



Valued Home Inspectors Inc.

Patrick M. Corbett

Home Inspection Services



ELECTRICAL:

Main (and) Sub Panels:

- Minimum Incoming Service (Normally starting at 1 Family Style House) - Will be lower requirements for 1 level Condo's and Apartments in most Cases: 100amps 120/240V Service is normal Minimum required incoming service...
- If your Main Panel (or) Sub Panels are: (Federal Pacific or Old Style Fuses)-- Replace... They are Old and Fire Hazards Exist on Federal Pacific
- Remove Covers (Examine for any Water Leaks / Rust on Breaker Screws / Damaged Wire-Sheathing / Cloth Wires / etc....)
- Label each circuit/breaker (Know what each circuit is connected to)

Note: It is good practice to know what each circuit is dedicated to in your house... You want to know also if there are any chances of over-loading a circuit... And if there is any Older Cloth Wiring for any circuits you would like to know what they are servicing and also good idea to label cloth circuits at outlets so you can always monitor them for any over-heating on this older style wiring:

Example figuring out capacity on circuits... Rule of Thumb is for each circuit the total capacity should be less than 80%

(Ex: 20amp - 120V circuit to outlet using a 1200Watt appliance... $I = W/V$ $I = 1200w/120v$ $I = 10amps$

So this 20amp circuit is sufficient... But what if there are 3 more outlets on this circuit.

Total up Amps needed for Devices connected to each outlet to see if Sufficient Amount !

- If a Circuit does Trip - Do not just ReSet it... Understand why it tripped for proper repair

Outlets (and) Wiring:

- GFCI outlets: Stops flow of electricity if there is a Slight Leakage to Ground or Through your body. Install within 6 feet of water....
 - Install GFCI's in Bathrooms / Kitchens / Exterior / garage.... Recommended not to use on Refrigerators / Ice Units / ..
 - Walk around "Room by Room" checking outlets (Proper Polarity/Grounding)
1. Feel Outlet Cover Plates and Light Switches (Are they HOT) ?
 2. Are there enough outlets per room
 3. Any Older "2 Prong Outlets" should be replaced with 3 Prong... Grounded

Note: All of these items would need to be repaired by licensed electrician.

- Light Fixtures "Bulbs" - Never install a Bulb that exceeds the Rating-Wattage
- Exposed Wiring:
 1. No exposed Junction Boxes-Wires Bsmnt / Attic / Exterior / Garage / Crawl Spaces...
 2. Make sure Electrical Wires "Conduit" all intact (BX Armored Cable / Romex /)

Alarms are for emergencies.

Perspective is for home inspection.

Protecting Peace of Mind

Patrick M. Corbett

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