PowerCheck
Electrical Safety Services

Safety Report Number:	5 - 076
Conducted by:	David Evanson
Phone number:	604 657-7957

Let's get Safe

Electrical Safety Report

Client name: Sky Reilly & Laurie Reilly

Assessment address: 905 - 10th Street

City & Province: New Westminster, B.C.

Age of house:
- [x] pre-1950
- [ ] 1950-59
- [ ] 1960-69
- [ ] 1970-79
- [ ] 1980-89
- [ ] 1990-99
- [ ] 2000-present

1 Risk rating at time of assessment

In the opinion of Powercheck – concerning the risk of accidental fire at the Premises as a result of the electrical system – our assessment is:

[ ] Extreme risk [x] High risk [ ] Medium risk [ ] Low risk

David Evanson — PowerCheck Agent

Dec. 3, 2012 — Date

NOTE: See below for description of risk ratings

2 Confirmation of work completion for MEDIUM Risk

[ ] All the required work Section B (pages 2 & 3) has been completed.

Electrical Contractor: _____ EC License Number: _____

Telephone number: _____ Signature: _____ Date: _____

If the required work has been completed and signed-off by a licensed electrical contractor then house is rated at MEDIUM RISK.

3 Confirmation of work completion for LOW Risk

[x] All the required work Section C (page 4) has been completed, or no work Section C has been identified.

Electrical Contractor: CEL ELECTRIC LTD EC License Number: 200100

Telephone number: 604 931-6173 Signature: [signature] Date: Oct 29/2013

If the required work has been completed and signed-off by a licensed electrical contractor then house is rated at LOW RISK.

Description of risk rating:

Level 4. Extreme risk: Identifies a home with imminent electrical risks present. Immediate attention to rectify the hazard(s) is required.

Level 3. High risk: Identifies a home whereby one or more issues were identified that do not comply with the Canadian Electrical Code at present, nor as it existed at the time the home was built.

Level 2. Medium risk: Identifies a home whereby the electrical system that was surveyed complies with the Canadian Electrical Code that was applicable at the time the house was built and all electrical additions have been done in accordance with the code at the time of the addition.

Level 1. Low risk: Identifies a home that not only meets Medium risk rating, but additional actions have been taken to substantially bring home up to current standards.

©PowerCheck Electrical Safety Services Inc. 2009

PowerCheck
Electrical Safety Services

ELECTRICAL CHECKLIST

Section A: DESCRIPTION

1.	Service Size: ☐ 30A ☑ 60A ☐ 100A ☐ 125A ☐ 150A ☐ 200A ☐ 400A ☐ Other, see notes on page 4	
2.	Main disconnect: ☐ none ☐ Separate disconnect ☑ Combination panel	Over-current protection: ☐ Fuses ☑ Circuit breakers
3.	Distribution panel(s): ☐ Fuses ☑ Circuit breaker	Notes:
4.	Sub-panel(s): ☐ yes ☑ no ☐ Fuses ☐ Circuit breaker	Notes:
5.	Knob and tube (K&T)/ungrounded circuits: ☑ yes ☐ no	
6.	Aluminum (Al) 15/20 amp branch circuits: ☐ yes ☑ no	

Section B: REQUIREMENTS FOR MEDIUM RISK RATING

	Safety concern	Description	Work Required	Work Completed
Service		☑ OK		
Overhead conductors	7. In contact with tree branches			
	8. Emily knob detached/loose			
	9. Frayed conductors			
Service conduit/ meter	10. Not securely attached			
	11. Signs of tampering			
Service conductors	12. Incorrect location			
	13. Signs of fraying			
	14. Improper/damaged neutral			
Service size	15. Service capacity insufficient for building load			
	16.			
Panel board(s)		☑ OK		
Condition & location	17. Loose/incorrectly mounted/broken			
	18. In vicinity of ignitable materials			
	19. Cover not secure			
	20. Openings present			
Grounding/Bonding	21. Grounding not satisfactory			
	22. Water-line bonding not satisfactory			
	23. Bonding of panel-boards not satisfactory			
Over-current protection	24. Fuses/CB over-sized			
	25. Double tap(s) on breaker/fuse			
	26. Insufficient number of circuits for demand			
	27. No tie-bar on breakers of 240 volt circuit(s)			
	28. Circuit breakers cracked/broken/faulty			
Conductors	29. Feeder cable, incorrect type or size			
	30. Feeder cable not fastened correctly			
	31. Grounding of branch circuits not satisfactory			
	32. Conductor overheating			
	33. Box connector(s) missing			
	34.			

©PowerCheck Electrical Safety Services Inc. 2009

PowerCheck
Electrical Safety Services

Section B: REQUIREMENTS FOR MEDIUM RISK RATING (continued)

	Safety concern	Description ☐ OK ☐ NA	Work Required	Work Completed
Garage feeder conductors				
	35. In contact with tree branches			
	36. Unsatisfactory conductor support			
	37. Unsatisfactory height (rule 6-112(2))			
	38. Conductors, frayed			
	39. Conductors, incorrect/undersized			
	40.	☐ OK		
Branch circuits				
Knob & tube circuits	41. Signs of Knob & Tube tampering/abuse			
	42. Signs of insulation deterioration			
Aluminum wiring	43. Not approved devices connected to Al conductors			
Conductors/Cables	44. Voltage drop at receptacles not acceptable (Vd. between open circuit and full load >5%)			
	45. Live exposed conductors (not in JB)			
	46. Exposed splices (not in JB)			
	47. Cables, incorrect size/type			
	48. Cables, coiled/excess			
	49. Cable casing, frayed/cut			
	50. Cable fastenings, insufficient	wire in mech. room, dryer.	✓	✓
	51. Mechanical protection of cable(s) required	plug in cabinet (bsmt kitchen), washer plug.	✓	✓
	52. Flexible cord as a substitute for fixed wiring			
Boxes	53. Cover plate(s) missing			
	54. Undersized/incorrect box for application			
	55. Loose box(es)			
	56. Wiring in boxes, incorrect			
	57. Wire connectors, loose/missing/incorrect	correct NMD wire entering JB (mech. room)	✓	✓
	58. Box connector(s), missing			
	59.	☐ OK	✓	✓
Receptacles, switches and connected loads				
Receptacles/Switches	60. Cover plates missing /broken	(1) basement	✓	✓
	61. Ungrounded 3-prong receptacles	yes. check throughout. ✓ gfci breaker		
	62. Incorrect polarity		✓	✓
	63. Faulty/worn out receptacle(s)/switch(es)	yes. check throughout. $ ¢		
	64. Loose/incorrectly mounted			
	65. GFCI receptacle(s), faulty		✓	✓
Bathroom circuits	66. Light switch within 1m of bath/shower	yes. upper bath. relocate. gfci breaker		
	67. Receptacle within 1m of bath/shower			
Connected loads	68. Heating unit in unsuitable location			
	69. Junction box missing at electrical device			
	70. Fixture faulty/ incorrectly mounted			
	71 Fixture, incorrect type for application			
	72.			
Electrical permit	73. Provide Homeowner/Client with copy of electrical permit presenting that new electrical installation work has been accepted by local authority			

©PowerCheck Electrical Safety Services Inc. 2009

PowerCheck
Electrical Safety Services

Section C: REQUIREMENTS FOR LOW RISK RATING

	Safety concern	Description	Work Required	Work Completed
Panel board(s)		☑ OK ☐ NA		
Main Disconnect	74. No main disconnect			
Distribution panel(s)	75. Fuses without fuse restrictors installed			
Bonding of non-electrical equipment		☐ OK ☐ NA		
	76. Gas line not bonded	required. bond as per CEC	✓	✓
	77. Waste-water pipe not bonded			
GFCI protection		☐ OK ☐ NA		
	78. Bathroom receptacles not GFCI protected	gfci	✓	✓
	79. Outdoor receptacles/other not GFCI protected	laundry. gfci	✓	✓
Smoke alarms		☐ OK		
	80. At least one operating hard-wired smoke alarm required on each floor	(3) required.	✓	✓

Notes (reference line # when applicable):

©PowerCheck Electrical Safety Services Inc. 2009