



**Section 4:  
Electrical:**

870 Innes, San Francisco

2011/12/12

Service Type/Description

4.1	Electricity on	Yes
4.2	Shutoff location	Front right corner of the main floor
4.3	Service entry type	Overhead
4.4	Panel weatherproofed	Yes
4.5	Service size (amps)	100
4.6	240-volt service	Yes
4.7	Service ground visible	To water pipe*, see 4.40 (1)
4.8	Panel deadfront present	Yes
4.9	Cover removed for inspection	Panel 2
4.10	Fuses	No
4.11	Circuit breakers	Yes*, see 4.40 (2)
4.12	Wire types observed:	Cable Yes      Conduit Yes
	Knob & tube	No
4.13	Service upgrade recommended	No

GFCI (ground fault circuit interrupters)

4.21	GFCI in kitchen	Yes (at bar area (sink/counter missing))
4.22	GFCI in bathroom	Yes
4.23	GFCI in exterior outlets	N/A
4.24	GFCI in garage/basement	No*

Defects Observed

4.31	Service entry damage	No
4.32	Open boxes/exposed splices	Yes*, see 4.40 (3)
4.33	Unprotected cables	No
4.34	Loose/broken fixtures/devices	See 4.32
4.35	Inoperative lights/outlets	Yes*, see 4.40 (4)
4.36	Extension cords used for wiring	No
4.37	Insufficient outlets	No
4.38	Bonding missing at water heater	No
4.39	Non-grounded 3-prong outlets	No
4.40	Other defects/hazards observed	See below*

Service/Distribution Panels

Panel #1	Main	Panel #2	Subpanel	Panel #3	N/A	Panel #4	N/A
	1-100A shutoff		Located next to Panel 1				
	50/60-amp/240v:		50/60-amp/240v:		50/60-amp/240v:		50/60-amp/240v:
	40-amp/240v:		40-amp/240v:		40-amp/240v:		40-amp/240v:
	30-amp/240v:		30-amp/240v:		30-amp/240v:		30-amp/240v:
	20-amp/240v:		20-amp/240v: 1-20A		20-amp/240v:		20-amp/240v:
	15-amp/240v:		15-amp/240v:		15-amp/240v:		15-amp/240v:
	30-amp/120v:		30-amp/120v:		30-amp/120v:		30-amp/120v:
	20-amp/120v:		20-amp/120v: 13		20-amp/120v:		20-amp/120v:
	15-amp/120v:		15-amp/120v: 1		15-amp/120v:		15-amp/120v:

**Notes and Recommendations:**

4.24 Install a GFCI (Ground Fault Circuit Interrupter) receptacle in outlets near water sources for shock hazard protection (garage). Refer to an electrical contractor for further inspection.

4.40 Recommended repairs: Refer to an electrical contractor for further inspection regarding the following:

- 1) For best safety, bond the electrical system to a ground rod, in addition to the water service, per standards of the trade.
- 2) Not all circuit breakers in Panel 2 are labeled; mark each breaker for the area/device served, per standards of the trade.
- 3) An open junction box (and missing fixture) was found at the upper floor bar area; provide and install a junction box cover or light fixture.  
Note: the bar sink & counter are currently missing/removed.
- 4) Fluorescent fixtures were found as older models (some are missing their lenses), that are far less efficient than currently available fixtures. Refer to an electrical contractor and PG&E for further information regarding possible upgrades and/or replacement.