Single-Phase Residential Electrical System Inspection Checklist

InterNACHI Standards · NEC 2023 References · Field-Ready Format

Inspector Name:	_____	License #:	_____
Property Address:	_____	Inspection Date:	_____
Client Name:	_____	Panel MFG/Age:	_____
Service Size (Amps):	_____	Meter #:	_____

Legend: [ ] P = Pass / Acceptable [ ] F = Fail / Defect Found [ ] NA = Not Applicable NEC Ref = Code Citation [photo] = Photo Required

1 SERVICE ENTRANCE & METER BASE

NEC Art. 230 | InterNACHI Std. 3.7

		PASS	FAIL	N/A
☐ Service drop attachment point — secured, weatherhead intact	NEC 230.54	P	F	NA
☐ Drip loops present on service entrance conductors	NEC 230.54(F)	P	F	NA
☐ Service entrance cable (SEC) — no damage, cracking, or deterioration	NEC 230.40	P	F	NA
☐ Service entrance conductors properly sized for service ampacity	NEC 230.42	P	F	NA
☐ Weatherhead minimum 10 ft above grade (12 ft over driveways)	NEC 230.24	P	F	NA
☐ Service entrance cable secured within 12 in. of meter/panel	NEC 230.51	P	F	NA
☐ Meter base — secure, no corrosion, proper enclosure	NEC 230.66	P	F	NA
☐ Meter socket rated appropriately for service ampacity		P	F	NA
☐ Conduit/raceway — no open knockouts, weatherproofed entry	NEC 230.52	P	F	NA
☐ Service conductors not in contact with siding or combustibles	NEC 230.50	P	F	NA
☐ Clearances from windows, doors, porches met (3 ft min.)	NEC 230.9	P	F	NA
☐ Service disconnect accessible, identified, within building reach	NEC 230.70	P	F	NA

Section 1 Notes / Photo Reference:

Photo #

2 MAIN SERVICE PANEL

NEC Art. 408, 230, 240 | InterNACHI Std. 3.7

PASS FAIL N/A

2A — PANEL LABELING & IDENTIFICATION

☐	All breakers clearly labeled, legible, accurate	NEC 408.4	P	F	NA
☐	Directory card present in panel door, up-to-date	NEC 408.4(A)	P	F	NA
☐	Panel manufacturer, ampacity, voltage rating visible	NEC 110.21	P	F	NA
☐	Panel cover present and properly secured	NEC 408.18	P	F	NA
☐	No open knockouts in panel enclosure	NEC 408.7	P	F	NA

2B — BREAKERS & OVERCURRENT PROTECTION

☐	Main breaker rated correctly for service ampacity (100A / 150A / 200A)	NEC 230.79	P	F	NA
☐	No double-tapped breakers (unless listed for multi-wire)	NEC 408.36	P	F	NA
☐	No tandem/duplex breakers in non-listed positions	NEC 240.8	P	F	NA
☐	Breakers properly sized for conductor ampacity	NEC 240.4	P	F	NA
☐	240V circuits using two-pole breakers (not two singles tied)	NEC 240.20(B)	P	F	NA
☐	No exposed live parts accessible without tools	NEC 110.27	P	F	NA
☐	Breakers trip freely and reset properly (spot check)	NEC 110.12	P	F	NA
☐	No signs of overheating — scorch marks, melted insulation, odor	NEC 110.12	P	F	NA
☐	AFCI breakers installed where required (bedrooms, living areas)	NEC 210.12	P	F	NA
☐	GFCI breakers installed where required (bath, garage, exterior, kitchen)	NEC 210.8	P	F	NA

2C — BUSBARS, CONDUCTORS & WIRING

☐	Neutral (grounded) conductors connected to neutral bar only	NEC 408.40	P	F	NA
☐	Equipment grounding conductors on ground bar only	NEC 408.40	P	F	NA
☐	Neutral and ground bars bonded at service (main panel only)	NEC 250.28	P	F	NA
☐	Neutral/ground bars NOT bonded in sub-panels	NEC 250.142	P	F	NA
☐	Conductors properly sized, no visible damage or splices	NEC 310.15	P	F	NA
☐	Service entrance neutral — insulated or properly identified	NEC 230.41	P	F	NA
☐	Aluminum wiring — anti-oxidant compound at connections if present	NEC 110.14	P	F	NA

2D — WORKING CLEARANCES

☐	Minimum 36 in. clearance in front of panel (working space)	NEC 110.26(A)	P	F	NA
☐	Minimum 30 in. wide working space (or panel width if wider)	NEC 110.26(A)(2)	P	F	NA

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☐ Minimum 6.5 ft. headroom in front of panel	NEC 110.26(A)(3)	P	F	NA
☐ Panel not located in closets, bathrooms, or storage spaces	NEC 240.24(D)(E)	P	F	NA
☐ Panel accessible without moving stored materials	NEC 240.24(A)	P	F	NA

[!] FPE STAB-LOK / ZINSCO PANELS — If identified, document immediately as a SAFETY HAZARD. FPE Stab-Lok panels have a well-documented history of breaker failure to trip on overcurrent. Zinsco (GTE-Sylvania) panels similarly fail to interrupt fault current. Recommend evaluation and replacement by licensed electrician.

2E — FPE / ZINSCO IDENTIFICATION

☐ Panel manufacturer identified — NOT FPE Stab-Lok or Zinsco	P	F	NA
☐ If FPE/Zinsco present — documented as safety deficiency	P	F	NA
☐ If FPE/Zinsco — electrician evaluation recommended in report	P	F	NA

Section 2 Notes / Photo Reference (panel photos essential):

Photo #

3 GROUNDING & BONDING

NEC Art. 250 | InterNACHI Std. 3.7.6

PASS FAIL N/A

3A — GROUNDING ELECTRODES

☐ Grounding electrode system present and accessible for inspection	NEC 250.50	P	F	NA
☐ Ground rod(s) — min. 8 ft driven, accessible upper end	NEC 250.52(A)(5)	P	F	NA
☐ Two ground rods used if single rod > 25 ohms resistance	NEC 250.53(A)(2)	P	F	NA
☐ Ground rod conductor — min. #6 AWG copper (200A service)	NEC 250.66	P	F	NA
☐ Concrete-encased electrode (Ufer ground) present if slab construction	NEC 250.52(A)(3)	P	F	NA
☐ Water pipe electrode bonded if metallic water pipe present	NEC 250.52(A)(1)	P	F	NA
☐ Ground electrode conductor protected from physical damage	NEC 250.64	P	F	NA
☐ GEC connections — irreversible clamps or exothermic welds	NEC 250.70	P	F	NA
☐ No splices in GEC (unless irreversible connector used)	NEC 250.64(C)	P	F	NA

3B — WATER & GAS PIPE BONDING

☐ Metal water pipe bonded within 5 ft of entry (or at meter)	NEC 250.52(A)(1)	P	F	NA
☐ Metal gas piping bonded to electrical grounding system	NEC 250.104(B)	P	F	NA
☐ Bonding jumper around water meter (if meter could be removed)	NEC 250.53(D)(1)	P	F	NA
☐ Structural steel bonded if used as electrode	NEC 250.52(A)(2)	P	F	NA

☐ CSST gas piping — bonding clamp present (per AGA IFGC)	IFGC 310.1.1	P	F	NA

3C — EQUIPMENT GROUNDING

☐ Equipment grounding conductors present in circuits	NEC 250.118	P	F	NA
☐ Metal conduit/boxes properly grounded (continuity)	NEC 250.86	P	F	NA
☐ Grounding conductor size matches circuit conductors	NEC 250.122	P	F	NA

Section 3 Notes / Photo Reference:

Photo #

4 BRANCH CIRCUITS & WIRING

NEC Art. 210, 334, 336 | InterNACHI Std. 3.7

PASS FAIL N/A

4A — ROUGH-IN REQUIREMENTS

☐ Minimum 15A circuits for general lighting/receptacles	NEC 210.11(A)	P	F	NA
☐ Small appliance circuits (2 min.) — 20A in kitchen	NEC 210.11(C)(1)	P	F	NA
☐ Laundry circuit — individual 20A circuit present	NEC 210.11(C)(2)	P	F	NA
☐ Bathroom circuit — individual 20A circuit (or whole-house bath)	NEC 210.11(C)(3)	P	F	NA
☐ Garage circuit separate (GFCI protected)	NEC 210.8(A)(2)	P	F	NA
☐ Outdoor receptacle circuit GFCI protected	NEC 210.8(A)(3)	P	F	NA
☐ Circuits not overloaded — max. 80% continuous load	NEC 210.19(A)(1)	P	F	NA
☐ Multi-wire branch circuits (MWBC) — handle-tied or 2-pole breaker	NEC 210.4(B)	P	F	NA
☐ MWBC neutrals — separate conductors, not shared on one terminal	NEC 408.41	P	F	NA

4B — WIRING SUPPORT & INSTALLATION

☐ NM cable supported every 4.5 ft and within 12 in. of boxes	NEC 334.30	P	F	NA
☐ NM cable not stapled through — only alongside	NEC 334.17	P	F	NA
☐ NM cable protected in conduit through studs at low height	NEC 334.15	P	F	NA
☐ Cable not kinked, pinched, abraded, or damaged	NEC 334.24	P	F	NA
☐ Exposed wiring in unfinished areas properly protected	NEC 334.15	P	F	NA
☐ Wiring method appropriate for location (wet, damp, dry)	NEC 310.10	P	F	NA
☐ Aluminum branch circuit wiring — CO/ALR devices only	NEC 110.14	P	F	NA

4C — PHYSICAL PROTECTION

☐ Nail plates installed where cable passes through studs < 1.25 in. from edge	NEC 300.4(A)	P	F	NA

☐ Nail plates installed where cable passes through joists < 1.25 in. from edge	NEC 300.4(A)	P	F	NA
☐ Underground feeder (UF) cable properly buried (12-24 in. depth)	NEC 300.5	P	F	NA
☐ Conduit — proper type for location (EMT, rigid, PVC)	NEC 358/344/352	P	F	NA
☐ Junction boxes accessible, covered with blank cover plates	NEC 314.29	P	F	NA
☐ Boxes filled properly — no overfill (fill calc applied)	NEC 314.16	P	F	NA

Section 4 Notes / Photo Reference:

Photo #

5 RECEPTACLES & OUTLETS

NEC Art. 210.8, 210.11, 210.52 | InterNACHI Std. 3.7

PASS FAIL N/A

5A — GFCI PROTECTION (REQUIRED LOCATIONS)

☐ Kitchen countertop receptacles — GFCI protected (within 6 ft of sink)	NEC 210.8(A)(6)	P	F	NA
☐ Bathrooms — all receptacles GFCI protected	NEC 210.8(A)(1)	P	F	NA
☐ Garage — all 125V receptacles GFCI protected	NEC 210.8(A)(2)	P	F	NA
☐ Exterior receptacles — GFCI protected	NEC 210.8(A)(3)	P	F	NA
☐ Crawlspace receptacles — GFCI protected	NEC 210.8(A)(4)	P	F	NA
☐ Unfinished basements — GFCI protected	NEC 210.8(A)(5)	P	F	NA
☐ Within 6 ft of laundry/utility sinks — GFCI protected	NEC 210.8(A)(7)	P	F	NA
☐ Boathouses and pool areas — GFCI protected	NEC 210.8(A)(9)	P	F	NA
☐ GFCI devices test and reset properly (tested with tester)	NEC 406.4(D)(3)	P	F	NA

5B — AFCI PROTECTION (REQUIRED LOCATIONS)

☐ Bedrooms — AFCI protection (all 120V, 15/20A circuits)	NEC 210.12(A)	P	F	NA
☐ Living rooms, parlors, libraries — AFCI protected	NEC 210.12(A)	P	F	NA
☐ Dining rooms, family rooms — AFCI protected	NEC 210.12(A)	P	F	NA
☐ Hallways, closets, sunrooms — AFCI protected	NEC 210.12(A)	P	F	NA
☐ AFCI breakers/outlets trip on AFCI tester	NEC 210.12	P	F	NA

5C — POLARITY, GROUNDING & GENERAL

☐ All receptacles tested — correct polarity (hot left/neutral right)	NEC 200.11	P	F	NA
☐ All receptacles tested — grounded (3-slot shows ground)	NEC 250.130	P	F	NA
☐ No open grounds on 3-prong receptacles (except GFCI-labeled)	NEC 406.4	P	F	NA

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☐	Two-prong ungrounded receptacles — noted and reported	NEC 406.4	P	F	NA
☐	Receptacles secure in boxes, no excessive gap at wall	NEC 406.5	P	F	NA
☐	Tamper-resistant receptacles in all new/replaced locations	NEC 406.12	P	F	NA
☐	Outdoor receptacles — weatherproof in-use cover plates	NEC 406.9(B)	P	F	NA
☐	Countertop receptacle spacing — no point > 2 ft from outlet	NEC 210.52(C)	P	F	NA
☐	Kitchen island receptacles present (if > 12 in. × 24 in.)	NEC 210.52(C)(2)	P	F	NA
☐	General wall receptacle spacing — no point > 6 ft from outlet	NEC 210.52(A)	P	F	NA

5D — 20-AMP DEDICATED CIRCUITS

☐	Kitchen small appliance circuits — minimum two 20A circuits	NEC 210.11(C)(1)	P	F	NA
☐	Laundry room — dedicated 20A circuit for washer	NEC 210.11(C)(2)	P	F	NA
☐	Bathroom — 20A circuit (for outlets only, or shared baths)	NEC 210.11(C)(3)	P	F	NA
☐	Refrigerator circuit — dedicated 20A (recommended)		P	F	NA
☐	Microwave circuit — dedicated 20A (recommended)		P	F	NA

Section 5 Notes / Photo Reference:

Photo #

6 LIGHTING, SWITCHES & FIXTURES

NEC Art. 410, 314, 404 | InterNACHI Std. 3.7

PASS FAIL N/A

☐	All switches operable — lights activate/deactivate correctly	NEC 404.1	P	F	NA
☐	Switch boxes covered — no open knockouts or missing cover plates	NEC 314.25	P	F	NA
☐	Switches not installed in wet/damp locations without wet-rated housing	NEC 404.4	P	F	NA
☐	Three-way and four-way switching functions properly		P	F	NA
☐	Bathroom exhaust fans present and operational (fans, not just lights)	NEC 210.8	P	F	NA
☐	Recessed lighting — proper IC rating if in contact with insulation	NEC 410.116	P	F	NA
☐	Recessed lighting — airtight (AT) rating if penetrating air barrier		P	F	NA
☐	All light fixture boxes rated for fixture weight (> 50 lb req. fan/fixture box)	NEC 314.27	P	F	NA
☐	Ceiling fan boxes rated for fan support (not standard boxes)	NEC 314.27(C)	P	F	NA
☐	Pendant and chandelier fixtures secured, canopy covers box	NEC 410.36	P	F	NA
☐	Luminaires in clothes closets — LED/fluorescent only (no incandescent)	NEC 410.16	P	F	NA
☐	Clearances from combustibles maintained at fixtures	NEC 410.11	P	F	NA

☐ Outdoor fixtures rated for wet or damp location as appropriate	NEC 410.10	P	F	NA
☐ Bathroom fixtures over tub/shower — wet-location rated	NEC 410.10(D)	P	F	NA

Section 6 Notes / Photo Reference:

Photo #

7 SMOKE ALARMS & CO DETECTORS

NFPA 72 | IRC R314 | InterNACHI Std. 3.7.11

PASS FAIL N/A

7A — SMOKE ALARM LOCATIONS

☐ Smoke alarm in each sleeping room (bedroom)	IRC R314.3	P	F	NA
☐ Smoke alarm outside each sleeping area (hallway)	IRC R314.3	P	F	NA
☐ Smoke alarm on each level of dwelling (including basement)	IRC R314.3	P	F	NA
☐ Ionization or photoelectric type — labeled	NFPA 72 29.8	P	F	NA
☐ Dual-sensor alarms installed (combination type preferred)		P	F	NA
☐ Alarms within 3 ft of bedroom door (not in dead air spaces)	NFPA 72 17.7	P	F	NA
☐ Not installed within 3 ft of cooking appliance (avoid nuisance trips)	NFPA 72 17.7.5	P	F	NA

7B — POWER & INTERCONNECTION

☐ Hardwired alarms with battery backup (new construction)	IRC R314.4	P	F	NA
☐ Alarms interconnected — if one sounds, all sound	IRC R314.4	P	F	NA
☐ Battery-only alarms acceptable in existing pre-1992 construction	IRC R314	P	F	NA
☐ Alarms tested — audible signal confirmed	NFPA 72 14.4	P	F	NA
☐ Manufacturer date on alarm — replace if > 10 years old	NFPA 72 14.4.4	P	F	NA

7C — CARBON MONOXIDE DETECTORS

☐ CO detector installed outside sleeping areas (required if fuel-burning appliance)	IRC R315	P	F	NA
☐ CO detector within 10 ft of each sleeping room door	IRC R315.2	P	F	NA
☐ CO detector present if attached garage	IRC R315.3	P	F	NA
☐ CO/smoke combination unit tested and operational		P	F	NA

Section 7 Notes / Locations of Missing Alarms:

Photo #

8 COMMON HAZARDS & SPECIAL CONDITIONS

NEC Art. 110, 250, 300 | InterNACHI Std. 3.7

PASS FAIL N/A

[!] IMMEDIATE SAFETY CONCERNS: Any item in this section marked FAIL should be flagged as a Safety Hazard in the final report and client briefing.

8A — WIRING HAZARDS

☐	No knob-and-tube (K&T) wiring present in active use		P	F	NA
☐	K&T if present — not covered with insulation (fire hazard)	NEC 394.12	P	F	NA
☐	Aluminum branch circuit wiring (pre-1972) — CO/ALR devices, anti-ox compound	NEC 110.14	P	F	NA
☐	No DIY/amateur splices outside junction boxes	NEC 300.15	P	F	NA
☐	No open/uncovered junction boxes	NEC 314.25	P	F	NA
☐	No cloth-insulated wiring in contact with heat sources		P	F	NA
☐	No exposed, unprotected wiring in living spaces	NEC 300.4	P	F	NA
☐	No extension cords used as permanent wiring	NEC 400.8	P	F	NA
☐	No multi-outlet adapters overloading single receptacle		P	F	NA

8B — PANEL & SERVICE HAZARDS

☐	No double-lugging on single-lug breakers	NEC 110.3(B)	P	F	NA
☐	No oversized breakers protecting undersized conductors	NEC 240.4	P	F	NA
☐	No missing breaker fillers / open slots in panel	NEC 408.7	P	F	NA
☐	No evidence of prior flooding/water intrusion in panel		P	F	NA
☐	No Federal Pacific (Stab-Lok) or Zinsco panel — (see Sec. 2E)		P	F	NA
☐	No Pushmatic panel present (limited replacement parts)		P	F	NA

8C — GROUNDING & BONDING HAZARDS

☐	No floating neutrals (neutral not bonded at main panel)	NEC 250.28	P	F	NA
☐	No missing grounding electrodes	NEC 250.50	P	F	NA
☐	No reversed polarity outlets present	NEC 200.11	P	F	NA
☐	No open grounds on grounded-type receptacles	NEC 406.4	P	F	NA

8D — ADDITIONAL OBSERVATIONS

☐	_____ (Inspector observation)		P	F	NA
☐	_____ (Inspector observation)		P	F	NA
☐	_____ (Inspector observation)		P	F	NA
☐	_____ (Inspector observation)		P	F	NA

☐ _____ (Inspector observation) P F NA

Section 8 Notes / Hazard Documentation:

Photo #

Inspection Summary Report

Single-Phase Residential Electrical System

Property: _____ Date: _____

Inspector: _____ License #: _____

§	Section	Code Ref	# Items Pass	# Items Fail	# Items N/A	Safety Hazard?
1	Service Entrance & Meter Base	NEC Art. 230	_____	_____	_____	[ ] Yes [ ] No
2	Main Service Panel	NEC Art. 408, 230, 240	_____	_____	_____	[ ] Yes [ ] No
3	Grounding & Bonding	NEC Art. 250	_____	_____	_____	[ ] Yes [ ] No
4	Branch Circuits & Wiring	NEC Art. 210, 334	_____	_____	_____	[ ] Yes [ ] No
5	Receptacles & Outlets	NEC Art. 210.8, 210.52	_____	_____	_____	[ ] Yes [ ] No
6	Lighting, Switches & Fixtures	NEC Art. 410, 404	_____	_____	_____	[ ] Yes [ ] No
7	Smoke Alarms & CO Detectors	NFPA 72 / IRC R314	_____	_____	_____	[ ] Yes [ ] No
8	Common Hazards & Special Conditions	NEC Art. 110, 300	_____	_____	_____	[ ] Yes [ ] No
	TOTALS		_____	_____	_____	

Overall System Condition: [ ] Satisfactory [ ] Marginal - Monitor [ ] Deficient - Repair Needed [ ] Safety Hazard - Immediate Action

Safety Deficiencies & Immediate Concerns

Item #	Location	Description of Deficiency	Severity	Photo #
1			[ ] Saf [ ] Maj [ ] Min	
2			[ ] Saf [ ] Maj [ ] Min	
3			[ ] Saf [ ] Maj [ ] Min	
4			[ ] Saf [ ] Maj [ ] Min	
5			[ ] Saf [ ] Maj [ ] Min	
6			[ ] Saf [ ] Maj [ ] Min	
7			[ ] Saf [ ] Maj [ ] Min	
8			[ ] Saf [ ] Maj [ ] Min	

Inspector Recommendations & Next Steps

Recommendations:

Photo #

Inspector Signature: _____ Date: _____ Client Initials: _____

Disclaimer: This checklist is a field reference tool for licensed home inspectors. It is not a substitute for the full National Electrical Code (NEC), applicable local amendments, or InterNACHI Standards of Practice. Inspectors should verify all applicable code editions adopted by the local authority having jurisdiction (AHJ). NEC references are to the 2023 edition unless otherwise noted.