



H2H COMMERCIAL
PROPERTY INSPECTIONS

Date

INSPECTION PROPOSAL

Address

PREPARED FOR:

Name



Call or Text

(432) 315-2068

**We provide
custom commercial property inspections
for buyers, investors, and agents.**

<https://www.h2hcommercialinspections.com>

This proposal expires in 30 days

To our valued client,

Please read the following proposal carefully so you can understand the scope of the inspection.

Additional inclusions, exclusions, limitations, etc. will be in the pre-inspection agreement, which you should read carefully before signing.

Note: All utilities should be on at the time of inspection. When tenants and customers are present during the inspection, it may create limitations. Ideally, access should be provided after business hours.

STANDARDS OF PRACTICE:

Our services conform to the International Standards of Practice for Inspecting Commercial Properties (www.ccpia.org/sop) such that a visual inspection of the following readily accessible elements will be assessed during the walk-through survey:

- FOUNDATION/STRUCTURE – Identify the type of construction and whether the foundation and structural elements are performing.
- ROOF – Inspect the roof covering, drainage systems, penetrations, and flashings, provided that the rooftop access point is no more than 15 ft off the ground or a rooftop access ladder and hatch door are present. Inspectors are not required to walk sloped roofs but may do so at the inspector's discretion.
- HVAC – Identify HVAC systems and operate those systems in normal modes (consistent with the season) to determine if they are heating/cooling as intended. *See below for limitations/exclusions where applicable.*
- ELECTRICAL – Identify the major electrical components and panel amperage and visually identify panel boxes and electrical service.
- PLUMBING – Identify the source of water service, sewer service, and water heating equipment; inspect a sampling of fixtures to verify proper performance.
- INTERIOR – Inspect doors, windows, ceilings, floors, walls, attics, life safety components, fireplaces, cooking areas, and storage.
- EXTERIOR – inspect the exterior of the structure(s), grading/drainage, parking, walkways, and wood decks and balconies.

Also, as part of our standard service, we will conduct research on the subject property, including a review of available records and interviews of person(s) with the most knowledge about the condition of the property. It is the client's responsibility to procure and provide documents for research and for coordinating interviews. The final product of the commercial property inspection is the written report. Visit www.ccpia.org/sop for more information.

LIMITATIONS AND EXCLUSIONS:

- We do not inspect for ADA compliance
- We do not inspect restaurant grade equipment, air compressors, hydraulic lifts, underground storage tanks, or any other specialized equipment not identified in the standards of practice
- Inspection of any lawn irrigation systems, swimming pools, and/or any detached structures are an additional cost and are ***not included*** in this proposal
- While we may provide repair cost estimates on select, larger items at our discretion, we are not an estimating service or general contractors who can provide quotes for work that needs to be done. We cannot provide a cost estimate to fix everything in the inspection report.

FEE AND REPORT DELIVERY:

This inspection report will be delivered within 3 business days of completing the inspection. Full payment is due before the release of the written report.

This proposal and fee are valid for 30 days from the date of this proposal.

ACCEPTANCE:

While all inspections follow the Standards of Practice listed above, departures from those standards may be agreed upon in writing beforehand to ***limit*** or ***expand*** the scope of work. Those options are listed below. ***Please indicate to us in writing (by text or email) which Level of inspection you choose.*** Your choice indicates your acceptance of this proposal.

Please let us know if you have any questions,

Allen Dicharry, Owner
TREC#23372



H2H Commercial Property Inspections

P.O. Box 5432

Midland, TX 79704

(432) 315-2068

allen@h2hcommercialinspections.com

<https://www.h2hcommercialinspections.com/>

Level 1**\$**

- On 24 units, including exteriors and common areas:
 - Provide a walk-through inspection looking for any visible defects or signs of water penetration
 - Identify any water heaters or permanently installed appliances that are in place, but not operate or test
 - Identify electrical panels, but not remove any panels covers
 - Operate HVAC units to determine if they function or are not functioning, but not remove any panel covers on HVAC equipment
 - Check plumbing for basic functionality and leaks
 - Inspect for basic function and safety of a representative number of doors, windows, outlets and lights.
- On 12 units of our choice (ideally a representative combination of different floor plans, levels, conditions), an inspection will be performed according to the International Standards of Practice for Inspecting Commercial Properties (www.ccpia.org/sop) with the following additions and exclusions:
 - HVAC: Operate HVAC units in normal modes (consistent with the season), obtain temperature differentials on each, remove panels for inspection (if accessible), look for any visible deficiencies in installation or performance
 - ELECTRICAL: Remove electrical panel covers on subpanels; test a representative number of outlets and lights in each space
 - APPLIANCES: Inspect and operate water heaters and any permanently installed appliances (dishwasher, range, microwave/exhaust hood will be inspected – refrigerators not included) for proper function
 - LIFE SAFETY: Identify fire detection equipment (smoke, CO detectors) and identity (but not test) fire suppression equipment if present (sprinkler system, riser room, etc.)
- Roofing Inspection provided by a commercial roofing contractor
- Inspection of building exteriors looking for any visible defects, safety hazards, or signs of water penetration
- SWIMMING POOL INSPECTION included
- We may enter attics if accessible
- When appropriate, the inspector may use advanced equipment technology (moisture meter, combustible gas detector, infrared thermography, multimeter, etc.) for further investigation

Level 2**\$**

- On all 24 units, including exteriors and common areas, the inspection will be performed according to the International Standards of Practice for Inspecting Commercial Properties (www.ccpia.org/sop), with the following additions and exclusions:
 - HVAC: Operate HVAC units in normal modes (consistent with the season), obtain temperature differentials on each, remove panels for inspection (if accessible), look for any visible deficiencies in installation or performance
 - ELECTRICAL: Remove electrical panel covers on subpanels; test a representative number of outlets and lights in each space

- APPLIANCES: Inspect and operate water heaters and any permanently installed appliances (dishwasher, range, microwave/exhaust hood will be inspected – refrigerators not included) for proper function
- LIFE SAFETY: Identify fire detection equipment (smoke, CO detectors) and identify (but not test) fire suppression equipment if present (sprinkler system, riser room, etc.)
- Roofing Inspection provided by a commercial roofing contractor
- Inspection of building exteriors looking for any visible defects, safety hazards, or signs of water penetration
- SWIMMING POOL INSPECTION included
- We may enter attics if accessible
- When appropriate, the inspector may use advanced equipment technology (moisture meter, combustible gas detector, infrared thermography, multimeter, etc.) for further investigation
- ***Provide written estimates on larger repair costs where applicable, including immediate expenses and 1-5 year anticipated expenses***

Termite (WDI/WDO) Inspection

approx. \$1,900 to \$2,150

- Termite (WDI/WDO) inspection on all 24 units, interiors and exteriors

Sewer Scope/Camera Inspection

approx. \$1,900 to \$2,150

- Video inspection of the property's main sewer line at or near the foundation to the city connection or septic tank
- Includes inspection of the main drain line under the property, where accessible
- Includes a photo report and/or link to a private video of the sewer line that can be sent to a plumber for an estimate or quote