

# 7 Inspection Insights

## for Smarter Commercial Investments



### Roofing Problems

Flat or aging commercial roofs are especially prone to hidden damage. Leaks, poor drainage, or patchwork repairs can lead to interior water damage, mold, and costly replacements. We check for signs of wear, pooling water, and whether the roofing materials were installed professionally.



### HVAC Systems Nearing End of Life

Replacing an HVAC system in a commercial space can run into tens of thousands of dollars. Red flags include inconsistent temperatures, excessive noise, poor airflow, and signs of outdated or poorly maintained systems. A failing HVAC can also impact tenant satisfaction and operational costs.



### Electrical System Concerns

Old wiring, overloaded panels, or non-compliant installations are not only expensive to update, they're also safety hazards. We look for proper labeling, code compliance, and capacity to support the building's current and future use.



### Structural Cracks or Foundation Movement

Visible cracks in walls or signs of uneven settling may indicate more serious foundation issues. These can affect everything from the building's stability to insurance eligibility and resale value.



### Plumbing and Drainage Issues

Commercial properties often have complex plumbing systems. Leaks, poor water pressure, or signs of corrosion are all red flags. We also check for proper drainage, as water pooling near the foundation can lead to long-term structural damage.



### Fire Safety and Egress Compliance

Many older buildings fall short of current fire code standards. Missing or outdated alarms, improper exit signage, and blocked egress routes aren't just red flags, they're liabilities. These issues can lead to fines, insurance problems, or safety risks.



### Roof-to-Slab Deferred Maintenance

Signs of long-term neglect, like stained ceiling tiles, rusted fixtures, broken windows, or worn-out parking lots all signal a pattern of deferred maintenance. This often means more hidden issues beneath the surface and higher future costs for your client.