

The Commercial Inspector

A Monthly Newsletter from National Property Inspections

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ask the inspector

What does the inspector look for in interior elements for a commercial property inspection?

When inspecting the interior of a commercial building, the inspector will observe typical common interior areas including but not limited to lobbies, corridors, assembly areas and restrooms. The inspector will conduct a visual inspection of the overall condition of the interior area.

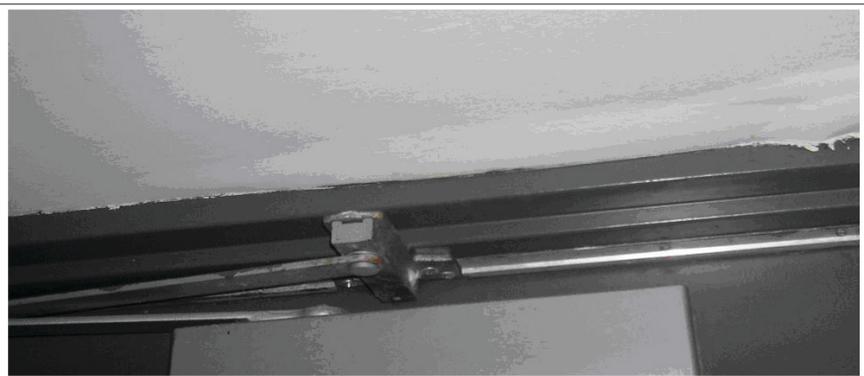


The following are some areas and items that may be observed and documented to determine the building's condition:

- » Document the type and condition of the floor covering, wall covering and ceiling materials.

Snapshots from the field

What's wrong with this photo?



Did you notice the warped ceiling to the upper right of the door? This is an obvious sign of a leak in the ceiling that needs to be taken care of.

- » Document trip hazards in the floor and the levelness of the floor.
- » Document cracks in the floors, walls and ceiling. Cracks can be caused by wood framing materials drying out, concrete curing or structural movement.
- » Document evidence of water intrusion or staining from a plumbing leak, water entering through the wall or roof, or condensation from HVAC units or ductwork.
- » Document the type and condition of doors and trim to determine whether the doors are installed correctly or showing evidence of structural movement.
- » Document the condition of light fixtures.
- » Document condition of the bathroom fixtures
- » Document the types of rooms that are present in the interior space and the condition.
- » Document the condition of tenant or warehouse spaces if applicable.
- » Document the condition of the stairs and vertical transportation if applicable.

The report to share the findings is usually a combination of narrative and checklist format that includes representative photos of the space as well as photos of the issues documented. The report can assist the client in the decision process and can be a good first step in completing the due diligence process.



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maintenance matters

Don't Let Ceiling Stains Stick Around

If you notice stains on the ceiling of your building, it's a sign of a leak, and there's no better time than now to fix the cause of unsightly ceiling stains.



The first step is to find out what caused the stain — it was likely a leaky roof or pipe — and fix the problem. Otherwise, once you cover the ceiling stain, you'll just wind up with another one in its place. Call a certified roofing contractor or a certified plumber to fix the problem, and you'll definitely want to do this as soon as possible. After the leak is fixed, the next step is to repair or replace the areas in the ceiling that were damaged.

for your information

What Commercial Clients Does NPI Serve?

Investors: Prepurchase and property condition assessments (PCAs)

Corporations and owner-occupants: Maintenance and prepurchase inspections

Real-estate investment managers and trusts: Third-party documentation reports

Owners with tenants leasing buildings: Maintenance inspections to document deferred maintenance issues

Commercial lenders: Draw/progress inspections on new construction or major remodeling projects

Banks, lenders and bank trust departments: Verify business activity or occupancy, verify condition of the property, verify assets/inventory for floor-planning lenders

Insurance companies: Verify repairs after claims or for underwriting of coverage

Property management companies: Determine the condition of properties under management or tenant care

Tenants — local and national: Document current condition of property for pre- and

exit-lease inspections, perform maintenance inspections, verify condition prior to occupancy, protect a tenant's security deposit for triple-net lease

Attorneys: Inspections on behalf of clients

Commercial mortgage companies: Document building occupancy/use/condition

Architects, engineers & construction project managers: Comprehensive site surveys

Retailers: Inspections before a retailer builds out or occupies the building

Did you know?

Even if your commercial building is vacant, it still needs your attention. Vacant buildings are vulnerable to vandalism, theft and squatters, so they need to be checked on regularly.

Additionally, vacant buildings should be inspected regularly, just like occupied buildings. A good example is the building that one of our inspectors inspected that had a leaky roof and steel trusses. The leaking had been allowed to go on for so long, that the trusses were completely rusted, and the entire roofing system needed to be replaced. Don't let this happen to you. Call your local NPI inspector to have all of your buildings — even vacant buildings — inspected.