



Residential Property Inspections

Ph:(707) 310-0206 www.pacificinspections.net

Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the electrical panels is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death. In the event we recommend further evaluation of the electrical system, it is likely that a licensed professional will find additional electrical hazards which this limited inspection did not identify. Due to the complexity of electrical systems and possible severe consequences of improper handling or workmanship we advise using a qualified licensed electrician for repairs, upgrades or modifications.

INCOMING SERVICE

- CONDITION:** Good condition.
- SERVICE TYPE:** The incoming electrical service to this structure is Underground, 110/220 volts.
- SYSTEM TYPE:** Overload protection is provided by circuit breakers. Three wire non-metallic sheathed wiring (Romex or equivalent). Grounded system.
- MAIN BREAKER RATING:** 90 AMPS.

MAIN PANEL

- LOCATION:** Located at the right side of the garage.



- PROTECTION TYPE:** Overload protection is provided by circuit breakers.



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CONDITION:

Fair condition.
The front dead-face cover was removed and the internal visible wiring was viewed. NO wires were touched or moved during the visual inspection of the internal components.



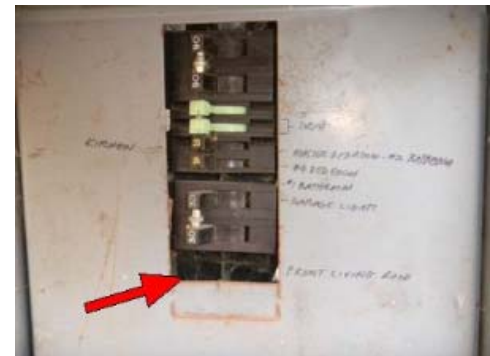
A Zinsco brand circuit breaker panel is noted to be present. Many experts in the electrical industry believe these panels are hazardous and should be replaced. There is a body of evidence which suggests that these panels and circuit breakers are less than reliable. This is a controversial subject and experts differ in opinions. I believe that replacing the panel with a new modern panel would be the safest course of action. I recommend consulting with a licensed electrician who is familiar with Zinsco panels to determine what action is to be taken.

For more information on Zinsco electrical panels, go to the following website:
<http://www.inspect-ny.com/electric/Zinsco.htm>

POTENTIAL HAZARDS:

The following Potentially Hazardous conditions are observed at this panel:

There is an unused circuit breaker opening in this panel that does not have a proper protective cover installed. These covers can be either plastic or metal and are typically called knock-outs. They simply clip into place without the use of any tools. These covers are important because without them, someone could stick their fingers into the panel and come into direct contact with high voltage. Recommend having this condition evaluated and corrected by a licensed electrician.



OTHER OBSERVATIONS:

The breakers are NOT ALL marked or labeled to aid in identifying the areas serviced by each individual circuit. We do not know, nor do we test to verify whether the markings present are accurate. We recommend that you have ALL of the breakers identified and marked.

One or more 220 volt breaker handle(s) are missing the handle tie(s). The handle tie is a small pin or clip that connects both halves of the breaker so that they both trip together. This condition could do damage to the major appliance it serves if one half of the breaker trips without the other.





SUB-PANEL #1

LOCATION: Interior of the structure at the garage.



PROTECTION TYPE: Overload protection is provided by circuit breakers.

CONDITION: Fair condition.
The front dead-face cover was removed and the internal visible wiring was viewed. NO wires were touched or moved during the visual inspection of the internal components.



A Zinsco brand circuit breaker panel is noted to be present. Many experts in the electrical industry believe these panels are hazardous and should be replaced. There is a body of evidence which suggests that these panels and circuit breakers are less than reliable. This is a controversial subject and experts differ in opinions. I believe that replacing the panel with a new modern panel would be the safest course of action. I recommend consulting with a licensed electrician who is familiar with Zinsco panels to determine what action is to be taken.

For more information on Zinsco electrical panels, go to the following website:
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POTENTIAL HAZARDS: There were no readily visible electrical challenges observed at this panel.

OTHER OBSERVATIONS: The breakers are NOT marked or labeled to aid in identifying the areas serviced by each individual circuit. We recommend that you have ALL of the breakers identified and marked.

One or more of the dead face cover screws or fasteners are missing. Recommend the addition of appropriate fasteners to secure the front panel cover in place.





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OTHER SUB-PANELS: No other sub-panels were found. If there are other panels that we did not discover, notify us IMMEDIATELY so that we can inspect those panels and include the findings for your report.

OF CIRCUITS

MAJOR CIRCUITS: Three major circuits were noted. Major circuits are defined as those which provide power to appliances that require 220 volts (typically 30 or more amps, however in some cases 20 amps).

MINOR CIRCUITS: There were eleven minor circuits noted, (minor circuits are those which use 20 amps or less).

CONDUCTORS

OVERALL CONDITION: Good condition.

ENTRANCE CABLES: Unable to determine whether copper or aluminum.

BRANCH WIRING: Copper.

HAZARDOUS CONDITIONS: No apparent branch wiring hazards were noted.

SWITCHES & OUTLETS

OVERALL CONDITION Good to Fair Condition.

Ground Fault Circuit Interrupter (GFCI) outlets may have not been required at the time this building was constructed, however the installation of this safety protection is strongly recommended for all appropriate areas, ie: exteriors, garages, bathrooms, wet bars, kitchens, and pool equipment areas.

HAZARDOUS CONDITIONS: [The following Potentially Hazardous conditions were found at one or more of the switches and outlets:](#)

[Missing face plate was noted at one interior outlet. This is an inexpensive repair however it is very important because the lack of a face plate exposes the live conductors and can also allow sparks to escape the outlet or switch box. Recommend the immediate installation of a proper faceplate.](#)





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One or more switches or outlets were noted to be loose. Either they are not securely fastened to the junction box, or the junction box is not tight at the connection to the interior wall framing member. Recommend having this condition evaluated and corrected by a licensed electrician.



OTHER OBSERVATIONS:

The exterior light at the front porch is damaged and the light bulb is being held up with the wires. Recommend having this condition evaluated and corrected by a licensed electrician.

