

ELECTRICAL - SERVICE AREA AND PANELS 18

- 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.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

SERVICE ENTRANCE

- Appears Functional Not fully visible No Service / power disconnected

- Service Type** Overhead Underground (Lateral) 120 / 240V / 3 - Wire Service (typical) 110V Only 4 - Wire Service
Drip Loops damaged frayed improper loose wires loose masthead
Service Entrance cable or tension wires are not securely attached to exterior wall masthead not sealed
 cable sheathing is deteriorated. Replacement is needed for safety Improper splices / taps
 cables through trees - monitor and contact power authorities if trees are in danger of touching wires
Service close to sundeck (8.2 ft) roof (not allowed) driveway (13.12 ft) walkway (11.48 ft) road (18.04 ft)

MAIN / SUB PANELS

- Appears Functional Not fully visible No Power

- (Main) 1 DINING ROOM # of circuits 24 Breakers / ~~fuses~~ Est. Amps 100 Expansion Room ~~yes~~ / no
(Sub) 2 _____ # of circuits _____ Breakers / Fuses Est. Amps _____ Expansion Room yes / no
(Sub) 3 _____ # of circuits _____ Breakers / Fuses Est. Amps _____ Expansion Room yes / no
(Sub) 4 _____ # of circuits _____ Breakers / Fuses Est. Amps _____ Expansion Room yes / no
(Sub) 5 _____ # of circuits _____ Breakers / Fuses Est. Amps _____ Expansion Room yes / no

- Service Wires** copper aluminium unknown Est. wire size # 3 Older system with modifications
Branch Cable copper aluminium unknown Unable to remove cover
Grounding System Appears functional copper aluminium Loose clamp Unable to locate Corroded wire or clamp
 Recommend verification of proper grounding Ground/neutral wires are not separated at sub-panel
Main Cables Double Lugged Tapped Circuits Unprotected No Main Breaker
Panel Box Loose On Wall Rust Inside Insects Inside Improper Height (Max 67" To Top Of Top Breaker)
Panel Cover Missing Damaged Loose
Panel Openings Missing plastic or metal covers **Bushings / Clamps:** Missing Loose 1 @ BOTTOM
Panel Knockouts Missing metal panel covers (possible shock hazard) More than 6 breakers with no main shutoff
Wire Insulation melted / scorched (have reason verified) Recommend **wire nuts** (connectors) for loose wires
Breakers Off at panel Have reason verified Sub panel more than 10' (3 m) from main panel
 More than one service wire on some breakers - may result in nuisance tripping. Additional breakers needed
 Oversized Breakers (or fuses) may be **UNSAFE** for wire size. (see notes) **Loose breakers**
 Various breaker manufacturers - considered unsafe as some may not be designed for specific panel boxes
 Larger 220V circuits have **aluminum conductors** (ie. stove, hot tub) This is NOT uncommon and should not cause concern
 Single conductor aluminum wire has been used for wiring of some circuits (see notes) No apparent bonding of ground bus bar
 Antioxidant paste: Present on 240V aluminum connections Recommended Not visible or unable to determine
 INADEQUATE 60 or 70 amp service for today's service demands. It may be necessary to upgrade to 100 amps or more.
 Maintain **40" clearance** in front of panel Poor location Improper location **Amateur workmanship** evident in panel box
 Wire staples: Wires leading from panel should be attached to wall or permanent structure within 12" (30 cm) of leaving the panel
 Wires are not permitted to pass through or enter the service entrance portion of the main panel
 At least one circuit had wiring that is **not properly sized** for today's standards (this may have been accepted at the time of construction) and in many cases, may not be a major safety hazard. A qualified electrician may advise upgrading (see chart below)
 Power Miser: This home uses a Power Miser for two different 220 V appliances. This is common in older properties.
 PERMITS Virtually every concern marked with an "X" will or may require the services a certified electrical contractor. Do not try to repair any electrical service yourself, with the exception of faulty outlets, switches and dead bulbs. All other work requires a **PERMIT**.

Main Service Panel

- PROBLEMS WERE DISCOVERED** such as: double wiring, missing clamps and bushings, wrong breaker or wire sizes, loose or improperly fastened wires (and some other problems that may be discovered) & need correcting. Recommend a **QUALIFIED ELECTRICIAN** assess, inspect and repair as soon as possible. This is a fire safety concern.
- PANEL LEGEND** for overcurrent protection devices (breakers or fuses) is labeled but **not confirmed as correct** or is incomplete, missing or unreadable. For safety and convenience, this should be checked and corrected.
- ALUMINIUM WIRING** was noted for distribution service. This may or may not be a concern, depending on your insurer. A qualified professional **MAY** be required to confirm **ALL** connections and make adjustments where needed.
- WIRES IN SERVICE ENTRANCE AREA** are not allowed - only main service conduit and grounding wires in this area.

WIRE SIZES

Main Service Conductors			Branch Conductors		
Amps	Min. Wire Size		Amps	Min. Wire Size	
	CU <input checked="" type="checkbox"/>	AL		CU	AL
60/70	#6	#4	15	#14#	12
100 <input checked="" type="checkbox"/>	3 <input checked="" type="checkbox"/>	2	20/25	12	10
125	2	1/0	30	10	8
150	1	2/0	40	8	6
175	1/0	3/0	60	6	4
200	2/0	4/0	70	4	2

Determining wire size without markings is subjective and may be incorrect or misinterpreted by the inspector. Only a qualified electrical contractor can determine exact size and proper amperage according to the chart above.