



Electric Panel Inspection

Course Outline

By

Casey, O'Malley Associates

Course description/abstract:

This two-hours session will cover inspection of electric panel boards only. We will discuss modalities and evidences of failures and/or improper installations and review many actual case studies. This session will review installations from 30-Ampere 120-Volts to modern 400-Ampere 120/240-Volt. We will cover sub-panels and grounded conductor isolation and some of the more problematic panels such as Zinsco and others.

Goal:

Upon completion of this class, students will be more knowledgeable regarding the fundamental conditions found in electric panel boards and application to residential inspection. Students will also be more knowledgeable regarding the appropriate conditions observed that warrant recommendation of further analysis.

Learning Objectives:

Upon completion of the course students will be able to demonstrate a working knowledge of:

1. Nomenclature specific to various panel boards and their relation to Home Inspection
2. Identify capacities of various panel boards and service equipment
3. Identify Modalities and evidences of failure
4. Common "defects" and recognition

Books and Handouts:

PowerPoint Presentation by Michael Casey & Don Norman



Evaluation:

Class participation

Class Schedule – 2 Hours

Electrical current flow and neutral separation	20 mins
Older fused services and 120V systems	10 mins
Various service equipment (60 to 400 Amp) panel inspection	40 mins
Sub-panels and inspection	30 mins
GFCI and AFCI breakers	20 mins

Or other instructor approved by COA

Bio:

Michael is a partner with Casey, O'Malley Associates; a national A.M. Best recommended consulting firm based in San Diego. Mike is a past president of the California Real Estate Inspection Association (1994/1995) and of the American Society of Home Inspectors (ASHI) (2002). Mike is multi-code certified by the ICC and IAPMO. He is a licensed general, plumbing and mechanical contractor in several states and a Virginia Certified home inspector. Besides co-authoring several books in the *Code Check* series, Michael has authored numerous other books, and has taught home and building inspection and has an expert witness and claims consulting practice throughout North America since 1987. Mike has inspected over 10,000 buildings in his over 25-years career in the inspection profession.

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