

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

6.1 Type & Condition:	ACC ☐	MAR £	DEF £	Underground, Circuit breakers, The main shutoff breaker is located outside next to the meter.
-----------------------	----------	----------	----------	---



6.2 Grounding Equipment:	☐	£	£	Grounded via plumbing and rod in ground.
--------------------------	---	---	---	--



Electrical Distribution Panels:

6.3 Main Panel Location:	☐	£	£	Basement.
6.4 Service Size:	☐	£	£	120/240V.
6.5 Amps:	☐	£	£	400 - Home has twin 200 AMP service lines and panels.
6.6 Panel Condition:	£	£	£	Inspector could not access electrical panels due to item(s) stored in front of the panel. It is customary to remove the panel cover and inspect the wiring inside the panel. Unable to do so.

