EICR & Electrical Compliance Terms

Manchester EICR Limited | Version 2026.3 | 20 October 2026

Replaces version 2026.2 (effective 14 October 2026), which continues to apply to instructions given from 14 October 2026 until the effective date above. Earlier versions apply to instructions given before 14 October 2026.

Key points

- An EICR is an inspection and test against the current edition of BS 7671.
- The scope is set by your quotation. If we find more on site, we ask before doing extra work.
- Codes (C1, C2, C3, FI) are the inspector's professional judgement, in line with BS 7671 and current guidance.
- A report records the condition on the day of inspection. The next inspection date is our recommendation.
- Remedial work is quoted separately. Other contractors certify their own work.
- Disagree with a code? Our Qualified Supervisor reviews the whole job and replies within 10 business days.

This summary is for convenience. The full terms below apply.

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These terms apply to Electrical Installation Condition Reports (EICRs) and other electrical inspection and compliance services provided by Manchester EICR Limited. They apply together with our General Terms & Conditions. Words defined in the General Terms have the same meaning here.

1 What an EICR is

1.1 An EICR is an inspection and test of an electrical installation, carried out in line with BS 7671 (the IET Wiring Regulations), to assess so far as is reasonably practicable whether the installation is in a satisfactory condition for continued use.

1.2 An EICR assesses the installation against the edition of BS 7671 current at the time of inspection, not the edition in force when it was installed. An installation that complied when it was put in can still attract observations today.

1.3 An EICR is a record of condition, not a design check, a guarantee or a certificate for new work.

2 Your legal duties

2.1 Landlords, owners and duty holders are responsible for the ongoing safety of their installations, including under the Electricity at Work Regulations 1989 and the Landlord and Tenant Act 1985.

2.2 **Rented homes in England.** The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 require landlords to have the installation inspected and tested at intervals of no more than 5 years, or sooner if the last report says so. Landlords must give a copy of the report to existing tenants within 28 days, to a new tenant before they move in, and to the local authority within 7 days if asked. Where a report requires remedial work or further investigation, it must be completed within 28 days (or any shorter period in the report), and written confirmation given to the tenant and the local authority within 28 days of completion.

2.3 **Rented homes in Wales.** The Renting Homes (Wales) Act 2016 and the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 require landlords to have the installation tested at least every 5 years and to give contract-holders a copy of the report.

2.4 We are not responsible for advising you on the legal requirements that apply to your property or tenancy. If you need that advice, please take it from a suitable adviser.

3 What is included

3.1 **Scope and price.** Your quotation or booking states what is included, based on the information you give us, such as the property type, number of bedrooms, consumer units, distribution boards and circuits. Communal areas, outbuildings, garages, external supplies and additional boards are only included if they are in the quotation.

3.2 **Sampling.** Inspection of accessories is carried out on a sampling basis, decided by the inspector in line with BS 7671 and current guidance and increased where defects are found. Our normal sample is all accessible external accessories and at least 20% of internal accessories. The sample actually used is recorded on each report. A larger sample or full dismantling can be agreed at extra cost.

3.3 **Not included unless quoted:** thermal imaging, specialist or invasive investigation, lifting floors or opening fabric, inspection of concealed wiring, testing of appliances (PAT), fire alarm and emergency lighting systems, and remedial work.

3.4 **More than quoted on site.** If the installation is larger than quoted, clause 4.3 of our General Terms applies: we stop that part of the work, tell you what we have found and the cost, and ask for your authority before continuing.

4 Limitations

4.1 Inspection and testing is carried out so far as is reasonably practicable in the conditions on the day. Our report records any agreed limitations and any limitations we meet on site.

4.2 Where access, isolation, operational needs, occupancy, safety conditions or instructions from the person in control of the premises prevent part of the inspection or testing, we record the limitation. It may affect the conclusions that can reasonably be reached, and we may recommend further investigation.

4.3 We cannot identify defects that a competent inspector could not reasonably discover within the agreed scope and the methods of inspection and testing used, such as wiring concealed in walls, floors and roof spaces, equipment that cannot be reached safely, and faults that do not show under the tests carried out.

5 Observations and codes

5.1 Each observation is given one of the codes used on the EICR:

- **C1, danger present:** risk of injury; immediate action required.
- **C2, potentially dangerous:** urgent remedial action required.
- **C3, improvement recommended.**
- **FI, further investigation required without delay:** where the inspection reveals something that needs further investigation to determine whether there is danger.

An installation with any C1, C2 or FI observation is reported as unsatisfactory.

5.2 Codes are decided by the inspector's professional judgement, having regard to BS 7671, current industry guidance (including the Electrical Safety First Best Practice Guide 4), the evidence available at the time of inspection, and the risk to the people who use the installation.

5.3 Competent inspectors can reasonably reach different views on a code. A difference of opinion between inspectors, or a later inspection carried out at a different time or under different conditions, does not by itself show that our assessment was wrong.

5.4 If a code is later amended after review or because of new evidence, that does not by itself show that the original assessment was made without reasonable care and skill. Any such question is judged against the evidence and circumstances at the time of the original inspection.

5.5 We may record observations about matters outside BS 7671 that affect safety, such as smoke or heat detection, without coding them.

6 What a report records

6.1 A report records the condition of the installation reasonably ascertainable at the date and time of inspection, within the agreed scope and the limitations recorded on it.

6.2 The next inspection date on the report is our recommendation, based on the type of installation, its use and its condition. Any legal maximum interval, such as 5 years for rented homes, also applies, and the earlier date should be followed. The recommended date is not a guarantee that the installation will stay satisfactory until then.

6.3 Changes in occupancy, use, loading or condition can affect an installation. Where such changes are material, for example after a long period empty, a change of use, alterations, damage or flooding, we recommend a further inspection before relying on the report.

6.4 We are not responsible for the condition of the installation after our inspection where it has been altered, added to, repaired, damaged, interfered with or worked on by others, or has deteriorated.

7 Satisfactory and unsatisfactory reports

7.1 You are paying for an independent inspection, test and report. We cannot guarantee a satisfactory outcome or that remedial work will not be needed.

7.2 Where a report is unsatisfactory, we will provide a quotation for the remedial work. You are free to use another suitably qualified and scheme-registered contractor.

8 Remedial work

8.1 Remedial work is not part of an EICR and is quoted separately.

8.2 If we carry out the remedial work, we will issue the appropriate certificate for that work (such as an Electrical Installation Certificate or Minor Electrical Installation Works Certificate), which, together with the EICR, records that the observations have been addressed.

8.3 If another contractor carries out remedial work, they must certify their own work. We do not certify work carried out by others. If you would like an updated report from us, we will re-inspect at our standard rates.

8.4 Remedial work is quoted for the electrical work only. Making good is covered by clause 14.5 of our General Terms.

9 Reliance on reports

9.1 A report is prepared for the client named on it, and for any person expressly named in our quotation or the report as entitled to rely on it. A landlord named on a report booked by their agent may rely on it.

9.2 Tenants, buyers, lenders, agents and others may be given a copy of the unaltered report, but we do not accept responsibility to them for its contents unless we agree in writing.

9.3 A report relied on after a long delay, or after changes in occupancy, use or condition, is relied on at the relying party's own risk (see clause 6.3).

10 Corrections and technical review

10.1 **Clerical corrections.** If a report contains a clerical or administrative error (such as an address, client detail, attachment or formatting), please tell us. We will correct and reissue it free of charge, normally within 5 business days. A clerical correction does not change the inspection, test results or codes.

10.2 **Technical review.** If you disagree with an observation or code, send us in writing:

- the job reference, property and report number;
- each observation you dispute; and
- your reasons and any supporting evidence.

10.3 Our Qualified Supervisor will review the observations you raise and, where they relate to a job covering several reports, the same type of observation across every report on that job. The review considers the engineer's records, test results, photographs and current guidance. We will send you a written outcome within 10 business days, or tell you why more time is needed.

10.4 If the review concludes that a code or observation should change, we will reissue the affected reports free of charge. Each reissued report supersedes the earlier version for that inspection, and we keep every version on file.

10.5 If you remain dissatisfied, you can ask for a director's review under our complaints process, and you can raise technical concerns with NICEIC. NICEIC considers technical standards; it does not resolve refunds, compensation or contractual disputes.

11 Photographs and records

11.1 Clause 10 of our General Terms applies: photographs are a free courtesy, not part of the EICR, and not every observation is photographed.

11.2 We keep the engineer's records for each job, including test results and, where available, test instrument data, photographs, notes, circuit and board identification, limitations and times on site, for at least 6 years.

12 Liability

Clause 14 of our General Terms applies to all electrical inspection work.

Schedule: Standard EICR scope (unless your quotation says otherwise)

Item	Standard position
Consumer units and distribution boards	As stated in the quotation; additional boards charged at our current rates with your authority
Circuits	As stated or estimated in the quotation
Communal areas, outbuildings, garages, external supplies	Only if quoted
Sampling of accessories	Normally all accessible external and at least 20% internal, increased where defects are found; recorded on the report
Inaccessible areas and items that cannot be safely tested	Recorded as limitations on the report
Thermal imaging, specialist or invasive investigation	Quoted separately
Photographs	Free courtesy where taken; not part of the report
Remedial work	Quoted separately
Return visits	Chargeable, unless needed to correct our own error