



## **Super Inspector Commercial**

*A Division of Super Inspector*

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***Serving the Greater DFW and Austin Areas***

Super Inspector Commercial, is a division of Super Inspector that has specialized in commercial building inspections for more than 15 years. We are geared to move quickly and focus all our efforts on providing you with the necessary information to make an educated decision. Our reports are designed for quick decision making, with an easy-to-follow summary of recommendations, costs and priorities.

### **PROPERTIES TYPES INSPECTED:**

Commercial property inspections are extremely important for both safety as well as making sure to get the most out of your property investment. Super Inspector Commercial utilizes a dedicated process to insure the buyer can make an educated decision when it comes to purchasing commercial properties.

Super Inspector Commercial offers Property Condition Assessments (PCAs) for the following:

- Warehouse and Light Industrial – office space and warehouse
- Retail Stores – may include multiple storefronts or residential space with store front
- Office Spaces – ranging from small, stick & brick structures to tall towers
- Apartment Buildings and Multi-Family Residences – ranging from small four-unit buildings to large multi-unit high rises
- Special Purpose Facilities – arenas, hospitals, schools, airports, churches, etc.

View Sample Reports at [www.YourSuperInspector.com/commercial-reports/](http://www.YourSuperInspector.com/commercial-reports/)

### **PROPERTY CONDITION ASSESSMENT:**

Our services will meet or exceed the ASTM standard ASTM2018-15 protocol for Property Condition Assessments.

A Super Inspector Commercial Property Condition Assessment includes a description of the building's systems and components, observations of deficiencies with detailed pictures, and estimated cost for recommended repairs and improvements. The field work and report writing will be carried out by a licensed inspector who specializes in the area of building inspections. We use technology and a qualified team of experts to properly identify the condition of structures, mechanical systems, plumbing and electrical units.

Areas to be inspected:

- The structure, including foundation elevation measurements when applicable.
- The grading and drainage, including WDI report when applicable.
- The electrical system.
- The heating systems.
- The air conditioning systems.
- The ventilation system.
- The plumbing system and fixtures.
- The roof surface (weather permitting), including flashings, drainage, and chimneys.
- Interior components (concentrating on non-cosmetic considerations).

- The exterior wall components, from the exterior, including doors, windows and signage.
- Insulation spot-checks, including thermal imaging
- The parking lot, signage and lighting systems.
- Landscape components including irrigation systems, walkways, driveways (excluding sewers) and retaining walls.
- Limited ADA accessibility review.
- Onsite sewage facilities.

#### **PROPERTY ASSESSMENT REPORT AND COST ESTIMATES:**

The purpose of a Property Condition Assessment (PCA) is to provide an observation and report on the physical condition and maintenance of the property and its improvements. Super Inspector Commercial is glad to coordinate services and include all findings in a unified, final report. The report will address items that we believe are significant for the continued operation of the facility in its current usage and occupancy, consistent with comparable properties of similar age.

The PCA report will include a summary of findings and estimated costs for repairs and improvements. Opinions of estimated costs for recommended repairs will be divided into four categories: Immediate, Short Term, and Long Term, and Discretionary repairs and improvements.

- Immediate repairs and improvements are those repairs that are beyond the scope of regular maintenance that should be performed within one year of the date of the report.
- Short-term repairs and improvements are those items needing repair or replacement to remedy physical deficiencies, such as deferred maintenance, that are beyond the scope of regular maintenance that should be undertaken on a priority basis within one to two years.
- Long term repairs and improvements consist of capital improvements that the buyer may need to budget in the next three years and beyond.
- Discretionary repairs and improvements list items that are optional upgrades or costs that may be share fully or in part with current and future tenants.

Suggestions for repairs and upgrades have been provided for selected conditions and should not be considered all-inclusive. The recommendations are for remedial actions that are considered beyond the normal maintenance of the building. Costs are provided for recommendations expected to exceed \$3,000. The costs are only intended to provide an order of magnitude, and do not include any engineering design or construction management fees. Contractors should be contacted for exact quotes.

The report will be emailed upon completion in Acrobat PDF format for your immediate review and redistribution as you desire. Upon request, a bound hardcopy of the report can be delivered by courier.

The project is to be completed and the final report submitted within ten (10) business days of the on-site inspection. In most cases, the inspection and report can be completed within a week. We are committed to doing everything in our power to help meet your real estate investment timetable.

#### **SCOPE OF PROPERTY CONDITION ASSESSMENT:**

The report will be a professional opinion, based on the accessible, visible components and systems of the building. We evaluate the current physical condition, we do not perform a design analysis. We visually review the performance, looking for evidence of distress. It should be

understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee of warranty can be offered or implied. The assessment does not include the operation of process equipment.

The report will identify deficiencies based on a sampling inspection technique. For example, in a 100-foot by 20-foot brick wall, there are roughly 13,500 bricks and 12,000 feet of mortar joints. A brick by brick examination and report would require several hours for this component alone. As a practical alternative, we use our professional judgement and experience to inspect areas and components most likely to show deficiencies. This means that in some cases we will not find localized problems that were detectable.

The report will point out areas requiring improvement. It will not provide specifications or methods for performing the work. In some cases, a more detailed study and further evaluation by a specialist is needed to determine what action, if any, is appropriate. The intent of the visual roof and parking garage/space inspections is to give a general classification of the condition and to recommend whether a more detailed inspection should be undertaken.

For larger multi-unit properties, the inspection will include a sampling of units. This sample is generally considered adequate to develop a report on the general condition of the property. Additional units may be inspected for an additional fee.

Items excluded from the basic property assessment include, but are not limited to, fire protection equipment, fire regulation compliance, building code and municipal bylaw compliance, security systems, telecommunication systems, process and recreational equipment and appliances. If deemed necessary, any of the above could be included on an additional fee basis.

No comment is offered on environmental concerns such as urea formaldehyde foam insulation, asbestos, radon gas or polychlorinated biphenyls (PCBs).

#### **ADDITIONAL INSPECTION SERVICES:**

One or more of the following additional services can be included with the Property Condition Assessment.

**Outstanding Building Code or Fire Code Violation Inquiries - \$150.00**

The ASTM standard recommends that inquiries be made to the local authorities regarding any outstanding building code or fire code violations. As this work may be duplicated by your solicitor as part of the due diligence process, we allow this aspect to be excluded by choosing to waive these services on the final Proposal Acceptance Letter.

This search requires a letter of consent from the current owner of the building, and the report from the municipality is usually received about two (2) weeks after request.

If requested, a search for outstanding building code and fire code violations may be conducted through the appropriate municipal departments for an agreed upon fee as noted above. Please note that this is a search of municipal records only and is not an inspection or evaluation of the property. Please see Fire Safety Inspection section following.

**Fire Safety Inspection - \$500+ (Depending on size and complexity)**

A visual, non-destructive inspection of the property with respect to the fire protection and life safety requirements of the local fire code may be conducted by an agreed upon specialist. The inspection includes a general review of items such as the following:

- Sprinkler System
- Fire Separation
- Fire Alarm Systems ☒ Fire Stopping
- Portable Extinguishers ☒ Fire Safety Plans
- Exits
- Exit Door Hardware
- Emergency Lighting

**Pest Evaluation - \$250.00+ (Depending on size and complexity)**

A pest evaluation with an estimate of required treatment and recommended maintenance program will be conducted by a licensed pest control contractor. The pest evaluation will include inspection for rodents, insects, and a WDI (Wood Destroying Insect) Report.

**Phase 1 Environmental Site Assessments - \$1800+ (Depending on property size and type)**

A Phase 1 Environmental Site Assessments (ESA) can be conducted by a recommended auditor conforming to current standards. This non-intrusive study will include a review of the former site land use and ownership. A site inspection will also be conducted as part of this assessment including, where available, historical aerial photographs of the site and vicinity and, if possible, discussions with the personnel on site who are familiar with the operational history. Government agencies and local municipalities will be contacted upon client approval. A site inspection to ascertain environmental issues as the property will also be conducted as part of this assessment.

The Phase 1 ESA may identify environmental conditions that require further sampling or testing. Detailed studies beyond the scope of this environmental investigation may be required for asbestos testing and inventory, assessment of soil or ground water impairment and/or clean-up work.

It should be made clear that even with the most extensive testing and investigation, it would not be possible to provide complete assurance that there are not contaminants anywhere on the site. This is a process of highlighting the risks, while not eliminating them.

Once award of a Phase 1 ESA is made, offsite work will commence immediately. This offsite work consists of review of historical databases and records in addition to contacting appropriate regulatory authorities. Some charges for this work will still be incurred even if the Phase 1 ESA is cancelled before the actual site visit. Charges for this work will be billed in accordance with the auditor's hourly fee plus disbursements.

**Elevator Inspections - \$300.00+**

A review elevator equipment condition with an estimate of required and recommended maintenance and capital expenditures may be conducted by an agreed upon specialist. Some building owners maintain comprehensive maintenance contracts for the elevators. In these situations, an elevator inspection may not be needed.

**Process Systems and Equipment - \$250.00+**

An inspection of the processing equipment, such as those related to commercial kitchens and restaurant operations, may be performed by an agreed upon specialist.

**Detailed Asphalt Examination - \$500.00+**

The basic building inspection includes a visual survey of the driveways and parking areas around the building. A more intensive inspection of the asphalt may be undertaken by an agreed upon asphalt contractor. This will include a visual and photographic inspection of the pavement and coring through the asphalt at several locations, excavating through the granular material to determine the thickness of the layers and examine the sub-grade material. The report will comment on the adequacy and remaining life expectancy of the pavement and suggest timing and estimated cost for remedial work, if recommended. A

detailed asphalt examination generally requires three (3) business days advanced notice and a further seven (7) days for the completed report.

**Detailed Roof Evaluation - \$150.00+**

A more detailed roof evaluation, including roof cuts if deemed necessary, may be performed by an agreed upon roofing specialist.

**Main Waste Line Scope - \$250.00**

An internal video examination of the main sewer drains (sanitary and storm but excludes laterals into individual units) with written and videotape reports may be performed by an agreed upon licensed specialist plumbing contractor.

**CLIENT'S RESPONSIBILITY:**

Building Plans, Specifications and Records – If these exist, they should be made available. Working drawings or as-built drawings are preferred. Drawings will be referenced for general information only; a review to ensure fidelity of construction, building code compliance or a design analysis will not be undertaken.

Building Access – The client is responsible for assuring that access is available to all areas of the building, including electrical rooms, mechanical rooms and main water service entrances.

**Thank you for your interest in Super Inspector Commercial. Please feel free to call should you have any questions. We look forward to working with you.**