

BUILT ON A ROCK
INSPECTIONS



Commercial Property Inspection for Buyers

Commercial property inspections are performed for first-time buyers and longtime investors who want to add to their portfolio. It's one of the smartest decisions they can make during their due-diligence contingency period. Regardless of a client's experience in buying commercial real estate, the commercial inspection is an investment, and investing should never be done haphazardly or allow for important items to be overlooked.

A commercial property inspection will provide information on the physical condition of the property as a whole. It will also list 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, as well as deferred maintenance issues.

As Warren Buffett – arguably the most notable investor of all time – once said, “Risk comes from not knowing what you're doing.” Hence, prospective clients should only invest in what they understand. And the commercial property inspection will help them do just that.

About the Inspection

The commercial property inspector will comply with the International Standards of Practice for Inspecting Commercial Properties (ComSOP) -- the industry-accepted commercial inspection guidelines and an established process and system. The inspector will look specifically for issues the buyer will want to know about before purchasing the property.

As a baseline, the assessment will include a thorough visual inspection that 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.

The commercial inspector may identify deficiencies related to:

- poor installation and workmanship;
- inadequate design for the intended use;
- deferred maintenance;
- environmental damage or risks; and
- systems near the end of their service life.

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. Contact Built on a Rock Inspections at (509) 992-9716 or email

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