



THE HOMEBUYER'S GUIDE TO ELECTRICAL SAFETY

**WHY YOUR NEW HOME NEEDS A
COMPREHENSIVE ELECTRICAL INSPECTION**

**S BARKER
ELECTRICAL LTD**

[S Barker Electrical Ltd](#)
By Simon Barker



Introduction:

Congratulations on putting in the offer or interest for that new home.

As exciting as moving into a new property can be, it's essential to ensure that your new home is safe - especially when it comes to the Electrical system. While most buyers focus on cosmetic aspects and structural issues, one of the most critical (and often overlooked) aspects of a home is its electrical safety. Thankfully Solicitors are starting to pick up on this need now!

You don't want to be shocked with expensive issues **after** you pay full asking price and move in! Instead you want to be prepared and know exactly what you are buying, ideally before putting in that final offer. Especially when typical rewire costs range from £5k to £15k (depending on house size and number of points). **Skip the inspection stage at your peril!**

This guide will help you understand why an Electrical Installation Condition Report (EICR), widely known as an electrical inspection, is vital for your new home. **Also** how investing in quality services can save you from expensive repairs and safety hazards down the road (especially if these happen **after** you've already decorated and furnished your new home!)



1. What Is an EICR (Electrical Installation Condition Report)?

An **EICR** is a thorough electrical inspection designed to check the condition of your home's wiring and electrical installations. This report will highlight any potential dangers, such as:

- **Overloaded circuits** that could lead to fires.
- **Old or outdated wiring** that doesn't meet modern safety standards.
- **Poor connections** that could cause shocks or fire hazards.
- **Faulty electrical components**, including fuseboards, switches, and sockets.

An EICR provides a clear, actionable report detailing everything you need to know about the condition of the property's electrical system, giving you peace of mind or a checklist of issues to resolve before you move in. **You can use this list of issues to negotiate the sale price too!** So that you don't get that unexpected cost to deal with after you move in!



2. Why You Shouldn't Settle for a Cheap Inspection

You might be tempted to go for the lowest-priced inspection, often offered by estate agents or DIY services. However, these **cheap inspections often miss critical issues** or fail to meet the rigorous standards required for safety. Here's why a **thorough, professional EICR** from a qualified electrician is worth the investment:

- **Quality of Inspection:** Many low-cost inspections only offer a basic visual check without the depth needed to identify potential hazards. An experienced, qualified electrician will conduct a full inspection that tests all electrical systems and wiring.
- **Comprehensive Report:** Professional EICRs provide detailed findings with clear explanations. This empowers you to make informed decisions about repairs, negotiations, and budgeting for any necessary upgrades.
- **Safety and Peace of Mind:** Electrical faults are often hidden, and low-cost inspections may overlook them. Failing to address an electrical problem could lead to expensive repairs down the line or, worse, safety hazards such as fires or electrical shocks.

Sadly too, often some of the cheaper reports can have inflated findings which are made to look **more serious than they actually are!** This is a trick that some use to counter the lower inspection cost and attempt to make their money back!



3. Reasons Why You Might Need a Fuseboard Upgrade (or a Full or Part Rewire)

If the fuseboard (or consumer unit) is old, it might not be able to handle the electrical demands of modern appliances and devices. Older fuseboards may lack important safety features like **individual circuit protection (RCBOs)**, which can help prevent electric shocks or fires.

Signs Your Fuseboard Needs an Upgrade:

- The fuseboard is **more than 10 years old** and doesn't have modern safety features.
- **Tripped fuses** or blown circuits are frequent (could also be wiring).
- You have **outdated** fuses instead of modern circuit breakers. Fuses respond **very** slowly!
- You plan to **add new electrical appliances**, such as high-power items like electric Showers, air conditioners, EV Car Chargers or hot tubs.

Upgrading to a new fuseboard with individual circuit protection and **surge protection** ensures that your home is safer, more efficient, and future-proofed against the increasing electrical load. You also have the convenience that **only the affected circuit will trip**, rather than half or all of the circuits at once! A worst case scenario being that you go on holiday and the outside light gets rainwater in it, tripping all circuits including alarm and freezer! This doesn't happen with individual RCBO installations.



4. Other Key Electrical Inspections to Consider

1. **Sockets and Switches:**

Check that all sockets and switches are **properly installed** and working. Faulty or damaged sockets can be a major safety hazard, especially in high-use areas like the kitchen. Stiff or loose switch mechanisms can also be a sign of deterioration and burning out.

2. **Wiring in Older Homes:**

If the property was built more than 30 years ago, it's likely that the wiring has **worn out** or is no longer compliant with modern safety standards. Older wiring can be a ticking time bomb if left unchecked. Conversely though it can be good and sometimes new wiring can be an issue, if not installed correctly! A proper, thoroughly done Inspection (without limitations or omissions!) checks all of these scenarios thoroughly.

3. **Electrical Appliances and Fixtures:**

Ensure that all electrical appliances (like water heaters, ovens, etc.) are safe to use and installed correctly. Faulty wiring in these appliances could lead to shocks or even fires.

4. **Earthing and Bonding:**

Proper earthing of your home's electrical system is critical for safety. It prevents shocks by directing electrical currents safely to the ground. Make sure that the **earthing system** is intact and compliant with current regulations.



5. How to Choose a Reliable Electrician for Your EICR

Not all electricians are created equal. Here's how you can ensure you're choosing the right professional for your EICR:

- **Check Qualifications:** Always choose an electrician who is **NICEIC approved** or a member of a similar certification body. This ensures they are fully qualified and adhere to safety standards.
- **Look for Experience:** Experienced electricians, particularly those specializing in residential properties, are better equipped to identify hidden issues and provide practical solutions.
- **Reviews and Testimonials:** Read customer reviews and ask for references from previous clients. An electrician with a strong reputation for thorough, quality work will give you peace of mind.
- **Detailed Quotes:** A professional electrician should provide a **clear, itemized quote** before starting the job. This helps you understand what you're paying for and ensures no hidden charges.
- **Punctual and actually Turns up:** One of the biggest complaints for Electricians is that they don't turn up or get back in touch! Check that who you use is well reviewed for communication and uses features such as **Live Tracking** so that you know where they are and how long before they arrive
- **Do Not disconnect your WiFi:** A Professional Electrician realises that many people work from home and need their WiFi connection. This sounds hard to achieve when the power is going to be turned off! But look for someone who will use a device to **keep your WiFi permanently connected** (separately) so that they can turn the power off and you can still use your Home WiFi for as long as needed before the power goes back on.



6. How to Ensure Your Home Is Safe Before You Move In

To ensure your home is as safe as possible before you move in, here's what you should do:

1. **Book an EICR:** Schedule a thorough inspection to assess the electrical system. This will reveal any issues and give you the information needed to plan for repairs or upgrades.
2. **Request a Fuseboard Upgrade:** If your fuseboard is outdated or unsafe, request an upgrade to a modern, safe system with RCBOs and surge protection. The Inspection will advise if this is necessary or not (often it's just an advisory but not compulsory).
3. **Consider Additional Safety Checks:** Have an electrician check all sockets, switches, wiring, and appliances to make sure everything is in working order and up to code. This should be standard during an Inspection if done correctly and not taking a cheaper, more limited scope version.
4. **Get the Necessary Paperwork:** Ensure you get a **written report** from your electrician that details the findings of the inspection and any required fixes. This is crucial for both safety and peace of mind. Ideally you'd get this while the Electrician is still on site, as they'd send it directly from their iPad **and** explain it to you in your language as to what the outcomes are. **No technical babble or regs speak is required!**



7. How We Can Help:

At S Barker Electrical Ltd, we specialize in providing comprehensive, high-quality electrical inspections for homeowners in Sheffield. We understand the importance of ensuring your new home is safe and free from electrical hazards, and we pride ourselves on providing thorough, professional services that go above and beyond basic inspections.

Our Services Include:

- Full EICRs without limitations, with detailed, easy-to-understand reports.
- Fuseboard upgrades with modern circuit protection and surge protection.
- Electrical inspections for sockets, switches, and appliances.
- Rapid, reliable service to ensure a smooth transition into your new home.
- Change all those old sockets, switches and lights for new ones. Improve the cosmetic appearance easily.

Our Guarantee:

- We won't skimp on details, all checks will be thorough **without** limitations or omissions!
- We won't upsell any minor issues, you'll know what is more urgent versus what is just a nice to have (recommendation over safety critical)
- You will **never lose your WiFi** with us (We'll plug your router into our portable device to keep you powered up the whole time!)
- You'll be kept in the loop at all stages and can **track us on the day** so you know exactly when we are going to turn up.
- You'll get the report **on the day**
- We'll talk you through the findings **clearly and in YOUR language** so that you understand completely what was found. You can then use this to negotiate with the seller (we will also Quote how much it would cost to correct each and every item - the safety critical and the "optional" items will be quoted individually).

This is ALL included in the Price!

If you are shopping around with other Electricians, use this list to make sure they also check all these items! Otherwise the lower price will likely reflect a lower, more limited offering.

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8. Why Choose S Barker Electrical Ltd?

36 Years of Experience in the electrical industry.

Fully **qualified and NICEIC approved**. Also **Which!** Trusted Trader.

Detailed, transparent pricing — no hidden fees. No Upselling minor issues!

Fast, efficient service to get you safely into your new home.

Get in Touch:

For more information or to book your EICR, call us today at 0114 419 0020, or visit our website at <https://www.sbarker.co.uk/>.

BEST OF LUCK WITH YOUR MOVE,

Simon and Steph

S Barker Electrical Ltd
By Simon Barker



Electricians in Sheffield Who turn up when we say we will



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