



## Specialty Real Estate Inspection

Specialty real estate inspections are performed for a variety of property types, including:

- self-storage facilities;
- car washes;
- gas stations;
- amusement centers;
- restaurants;
- museums;
- churches;
- schools; and
- libraries.

Specialty real estate inspections are conducted for different types of real estate transactions and clientele, include building owners, net lease occupants, and commercial property investors.

Commercial inspectors understand that these properties are designed for a specific purpose and are able to provide a comprehensive assessment of the physical condition of the property to meet the client's needs. The commercial inspector will work with the client to determine the appropriate scope of work for the project to ensure that they receive the documentation and information they need.

### About the Commercial Property Inspection

The inspection will be performed in accordance with the International Standards of Practice for Inspecting Commercial Properties (ComSOP) — an industry-accepted guideline and a proven process and system.



The commercial inspection is a thorough visual 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.

All commercial buildings have limitations and are generally costly to maintain and repair. The commercial property inspection will help the client better understand how well the property is holding up, as well as give them a good idea of anticipated maintenance and repairs moving forward from the day of the walk-through survey.

### Schedule a Commercial Property Inspection

Regardless of the scope of the inspection ordered, the commercial inspection report will describe any physical deficiencies that could highlight the need for an expensive repair and/or risk to the safety of the building's occupants. Contact Built on a Rock Inspections at (509) 992-9716 or email [mathew@builtonarockinspections.com](mailto:mathew@builtonarockinspections.com).

