

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE: **60 amp service with fuses.**



ELECTRICAL PANELS:

MAIN PANEL
LOCATION: **Beside the rear door.**

MAIN ENTRANCE
CABLE: **#6 copper.**

OVERLOAD
PROTECTION: **Overload protection is fuses.**

MAIN PANEL
NOTES: **There are signs of rust and moisture entering within the panel. Most of the fuses are double wired and over sized. *This is not safe.* A pile of used and blown fuses are present. *This is an indication of periodic over load of one or more branch circuits.* Additional sub-panels have been added to this system.**



Fuse pile - blown



moisture signs in panel - rust

SUBPANEL #1
LOCATION: **Below the main panel - Two 30 amp fuses. Double wiring is present.**

SUBPANEL #2
LOCATION: **Above the main panel - Two 20 amp fuses. Double wiring is present.**

CONDUCTORS:

BRANCH WIRING:

Non metallic sheathed cable and knob and tube.

*** Knob and tube wiring routes to most basement lighting. I could not get the basement lights to work.**

*** There are multiple open wire splices and frayed sheathing throughout the basement and right crawlspace. Do to the extent of the frayed sheathing, **these are not safe.****



Exposed splice and outlet wiring

Photo is representational. More conditions exist.



Exposed wire splice

Example of frayed wired sheathing, including but not limited to: the right crawlspace.



Fraying wire sheathing

BRANCH WIRING COMMENTS:

I recommend servicing of all necessary conditions by a licensed electrician.

SWITCHES & OUTLETS:

CONDITION:

*** Due to the age of the home, not all 3-prong type outlets are grounded, including but not limited to the hallway outlet.**

*** The rear porch light is not a typical installation. It is loose on the wall. It also has exposed wiring and an outlet. *This is a hazard.***



Rear porch light hazard

*** Many light switches throughout the home appear to serve no function.**

*** The light switch for the light outside of the bathroom is loose (located in the rear bedroom closet).**

*** The southwest basement sump pump is supplied by a handy-man outlet. The other two sump pumps have no dedicated outlet to serve them. *I recommend servicing for adding necessary outlets.***



SW basement - handyman outlet

OVERALL

Recommendation(s):

*** Due to conditions noted, I recommend further review for possible upgrades/ repair of this homes electrical system (main and sub panels) by a licensed and reputable electrician. System evaluation should be done prior to closing.**

*** I recommend servicing and further evaluation of components (any necessary branch wiring, splices, switches, outlets, stove outlet, sump pump outlets, basement lighting considerations, and garage wiring) by a licensed electrician.**

*** Many insurance carriers have exclusions or limitations regarding knob and tube wiring. It is recommended to consult your provider for specific coverage prior to closing.**