

## **Buying or Selling in NJ? Don't Let These Electrical Issues Kill Your Real Estate Deal**

The New Jersey real estate market moves fast, and nothing slows down a closing like a negative home inspection report. For buyers, electrical issues can be a source of anxiety and a reason to walk away; for sellers, they can lead to massive price concessions or lost deals. Many of the most common electrical "red flags" are invisible to the untrained eye but are deal-breakers for mortgage lenders and insurance companies. Understanding these issues before you list your home, or before you sign a contract, is essential for a smooth transaction. Being proactive about your property's power health is the best way to protect your equity.

### **Addressing Outdated Panels and Recalled Brands**

One of the first things an inspector looks at is the main service panel. In many older Jersey homes, you may still find Federal Pacific or Zinsco panels. These brands have been widely documented as fire hazards because their breakers often fail to trip during an overload. Most insurance companies in NJ will refuse to issue a policy for a home with these panels, which can immediately derail a buyer's mortgage approval. A qualified [Electrician NJ](#) can replace these outdated units with modern, code-compliant panels. This upgrade not only makes the home safer but removes a significant hurdle to the sale, often paying for itself in the final sale price.

### **The Problem with Double-Tapped Breakers**

A "double tap" occurs when two wires are connected to a single circuit breaker that was only designed for one. This is a very common DIY mistake found during home inspections. It creates a loose connection that can lead to arcing and localized heating. While it may seem like a minor fix, it indicates to an inspector (and a buyer) that unpermitted or amateur work has been done on the home. Correcting this usually involves adding a sub-panel or replacing the breaker with a "tandem" model designed for two circuits. Addressing these small violations before the inspection shows that the home has been professionally maintained.

### **Missing GFCI Protection in Critical Areas**

Current building codes are very strict about Ground Fault Circuit Interrupter (GFCI) protection in "wet" areas like kitchens, bathrooms, garages, and outdoors. If your home was built or renovated decades ago, it likely lacks these life-saving devices. Inspectors will test every outlet near a water source, and a "fail" here is a common line item on inspection reports. Upgrading these outlets is a relatively simple

process that has a high impact on the perceived safety of the home. Ensuring that your home meets modern safety standards before it hits the market can prevent a buyer from asking for an excessive "repair credit" later.

### **Ungrounded Three-Prong Outlets (False Grounds)**

In many older Jersey properties, homeowners have replaced old two-prong outlets with modern three-prong versions without actually running a ground wire. This creates a "false ground" that tricks a simple plug-in tester but leaves the homeowner unprotected from shocks and surges. Inspectors use sophisticated tools to verify the integrity of the ground. If they find ungrounded outlets, it's a major safety concern, especially for buyers with expensive computers or home theatre systems. The correct fix involves either rewiring the circuit or installing a GFCI breaker to protect the ungrounded line—a task that requires professional expertise to ensure legal compliance.

### **Conclusion**

Electrical integrity is a cornerstone of property value. Whether you are preparing to sell or considering a purchase, knowing the state of the wiring is vital. Professional intervention ensures that your real estate journey isn't sidetracked by preventable safety issues.

### **Call to Action**

Get your home ready for a flawless inspection. Contact us today for a pre-listing electrical audit and professional repairs that ensure your property is safe, compliant, and ready for market.

Visit: <https://www.sperryelectricnj.com/>