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Tom Klien
216 2nd Street E.
Hastings, MN 55033

September 24, 2019

Re: Electrical Assessment

Dear Tom:

Upon careful inspection of the properties at 214 & 216 2nd Street E., we found significant damages to the electrical system and associated equipment (see attached photos). These damages should be addressed as soon as possible as they present a serious risk of electrical fire and/or electrical shock.

Summary of Damages

1. Exterior - Main electrical service including meter sockets, main breakers, fittings, wire and some conduits.
2. Interior – (5) circuit breaker panels, circuit breakers and some electrical feeders (wire).

Recommendations

1. Replace main electrical service (meter sockets and main breakers) and update grounding to meet current code requirements.
2. Replace (5) existing circuit breaker panels and install new AFCI circuit breakers where required by code.

Notes

1. The existing electrical feeders (conduit and wire) between the meter sockets and breaker panels appear to be reusable and may not need to be replaced.
2. It is not uncommon, when installing AFCI circuit breakers on older wiring, for the AFCI breaker to detect an existing branch circuit wiring fault. Said fault (short-circuit, ground-fault, etc.) would need to be repaired before inspection.

Please do not hesitate to give me a call if any questions or concerns.

Sincerely,

Patrick Lynch

Patrick Lynch





Inspection Report
214 - 216 E. 2nd Street
Hastings, MN 55033

09/24/19

Although the main electrical service is on the south side of building 216, it also feeds building 214. Code requires each structure (PID number) to have its own electrical service.



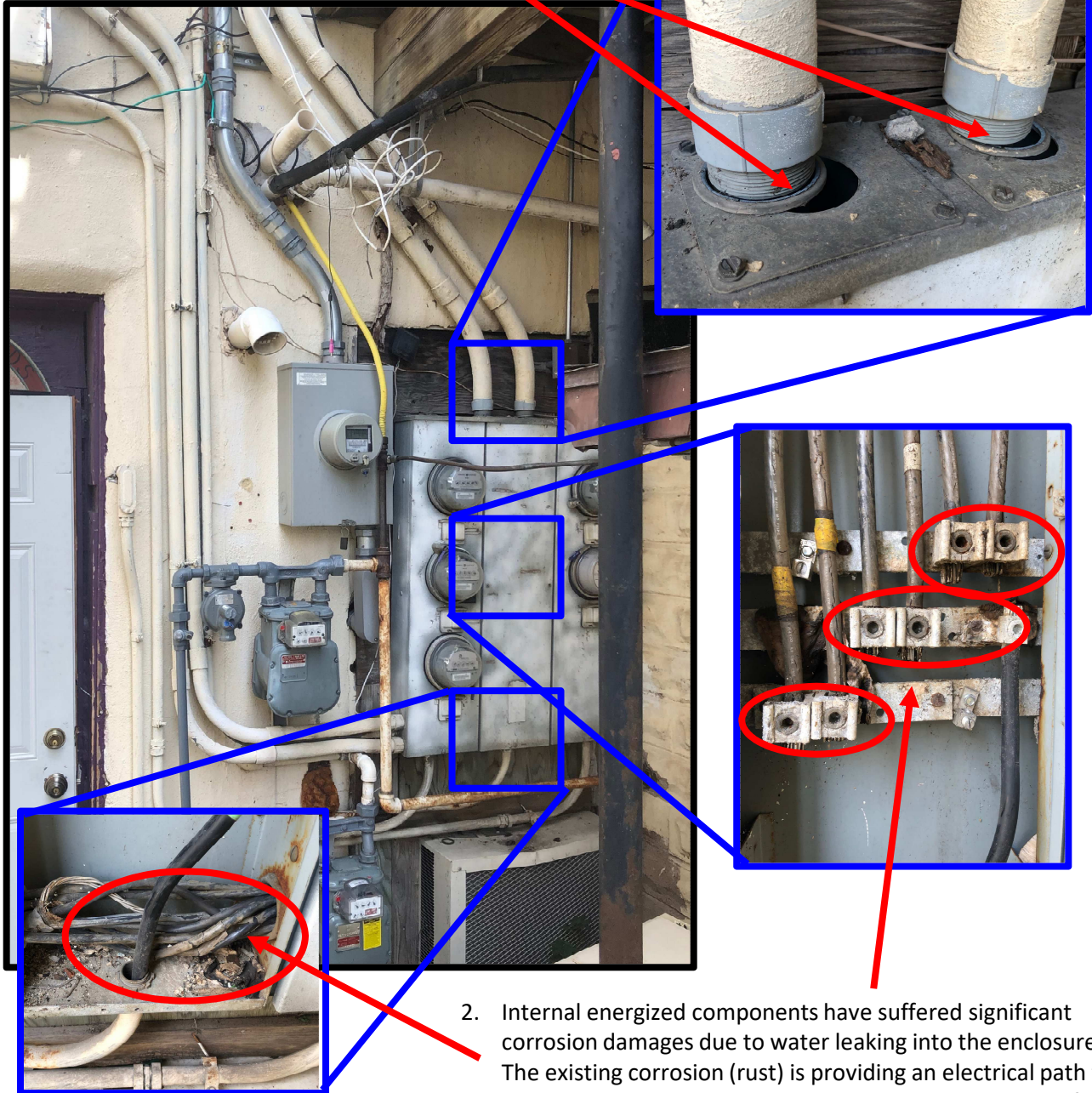
2 of the existing meters feed building 214 and 3 of the existing meters feed building 216.



Inspection Report
214 - 216 E. 2nd Street
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09/24/19

1. Damaged fittings on top of the meter socket is allowing water to enter the enclosure causing significant corrosion to the electrical components.



2. Internal energized components have suffered significant corrosion damages due to water leaking into the enclosure. The existing corrosion (rust) is providing an electrical path to ground and will most likely cause a serious short-circuit fault resulting an electrical fire.

WARNING – Existing conditions present a serious risk of electrical fire and/or electrical shock. Do not use until repaired and inspected.



Inspection Report
214 - 216 E. 2nd Street
Hastings, MN 55033

09/24/19

3. The (5) existing electrical panels were manufactured by Federal Pacific (FPE). FPE equipment is known to have caused many electrical fires and was taken off the market in the early 1970's.
4. The existing (5) panels are in very poor condition and are not compatible with AFCI circuit breakers as required by code. These panels should be replaced as soon as possible.



Recommendations

1. Replace the existing damaged main service with (2) new services (1 of each structure).
2. Update the main service grounding as needed to meet current code requirements.
3. Replace (5) existing FPE panels with new GE panels and AFCI circuit breakers as required by code.

WARNING – Existing conditions present a serious risk of electrical fire and/or electrical shock. Do not use until repaired and inspected.