

FARNUM
INSPECTION SERVICE

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Home Inspection Report

18004 Apple Street, Saratoga, CA 95070



Electrical System

DESCRIPTION OF THE ELECTRICAL SYSTEM

SERVICE DROP	• Underground
SIZE OF ELECTRICAL SERVICE	• Unable To Determine
MAIN DISCONNECT	• Main Service Rating 125 Amps
MAIN PANEL	• Breakers • At the west wall of the house
SERVICE GROUNDING	• Copper • Water Pipe Connection • Ground Rod Connection
DISTRIBUTION WIRING	• Copper
WIRING METHOD	• Non-Metallic Cable
RECEPTACLES	• Grounded Type

ELECTRICAL SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Electrical System, this report describes the electrical system and components inspected and its distinguishing characteristics. Inspectors are required to open readily openable access panels and visually inspect the viewable portions of the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed switches, receptacles, outlets and lighting fixtures. All issues or concerns listed in this electrical section (with the exception of changing light bulbs) should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician - since personal safety is involved.


ELECTRICAL SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Service / Entrance

The service entrance is underground. While the majority of the electrical cabling for the service entrance is buried and cannot be evaluated, where visible the service entrance system appears to be properly installed and in good condition.



Main Panel

The main distribution panel is located at the west exterior wall. The main disconnect is rated at 125amps. There are 21 - 120 volt circuits, 21 - 240 volt circuits. The following observations pertain to this electrical panel.


- 26  **CLIENT ADVISORY** For the client's information it was noted that one or more circuit breakers in this electrical panel are not currently connected to any wiring. The unused circuit breakers appear to be 'spare/s' and provided for future expansion. No action is needed on this item at this time.

Distribution Wiring


A sampling of the accessible distribution wiring where visible was undertaken. The following conditions are related to the distribution wiring.

- 27  **SAFETY ISSUE** Exposed non-metallic sheathed electrical cable was noted on the exterior at the east side of the home below the balcony. When exposed on the exterior the non-metallic sheathed cable is susceptible to damage from physical impact and moisture intrusion from the elements. This is considered to be improper and can be a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** We recommend improvement to protect this electrical cable. Installing electrical conduit piping (or other approved methods) at this location to protect the electrical cable is strongly recommended.
- 28  **REPAIR** The junction boxes at the east exterior wall below the balcony are not rated for exterior use and should be replaced. The use of properly rated waterproof junction boxes on the exterior are required to prevent moisture intrusion into the electrical connections. Repairs to correct this condition are recommended.



- 29  **REPAIR** An electrical junction box located in the attic is missing its cover plate. All junction boxes should be fitted with cover plates in order to protect the wire connections from accidental damage. Repair to install a cover plate at this location is recommended.






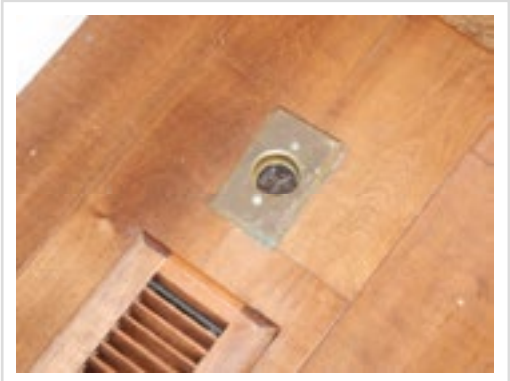
- 30  **SAFETY ISSUE** An abandoned and improperly terminated electrical cable was found. The exposed conductor presents a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Electrical wiring not in use should be removed and/or properly terminated in a sealed junction box. Further evaluation and repair by a qualified electrical contractor are recommended.



Receptacle Outlets

This home is provided with 3-prong grounded electrical outlets. A sampling of the receptacle outlets was tested. (See the Bathroom Page for observations related the outlets in the bathroom) The inspection revealed the following observations.

- 31  **FURTHER EVALUATION** The receptacle outlet at the east exterior wall was found to be inoperative. This receptacle/s may be switched and require turning on to be energized and/or the receptacle may be GFCI protected from a remote source and the device has tripped off. We suggest further investigation of the circuit providing power for the receptacle/s. Consulting with the seller or current occupant for additional information is suggested.
- 32  **SAFETY ISSUE** The floor outlets in the living room have not been provided with a water-resistant cover. When installed on the floor, a cover to keep out water from cleaning is required. **This condition presents a shock hazard and requires immediate attention.** Replacement of the cover plate/s with ones intended for this application is strongly recommended.
- 33  **REPAIR** One of the receptacle outlets at the east exterior wall and at the stairway appears to be miss-wired and tested as 'ungrounded'. A grounded wiring system was present in the home. Receptacles of this type require a ground connection to function as intended. Evaluation and repair as needed by a qualified electrical contractor is recommended.




Switches

A sampling of the light switches, throughout the home was tested. The switches tested appear to be functioning properly and in serviceable condition.


Lights

A sampling of the light fixtures in each room was tested. Inspection of this system revealed the following observations.

- 34  **CLIENT ADVISORY** The overhead light fixture in the dining area has been installed low and does not provide adequate headroom clearance to pass below. **A low light fixture can be a risk of accidental injury from head bumping.** It is assumed that a table will be located below this light fixture to eliminate this potential hazard. If not, the light should be raised to provide for safe clearance below.

Ceiling Fan

One or more ceiling fans have been provided in this home. Upon testing and evaluation of this system the following observations were noted.

- 35  **FURTHER EVALUATION** The remote control for the ceiling fan/s in the east bedroom was not located and prevented the inspector from operating the fan/s. When the remote control is located, testing to confirm proper operation is recommended.

LIMITATIONS OF THE ELECTRICAL SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Operate* circuit breakers or circuit interrupters.
- Remove cover plates.
- *Inspect* de-icing systems or components.
- *Inspect* private or emergency electrical supply systems or components.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Electrical components concealed behind finished surfaces are not inspected.
- Furniture and/or storage may restrict access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Electrical current, amperage, voltage, or impedance is not measured by the inspector.
- Components concealed behind finished surfaces or underground could not be inspected.
- Testing of the 240volt receptacle/s when provided is not undertaken.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.