

BUILDING - ELECTRICAL INSPECTION SUMMARY -

GENERAL COMMENTS

1. Main Services must have proper signage
2. Proper labeling of all panels must be in place. All directories **MUST** be clearly labeled in the English language. Please do not utilize a “Sharpie Pen” to ink mark the metal panel cover and say this is an adequate directory – it is **NOT**. (**NEC 408.4(A)** Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use in sufficient detail on a directory located on the face or inside of the electrical panel doors.) Labels shall be typewritten.
3. All panels and electrical equipment must have proper working clearances and be kept clear of materials.
4. All exposed wiring, panel covers and broken conduits must be fixed.
5. All required GFCI outlets must be installed.(See also NEC Art 210.8 & Art 680.22)
6. Emergency Egress Lighting and Exit Signs at **ALL** required locations must be in place and ***working***.
7. Smoke detectors shall be installed in all apartment units and functioning properly
8. All electrical repairs to be done by licensed electrician
9. All electrical equipment manufactured by ZINSCO should be replaced unless equipment has been recently certified by Underwriters Laboratories (UL).



Photo 2: Main electrical room- 600A Zinsco Meterbank with 600A disconnect

Note : Identify all feeder breakers. See also GENERAL COMMENTS 2.0 and 9.0 this page



Photo 3: Main electrical room- Electrical distribution panel (Zinsco)
Note : See also GENERAL COMMENTS 2.0 and 9.0 on page 1.



Photo 4: Main electrical room-Emergency distribution panel
Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 on page 1.
Install 200A breaker for fire pump (Branch circuit conductors to be # 3/0 AWG, THHN, THWN (CU))



Photo 5: Main electrical room. Electrical panels (Zinsco)
Note : See GENERAL COMMENTS 9.0 on page 1



Photo 6 : Laundry room(Typ)- Lobby/Penthouse
Note : Replace washer receptacles with AFCI/GFCI receptacles.



Photo 7 : Laundry room-Electrical panel

Note : See GENERAL COMMENTS 9.0 on page 1



Photo 8: Duplex receptacles on exterior wall of domestic water room

Note : Provide GFCI receptacles with weatherproof cover



Photo 9: Duplex receptacles on exterior wall of generator room
Note : Provide GFCI receptacles with weatherproof cover



Photo 10: Workshop room
Note : Provide GFCI receptacles



Photo11: Workshop room

Note : Exposed cables to be run in conduit-Fix



Photo 12: Trash room

Note : Provide GFCI receptacles .



Photo 13: Meeting room-Kitchen

Note : Provide ground fault protection for all kitchen countertop receptacles



Photo 14: Meeting room

Note : Provide ground fault protection



Photo 15: Meeting room

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 and 9.0 on page 1



Photo 16: Meeting room- Bathroom

Note : Provide ground fault protection for receptacles



Photo 17: 600A Zinsco Meterbank with 600A disconnect (Typ meter room,3RD floor, 5th floor,7th floor, 9th floor, Penthouse)

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 and 9.0 on page 1



Photo 18: Meter room- Penthouse

Note : Provide GFCI receptacles



Photo 19: Photo 18: Roof-Weatherproof flex conduit (Typ)
Note : Replace



Photo 20: Roof
Note : Provide ground fault protection



Photo 20A: Stairway-4th and 5th floor
Note : Provide cover



Photo 20B: Stairway-8th floor
Note : Provide lighting fixture



Photo 21: Roof-Electrical room
Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 and 9.0 on page 1



Photo 22: Roof-Electrical room-Electrical distribution panel (Zinsco)

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 and 9.0 on page 1



Photo 23: Roof-Electrical room-Electrical distribution panel (Zinsco)

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 and 9.0 on page 1



Photo 24: Roof-Exposed cables

Note : Entire length of cables to be run in conduit



Photo 25: Roof-Storage room

Note : Provide GFCI receptacles



Photo 26: Roof-Elevator room

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 on page 1



Photo 27: Pool pump room-Electrical panel A

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 on page 1
Pool pump branch circuit to be run with equipment ground



Photo 28: Pool pump room-Electrical panel B

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 on page 1
Close up



Photo 29: Pool pump room-Electrical panel B

Note : Provide GFCI receptacles



Photo 30: Clubhouse-Kitchen

Note : Provide ground fault protection for all kitchen countertop receptacles.



Photo 31: Clubhouse-
Note : Provide ground fault protection



Photo 32: Clubhouse-Exterior wall
Note : Provide weatherproof cover



Photo 33: A/C / Water heater room

Note : Provide GFCI receptacles/Replace rusted conduit



Photo 34: Upper deck/Pool area -Broken conduit (Typ)

Note : Replace



Photo 35: Upper deck/Pool area -

Note : Provide GFCI receptacles with weather proof cover or remove if not in use.



Photo 36: Photo 34: Upper deck/Pool area -Broken conduit (Typ)

Note : Replace



Photo 37: GYM-Exterior wall

Note : Provide GFCI receptacles with weather proof cover



Photo 38: GYM-Bathroom

Note : Provide GFCI receptacles



Photo 39: GYM-Kitchen

Note : Provide GFCI receptacles for all countertop receptacles



Photo 40: GYM---Electrical panel (Zinsco)

Note : Identify all circuit breakers. See also GENERAL COMMENTS 2.0 and 9.0 on page 1

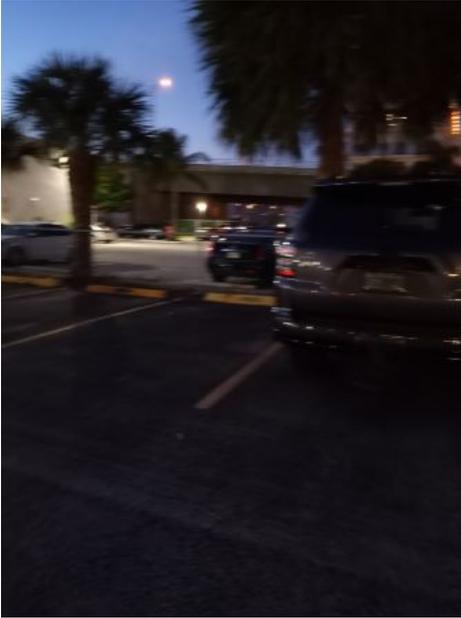


Photo 41: Building Parking lot
Note : Additional illumination required



Photo 42: Building Parking lot
Note : Additional illumination required