

ELECTRICAL SYSTEMS

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.

Electrical Service

Service Type	Underground Service.
Service Amps	2 - 150 amp boxes.
Service Conductors	Multiple Strand Aluminum.
Electrical Service	Electrical service appears to be functional, in satisfactory condition.

Electrical Panels

Main Panel Location	Garage Interior.
Main Panel Type	Circuit Breaker Panel.
Main Electrical Panel	Main service panel and components appear to be functional, in satisfactory condition.
Electric Disconnects	Electrical disconnects appear to be functional, in satisfactory condition.

Electrical Wiring

Wiring Type	Non-Metallic Sheathed Copper (Romex).
Electrical Wiring	Generally as a whole, the electrical wiring appears to be functional in satisfactory condition.

Light Fixtures

Light Fixtures

Upstairs NE bathroom light flickers and does not operate as expected. Maintenance and repair by a qualified tradesperson recommended.



Electrical Switches

Electrical Switches	Generally as a whole, switches throughout the structure are functional, in satisfactory condition.
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Electrical Outlets

Electrical Outlets

Upstairs NE bathroom electrical outlets are not GFCI protected. Bathroom outlets were required to be GFCI protected after 1975. Upgrades and improvements recommended.



Ceiling Fans

Ceiling Fans

Generally as a whole, ceiling fans throughout the structure are functional in satisfactory condition.