

Electrical Inspections

- A. The home inspector shall inspect:
 - 1. Service entrance conductors;
 - 2. Service equipment, grounding equipment, main overcurrent device, and main and distribution panels;
 - 3. Amperage and voltage ratings of the service;
 - 4. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages;
 - 5. The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls;
 - 6. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;
 - 7. The operation of ground fault circuit interrupters; and
 - 8. Smoke detectors.
- B. The home inspector shall describe:
 - 1. Service amperage and voltage;
 - 2. Service entry conductor materials;
 - 3. The service type as being overhead or underground; and
 - 4. The location of main and distribution panels.
- C. The home inspector shall report the presence of any readily accessible single strand aluminum branch circuit wiring.
- D. The home inspector shall report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.
- E. The home inspector is not required to:
 - 1. Insert any tool, probe, or testing device inside the panels;
 - 2. Test or operate any overcurrent device except ground fault circuit interrupters;
 - 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or
 - 4. Inspect:
 - a. Low voltage systems;
 - b. Security system devices, heat detectors, or carbon monoxide detectors;
 - c. Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or
 - d. Built-in vacuum equipment.

