

Regal Home Inspections, LLC

Find of the Week 3/30/2019

Mis Wired

Electrical issues are nearly always, “Material defects” in accordance with the NJ home inspection standards of practice. Why? Because electrical issues often can cause fires or be potential issues for electrocution. This week’s finding is no different.

A wiring mis match was found inside the circuit breaker panel. What appeared to be a 12-gauge wire (Actually two) were connected to the two poles of a 30 amp (double pole) circuit breaker.

Why is this an issue? Because the 30 amp potential current is more than the amperage capacity of the wires. Before the 30 amp breaker tripped under a heavy electrical load a fire could start.

