ELECTRICAL SYSTEM

The electrical system of this building is inspected in accordance with the Standards of Practice set forth by the New Jersey Home Inspection Licensing Act (N.J.A.C. 13:40-15.16). Inspection of the electrical system includes a visual examination of exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Only accessible outlets and switches at the time of the inspection were inspected. Service equipment, proper grounding, wiring methods and bonding are also inspected. The hidden nature of the electrical system prevents inspection of many components. Electrical components can not be inspected if access is blocked by furniture and/or storage. Most electrical problems are either shock and/or fire hazards. Repairs should be made by a qualified licensed electrician. The electrical inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightening or surge protection systems or operation of smoke alarms. We recommend you have the seller or a specialist demonstrate their function to you if necessary.

ELECTRICAL INFORMATION

TYPE OF SERVICE:

The electrical service is delivered to the building via overhead wires. The electrical system is grounded via a metal rod or buried cable.

PANEL LOCATION:

The main electrical panel is located in the garage.

PANEL DISCONNECT:

The electrical main panel disconnect is located in the main panel.

PANEL CAPACITY:

The electrical main panel is equipped to service 110V/220V circuits and is protected by a 150 amp main circuit breaker.

BREAKERS/FUSES:

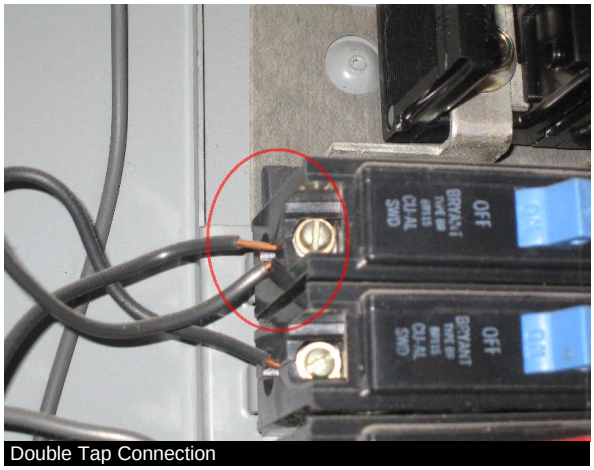
Over current protection for the main electrical panel is provided by the following circuit breakers: #110V BREAKERS = Twenty. #220V BREAKERS = Four.

WIRE TYPES:

The main electrical panel cover was removed and revealed that the main electrical service conductors are copper. The following types of branch wiring noted at the main electrical panel includes: Copper. The following types of wire conductors were noted at the main electrical panel: Non-metallic wiring, commonly referred to as Romex.

ELECTRICAL PANELS

MAIN PANEL:



Double Tap Connection

ATTENTION REQUIRED. More than one wire is connected to a fuse or breaker that was designed for only one wire. This deficiency is called a "double tap" and is often performed when there is limited space in a panel for expansion. While there may be no signs of overheating at this time, most panel manufacturer's specify that only one circuit wire be attached to their over current devices.