Electrical System

As part of our home inspections, we will inspect the meter box, overhead service line, main panel for proper wire sizing to breaker/fuse sizing, look for melted sheathing, burnt wiring, double-taps, clearances, branch wiring ground wires, proper grounding & bonding, GFCI & Arc fault protection, test 110 outlets & lights, and inspect the condition of the visible branch wiring. We will not load-test breakers to see if they trip under short-circuit or overload situations. We will not trace wires. We do not test 220 hookups. We are not making sure the electrical system is Code Compliant. If there are outbuildings, we will not inspect the electric running to them or in those buildings unless the client has agreed to pay extra to cover inspecting those additional items.

Service:

Service Type: Overhead.

Masthead: The masthead appears to be installed properly with proper clearances.

Meter Box

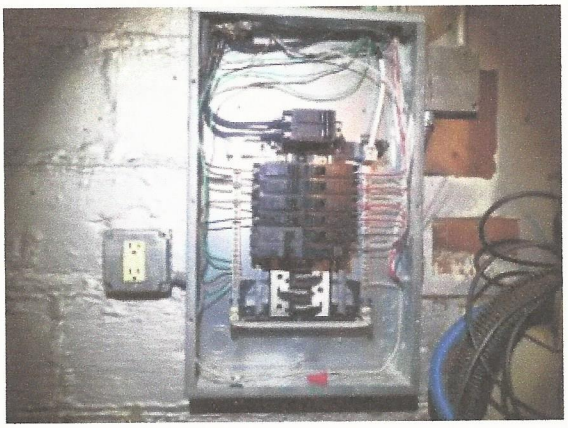
Amperage Size: 100 amps.

Phase: 2-Phase.

Condition: The meter box appeared to be plumb and in good condition.

Main Panel:

Type: Breakers.



Main Panel Service Entrance Cables:

Type: Multi-strand Copper.

Amperage Size: 100 amps.

Main Disconnect:

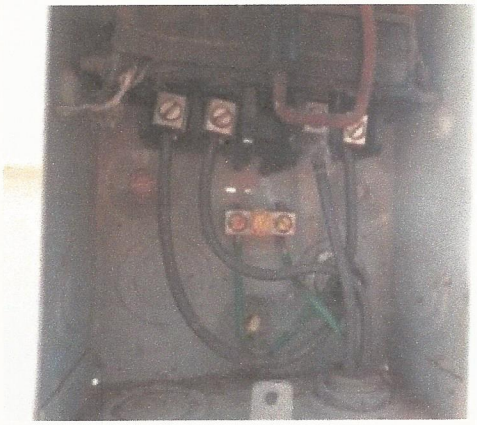
Main Disconnect Size: 100 amps.

Main Panel Condition:

Condition: No significant issues observed. This main panel appeared to be in good condition and properly installed.

A/C Sub Panel Condition:

Condition: No significant issues observed. This sub panel appeared to be in good condition and properly installed.



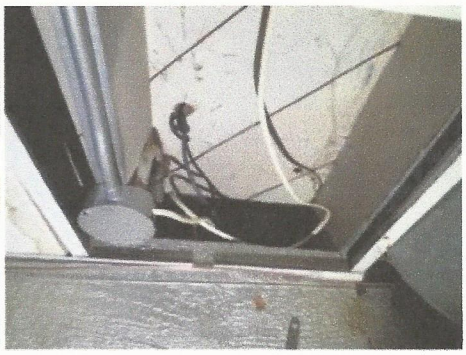
Asbestos Raceway by back door

Condition: The raceway used to be where the main panel was. It has been converted to a raceway. There is no metal cabinet where the spliced wires now run. It is asbestos with a wood door panel. This is a fire hazard and hazard because of the asbestos.

Before a licensed Electrician will work on this area, an Asbestos Abatement Contractor will need to properly remove the asbestos. If an Electrician removes the asbestos without proper precautions, they can be held liable for asbestos contamination.

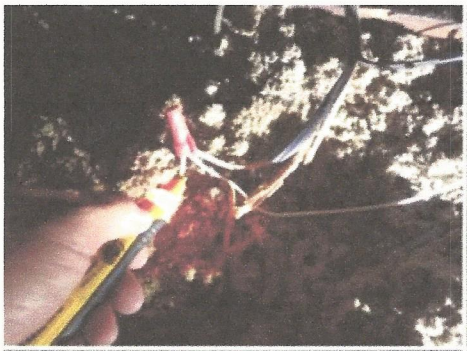
General Wiring:

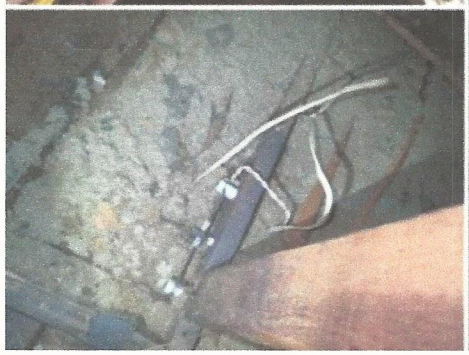
Basement Wiring: There is unprotected wiring below 8' in the basement. This is an electrical hazard. This wiring can either be protected by covering over it with drywall or some other acceptable material or have a licensed Electrician re-run it all in conduit.

Attic Wiring:

Live knob-n-tube wiring is present and it's been spliced onto. This old, out-of-date wiring can be a fire hazard. It needs 3" clearance so it doesn't overheat. Over time, the frail sheathing can become damaged or chewed exposing the live wiring. It is designed for only 15 amps and for the original wiring schematics of the home. This wiring shouldn't be added onto or spliced into as it can overload it. We recommend that this wiring be removed and replaced with Romex by a licensed Electrician as they deem necessary.






Interior Wiring:

All of the outlets on the main floor are ungrounded 2-prong.

Overall Recommendation:

Recommendation(s):

Recommend having a licensed Electrician review and correct as deemed necessary.