

Regal Home Inspections, LLC

Find of the Week 6/22/2019

We've all heard the line, "Electricity and water don't mix" right? In this case, like it or not electricity and water were inappropriately mixing inside a circuit breaker panel. First, let me say that this was a "Flip house". When I know I'm walking into a flip house I go on high alert. Mind you I'm always alert but in a flip house I am looking for things that a less than honest flipper may be trying to pass along. At this house in Freehold, there were a number of items that, in my humble opinion, the flipper was trying to get away with. That said, I don't think this was one because it was my good fortune that on the day of the inspection it rained cats and dogs. Remember last week when it seemed to thunder storm every day? This was one of those days. I happened to be in the basement removing the circuit panel cover at the same time that it was pouring outside.

As I removed the panel cover, I commented to my assistant that my fingers that held the bottom of the panel as it was removed were now wet. After I put the panel cover down on and leaned it against the wall, I looked inside the panel and water was pouring in from the outside! For effect I used the word "Pouring" when it was a constant trickle. Regardless, ANY water getting into a circuit breaker panel may as well be a tsunami. IT DOESN'T BELONG! [Lots of emphasis going on here].

I wasn't going to test my good fortune as I hadn't yet been electrocuted so I told the flipper that I was going to leave the cover off so it could be repaired.



Notice the water as highlighted in both photos. Water is entering the panel as seen on the photo on the left and drops of water are hanging off the wires in the photo on the right.