

Landlord Electrical Visual Check

A landlord's electrical visual check between EICRs, not an EICR: the last EICR date and code and the days until the next one is due, sockets, switches, lights, consumer unit, RCD test, flexes, bathroom and outside fittings counted, photos and actions.

1. Property

Project

Client

Site *

Site address

Property location

Mark it at the front door. Tap Mark current location on site. It saves the coordinates, a grid reference and the accuracy.

Date *

Time

Checked by *

Reason (choose one)

☐ Change of tenancy ☐ Routine check ☐ Tenant reported a problem

Date of the last EICR

Days since the EICR (if applicable; worked out automatically in the app)

If applicable: More than 5 years since the EICR. The Electrical Safety Standards regulations require landlords in England to have the installation inspected and tested by a qualified person at least every 5 years, or sooner if the report says so.

Next inspection due (date given on the EICR)

If applicable: The next inspection date on the EICR has passed. Book an inspection and test.

Days until the next inspection is due (if applicable; worked out automatically in the app)

From the date on the EICR, not a date this form sets.

If applicable: The next inspection on the EICR is due within 90 days. Book the electrician now so the report is in place before the date.

Last EICR result (choose one)

☐ Satisfactory ☐ Unsatisfactory, remedial work done ☐ Not known

Has the tenant been given a copy of the current EICR?

☐ Yes ☐ No

If applicable: The landlord must give a copy of the report to a new tenant before they move in, and to an existing tenant within 28 days of the inspection.

A visual check does not replace an EICR. GOV.UK guidance recommends at least a visual inspection before a new tenancy starts, to confirm nothing has been damaged since the last report. Anything that looks unsafe goes to a qualified electrician.

Wales and Scotland. In Wales, The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 require an electrical condition report at least every 5 years. In Scotland, the repairing standard requires an electrical installation condition report at least every 5 years. Check the rules for the nation the property is in.

Walk Cam: property walk-round

Walk Cam video walk-through: available in the SiteSurvey app only.

2. Checks

Sockets and switches: no damage, scorch marks or loose fittings (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Light fittings and ceiling roses undamaged (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Consumer unit: cover on, no damage, labels legible (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

RCD test button trips and resets (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Meter and supply intake: no damage or signs of burning (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

No taped repairs, damaged flexes or overloaded adaptors (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Bathroom: no sockets within 2.5 m of the bath or shower (shaver sockets excepted), fittings undamaged

(choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Outside lights and sockets undamaged and covered (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Landlord's appliances undamaged (cooker, extractor, heaters) (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Checks OK (worked out automatically in the app)

Checks with a defect (worked out automatically in the app)

Not applicable (worked out automatically in the app)

If applicable: At least one check has a defect. A visual check cannot tell whether the installation is safe inside the walls or the consumer unit. Get a qualified electrician to look at each defect, and add it as an action below.

Photos of any problems (photos: attach, or note the file names)

Is anything dangerous now (exposed live parts, burning smell, scorching)?

☐ Yes ☐ No

If applicable: Isolate the circuit if safe to do so and get a qualified electrician straight away.

3. Actions and sign-off

Are further actions needed?

☐ Yes ☐ No

Further actions (copy this block for each one; if applicable)

What needs doing? *

Priority (choose one)

☐ Urgent ☐ High ☐ Medium ☐ Low

Who will do it?

Due date

Status (choose one)

☐ Open ☐ In progress ☐ Completed

Inspector name *

Position or company

Inspector signature

Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.