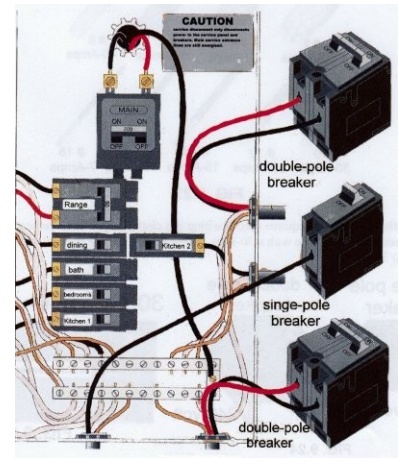


Consumer Information Sheet – MA Home Inspector Electrical Inspection

Massachusetts Regulation: [266 CMR 6.04](#) (4) System: Electrical

Description: The Inspector performs a visual examination and delivers a written description of the condition of the following components:

1. Electric Service
 - a. Connection to house
 - b. Ground connection
 - c. Voltage / Amperage service rating
2. Distribution Panel
 - a. Circuit Breakers / Fuses
 - b. Wiring type
 - c. Wiring condition
 - d. Wiring connections
 - e. Ground connections
 - f. Panel location
3. Representative Sample of Interior Power Outlets and Switches
 - a. Polarity
 - b. Grounding
4. Ground Fault Current Interrupter (GFCI) circuits
 - a. Kitchen counter top power outlets
 - b. Bathroom power outlets
 - c. Laundry power outlets
 - d. Garage power outlets
 - e. Unfinished basement power outlets
 - f. Exterior power outlets



The Inspector reports whether the system or component has readily observable signs indicating that it is in need of repair or requires further investigation.

Exclusions: The Inspector shall not be required to:

1. *Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity.*
2. *Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling.*
3. *Insert any tool, probe, or testing device inside the panels.*
4. *Test or Operate any over current device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.*
5. *Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse Situations present, or when removal would damage or mar any painted surface and/or covering materials.*
6. *Observe or Report On:*
 - a. *The quality of the conductor insulation.*
 - b. *Test for Electro-Magnetic fields.*
 - c. *Low voltage systems, doorbells, thermostats, other.*
 - d. *Smoke and carbon monoxide detectors.*
 - e. *Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.*
 - f. *Underground utilities, pipes, buried wires, or conduits.*

Provided by: United Inspection Service

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