



Commercial Property Inspection: What to Expect

The commercial inspector will comply with the International Standards of Practice for Inspecting Commercial Properties (ComSOP) – the industry-accepted commercial inspection guidelines, and a proven process and system. As a baseline, the assessment includes the following services:

- 1) **Walk-through survey.** This is the portion of the service where the inspector conducts a thorough on-site visual examination of the property's physical condition. The assessment is focused on the building's critical systems and components, including the following:
 - heating and ventilation systems;
 - cooling system;
 - plumbing system;
 - mechanical and electrical systems;
 - roof surface, drainage, and penetrations;
 - exterior elements and fixtures;
 - general topography of the building site;
 - parking areas and sidewalks (to check for barriers to accessibility);
 - wood decks and balconies;
 - basement, foundation, and crawlspace;
 - doors, windows, and interior;
 - life safety components;
 - kitchen area, including storage; and
 - other site-specific areas of concern.

Depending on the scope of the project, the commercial inspector may use a team of specialty consultants who provide expertise in relevant areas during the walk-through survey.

- 2) **Document procurement and review.** For this portion of the service, the commercial inspector requests and reviews documents and records about the property. Some relevant documents may include lease agreements, Certificates of Occupancy, repair invoices, and maintenance records. The commercial inspector will also interview person(s) with the most knowledge about the condition of the building. Many potential deficiencies can be identified about a building this way, as well as in reviewing its history.
- 3) **Inspection 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.

The inspection report will basically include a detailed summary of the inspector's findings. This will provide the client 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. The inspection report can be used to understand and 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.

Schedule a Commercial Property Inspection

Every inspection and subsequent report will be different based on the type of property and its use, the Scope of Work for the inspection, and even the inspector, so previous inspection reports should not be relied upon as an accurate record of its current condition. Contact me to discuss the specific needs for the project.

