

1. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service/Conductors:

Overhead

Service Equipment Rating:

200 AMP

Sub-Panel (Amps):

N/A

Service Wire:

Aluminum

Main Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Electric Panel Manufacturer:

SQUARE D

Main Panel (Amps):

200A


Wiring Methods:

Romex

Inspection Items

1.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, Safety Concern, Repair or Replace

-  Service Entrance Conductors are too close to rear balcony railing (less than 3 ft.). Recommend correction by a Licensed or Qualified Electrician. Substantial relocation, alterations or changes may require a permit. Check with local authority having jurisdiction.



1.0 Picture 1

1.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Not Inspected

The Main disconnect is not tested during the inspection due to possible interruption of sensitive equipment inside house.

1.2 LOCATION OF MAIN DISCONNECT AND DISTRIBUTION PANELS

Comments: Inspected

Main disconnect is at the Service Equipment located in the right rear corner of basement (facing front of house).

1.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Safety Concern, Repair or Replace

-  Active wiring in ceiling of basement utility room is not terminated properly inside a junction box with cover. It

appears this circuit is no longer needed. Recommend correction by a Licensed or Qualified Electrician.



1.3 Picture 1

1.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Maintenance Needed

Hunter Ceiling fan in den wobbles which indicates a balance problem or a loose blade. For tips on eliminating fan unit wobble, go to http://ceiling-fans-ceiling-fans.com/resources/Guides_Fan-Balancing.htm .

1.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

1.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

1.7 SMOKE DETECTORS

Comments: Inspected, Maintenance Needed, Upgrade Recommended

Chirping battery on main level indicates replacement may be needed. Replace battery and test for proper operation.

Recommend installing additional smoke detectors as per manufacturer's guidelines to provide additional safety warning.

1.8 CARBON MONOXIDE DETECTORS

Comments: Not Present, Upgrade Recommended

There is no Carbon Monoxide detector found in home. Recommend installing Carbon Monoxide detector as per manufacturer's guidelines to provide additional safety warning.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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