

ELECTRICAL - SWITCHES | OUTLETS | WIRING 19

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.
- This feature was inspected, working properly or needs some action - **X** indicates feature was NOT working as intended, needs immediate attention **or** is highlighted for your information.

SWITCHES | OUTLETS | WIRING

- Appears Functional
- Not all outlets, lights or switches can be tested

Wiring Methods

- Lumex/Romex
- Knob and Tube
- GFCI's** Functional one or more not working none located
- Exterior, garage, bsmt and washroom circuits should be GFCI protected
- Exposed or improper wire** termination **Overloaded** wiring/circuits
- Non-operational switches, receptacles** or fixtures were noted
- Reverse polarity** outlets noted (see notes below)
- Loose, broken, scorched** - outlets or fixtures - fasten securely to wall
- Permanent extension cords** noted (additional outlets recommended)
- Occupants' belongings** prevent testing of all outlets and switches
- Junction Boxes:** Missing clamps staples loose at wall
- Surface mounted wire.** Protect from mechanical damage if under 59" from the floor **Non-polarized** (ungrounded adapters)
- Two-prong outlets** - standard at time of installation. This is commonly found, however upgrading may be desirable (or required)
- Knob and Tube** or **Cloth covered** wiring noted. These is commonly found, however; upgrading may be required (or desired)
- Knob and Tube wiring** covered with insulation in attic - This is commonly found, however; upgrading may be required (or desired)
- Improper / unsafe method of splicing** into Knob and Tube wiring

- Amateur workmanship** noted
- Exterior fixtures** open to weather
- Missing or improper cover plates** (see notes below)
- Octopus wiring** noted
- Function** of some switches was not determined
- Shortage of outlets** noted
- Frayed** appliance wires
- Some wiring may **NOT be suitable for exterior use**
- 3-prong outlets **not grounded**
- All splicing must be secured in a **junction box**
- Damaged / frayed / taped** Knob and Tube wiring

- GFCI (ground fault circuit interrupter) protection as been required in recent years for safety in wet areas (36" from a water source). Older buildings are typically not equipped with these devices and retrofitting not usually required... BUT is suggested - see notes.
- AFCI (arc fault circuit interrupter) protection has been required in recent years for fire safety primarily **in bedrooms**. Older buildings are typically not equipped with these devices and retrofitting not usually required... BUT is suggested.
- Low voltage lighting systems and lights on timers or sensors are not part of this inspection.
- Electromagnetic fields (EMF) are not checked

Distribution - Receptacles - Switches

- 1 **REVERSED POLARITY** wiring noted - where the hot and neutral wires are reversed. This is a safety hazard and poses a risk of shock and may require the services of a licensed electrical contractor.
- 2 **GFCI BREAKER** One or more ground fault circuit interrupter (GFCI or GFI) receptacles **DIDN'T TRIP** with the inspector's test instrument. This is a safety hazard and poses a risk of electric shock or fire and may require the services of a licensed electrical contractor.
- 3 **GFCI BREAKER RECOMMENDED** A ground fault circuit interrupter (GFCI) receptacle is recommended **WITHIN 3 FEET** of a any sink or other water source, including laundry areas, sump pumps and ejector pumps. This is a safety hazard and poses a risk of shock and may require the services of a licensed electrical contractor.
- 4 **MISSING COVER PLATES / LOOSE FIXTURES** were noted at one or more outlets. These are intended to contain fire and prevent electric shock from exposed wires. Recommend installing covers and tightening fixtures, especially if children are in the house.
- 5 **COVER PLATES / SWITCH COVERS** are not removed during a home inspection. Random samples of electrical services are checked for polarity and grounding where access is possible.
- 6 **KNOB AND TUBE WIRING** This is accepted by most electrical codes; however, it is old technology and may not be accepted by your insurer. This service is not grounded. This is a safety and fire hazard and poses a risk of shock and may require the services of a licensed electrical contractor.
- 7 **UNPROFESSIONAL WORKMANSHIP** Examples of unprofessional workmanship were noted in the electrical system - increasing the probability of hidden and other deficiencies and various types of system failures.
- 8 **UPGRADING UTILITIES** Inspectors often identify minor plumbing, heating and electrical concerns and suggest repairs or replacement. However; when addressed by professionals, it is possible that **additional upgrading** will have to be done to bring the "whole system" up-to-date or up-to-code. This

includes moving electrical masts, increasing wire, duct or pipe sizes, adding or moving vents, replacing knob and tube wiring, updating piping or electrical service panels, etc. Besides the various code requirements, individual communities in British Columbia may also have specific restrictions and regulations. Asbestos, lead or other health and safety concerns may also have to be addressed **before** repairs can be started. Always get quotes from qualified professionals in the specific area of concern.

Grounding

- 1 **TWO-PRONGED ELECTRIC RECEPTACLES** rather than typical three-pronged, grounded receptacles are installed in one or more interior rooms. These are considered to be unsafe by today's standards and limit the ability to use appliances that require a grounded circuit. Examples of appliances that require grounded receptacles include:

Computer hardware	Refrigerators
Freezers	Air conditioners
Clothes washers	Clothes dryers
Dishwashers	Food waste disposers
Sump pumps	Aquarium equipment
Hand-held tools	Sewage ejector pumps
Hedge clippers	Lawn mowers
Water coolers	Outdoor ponds
Decorative fountains	Barbeques
Stationary and fixed motor-operated tools	
Light industrial motor-operated tools	

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles according to client needs and standard building practices.

Comments: RP AT DINING ROOM - WALL
RP AT LAUNDRY ROOM - WALL
COULD NOT TEST HALLWAY OUTLETS