

Electrical

We have followed the NAHI practices in examining your electrical system. It is sometimes hard to determine amps of a service if there is none noted on the main disconnect. When possible we disassemble the panel and visually inspect and test voltage. We also are looking for other problems like scorching, aluminum branch wiring, double tapping and other safety hazards.

GFCI's

A ground fault is an unintentional electric path diverting current to ground. Ground faults occur when current leaks from a circuit. How the current leaks is very important. If a person's body provides a path to ground for this leakage, the person could be injured, burned, severely shocked, or electrocuted. They are recommended around all locations where there is possible contact with water. These circuits should be tested regularly to assure that they are functional. Remember that other outlets may be "down stream" from the GFCI that you are testing. On occasion you may find that a disposal or other outlet has failed, and all it needed was to have an upstream GFCI reset.

AFCIs

The "AFCI" is an arc fault circuit interrupter. AFCIs are designed to protect against fires caused by arcing faults in the home electrical wiring. Many local jurisdictions require AFCIs for receptacle outlets in bedrooms, AFCIs should be considered for added protection in other circuits and for existing homes as well. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs. AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors.

Knob and Tube

Older homes often have knob and tube wiring. This is not in itself a hazard as installed, but age can make insulation brittle and fail. In addition, most older systems have been added to over the years and often had over burdened this wiring system. Therefore we recommend that it be evaluated by an electrician. Care must be taken not to cover this kind of wiring with insulation, as it is designed to be air cooled.

Recessed Lighting

These fixtures can pose a safety issue if insulation is packed too tightly around them. Current codes require a safety device that shuts off the fixture if it overheats. This visual inspection in no way can assure the proper installation of such fixtures. Of course if a problem is detected it will be on the report.

Federal Pacific Electric and Zinsco Panels

These residential circuit breakers have a history of failure, and therefore we recommend that all units be evaluated by a qualified electrician.

Aluminum Wiring

U.S. Consumer Product Safety Commission has received numerous reports about home fires that have been attributed to the use of aluminum conductors in branch circuits. Many of these fires have been the result of overheated terminals involving aluminum wiring and a receptacle or switch. An estimated two million homes and mobile homes have been constructed using aluminum wiring since 1965. We recommend all aluminum branch wiring be evaluated by a qualified electrician.

INTERIOR AC COMPONENTS

65. Cooling System

Operation <input type="checkbox"/> Not tested/ below 65°F <input type="checkbox"/> Runs from thermostat Temperature Cold air Warm air Normal operation <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Recommend HVAC tech evaluate	Type <input type="checkbox"/> Air cooled <input type="checkbox"/> Water cooled <input type="checkbox"/> Evaporative cooler <input type="checkbox"/> Heat pump	Fuel <input type="checkbox"/> Gas <input type="checkbox"/> Electric Approx. age Wall/window units(s) Normal operation <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Recommend service	Refrigerant lines <input type="checkbox"/> Satisfactory <input type="checkbox"/> Leak <input type="checkbox"/> Insulation missing <input type="checkbox"/> Damaged
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General Comments

66. Main Panel

ELECTRICAL SYSTEM

Location	Rated amps	Rated volts	Tested volts
Main wire <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum	<input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum	<input type="checkbox"/> Unable to determine	
Branch wire <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum	<input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum	<input type="checkbox"/> Unable to determine	
Safety shutoff	Wire Type/Style		
<input type="checkbox"/> Breakers <input type="checkbox"/> None <input type="checkbox"/> Knob and tube <input type="checkbox"/> BX cable	<input type="checkbox"/> Conduit	<input type="checkbox"/> NM wire <input type="checkbox"/>	
<input type="checkbox"/> Fuses			
Multiple Tapping <input type="checkbox"/> Yes <input type="checkbox"/> No	GFCI present <input type="checkbox"/> Yes <input type="checkbox"/> No	Operates <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Breaker	Arc present <input type="checkbox"/> Yes <input type="checkbox"/> No	Operates <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Main disconnect	<input type="checkbox"/> Undersized branch wires <input type="checkbox"/> None Noted		
Appears grounded <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Federal Pacific /Zinsco panel (see page 28)		
<input type="checkbox"/> Safety hazard (see page 28)	<input type="checkbox"/> Recommend licensed professional evaluate		
<input type="checkbox"/> Not Evaluated			

67. Sub Panels and Fixtures

Location	Rated amps	Rated volts	Tested volts
Location	Rated amps	Rated volts	Tested volts
Location	Rated amps	Rated volts	Tested volts
Branch wire <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum	<input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum	<input type="checkbox"/> Unable to determine	
Safety shutoff	Wire Type/Style		
<input type="checkbox"/> Breakers <input type="checkbox"/> Knob & tube <input type="checkbox"/> BX cable <input type="checkbox"/> Undersized branch wires <input type="checkbox"/> None Noted	<input type="checkbox"/> Conduit <input type="checkbox"/> Romex cable <input type="checkbox"/>	<input type="checkbox"/> Multiple Tapping <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Fuses			
A representative number of receptacles, lighting fixtures, and switches were tested and found to be	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Recommend Licensed Professional Evaluate	<input type="checkbox"/> Open ground/reverse polarity <input type="checkbox"/> Missing covers <input type="checkbox"/> Ungrounded 3 prong outlets <input type="checkbox"/> GFCI faulty/missing	

General Comments