

Town House Estates of Norton
Board of Trustees

Monday, August 19, 2002

Re: FPE Stab-Lok Electrical Panels

Dear Owners,

Several owners have brought to our attention the existence of a potential hazard as a result of a faulty electrical panel in the units. The panel in question is the (FPE) Federal Pacific Electronics Stab-Lok electrical panel. The panel would have been installed during the original construction of the Condo's.

The problem with this panel is widely described on the Internet in numerous articles. Mostly, it is a latent problem, which means if there is never an overload on any circuit then everything is usually fine but if there was an overload, the breakers in this panel have a high rate of not tripping that could lead to overheating, scorching or even fire. The owners who contacted us and have already replaced their panels have experienced some of these problems. We've also heard that light dimming and frequent tripping of breakers can be symptomatic of a panel/breaker failure.

The Board sort opinions from a few licensed electricians and they all concur that this panel and breakers are known to be faulty and should be inspected. (Note: None have heard of any fires though).

We strongly urge all owners who still have the original FPE panel to have a licensed electrician inspect it and make the recommended replacement or repairs.

We cannot endorse any electricians since this is not an Association common expense. One note though, we found all electricians to be very busy right now and it may be tough to get someone out to your unit. We've noted one electrician¹ below who did come out, inspect two panels, made recommendations and also offered a discount if multiples units can be done. Based on his inspection these owners have decided to have their panels replaced on August 27 so they will be able to provide some feedback on the work performed.

You can use any electrician as long as he/she is licensed and insured.

If you have any questions regarding this feel free to contact us and thanks for you prompt attention to this matter.

The Board of Trustees

¹ Macleod Electric
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