

Commercial Property Inspection: TYPES OF PROPERTIES WE INSPECT



Businesses & Public Buildings

self-storage facilities • car washes • gas stations •
churches • schools • amusement centers • restaurants
• museums • libraries

Retail Properties

pad sites • office suites • single-occupancy offices •
strip malls • shopping centers



Commercial Offices

single-story and high-rise office buildings • flex spaces
• multi-use facilities • medical and dental office suites •
condominiums • residential buildings converted to
commercial space



Multi-Unit Residential Properties

apartment buildings • condominiums • townhome developments

Industrial Properties

manufacturing facilities • warehouses • commercial condominiums • distribution centers • art studios • showrooms • co-op spaces



Hospitality Properties

hotels • motels • resorts • convention centers

Commercial properties are dynamic. Some host and serve customers, clients and guests — along with their workforce — nearly 365 days a year. Some operate 24 hours a day. The high-traffic usage and subsequent wear and tear that commercial properties undergo mean that having the physical condition of the property assessed by a commercial inspector is especially important — from both a financial standpoint and safety perspective.





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Commercial Property Inspection: HOW TO PREPARE FOR A COMMERCIAL PROPERTY INSPECTION

1. Visit the property on multiple occasions and at various times of the day (and night, if possible) before the day of the walk-through survey.

This will give you a better feel of how the property operates and aid you in discovering potential deficiencies and items of interest to mention to the inspector, such as:

- unusual noises (i.e., HVAC or plumbing system);
- uneven distribution of airflow; or
- unpleasant smells.

NOTE: The inspector will only examine readily accessible areas, so have any obstacles removed before the scheduled walk-through survey.

2. Outline your objectives for the inspection.

Review the International Standards of Practice for Inspecting Commercial Properties (ComSOP), and make notes about any work you want to be completed or excluded that deviates from the ComSOP. Be prepared to inform us of:

- timeframe and deadlines;
- recent or planned building repairs and renovations;
- previous and intended building use; and
- building maintenance and repair responsibilities assigned in the real estate transaction.

Ask me about our recommended ancillary inspection services!

3. Consolidate pertinent information about the property.

Obtain documents and records from the building's current owner, manager, or tenant. Some relevant documents may include lease agreements, Certificates of Occupancy, building and fire code violations, service contracts, repair invoices, and maintenance records. Many critical issues can be inferred about the building and its history from these documents and records.



4. Coordinate interviews and develop pre-inspection questionnaires.

Arrange to have the building's current owner, manager, or tenant present on the day of the walk-through survey for a short period of time. If the individual is unable to attend, we can provide a pre-inspection questionnaire to be completed by email or phone. The completed pre-inspection questionnaire should be returned to us before or on the day of the walk-through survey.

5. With most commercial real estate contracts, everything is negotiable.

Discuss with us any special points of interest and details that are relevant to your situation for your lease or purchase transaction. Our service is customizable to meet your particular needs. We can identify the property's strengths and weaknesses so that you're armed with information that can help you negotiate the most advantageous terms.

Because every commercial inspection project is different, contact us today to discuss your specific needs.



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Commercial Property Inspection: ABOUT OUR PROCEDURE

The goal of a commercial property inspection is to provide you with an inventory of the building's major systems and components, and an evaluation of their functional and physical condition. These findings will highlight the property's strengths and potential deficiencies, along with deferred maintenance issues. Gathering this information is the process of due diligence and where commercial inspectors play a key role.

Our Standard Commercial Property Inspection

We adhere to CCPIA's comprehensive Standards of Practice and strict Code of Ethics. Our standard service includes:

- **Scope of Work:** All inspections can be customized to meet your needs. Together, we can set the scope of your inspection to ensure that you receive all of the relevant information you need to assist you with your decision-making for buying, selling, maintaining, or improving the property.
- **Property Research:** For this portion of the inspection, we will conduct research on the subject property, including document review, interviews, and pre-inspection questionnaires. Many potential deficiencies can be identified about a building this way, as well as in reviewing its history.
- **Walk-Through Survey:** We will conduct a thorough on-site visual examination of the property's physical condition, focusing on the building's critical systems and components.
- **Report:** The final product of a commercial property inspection is the written report. It will contain concise details from the walk-through survey, documents procured, the results of interviews conducted, and any other third-party reports ordered as part of the commercial property inspection.

Additional Inspection Services:

- We offer whole-building or single-system inspections on various types of commercial properties.
- We use a team of qualified professional experts in relevant areas to provide you with the level of certainty you require.
- We can work directly with technical property managers to provide proper documentation about the property.

**Ask us about our additional services
and specialty inspections!**



Commercial Property Inspection: WHAT TO EXPECT

As with any business decision, it's always smart to hire the right person for the job. We specialize in commercial property inspections.

As a baseline, a commercial inspection includes an examination of the condition of a property. It provides an inventory of the building's major systems and components, and an assessment of their physical and functional condition. These findings will reveal the property's strengths and potential deficiencies, as well as deferred maintenance issues.

Many of the deficiencies that we identify in our reports for clients are related to:

- poor installation and workmanship;
- inadequate design for the intended use;
- conditions that can lead to major defects;
- deferred maintenance;
- safety hazards;
- environmental damage or risks; and
- systems near the end of their service life.

All commercial buildings have limitations and are generally costly to maintain and repair, and a commercial property inspection will help you better address the issues that will impact the building from a physical standpoint and financial perspective, as well as the health and safety of the building's occupants. This information can potentially save you thousands of dollars in the long run, and ultimately help you decide whether a property is a sound investment.

Like any commercial real estate, a commercial property inspection is an investment, and investing should never be done haphazardly or allow for important items to be overlooked. So, contact us to schedule your inspection.



