



WHITE GLOVE BUILDING INSPECTIONS, INC.

(630)428-4555 Call - (630)495-4555 Text

WhiteGloveInspections.com - Info@WhiteGloveInspections.com

## WHAT IS A COMMERCIAL BUILDING INSPECTION?

A commercial building inspection is a thorough evaluation of a building's condition, from the structure and roof to the mechanical systems like the electrical, heating, plumbing and safety components. Unlike residential inspections, commercial building inspections are focused on systems not found in your typical home inspections, like flat roofs, higher power electric, and rooftop HVAC units.

### The typical commercial inspection may include:

- Document review: Past maintenance records, permits service calls, repairs, & design plans.
- Site walkthrough: A detailed visual inspection of the property's interior and exterior
- Comprehensive Report: A clear, detailed summary outlining current conditions, needed repairs, and potential long-term costs, called a PCA, Property Condition Assessment.

### Why is this so important?

Commercial buildings represent significant investments – often with large capital outlay, long-term leases, and higher financial stakes. While a furnace for your home may cost \$5,000.00, a rooftop HVAC unit could cost \$30,000.00 with several additional units on that roof.

Key benefits include protecting your investment, identifying costly structural or mechanical issues before you buy, and allowing for firsthand, direct knowledge of the systems for costs to repair or update as needed. As well as planning for future maintenance and repairs, knowing what is likely to need repairs now and attention in the future, helping buyers budget and manage properties more effectively.

### Final thoughts.

A commercial building inspection isn't just a box to check; it's a financial tool for protecting your bottom line. Whether you're purchasing an office building or office condo, a retail center, an industrial building or old church, an investment in a professional building inspection by a qualified company helps you, the realtor, or you, the buyer, make the right choice and financial decision, now and for the future.

We look forward to working with you and your clients.

