

Upgrading Outlets Does Not Mean Rewiring



Problem

Because of our vast experience and expert knowledge of home inspections we are often asked to perform “second opinion” inspections for Realtors in the metro Atlanta area. Something we consistently see and are asked to give an opinion on is the “Ungrounded Receptacle”. This typically occurs when a home is utilizing the original 2 conductor wiring system and the original 2 prong receptacles are replaced with 3 prong. The difference is illustrated in the photograph above. The problem this presents is the new 3 prong receptacles indicate there is a grounding conductor at that receptacle when, in fact, there is not. Our building code requires that all outlets be grounded. Therefore, when less experienced inspectors are evaluating the electrical system in these particular homes they present this issue to their clients as there being a requirement to rewire these particular circuits. This is a costly repair and it is unnecessary.

Potential Solutions

There are several options to remedy this issue and we discuss them at length with the Realtor, the clients involved, and if they're amicable, the inspectors as well.

1. Probably the easiest and most straight forward repair in this instance is to install the 2 prong receptacles back in the home.
 - a. Unfortunately this is not always the most viable option for the new home buyers because they are tired of using the 3 prong adapters they've had in their apartment for the last 3 years and are ready to graduate to a modern electrical system.
2. The receptacles can be individually replaced with GFCI receptacles throughout.
 - a. The new GFCI protected receptacles must be marked indicating “No Equipment Ground”.
3. The receptacles on a circuit can be protected by one GFCI receptacle.
 - a. The GFCI receptacle must be marked “No Equipment Ground”.
 - b. All other receptacles must be marked “GFCI protected. No Equipment Ground.”
4. The receptacles on a particular circuit can be protected at the electrical panel by a GFCI breaker.
 - a. All receptacles must be marked “GFCI protected. No Equipment Ground.”

These are all relatively inexpensive fixes especially compared to rewiring an entire circuit in a home. And of course, all work should be done by a qualified electrician, right?

Phone: 404-218-1040
Email: info@home-probe.com
www.home-probe.com



WE'RE MORE THAN GREAT HOME INSPECTIONS

We Go Way Beyond That!



Home Probe, Inc.

The Home Inspection Company

What Makes Us Different?

- Cost Estimates Included in Inspection Reports
- Photos along with Illustrations Provide Clarity
- Full time office staff
- No Subcontractors which means all inspectors are Full Time Employees

**We understand that part of our job is
To make your job easier!**

Here's What Our Clients Are Saying

They did an awesome job of explaining their inspection, and they were very thorough!

– Carlesha Wright

facebook

Our inspector was on time and provided valuable feedback for our home. He took his time and was willing to discuss any question about our home. He also was willing to talk on Sunday, a day after the inspection, to go over other questions. I would recommend Home Probe's service to anyone. – Hal H.

yelp 

I highly recommend Home-Probe as an Agent and I trust them personally as a home owner.

–KeepEmHonest



Recommended by our agent, and she was right - it was exactly what we needed. -James McDaniel

Angie's list

About Home-Probe, Inc.

As one of Atlanta's most well referred home inspection companies, our inspectors understand what home buyers need and want.

We are there after our services of the inspection. We give you free technical consulting for as long as you own your home.

We want to be
**Your Building
Consultants For
Life!**