



electrical surveys

A large number of home buyers are putting themselves and their new properties at risk by not asking for an electrical survey, and are potentially facing huge electrical costs. Most buyers assume that a property survey covers electrics, but in fact it doesn't.

Many buyers consider surveys to be a formality rather than a vital investigation into whether a property is sound or not. With the average completion time for a house purchase being just nine weeks, it's not surprising that some new home owners are missing vital information on the state of their new property.

The most common problem discovered by an electrician is a loose connection that can lead to fires or electric shocks.

According to Government figures, around 10% of domestic fires are electrical, and of these, a third are directly due to old or bad wiring. This equates to over 2,000 electric shock accidents and 9,300 electrical fires in homes every year.

Nearly 40% of homes in Britain date back to before 1945, making it crucial for homeowners to check the condition of their electrics. The NICEIC recommends that home electrical systems are tested on a change of occupancy or at least every ten years needs rewiring. A competent electrician will issue you with a Periodic Inspection Report on the status of your electrical system

periodic inspection – what to expect

What is a periodic inspection?



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A periodic inspection will:

- ✓ Reveal if any of your electrical circuits or equipment is overloaded
- ✓ Find any potential electrical shock risks and fire hazards in your electrical installation
- ✓ Identify any defective DIY electrical work
- ✓ Highlight any lack of earthing or bonding

Tests are also carried out on wiring and associated fixed electrical equipment to check that it is safe. A schedule of circuits will also be provided, which is invaluable for a property.

Why is a periodic inspection needed?

Every electrical installation deteriorates with use and age. It is important for the person responsible for the maintenance of the installation to be sure that the safety of users is not put at risk, and that the installation continues to be in a safe and serviceable condition.

According to Government statistics, each year on average 10 people die and about 750 are seriously injured in accidents involving unsafe electrical installations in the home.

When is a periodic inspection needed?

It is recommended that periodic inspection and testing is carried out at least every:

- ✓ 10 years for a domestic installation
- ✓ 5 years for a commercial installation
- ✓ 3 years for caravans
- ✓ 1 year for swimming pools

Other instances when a periodic inspection should be carried out are:

- ✓ When a property is being prepared to be let
- ✓ Prior to selling a property or when buying a previously occupied property

Who should undertake a periodic inspection?

Periodic inspections are best left to an NICEIC Approved Contractor.

Why is it best to use an NICEIC Approved Contractor?

Since the NICEIC have assessed that the Approved Contractors electrical work complies with the national standard for electrical safety

What happens during a periodic inspection?

The Approved Contractor will check the electrical installation against the requirements of **BS 7671** - Requirements for Electrical Installations (IEE Wiring Regulations) - as amended, which is the national safety standard for electrical installations, and contains around 850 Regulations.

The period inspection will take into account all relevant circumstances including the following factors:

- ✓ Adequacy of earthing and bonding

