

UNDERSTANDING YOUR REPORT:

A Commercial Property Inspection is a non-invasive visual examination of a commercial building, performed for a fee, which is designed to identify observed Critical defects within specific components of the inspected property. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the commercial property, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A commercial property inspection is intended to assist in evaluation of the overall condition of the property and/or building. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A commercial property inspection will not reveal every concern that exists or ever could exist, but only those critical defects observed on the day of the inspection, items which may be of interest to the client and/or items agreed upon in writing.

A critical defect is a condition with a commercial property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a critical defect.

USE OF PHOTOS AND VIDEO: Your report includes photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

SCOPE OF THE INSPECTION: All components designated for inspection in the Certified Commercial Property Inspectors Association Standards of Practice are inspected, except as may be noted as a "Limitation of Inspection" within this report. It is the goal of the inspection to put a commercial property buyer or renter in a better position to make an informed decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the inspection agreement or review the full standards of practice at: <https://ccpia.org/wp-content/uploads/ComSOP-2022.pdf> for a full explanation of the scope of the inspection. The commercial property inspection is a visible, non-invasive inspection of the commercial property on the day of the inspection only.

TEXT COLOR SIGNIFICANCE:

BLACK text is general information and descriptions of the systems/components installed at the property.

BLUE text are observations and information regarding the condition of the systems and components of the commercial property. These include comments of deficiencies which are less significant but should be addressed; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text are comments of significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

Text with YELLOW highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.