installation is, it may get damaged and will suffer from wear and tear. So you should get an electrician to check its condition at least every 10 years or when you move into a new property.

Definitions

Cables – Wires that carry electricity.

Condition report – A report on the condition of an electrical installation. It will explain the condition of the electrical equipment, show whether it is damaged (or worn out) and say whether or not it is safe to use.

Consumer unit (often called a fuse box) – Equipment used to supply and control electricity around the home. It usually contains a main switch, fuses or circuit-breakers and one or more residual current devices (see RCD).

Current – Flowing electricity.

Electrical installation – A fixed wiring system made up of equipment, for example a consumer unit, and lighting and power circuits.

Electrical installation certificate – A certificate given when new electrical installation work is finished.

IET Wiring Regulations – Also called BS 7671 – Requirements for Electrical Installations. This is the UK Standard for electrical installations.

Electrical installation condition report (EICR) – A condition report, which includes the results from inspecting and testing an electrical installation.

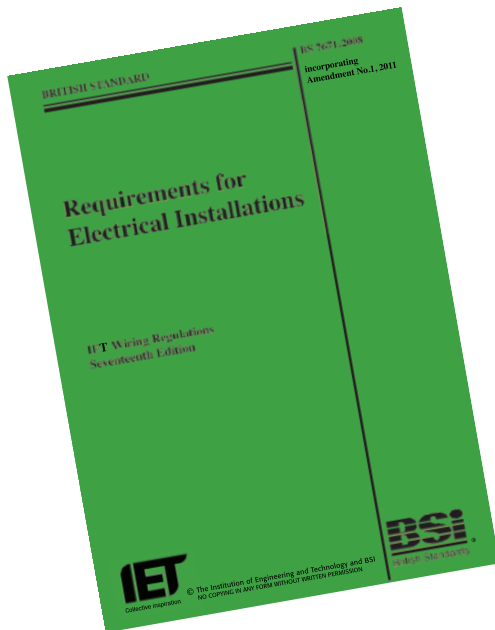
Residual current device (RCD) – A sensitive switching device that cuts off a circuit when it finds a fault to earth that might cause an electric shock or a fire.

Visual condition report – A condition report that includes the results from inspecting but not testing an electrical installation.



What is the aim of a condition report?

You may need a condition report for a number of reasons, such as when selling or buying a property. Or, you may need a report to find out the condition of an installation after a flood or fire, or at the end of the period recommended in a previous electrical certificate or report.



The five main aims of a condition report are to:

- 1 record the results of the inspection and testing to make sure the electrical installation is safe to be used until the next inspection (following any work needed to make it safe);
- 2 find any damage and wear and tear that might affect safety, and report it;
- 3 find any parts of the electrical installation that do not meet the IET Wiring Regulations;
- 4 help find anything that may cause electric shocks and high temperatures, which can lead to deaths, burns, fires and other injuries; and
- 5 provide an important record of the installation at the time of the inspection, and for inspection and testing in the future.

Types of condition report

In general, there are two types of report applicable to a domestic installation.

- Visual condition report
- Electrical installation condition report

Inspection and testing of electrical appliances, often called portable appliance testing (PAT), is not included in either of these reports.

Details on inspecting and testing electrical appliances are not included in this leaflet. You can get more information on inspecting and testing electrical appliances from our website at **www.esc.org.uk**

Visual condition reports

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 an electrical installation condition report) as being satisfactory (good enough).

An example of the front cover of a visual condition report

Electrical installation condition reports

In general, we recommend an electrical installation condition report rather than a visual condition report. This is because testing will give you more information about the condition of the electrical installation, particularly the presence of hidden damage to equipment, such as cables and joints.

An example of the front cover of an electrical installation condition report.

Always make sure that you agree the type of report with your electrician, before the inspection (and testing) starts.

This safety report is an important and valuable document which should be retained for future reference.		DOMESTIC VISUAL CONDITION REPORT	
DETAILS OF THE CLIENT AND INSTALLATION		SUMMARY OF THE CONDITION OF THE INSTALLATION	
Client:	Address:	General condition of the installation:	Date:
Type of dwelling:	Postcode:	Approximate age of the installation:	
PARTICULARS OF CONTRACTOR		DECLARATION	
Trading Name:	Address:	I being the person available for the visual inspection of the electrical installation (as indicated by my signature below), particulars of which are described above, having associated reasonable skill and care when carrying out this inspection, hereby declare that the information in this report, including the observations and the associated activities, provides an accurate representation of the condition of the electrical installation taking into account the limitations of a visual only inspection.	
Telephone No:		Postcode:	I further declare that in my judgement the condition of the said installation is: ☐ Satisfactory, or ☐ Unsatisfactory, significant damage, deterioration or other defects being evident. Signature: _____ Name (PRINTED): _____ Date: _____
OBSERVATIONS AND RECOMMENDATIONS FOR ACTION TO BE TAKEN		NEXT INSPECTION	
Referring to the attached schedule of inspection results:		Enter interval in terms of years, months or weeks as appropriate	
Item No:	There are no visually evident items affecting electrical safety ☐ or The following observations and recommendations are made. Code: £	I recommend that this installation is further inspected after an interval of not more than: _____	
1		and that the inspection is: _____ Full periodic ☐ Visual condition ☐	
If there are no items of this page to guide you regarding the recommendations.		Please tick one box	
Signet awarded within recommended time: _____		Visual condition ☐	
Corrective action(s) recommended for item: _____		Visual condition ☐	
Note: If necessary, continue on additional page(s) which must be referenced specifically in this report.		Please see the "Notes for Recipients" on the reverse of this page.	
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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)	
Issued in accordance with BS 7671:2018, Regulation 61.2.1. This report is for use by a registered electrician or competent person only. It is not to be used for any other purpose. For further information, see the "Notes for Recipients" on the reverse of this page.	
A. DETAILS OF THE CLIENT	
Client:	Address:
	Postcode:
B. PURPOSE OF THE REPORT	
Purpose for which the report is required:	Inspection on which inspection and testing were carried out:
C. DETAILS OF THE INSTALLATION	
Inspector:	Address:
	Postcode:
Estimated age of the electrical installation:	Years: _____ Evidence of alterations or additions: _____ If not estimated, age: _____
Date of previous inspection:	Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: _____
Records of installation:	Records held by: _____
D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING	
Extent of the electrical installation covered by this report:	
Agreed limitations including the reasons, if any, on the inspection and testing:	
Agreed with: _____	
Operational limitations including the reasons (see page 1b): _____	
The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within walling and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected.	
E. SUMMARY OF THE CONDITION OF THE INSTALLATION	
General condition of the installation (in terms of electrical safety):	
Summary of the condition of the installation (continued on additional page(s) if applicable):	
Overall assessment of the installation: ☐ SATISFACTORY ☐ UNSATISFACTORY ☐ Other or appropriate	
If Unsatisfactory, the reasons for the unsatisfactory condition are given on page 1b.	
This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2).	
This report is based on the model form shown in Appendix B of BS 7671. © Copyright The Electrical Safety Council (July 2019)	
Please see the "Notes for Recipients" on the reverse of this page.	
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Who should produce your condition report?

There are no government-approved schemes in the UK that register electricians to carry out periodic inspection and testing of existing electrical installations.

However, the following organisations do register electricians that may be able to carry out this work, although their schemes may not cover the whole of the UK.

Before hiring an electrician to carry out any work, check with the organisation who has registered them, to make sure they are approved to carry out this type of work.

By using an electrician registered with one of these organisations to carry out the periodic inspection and testing of the electrical installation, you should receive a detailed condition report of the electrical installation.

If you decide to use an electrician who is not registered with one of the schemes mentioned above, it is your responsibility to make sure that the electrician has the necessary skills and experience to carry out the work. Information about the electrician's technical qualifications can help you to decide whether an electrician is able to do the work, but you need to take great care if this is all that you are basing your decision on.



British Standards Institution
Phone: 01442 230 442
Website: www.bsi-global.com



Electrical Contractors' Association
Phone: 0207 313 4800
Website: www.eca.co.uk



EC Certification trading as ELECSA
Phone: 0845 634 9043
Website: www.elecsa.org.uk



NAPIT Registration Ltd
Phone: 0843 0330
Website: www.napit.org.uk



NICEIC
Phone: 0870 013 0382
Website: www.niceic.com



SELECT
Phone: 0131 445 5577
Website: www.select.org.uk

You can get information about how to order your condition report, and more information on condition reports, in the following documents, which you can download from our website at **www.esc.org.uk**

- 13 Will any children or pets be in the house during the inspection and testing?**

☐ Yes ☐ No

7. Yes, please provide details of any special safety measures that the electrician may need to take during the inspection and testing.

14 Do you agree to the equipment after the inspection (if necessary) is returned?

☐ Yes ☐ No

15 Is there access to reach all areas to be inspected?

☐ Yes ☐ No

16 Do you agree to the use of additional equipment (if necessary) for the inspection?

☐ Yes ☐ No

17 Are there any live parts that the supply can be taken off the main switch?

☐ Yes ☐ No

18 Is there any equipment that you are not permitted to touch?

☐ Yes ☐ No

19 Do you agree to the photographs of the installation for use by ESC?

☐ Yes ☐ No

20 Do you agree to the photographs of the installation for use by ESC?

☐ Yes ☐ No

This form has been completed by:

Name: _____ **Signature:** _____

Address: _____ **Date:** _____

Phone number: _____

Postcode: _____

Occupation: _____

Signature: _____

Date: _____

By: (Print the electrician's name) _____

21 Do you agree to the photographs of the installation for use by ESC?

☐ Yes ☐ No

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☐ Yes ☐ No

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☐ Yes ☐ No

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☐ Yes ☐ No

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☐ Yes ☐ No

65 Do you agree to the photographs

Information for electricians
Domestic Electrical Installation Condition Reports

www.esc.org.uk

**ELECTRICAL
SAFETY
COUNCIL**

More advice

For more advice on any electrical safety issues contact:

The Electrical Safety Council

Unit 331-3 Great Guildford Business Square, 30 Great Guildford Street, London, SE1 0HS
Phone: 020 3463 5100 Fax: 020 3463 5139
Email: enquiries@esc.org.uk Web: www.esc.org.uk

Registered Charity (England and Wales) No. 257376

Registered Charity (Scotland) No. SC039990

The Electrical Safety Council is a charity committed to reducing deaths and injuries caused by electricity.