

ELECTRICAL SYSTEMS

General Comments

Once or twice a year flip circuit breaker off and on to maintain good mechanical contact. GFCI breakers and outlets should be tested monthly. The function of the GFCI outlets and/or breakers was tested mechanically only. Our inspection does not guarantee that devices will work as necessary. Arch fault circuit breakers were not tested during this inspection. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom, adjoining hallway, each living level, and basement level of a residential structure. Most structures were constructed prior to this recommendation being issued. It is suggested to comply with the recommendation for safety.

Main Power Panel:

Main Service Ground:

When the main service ground is located by the inspector, verifying continuity of effectiveness of the ground is beyond the scope of the inspection.

Panel Condition:

Thom Federal Pacific Electrical Panels are known to have a history of failure to snap off when called for. Failure to trip properly under overload and/or short circuit is the basic safety defect of the FPE breakers. The problems were initially reported to the CPSC by Reliance Electric Company, FPE's parent company. The FPE Stab-Lock as tested by FPE, Consumer Product Safety Commission and Underwriters Laboratory found that a significant number of the tested breakers jammed and failed to stop the current flow. This testing included single pole, double pole and Ground Fault Circuit Interrupt breakers. The Stab-Lock type breakers have also been manufactured under the following labels - "American", "Federal Pioneer", "Challenger", "Federal Pacific Reliance Electric" and "Federal Pioneer Limited". All are essentially the same product. The stab-Lock panels themselves has a problem with the design due to the method of fastening the buss bars to the insulator there is a likelihood of overheating and failure. The panel is considered unsafe and replacement should be completed unless the panel is inspected by a qualified electrician with all the breakers having been tested by a live-current test, and removed to inspect the buss bar connections and determined to be safe and operable. For further information contact the CPSC-C-81-1455 & 1429, August and December 1982. Reliance Electric Company Press Release re: FPE Breakers, July 5, 1982, and www.inspect-ny.com/fpe/fpepanel.htm.

Circuitry:

Smoke Detectors:

The existing smoke detectors were not tested but only noted as to presence. We do not test the smoke detectors. Although they may work today, they may not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.