

HOBBY LOBBY BUILDING



I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Service Entrance and Panels</u>	
				BREAKER BOX:	4 wire 3-phase copper feed wire into Multiple copper panel boxes.
				GROUNDING:	External type is installed on driven earth ground rod. (D) Undersized grounding conductor and unknown ground rod integrity at rear south building.
				BONDING:	NOTE: Bonding is installed for safety reasons and should be included on metal piping systems and metal frame, including gas piping, to ensure electrical continuity and to prevent accidental shocks by anyone coming in contact with metal material, which has become charged. (suggest testing of these connections for integrity by Master electrician).

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Branch Circuits – Connected Devices/Fixtures</u>	
				TYPE OF WIRE:	Primarily copper type.
				OTHER ELECTRICAL:	Large Mechanical room with multiple safety switch disconnects that are all not labeled and several exposed and cut wires on floor, therefore too dangerous for us to attempt to energize (suggest retaining a master electrician to thoroughly examine these disconnects) New commercial building buyer should examine commercial building at nighttime hours for operation of all security lights, landscape and tree lights for acceptability and consult with seller for function and operation of any photo electric eyes/sensors and time clocks that operate external lighting, outlets, etc.
				Type of Service:	480 – 600 volt 3-phase service.

- Large 625 amp Sorgel™ power transformer is located at the electrical service room at the back of the building where the main disconnect switches are located.
- With only a few main circuits turned-on at the time of this inspection, panel boards, breakers, disconnects, etc. could not be properly tested or inspected for proper functioning or suitability.

PANEL BOARDS & OVERCURRENT PROTECTION:

- Four 3-phase, Square D panel boards are located at the back hallway service area (three 225 amp and one 100 amp). Two panels re labeled (CL and LP-K) and two are not labeled. One unlabeled panel has missing breaker legend. Several panel cover knock-out plates are missing at the LP-K panel. A few panel cover screws are also missing. The raceway/wiring tray below the panel boards has a missing knock-out.



- Two 3-phase, Square D panel boards are located at the back office area on the east side behind the main retail area. One of these panel covers was removed and laying on the floor at the time of inspection.



MAIN DISCONNECTS:

- The main electrical service room where the power transformer is located has several Square D power distribution panels with numerous Saflex, QMB type fusible disconnect switches. Most of these switches were turned off at the time of this inspection. Signs of over-heating or shorting were observed at one or more breakers and more than a few are labeled “disconnected” “shorted” “do not use” “empty” “cut wire” “bad switch” or something similar, therefore, it was considered to be unsafe or unwise to operate any of these switches. Recommend further evaluation by a licensed electrician familiar with commercial wiring.



Branch Circuits, Connected Devices and Fixtures

WIRING BOXES & CONDUIT:

- Abandoned wiring was observed in several places throughout the building where equipment has been removed, such as the trash compactor, restaurant equipment, space heaters, etc. and the wiring where the trash compactor appears to have been located is still “live” or “hot” – a major electrical hazard. Live wiring was also discovered at one broken outlet box on a support column near the front entry check-out area. Check abandoned wiring behind the water heater. Exposed wiring without conduit was observed at the water softener outlet. The water heater jacket in the women’s restroom appeared to be energized when checked with a voltage “sniffer” which appears to indicate a “short” and/or could be an electrical hazard. Recommend further inspection/evaluation by a licensed electrician to ensure that all abandoned, unused or potentially unsafe wiring is de-energized.



- Various junction boxes/receptacle boxes have bent or missing covers, missing knock-outs and/or are missing strain-relief/anti-short bushings and should be repaired or replaced as necessary.
- Some electrical boxes labeled for range, griddle, fans, etc. may have been for a concession area in the original configuration of the building but did not appear to be in use at the present time.
- Some disconnected or abandoned wiring could still be live or “hot” when electricity is turned on and could be a hazard. Recommend further evaluation by a licensed electrician familiar with commercial wiring.

GROUNDING AND BONDING:

- Two or more ungrounded outlets were found at the back office area.
- Since many circuits were turned off or not working at the time of inspection, not all electrical outlets and other equipment could be checked/tested for proper grounding.
- Bonding conductors are laying on the floor at the electrical room.

EQUIP. DISCONNECTS:

- Fused disconnect in main electrical room with unknown functions (wire to exterior cut-off and switched off).



OUTLETS:

- Not all outlets were working at the time of inspection or circuits may have been turned off.
- Re-attach any outlet cover plates that are loose and replace any missing outlet cover plates.
- Exterior G.F.C.I. outlets at the front of the building have broken cover plates.
- Exterior outlets at the soffit above the front entry/exit doors should have weatherproof covers.



LIGHT SWITCHES:

- Not all switches could be tested where power is off or disconnected.
- Re-attach any switch plate covers that are loose and replace switch plate covers where missing or damaged.



G.F.C.I. CIRCUITS:

- The G.F.C.I. outlet at the kitchen sink/break room area failed to test.
- Exterior G.F.C.I. outlets at the front of the building where not working or the circuit may be turned off.
- The outlet at the water softener was turned off or not working at the time of inspection.
- Outlet at mop sink/utility sink did not appear to be G.F.C.I. protected.



A.F.C.I. CIRCUITS:

- None were observed.

LIGHTS & FIXTURES:

- Very few lights were turned-on or working at the time of inspection, mostly on the east side of the building main retail area. Only few lights were working the back part of the build.
- Many light fixtures have bad or missing bulbs, missing ballasts, etc. FLIR™ infrared camera appeared to show evidence of some fluorescent lighting ballasts that are defective or over-heating. Repair, replace or disconnect defective/missing light fixtures as needed or desired.



PLUMBING SYSTEM

Water Supply System and Fixtures

Supply Piping Type: Approximately 1¼ inch copper pipe. Note: Not checked/tested for lead solder, which was commonly used before 1989. Pipes are not inspected for internal corrosion or mineral buildup. Water was turned off at the time of this inspection. Some newer C.P.V.C. piping added in women's rest room.

Circulating Pump: The pump is corroded and was not running/working at the time of inspection



Control & Shut-off Valves: Two or more gate valves are corroded at the water heater/water softener closet area.



KITCHEN-BREAK ROOM KITCHEN SINK:

- Water turned off.

KITCHEN-BREAK ROOM BAR SINK:

- Water turned off.

LAUNDRY / MOP SINK:

- Water turned off.

DRINKING FOUNTAINS:

- The drinking fountains were not working at the time of inspection. Rust on the floor tile below the left drinking fountain could indicate leakage.



MEN'S BATH:

Water turned off.

- a) Sinks (2)
leaky.
- b) Urinals (2)
- c) Toilet(1)

One sink pulled off the wall/on floor and the other sink is loose/faucet leaking.
Staining on wall below right urinal could indicate leakage.
The tank lid is missing.



WOMEN'S BATH:

Water turned off

- a) Sinks (2)
- b) Showers (2)
pan or adequate water-proofing. Tiles are separated at corners. One shower head removed or missing. Water piping to showers is also poorly secured/installed.
- c) Toilets

Appear functional.
The showers appear to be poorly constructed. May not have a shower pan or adequate water-proofing. Tiles are separated at corners. One shower head removed or missing. Water piping to showers is also poorly secured/installed.
May be clogged with paper/debris.



OTHER:

- There is some drain and/or water piping inside the ceiling and one of the columns toward the front of the store on the west side that shows evidence of leakage.



Drains, Wastes, and Vents

Drain Piping Type:
sub-slab leakage.

Cast iron and/or P.V.C. Pipes are not inspected for underground or

Hydrostatic pressure testing and/or video camera testing was not performed to this sanitary drain system. Therefore, due to its age and the type of piping, it is suggested that the buyer retain a reputable and qualified company for this service before the purchase of this property.

FLOOR DRAINS:

- Some floor drains have loose or missing covers.

CLEAN-OUT(S):

- Plastic clean-out cap sticking-up from floor at the hallway by the bathrooms is a possible tripping hazard.

Water Heating Equipment

- Two 30 gallon electric water heaters. The water heater in the closet where the circulating pump is located is approximately 15 years old and the bathroom water heater is approximately 1 year old. The water heater in the women's restroom is energized but did not appear to be working. There is no disconnect switch, no strain relief and the water heater jacket was apparently energized (**shock hazard**).



SAFETY VALVE & DRAIN:

- The water heater in the women's bathroom does not have a drain on the T&P valve. The T&P valve should drain to the exterior or to a floor drain.

BURNER/HEATING ELEMENT(S):

- Unable to determine if water heaters are functioning.

PARTS, CONTROLS & PAN:

- The water heater in the women's bathroom doesn't have an overflow drain pan.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>HVAC System</u>	

Five HVAC packaged rooftop units for this building

- ?? age Lennox for rear southeast with rusted disconnects
- 1997 Carrier for rear southwest
- Two 2006 Carrier for front north – broken belt off motor
- ?? age Carrier for middle west – cover off unit
- Blank spaces from previous units at east side roof



I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Appliances</u>	

BATHROOM EXHAUST VENTS/
HEATERS:

(D) Clean in all bathrooms and install vents properly to exterior

BATH VENTS/HEATERS:

- Unable to determine whether or not bathroom exhaust fans are working.

OTHER VENTS:

- Exhaust fan control in conference room/office did not appear to be functional.



Water Softener:

The water softener equipment is very old and did not appear to be functional.



FIRE SPRINKLER EQUIPMENT:

- Able Inspection Company does not inspect fire sprinkler systems. However, significant corrosion and at least one leak was observed at one of the main valves, and the pressure regulator(?) valve is also corroded. The alarm control pad shows a fault. This equipment should be examined and tested by a licensed fire sprinkler company. This fire sprinkler system serves other areas of this same strip center.



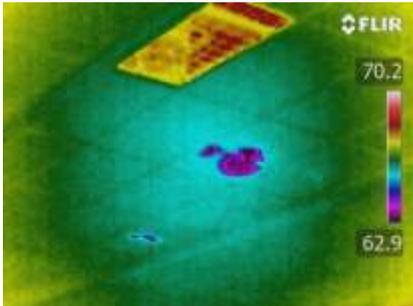
MISCELLANEOUS INTERIOR AND EXTERIOR OBSERVATIONS

- Wall and ceiling damages at front northeast and west walls
- Worn and compromised vinyl flooring tiles and water stained from roof and fire sprinkler leakages
- Active water leakages at rear south wall from main water piping and pump and fire sprinkler piping and valves
- Damaged drywall at northeast column and mold propagation
- Significant evidence of sub termite infestation and damages at middle wall peg board with tunnels on interior rear concrete wall
- Stains inside rear doors, several 2nd level rooms on wood deck and carpet
- Stains off HVAC unit metal plenums from roof leaks
- Damaged rear doors and wood panel at front northeast window
- Stains and damages at bathrooms and janitor station
- Multiple stained and damaged ceiling tiles
- Unknown function of conveyer machine and individual heaters
- Stained and compromise exterior stucco plaster with random cracks

PICTURES AND INFRARED IMAGES ON HOBBY LOBBY BUILDING



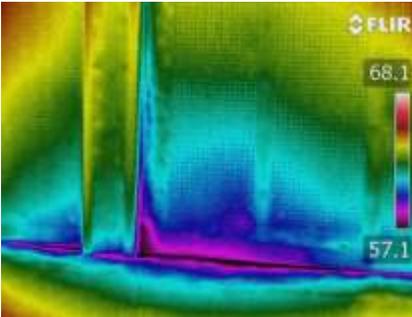
Water leakage in front east ceiling wall



Water stained ceiling files



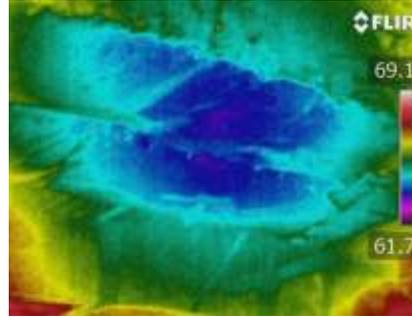
Leakage off fire sprinkler head



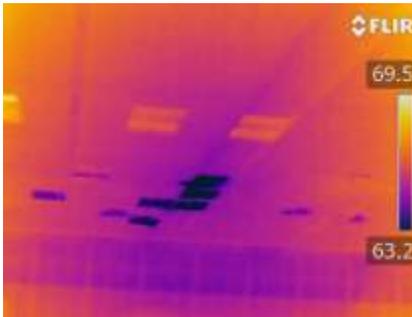
Water at base of front east wall



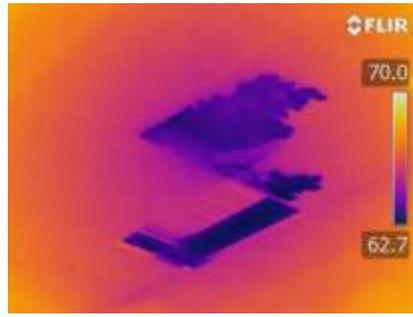
Water image in front east wall



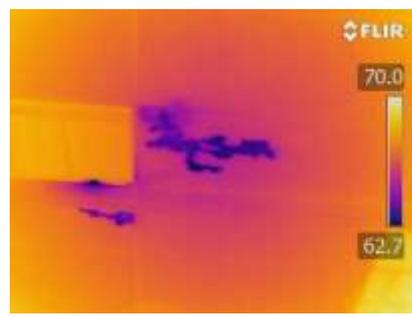
Water images off HVAC plenum

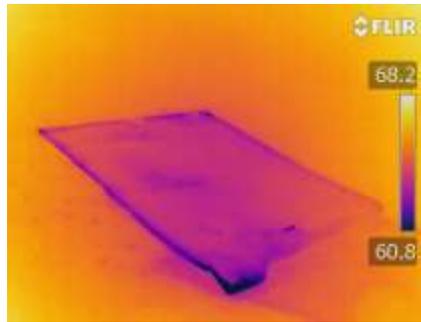


Water images on ceiling tiles from leaks



Water stained ceiling files





Wet ceiling tiles on floor



Second level carpet stains



Broken bay door torsion spring



Broken lights



Corrosion on water piping in water heater closet



Corrosion on water pump from leaks



Damaged HVAC duct in second level



Fire sprinkler head leak



No railing and side rails in stairs



Panel cover removed



Stains and damages inside rear doors



Stains at rear south wall



Stains in janitor station



Stains off HVAC plenums from roof leakages



Wet ceiling tiles from roof leaks



Active water on floor in Hobby Lobby



Water stains and active leakage in Hobby Lobby



Water stains and mold on drywall in Hobby Lobby