



The Standard of Practice Lake State Inspection Uses in All Inspections

Electrical System

Lake State Inspection uses the following standards of practice when performing an inspection, as recommended by the nationally recognized American Society of Home Inspectors (ASHI).

The inspector shall:

A. *inspect* :

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior *components* of service panels and sub panels.
6. conductors.
7. over current protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters.

B. *describe*:

1. amperage and voltage rating of the service.
2. the location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors.
5. *wiring methods*.

The inspector is *NOT* required to:

A. *inspect* :

1. remote control devices.
2. *alarm systems* and *components*.
3. low voltage wiring *systems* and *components*.
4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution *system*.

B. measure amperage, voltage or impedance.

By following the above standards of practice here are items that have been found in homes and commercial buildings some needing repair by a licensed electrical contractor:

- Conduit that is not installed correctly
- Junction boxes without covers and exposed wiring
- Unprotected and exposed wiring not designed for outdoor use
- Use of extension cords when there is insufficient outlets
- Exposed live wiring in junction boxes
- Knob and tube wiring that is outdated and is spliced into with newer wiring, sometimes leaving exposed live wiring
- Main electrical panels that seem okay to the untrained eye but need replacement
- Hidden double tapped and improper wiring in main panels
- Missing smoke detectors
- Improperly mounted outlets

When inspecting some homes and commercial buildings we find electrical issues that are safety concerns. Some electrical issues are very evident to the untrained eye; however other electrical wiring concerns in buildings are more subtle.

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