

Electrical

Inspector will only comment on visual conditions. You must read all sections of this report. Questions? Ask inspector.

KEY: O=Operable P=Poor FRME=Future Repair & Maint Expt O-W/T=Older Wear & Tear N/A=Not Applicable APOD=Ask Present Owner Details SOS=See Other Section

Service Rating: 200 150 125 100 75 60 50 Not sure _____ AMP

Percent visible: _____ And only partially inspected

Overload Protection: Fuses Circuit breakers Mixed No main disconnect Copper service wire Aluminum service wire

Could add more grease on aluminum main termination point Cannot determine type of service wire

Comment:

Panel or Panels: _____ O P FRME APOD O-W/T N/A Neutral and ground bonded in sub-panel

Double lugging Melted insulation Cover missing plugs Sloppy wiring Rusted or rusting Wire crosses buss bar

Did not open due to obstruction Panel painted or sealed shut Should label all circuits Should label some circuits

Over fused or should decrease fuse/circuit breaker size 20"-36" clearance not provided on all sides

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Comment:

Grounding: O P FRME APOD O-W/T Concealed or Unknown Ground missing at water meter or pressure reducer

Consider adding ground rod for additional safety and for double grounding or improving the ground system Ground wire too small

Loose ground wire Sliced ground wire

Today's standards suggest double ground to the main panel. The first ground wire should be connected to the metallic cold water pipe with a ground jumper or bond cable at the water meter. The second ground wire should go to a ground rod imbedded in soil. Have electrician verify and certify all grounding conductors.

Comment:

Wire Type: Knob & Tube Some Knob & Tube Two Wire Three Wire Romex Conduit Mixed Copper Aluminum

Comment:

Basement/Crawl Fixtures, Lights & Outlets O P FRME APOD O-W/T Consider installing GFCI's

Open grounds Damaged Reversed polarity Loose Painted Missing cover Dangerous/exposed wires

Outlet for washer area not grounded Some light out, non working bulbs or damaged Closet lights need protective covers

Some abandoned or unknown wires Some not energized

Comment:

Other Obvious Conditions Found In Basement, Crawl or Utility Rooms That Need To Be Addressed:

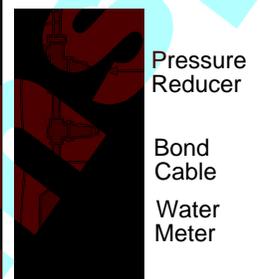
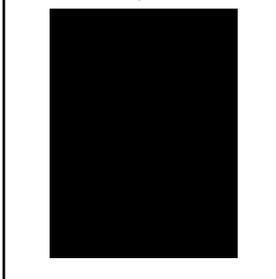
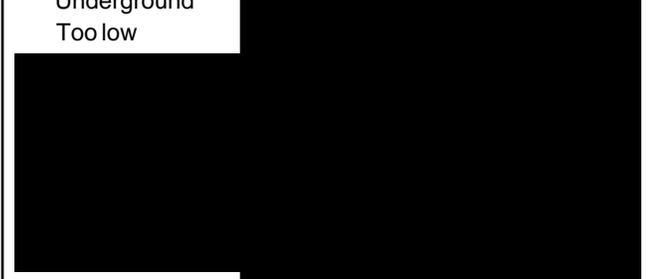
Improper extension cord use Improper splicing Loose conduit Hanging wires Exposed wires Wires not in conduit

Wires not through joist Some sloppy installation in basement Some sloppy over drop ceiling Corrosion Rusting

Comment:

This is not a code inspection. We are not electricians / electrical inspectors / or specialists. We only check one area above drop ceilings if accessible. All electrical defects or problems should be repaired. We only comment on non-conformance items that are obvious or clearly visible. Have electrician verify or certify service. Inspector will only test one outlet per room.

We simply identify systems and SOME exposed defects. We suggest that you have a professional certified electrician perform an electrical inspection and make repairs if needed. We cannot be responsible for the presence of aluminum wiring, since, it is concealed within the walls. We suggest you employ a certified electrician to evaluate the aluminum wiring if it should exist. Non-conformance items can be dangerous and cause fires. Old knob and tube wire when improperly used or covered by insulation, can heat up, arch, and possibly cause fires. ALL KNOB AND TUBE WIRING may require future updating due to age, wear and tear and possible insurance requirements.

<p>Triple or double lugging exists in panel Undersize wire used for double/triple lugging</p> 	<p>Bond Cable: OK Missing Loose</p>  <p>Pressure Reducer Bond Cable Water Meter</p>	<p>GFCI: See comments at bottom for location placement</p> 	<p>Main Service: Overhead Underground Too low</p> 
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Ground fault interrupters (GFCI's) are recommended on outdoor, garage, kitchen, bathroom, and wet areas. We recommend that these units be tested monthly to insure that they are properly functioning. Smoke detectors should be tested every 2-3 weeks. We recommend installing carbon monoxide detectors in the utility room and in the sleeping areas. Phone, alarm systems, intercoms, low voltage and other electrical networks are not inspected during our inspection. Contact the manufacture for advice on maintenance. You should also ask the present owners for a warranty and instructions on the usage of these sub-systems. A specialist should evaluate these systems. Copyright 1997

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