



The Commercial Inspector

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A Monthly Newsletter From National Property Inspections

ask the inspector

Q. What will the inspector check on a building's electrical system?

A. When inspecting a building's 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, generators and general lighting systems
- Observe wiring type, energy management systems, emergency power, lightning protection, etc.
- Identify any observed or reported special or unusual electrical equipment or systems

The following list includes examples of items that generally are not part of the inspection of the electrical system:

snapshots from the field

What Is This Picture?



- A) Main disconnect panel
- B) Sub panel
- C) Electric meter
- D) Gutter
- E) All of the above

(answer on the back)

- Removal of panel covers or device covers, except by building staff
- Operation of any electrical equipment that has been shut down or is not in service
- Inspection of any tenant-owned or -maintained equipment

The Inspection Report

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

for your information

Mold Problems Spell Trouble

Molds can be found almost anywhere as long as moisture and a food source are present. Although not all molds are toxic, recent harmful fungal species can be present in homes or buildings with high moisture levels. Molds can cause health problems. They produce allergens, irritants and, in some cases, potentially toxic substances. If you suspect that you have a mold problem in your commercial building, contact your local NPI property inspector for recommendation on how to address these conditions.



NATIONAL PROPERTY INSPECTIONS®

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maintenance matters

The Pitfalls of Poor Building Maintenance

There are serious repercussions that come along with poor building maintenance. Not only will it cause your facility to underperform, but it will most definitely cause trouble for your brand and reputation.



Here are six realities of poor maintenance:

- Customers will stop visiting your establishment and tell others.

- If customers have a bad enough experience they could document it and share it with others on social media networks. There is a chance it could go viral and the damage will be irreparable.
- If equipment is neglected and adequate maintenance isn't performed, your machinery could break down or work at half capacity costing you valuable dollars.
- Poor maintenance could encourage laziness in the staff and a bad impression on customers.
- Productivity could suffer if the staff views the environment as an unpleasant place to work.

Did You Know?

Skyscrapers Are More Than Tall Buildings

One of the most iconic symbols of economic strength is the skyscraper. Many people disagree about how tall a structure must be to be considered one, but the fact remains that skyscrapers are marvels of modern technology. The advancements in building construction using steel, concrete and glass allow architects, engineers and construction workers to shape skylines in cities across the world. In the coming years bigger skyscrapers are being planned, and these super structures will only get taller, which is a sign of technological progress in building techniques.



There are other, more damaging repercussions such as poor air quality, illness or fatigue. You could have a lawsuit on your hands if it gets too far out of control. Everything from the equipment to the staff and customers, to the brand as a whole suffer when maintenance isn't a top priority within any establishment.

Snapshots from the field

The correct answer is E. The main panel is to the far right, there are at least 3 sub panels and 3 meters, the gutter is the "box" installed below the panels to supply power from the main disconnect.