

50-Point Home Electrical Inspection

Take advantage of our new fifty point home inspection. This inspection is designed specifically for people who have recently bought a home and would like to know the condition and safety of their electrical system. It is set up so that our electrical service technician can thoroughly go through your home and check everything that is on your electrical system and put your mind to rest concerning safety issues, the potential for fires, and general problems that could lead to expensive repairs in the future.

In most cases, when you buy a previously owned or even a new home, a "home inspector" is employed to inspect the residence and write a report for the new homeowner. These inspections, though worthwhile, are sometimes so confined to a specific format that they are superficial when it comes to the inspection of the entire electrical system. For instance; most of the inspections report the presence of smoke detectors but purposely do not test them. I understand why they don't want to test the smoke detectors in the residence but I also know that you as a homeowner need to know if your smoke detectors are functional or just there.

The main point is this; if you move into a home that has been previously owned, you should know about the safety and functionality of the electrical system. Your electrical system grounding is of the utmost importance for safety and protection against lightning. But especially the life safety issues like Ground Fault Circuit Interrupter protection in the bathrooms, kitchens, and outside, as well as your smoke detectors. Smoke detectors can't help you if they don't have good batteries and aren't tested periodically. Let us help in these situations and you can sleep restfully. We provide a very comprehensive inspection report and we will gladly provide an estimate for the resolution of any issues that arise from the inspection. We will also make suggestions or recommendations for things that need to be done to update your home to current electrical codes such as Arc Fault Circuit Interrupters for the bed rooms which are required for all new homes built since the year 2000. The purpose of AFCI's is to prevent fires in homes caused by arcing and loose connections. AFCI's are not required for homes built before 2000 but in reality the older the home, the more likely it is to have loose connections at the receptacles or switches. AFCI's were developed because of the increasing number of fires in homes due to loose connections.

If you would like to have a Home Inspection just give us at Gulf Coast Electric a call or contact one of us on our [contact page](#).



Homeowner _____

Gulf Coast Electric
Electrical Home Inspection Check List

Location: _____

ITEM	Good	Repair	Unsafe	Remarks
I. Electrical Service				
1. Visual Inspection of Electrical Service				
2. Note Amperage and Voltage Amps _____ Volts _____				
3. Visual Inspection of Riser				
4. Visual Inspection of Grounding, Conductor (Note size and condition)				
5. Ground rods and ground clamps, clamps tight, corrosion present?				
6. Service Interior (Do Not Cut Seal for Meter)				
7. Circuit breakers in service panel (Tighten all connections)				
8. Visually inspect bus bars (turn off breakers)				
9. Tighten all circuit breaker terminals (turn off breakers)				
10. Check circuit breakers for proper wire size. Note problems.				
II. Exterior systems (Pool Equipment, Irrigation, etc.)				
A. Air Conditioning Equipment				
1. Min/Max circuit breaker size correct				
2. Visually check AC disconnects, rust or corrosion present, tighten connections.				
3. Visually check all wiring for AC's, flex intact, connectors present				
B. Irrigation Equipment				
1. Min/Max circuit breaker size correct for pump motor				
2. Condition of timer or disconnect means, rust, corrosion, tighten connections				
3. Visually check wiring for irrigation system, flex, connectors				
C. Pool Equipment (Pool Panel)				
1. Min/Max circuit breaker size correct for pool motor				
2. Timers & Controllers, rust, corrosion, tighten connections				
3. Pool lighting on GFI, IMPORTANT				
4. Equipotential bonding, verify existence & continuity for ladders, rails, enclosures				
5. Proximity of outlets around pool (Note all safety and code infractions)				
D. Exterior Receptacles and Outlets				
1. Receptacles protected by GFI				
2. Weatherproof covers & In use covers, condition ie. WP, no water intrusion				
3. Junction boxes covered and sealed				

Inspected by _____

Date _____

Homeowner _____

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Location: _____

III. Interior sub panels	Good	Repair	Unsafe	Remarks
Note amperage and Voltage Amps _____ Volts _____				
A. Inspect bus bars and circuit breakers				
1. Turn off circuit breakers and tighten all terminals				
2. Inspect bus bars for corrosion and damage				
3. Circuit breakers sized correctly for wire and equipment				
4. Number of circuits does not exceed panel rating				
5. Neutral bonded on three wire systems				
6. Neutral isolated on four wire systems				
B. Attic				
1. Check for open splices, box covers, knob & tube				
2. Attic lighting required if equipment is present or pull down stairs.				
IV. Interior switches, receptacles, outlets, equipment				
1. Random testing of receptacles, continuity & grounding (2ea per room)				
2. Cover plates in place				
3. Test lighting (Random testing only)				
4. Tamper resistant devices installed per code.				
5. Is house wired with aluminum? Are devices CO/ALR?				
6. Are devices connected correctly? Back stabbed, wrapped clockwise.				
7. Furnace/HVAC min/max breaker size checked, connections, disconnect checked				
8. Extension cords being used on a permanent basis?				
V. Bathrooms, kitchen counters, wet bars, garages				
1. Check all kitchen outlets for GFI protection (GFIs required after 1987)				
2. Check all wet bars for GFI protection (GFIs required after 1993)				
3. Check all garage outlets for GFI protection (Required since 1978)				
4. Check hydromassage tub for GFI protection (Required since 1987)				
5. Check all bathroom receptacles for GFI protection.				
VI. Bedrooms and all sleeping areas				
1. All bedroom outlets require AFCI's (Required since January 2002)				
2. Smoke detectors required in all bedrooms? Noted but not tested.				
3. If gas appliances or fire places are carbon monoxide detectors installed?				

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Homeowner _____ Gulf Coast Electric Location: _____

Electrical Home Inspection Check List

VII. Outdoor hot tubs and spas

1. GFI protection required for hot tub and spa motors (Since 1981)

2. GFI required for outlets within 15ft of hot tub or spa (Since 1981)

VIII. Surge Protection

1. Proper surge protection installed on electrical system?

2. Proper surge protection installed on telephone system?

3. Proper surge protection installed on cable television system?

Notes:

Inspected by _____

Date _____