COMMERCIAL INSPECTION – *Five or More Living Units or Retail/Office/Industrial.*

A commercial building inspection is a survey and basic operation of the systems and components of a building. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

A commercial building inspection report identifies material deficiencies observed in the inspected building's components and systems which, in the opinion of the Inspector, are not functioning as intended or are at the ends of their service lives.

Inspections are not technically exhaustive and apply to the primary building(s).

A commercial building inspection includes the readily accessible systems and components or a representative number of multiple similar components

Foundation, Basement, and Under-floor Areas

1. *Foundation system*
2. *Floor framing system*
3. *Under-floor ventilation*
4. *Foundation anchoring and cripple wall bracing*
5. *Wood separation from soil*
6. *Insulation*

Exterior:
1. *Surface grade directly adjacent to the buildings*
2. *Doors and windows*
3. *Attached decks, porches, patios, balconies, stairways, and their enclosures*
4. *Wall cladding and trim*
5. *Portions of walkways and driveways that are adjacent to the buildings*

Roof Covering
1. *Covering*
2. *Drainage*
3. *Flashings*
4. *Penetrations*

Roof Framing
A. *Items to be inspected:*
1. *Framing*
2. *Ventilation*
3. *Insulation*

Plumbing
1. *Water supply piping*
2. *Drain, waste, and vent piping*
3. *Faucets and fixtures*
4. *Fuel gas piping*
5. *Water heaters*
6. *Functional flow and functional drainage*

Electrical
1. *Service equipment*
2. *Electrical panels*
3. *Circuit wiring*
4. *Switches, receptacles, outlets, and lighting fixtures*

Central Heating and Cooling
1. *Central heating and cooling equipment*
2. *Energy source and connections*
3. *Combustion air and exhaust vent systems*
4. *Condensate drainage*
5. *Conditioned air distribution systems*

SECTION 8 – Building Interior

1. *Walls, ceilings, and floors*
2. *Doors and windows*
3. *Stairways, handrails, and guardrails*