

Don't Replace that Panel Just Yet!



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 “Lack of Means to Disconnect Electrical Service”. We’ve been seeing this quite frequently in condo and loft inspections. There is a code provision in the International Residential Code that requires an accessible disconnect with not more than six switches or breakers. When interpreted correctly, this means that there should be a main disconnect that is either inside or outside of the home that is readily accessible by it’s occupant and they have to make no more than six hand movements to disconnect the electrical service to the home. Pretty straight forward. So, the perceived problem is that the occupant may have their safety compromised by not having a main disconnect to their electrical service. Usually these disconnects are located with the meters in an Electrical or Equipment Room that is accessible by the Management or Maintenance Staff at the building and are often locked.

Solution

One solution here would be to rewire or replace the electrical panel and provide means of a main disconnect at the panel location inside the unit. This is excessive and unnecessary.

When in reality there is no issue with how this equipment is installed. The inspector is simply confused and has gotten the right information but from the wrong source. The International Residential Code is where this information comes from and it applies to One and Two Family Dwellings and this is the book that the information is coming from. In this particular application, the Installer or Electrician would have been required to meet the standards in the National Electrical Code. This book has an exclusion for these types of applications and it is: *“In a multiple-occupancy building where electric service and electrical maintenance are provided by the building management and where these are under continuous building management supervision, the service disconnecting means supplying more than one occupancy shall be permitted to be accessible to authorized management personnel only.”*

In short, the building is responsible for the electrical service, not the homeowner. Therefore, it’s okay for it to be under the supervision of building management.

The common perception is that the loft and condo inspections are much easier because there is less to evaluate in the home inspection process. But it takes an inspector that is knowledgeable of these type buildings to give your clients the right information to make an informed decision.

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

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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!**