

.1110 ELECTRICAL

- (a) The home inspector shall inspect:
- (1) Electrical service entrance conductors;
 - (2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;
 - (3) Amperage and voltage ratings of the electrical service;
 - (4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported;
 - (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~~ alarms and installed carbon monoxide alarms.
- (b) The home inspector shall describe:
- (1) Electrical service amperage and voltage;
 - (2) Electrical service entry conductor materials;
 - (3) The electrical service type as being overhead or underground; and
 - (4) The location of main and distribution panels.
- ~~(e) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.~~
- (c) The home inspector shall operate, except when part of a central system:
- (1) the test function of smoke detectors alarms.
 - (2) the test function of installed carbon monoxide alarms in any homes with fireplaces, fuel-fired appliances, or attached garages.
 - (3) the test function of ground fault circuit interrupters.
 - (4) a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls
- ~~(d) The home inspector shall report in writing the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel-fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system.~~
- (d) The home inspector shall report in writing:
- (1) any readily accessible single strand aluminum branch circuit wiring.
 - (2) the presence and location or absence of smoke detectors-alarms.
 - (3) the presence and location or absence of installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages.
 - (4) the presence and location or absence of ground fault circuit interrupters.
- (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 panelboard enclosures; or

- (4) Inspect:
 - (A) Low voltage systems;
 - (B) Security systems and heat detectors;
 - (C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;
 - (D) Built-in vacuum equipment;
 - (E) Back up electrical generating equipment;
 - (F) Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power;
 - (G) Battery or electrical automotive charging systems; or
 - (H) Electrical systems to swimming pools or spas, including bonding and grounding.