

WHAT ARE BRANCH CIRCUITS?

PARKWOOD PROPERTY INSPECTIONS
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BRANCH CIRCUITS DEFINED:

A **branch circuit** is the wiring that runs from the main panel to outlets, lights, and appliances in a home.

Think of it as the “final stretch” of the electrical system that delivers power where you need it.

TYPES OF BRANCH CIRCUITS

- 💡 **General Lighting & Outlet Circuits** – Power most lights and outlets
- 🍞 **Small Appliance Circuits** – Dedicated to kitchens and dining areas
- 🔧 **Individual Appliance Circuits** – Serve big appliances like ovens, dryers, or HVAC units.

WHAT INSPECTORS LOOK FOR

- 🔍 Proper wire size for breaker rating
- ✅ No double-tapped breakers
- 🏷️ Correct breaker labeling
- 🔥 No overheating or scorch marks

COMMON ISSUES FOUND

- ⚡ Overloaded circuits that trip often
- 🔧 DIY splices or loose connections
- 🔴 Outdated panels or aluminum wiring
- 🔧 Areas needing GFCI protection

REAL ESTATE TIPS

- 📄 Keep records of recent panel services or upgrades
- 👁️ Label all breaker panels
- 📞 Get your system evaluated before listing or purchasing

HOME INSPECTIONS MATTER

- 🔧 **Pre-Listing:** Catch electrical red flags before they delay closings
- 💰 **Pre-Purchase:** Gives buyers confidence about the home’s safety
- 🕒 **Saves Time:** Avoids last-minute surprises that can stall negotiations

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