

CONDITION DEFINITIONS	
<b>Satisfactory</b>	Component is free of apparent defects at the time of the visual inspection.
<b>Marginal</b>	Component may/ will require repair.
<b>Unsatisfactory</b>	Component requires repairs now.
<b>Not Applicable</b>	Component not present.
<b>Not Inspected</b>	Component not accessible or not operated during inspection.

### 3. ELECTRICAL SYSTEM

Service Capacity:	200 Amp / 220 Volts	House Wiring:	Copper
Overhead with Aluminum Service Entrance			
Panel Box:	Circuit Breakers	Sub Panels:	Yes
Panel Box Location:	Basement		

Components	Condition	Remarks
Service Entrance Cable, Service Panels, & Ground System	Unsatisfactory	The sheathing on the service entrance cable is worn out. Holes in the sheathing will allow rain water to penetrate the electrical system. The splitter box system with two electrical panels is a dated electrical system that lacks a main disconnect. Because of the wet basement floor (from the humidifier and utility tub) in front of the electrical panels, panel covers were not removed. The proximity of the basement floor drain and the electric panels is a poor design since these systems are supposed to be physically separated for safety of occupants. Further evaluation of the wiring inside these panel boxes is recommended. Service entrance cable replacement and installation of a main disconnect is the minimum repairs recommended. Frankly, replacing the electrical panel box with a larger panel to handle future electrical needs is recommended. <b>Material defect for Safety</b>
Interior House Wiring	Unsatisfactory	Interior house wiring needs repair by a qualified electrician since the defects discovered increase the risk of fire, shock, and equipment damage. The following is a list of specific defects discovered. When a detailed review of the wiring is performed, more defects will likely be discovered. Specifically: <ol style="list-style-type: none"> <li>1) Bathroom electrical receptacle is powered by an extension cord. This wiring is located under the (possible leaking) bathroom sink.</li> <li>2) The front porch receptacle isn't rated for exterior usage.</li> <li>3) Hot and neutral wires are reversed at some of the basement receptacles.</li> <li>4) Improper light in the basement shower isn't rated for this use.</li> <li>5) Extension cord wiring to the basement lights.</li> <li>6) Unshielded electrical wiring crossed the edge of a basement step.</li> <li>7) Improper, unboxed flying splices.</li> </ol> <b>Material defect for Safety</b>
Wiring to Major Electrical Equipment - 220 AMPs	Unsatisfactory	Most of this house is wired with a dated; two wire electrical system that doesn't support modern household usage. Electrical distribution is limited. Updating the electrical system by running several additional circuits to serve areas where electrical devices will be used is recommended. The water heater cable is well worn and is improperly spliced. Replacement is recommended. <b>Material defect for Safety</b>
Ground Fault Interrupters	Not Applicable	Recommended for all wet areas.

Only a representative sample of details of the electrical system is observed by the inspector. The inspector attempts to test at least one receptacle per room. The service panels are opened to review wiring details; however, smaller electric boxes are not opened. Further evaluation by a qualified electrician is needed, especially if defects are described above.

You should be aware that the older the house interior electric wire, the greater the likelihood that it may not be as safe as it should be. Problems may exist with any wiring, but the definition of old house wiring can mean wiring that is 40 years and older. Older electrical wire increases the risk of electrical safety; it can especially be a problem as it may cause an electrical fire.

The top three wiring problems are 1) oxidation and fatigue at wire terminations; 2) inferior, cracked, and worn wire insulation; and 3) improper wiring installations especially overloaded circuits and loose or improperly made terminations. High use light circuits (such as in the kitchen, bathroom, and basement stairway) are especially prone to suffer these wiring problems. You would do well to get further evaluation of the entire house wiring system by a qualified electrician if your wiring isn't modern plastic sheathed romex (or better) electric wire. Of course, upgrading, old house wiring systems can be costly.