

✓ **Due diligence questions to ask before hiring an LL152 inspector:**

- **Is the inspector a Licensed Master Plumber (LMP) or a qualified employee of one?**
If not an LMP, they must meet DOB requirements for experience, training and Worker Wallet credentialing and be prepared to produce those credentials on request.
👉 [View the Plumbing Foundation's qualification flowchart](#)
- **Is the LMP actively licensed with the NYC Department of Buildings?**
You can verify by searching by name, business name or license number.
👉 [Check license status here](#)
- **Has the LMP been subject to any DOB disciplinary actions?** You can verify by searching by name.
👉 [Check the DOB disciplinary action database](#)
- **Will the inspector help you resolve any needed repairs and file the final GPS-2 form to certify the repairs have been completed?**
If your inspector won't handle repairs, the LMP who does must conduct a new inspection.
👉 [See Q14 under the REPORTING section on the DOB's LL152 FAQs](#)
- **Even if not required, did the LMP complete a DOB-approved 7-hour gas safety course?**
This shows additional commitment to compliance and best practices.
- **Was the scope of the inspection clearly explained ahead of time?**
A qualified inspector should review the full process and the 3 possible outcomes before starting.
- **Does the inspector carry both General Liability (GL) and Professional Liability (E&O) insurance?** GL insurance alone does not cover inspections. **E&O is critical.**
- **Will the inspector provide proof of insurance and a certificate for both GL and E&O coverage?** Always ask for documentation before the inspection begins.
- **Has the inspector confirmed your building's inspection due date and advised on extensions if needed?** Verifying your Cycle 2 year and whether you would like a deadline extension is part of responsible service.
- **Will the inspector file the GPS-2 form for you through the official DOB portal?**
They should also confirm filing by providing the DOB's confirmation receipt.
- **Will the inspector give you both a paper and digital copy of your GPS-1 and GPS-2 forms?**
These records are essential and must be retained for 10 years per the DOB.
- **Is the leak survey conducted using a PSC-approved combustible gas detection device?**
The device must meet NYS Public Service Commission standards for accuracy and reliability.