

The Commercial Inspector

A Monthly Newsletter From National Property Inspections

VOLUME 14 ISSUE 12

ask the inspector

Q. What Will the Inspector Check in the Building's HVAC and Electrical Systems?

A. When inspecting a building's HVAC and electrical systems, the inspector will check the following systems and obtain the following information.

HVAC System

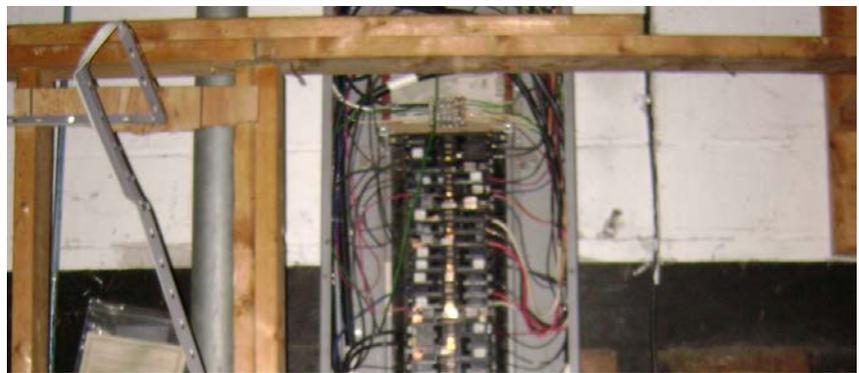


The inspector will check the heating and air-conditioning system through a visual observation of accessible items, provide a description of the system and report on issues found in the system. The inspector should complete the following:

- » Identify the basic type of heat-generating equipment, air conditioning and ventilation and the means of distribution; this will include towers, chillers, package units, thermal storage equipment and split systems
- » Perform a visual assessment of the

snapshots from the field

What's wrong with this photo?



Did you know there needs to be proper service clearances around an electrical panel? The standard is 36 inches out from the front of the panel and 30 inches wide. The framing in this photo jeopardizes the service clearance.

equipment's condition, including the presence of damage, rust or anything improper

- » Record the apparent age of the equipment, using data tag information
- » Document equipment upgrades or replacements and the level of maintenance

Electrical System

For the electrical system, the inspector should obtain information through a visual observation of accessible items, provide a description of the system and report on issues found in the system. The inspector should complete the following:

- » Identify and document the electrical service provided and observe the distribution system

- » Identify distribution panels, transformers, meters, emergency generators and general lighting systems



- » Observe the type of wiring, energy management systems, emergency power, lightning protection, etc.
- » Identify any observed or reported special or unusual electrical equipment or systems

maintenance matters

Reduce Dampness and Moisture in Your Building

Is the humidity in your building too high? Telltale signs include condensation on the windows and a damp feeling in the air, but more serious problems can occur. For example, high humidity levels contribute to mold growth and dust mites, neither of which is healthy for a commercial building.

Humidity is the amount of water vapor in the air, and the mold and dust mites that high humidity levels promote are allergens that can cause people to cough and sneeze, as well as experience skin irritations. In addition, high humidity levels can cause rot, especially in the south, and they draw insects, as the condensation from high humidity provides them with the water they need.



So, what's the right amount of humidity? A level of 50 percent or lower is ideal for most people, but you also don't want the level too low, either, especially in the winter months. To mitigate high humidity, add ventilation and use dehumidifiers.

the inspection report

GENERAL CONDITIONS		
Property Occupied :	No	Year(s)
Estimated Age Of Property :	16	
Type of Property :	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Multi
Primary Construction :	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Block <input type="checkbox"/> Brick
Property Faces :		
Weather : Fair		
Soil Conditions : <input checked="" type="checkbox"/> Dry		
Persons Present : <input type="checkbox"/> Buyer		
<input type="checkbox"/> Buyer		
DEFINITIONS :		
Below are listed the definitions used throughout the report to describe each feature of the		
ACC	(ACCEPTABLE)	The item/system was performing its intended function at the time of inspection.
MAR	(MARGINAL)	The item/system was marginally acceptable. (If performed inspection, however, due to age and/or deterioration, it will require replacement.)
NI	(NOT INSPECTED)	The item/system was not inspected due to safety concerns, seasonal conditions.
NP	(NOT PRESENT)	The item/system does not exist or was visually concealed.
DEF	(DEFECTIVE)	The item/system failed to operate/perform its intended function or was hazardous at the time of the inspection.
SCOPE OF THE INSPECTION :		
To remind you, every property requires a certain level of maintenance. Inspectors inspect air conditioners, water heaters,		

The inspection report to share the findings is usually a combination narrative and checklist format that includes representative photos of the heating, air-conditioning and electrical systems, as well as photos of the issues documented. The report can assist you in the purchase or lease decision and can be a good first step in completing the due diligence process.

stories from the field



Sometimes the inspector discovers air-conditioning units that are badly damaged by hail. On one warehouse inspection, an inspector found that all of the rooftop air-conditioning units were damaged by hail or were missing altogether, possibly due to theft.

did you know?

NPI is your one-stop inspection shop. Many of our inspectors offer additional services, such as thermal imaging. However, if your inspector doesn't offer a service that you want for your building, then your inspector will gladly contact the proper professionals for you and schedule the additional services. That's just one more way that NPI provides outstanding customer service to our clients.