



GULF COAST ELECTRIC

Serving the Surrounding Communities Since 1980
www.gcedestin.com

P.O. Box 1785 • 8 Commerce Drive • Destin, Florida 32540 • (850) 837-8474 • (850) 654-4887 (Fax) • Lic. #ER13015072

50-Point Home Electrical Inspection

Gulf Coast Electric's 50-Point Home Electrical Inspection is designed specifically for people who want to know the condition and safety of their electrical system. It is structured so our electrical service technician can thoroughly go through your home and check everything on your electrical system and put your mind to rest concerning safety issues, the potential for fires, and general problems which can 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. These home inspections are predominantly designed to identify damage which occurred after the fact, in contrast to our 50-Point Electrical Inspection which is designed to identify preventative measures the home owner can take to make for a safer home.

The main point is this; if you move into a previously-owned home, 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. We provide a very comprehensive inspection report **(template is attached)** and we will gladly **provide an estimate** for the resolution of any issues which arise from the inspection. We will also make suggestions or recommendations for things which need to be done to update your home to current electrical codes such as Arc Fault Circuit interrupters for the bedrooms. This is a recent code requirement 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 lose connections.

Just call our office at (850) 837-8474 to be put on the schedule to receive your professional 50-Point Home Electrical Inspection!



"2013, 2014, 2015 & 2016 Finest Electrician Award, Finest on the Emerald Coast"

"2010 & 2016 Torch Award for Marketplace Ethics, Better Business Bureau"

"2011, 2012, 2013, 2014, 2015 & 2016 Angie's List Super Service Award"

Established - 1980

	Good	Repair	Unsafe	Remarks
III. Interior sub panels				
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				
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				
1. Random testing of receptacles, continuity & grounding (2ea per room)				
2. Cover plates in place				
3. Test lighting (Random testing only)				
V. Bathrooms, kitchen counters, wet bars, garages				
1. Check all kitchen outlets for GFI protection (GFI's required after 1987)				
2. Check all wet bars for GFI protection (GFI's required after 1993)				
3. Check all garage outlets for GFI protection (Required since 1978)				
4. Check hydromassage tub for GFI protection (Required since 1987)				
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.				
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)				
Notes:				

