

Preparing for a domestic EICR

A guide for landlords and tenants

An Electrical Installation Condition Report (EICR) records the condition of the fixed electrical installation. Please complete the preparations below so the electrician can inspect and test safely and efficiently.

1. Arrange access

- Landlords or agents: agree access with the tenant and confirm who will admit the electrician. Provide keys or access arrangements for any locked areas.
- Allow access to all rooms, the consumer unit (fuse box), electricity meter and any garages, outbuildings or other areas supplied by the installation.
- Keep a responsible contact available during the inspection to answer questions and discuss any issues.

2. Clear work areas

- Keep the consumer unit, meter, sockets, switches and light fittings accessible. Clear nearby surfaces and remove loose items from the working area.
- Move small furniture and belongings where safe to do so. Tell the electrician in advance about heavy furniture, fixed appliances or other access difficulties.
- Keep walkways clear and children and pets away from work areas. Do not remove electrical covers or attempt electrical work yourself.

3. Prepare for power interruptions

- Electricity will need to be switched off during parts of the inspection. Confirm the likely duration with the electrician and plan for disruption to lighting, Wi-Fi, heating and appliances.
- Save computer work and shut down sensitive equipment before testing. Follow the electrician's instructions about unplugging appliances; keep fridge and freezer doors closed.
- Tell the electrician beforehand about medical equipment or anything that needs continuous power, plus alarms, solar panels, batteries or backup supplies. Agree suitable arrangements before any shutdown.

4. Have information ready

- Provide previous EICRs, electrical certificates and records of alterations or repairs, if available. Report known faults, tripping, damage or other electrical concerns.
- Have any necessary alarm reset codes and operating instructions available. Tell the electrician about access restrictions or other requirements before the visit.

Please note: Restricted access may limit the inspection and require a further visit. Any repairs identified are separate from the inspection unless agreed beforehand.