

Electrical

Serviceable: functioning at the time of the inspection

Maintain: Items which may need your attention in the future

Not applicable: not present or not to be inspected.

Recommend repair: needs corrective action

Hidden, not inspected: not visually or readily accessible

* See p. 3 for full explanation of key words

Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Items Inspected	Item Description/Comments
					<p>Service: 100 amps: 220, 120 volts Main disconnect location: in main panel - basement Main service panel: circuit breaker Extra circuit spaces: yes Sub-panel: no</p> <p>Note: there is a mix of wiring systems in the house from knob & tube to today's Romex. Special care should be taken when splicing different systems together. All splices must be made in electrical boxes and covers should then be installed. Make sure that the circuit breaker ratings do not exceed the rating of the thinnest wire. Inspect the insulation jackets of the knob & tube wiring for exposed conductors which can present a shock hazard. Replace aged electrical fixtures such as switches, lights and outlets as they may arc and pose a fire hazard.</p>	
	X				Service drop	above ground - the meter is not adequately secured to the wall
	X				Service conductors	- the outer insulating jacket on the exterior service cables have degraded exposing the braided neutral conductor
X					Main disconnect	Note: The 100 amps electrical service may be sufficient for present demands but if you intend to install any new major appliances such as a dishwasher or replace present appliances with new ones having a higher energy demand, the service may need to be upgraded. The installation of other additional circuits may also cause the need for an upgrade. An electrician can advise you by estimating the electrical load.
X					Service panel	
X					“ Grounding	
	X				“ Bonding	- there is no bonding between the neutral/grounding bus bar and the panel enclosure
	X				Junction/Switch Boxes	- There are splices between cables and knob & tube wiring that are not made in an electrical box.
	X				Branch circuits	Copper ('Romex [®] ', plastic and cloth jacketed non-metallic cable), knob & tube - the water heater is connected to the panel with 10 gauge wire but is protected by a 40 amp breaker. A 30 amp is required for 10 gauge wire
				X	GFCI* circuit breakers	
				X	AFCI* circuit breakers	
	X				Light fixtures	- the ceiling fixtures in the upstairs back rooms in the addition have exposed bare ends of wires. They are not covered by fixtures or cover plates - the bathroom vanity light fixture is not secure. Wires are protruding from the electrical box.