

Regal Home Inspections, LLC

Finds of the Week 9/7/2019

According to the NJ home inspection standards of practice when inspecting the electrical system the inspector shall inspect, among other thing, *“including interior components of main panel and sub panels.”* Unless there are limitations with regard to access to the panel or there is the potential that damage can occur if the panel cover is removed (For example paint peeling or wall paper covering the panel may be damaged), it shall be removed.

During an inspection on Thursday, September 5, an interesting finding was made inside a sub panel. It appears that there was sparking and/or arcing and possibly fire. The lugs on both incoming electric wires to the panel were charred and partially melted. There are scorch marks on the panel and the wire’s insulation is partially melted.

Of course, this was classified as a, “Material Defect” in the report indicating that the finding was safety related and required evaluation and repair by a licensed electrician.

