



ELECTRICAL INSPECTION

During the course of a home inspection, we will be observing the electrical system throughout the house in accordance with the ASHI Standards of Practice. The electrical system consists of the incoming power service, the panels, the distribution system, the lights, outlets, switches and smoke detectors. We report all abnormal conditions observed.

We cannot see the distribution lines behind interior finishes, or the main power line entering the house because it is about 2' underground. We do not inspect outlets or switches hidden behind finishes and furniture. We do not inspect low voltage systems because each one is unique to the house it is installed in, and it would take us way too long to figure it out. You rely on the homeowner to show you these systems and their operations. These include security alarm, entertainment, data, TV/cable, telephone, landscape lighting and pet containment systems

We observe:

- The service drop.
- The service entrance conductors, cables and raceways.
- Service equipment and main disconnects.
- Service grounding.
- Interior components of service panels and sub panels.
- Conductors.
- Overcurrent protection devices.
- A representative number of light fixtures, outlets and switches
- Ground fault circuit interrupters.

We describe:

- Amps & voltage rating of the service.
- Location of main disconnects and sub panels.
- Presence of solid conductor aluminum branch circuit wiring.
- Presence or absence of smoke detectors
- Wiring methods.

We are not required to:

- Inspect
 - Remote control devices.

- Alarm systems and components.
- Low voltage wiring systems and components.
- Ancillary wiring systems and components that are not part of the primary electrical power distribution system.
- Measure amps, voltage or impedance.