

ELECTRICAL

In accordance with the ASHI Standards of Practice we only test a representative number of switches and outlets (at least one in each room). Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuit wiring, service wires and panel, sub-panels, over-current protection devices, light fixtures, switches and receptacles. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCI or AFCI. **Any electrical repairs or upgrades should be handled by a licensed electrician.**

Limitations: We do not perform load-calculations, measure amperage, voltage or impedance to determine if the supply meets the demand. The hidden nature of the electrical wiring prevents inspection of every length of wire. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection. Operation of time clock motors is not verified.

Main Service:

Details: ALL REPAIRS SHOULD BE PERFORMED BY A PROFESSIONAL ELECTRICIAN

Underground service installed. Conductors and cables are installed underground and cannot be inspected at this inspection. Observations pertain to entry into panels only. Appears functional overall, 120/240 Volt, The main cutoff is located at the interior panel and appears functional, Grounding is present via a buried steel rod.

Panels:

Details: ALL REPAIRS SHOULD BE PERFORMED BY A PROFESSIONAL ELECTRICIAN

Main panel is located in the garage, Circuit breakers installed, Appears functional. Circuit and wire sizing correct so far as visible. Grounding system is present at the panel. Amperage rated at 200 amps.

Observations:

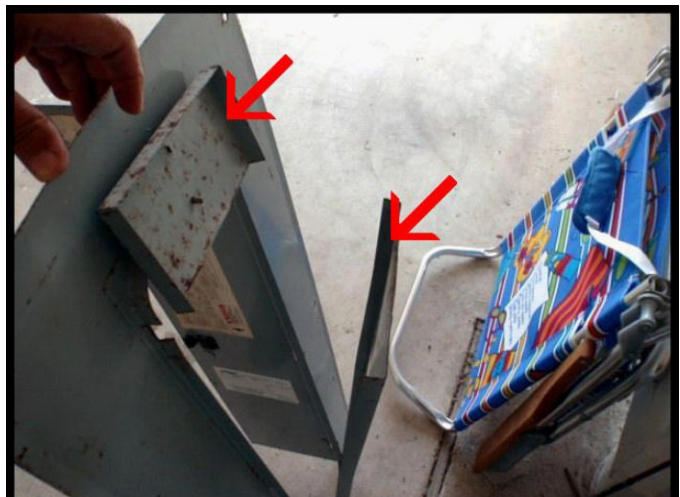
Panel cover is damaged and needs replacement. Back section is cracked in half allowing a large opening at the top and is not secure when removing the cover, allowing a severe safety hazard. Replacement by a professional electrician is advised.

Panel circuits are without the benefit of complete identification labels. This can pose a safety hazard and needs to be repaired. Recommend a professional electrician identify, verify and label all circuits for accuracy.

The main panel is held in place with inappropriate pointed ended fasteners. This is considered a safety hazard since they can pierce live wire insulation causing a shock. Recommend replacement with blunt-nosed screws.



Damaged panel



Damaged panel