



COLORADO INSPECTION SERVICES:
Aiming for Perfection with Your Inspection!

Buying commercial or residential property is a big investment, so it's important to understand its condition before you sign on the dotted line. Let Colorado Inspection Services provide the thorough inspection you expect and a report you can rely on to make a confident decision.

As a Certified Professional Inspector® trained by InterNACHI®—the International Association of Certified Home Inspectors—I have the knowledge to spot problems with materials, installation and workmanship that other inspectors might miss.

I follow a comprehensive Standards of Practice that ensures that you receive a detailed and accurate inspection. I also abide by a strict Code of Ethics, which puts your interests first and protects your rights as a consumer.

I understand first-hand how stressful a real estate transaction can be. Whatever your inspection needs, let Colorado Inspection Services give you the peace of mind you deserve so that you can make the right choice.

CERTIFICATIONS:

- Trained by InterNACHI®, the International Association of Certified Home Inspectors
- InterNACHI®-Trained for Commercial Property Inspections
- Infrared-Certified® for Thermal Imaging Inspections

MY TYPICAL INSPECTION INCLUDES:

- Drainage
- Lot, Sidewalks and Public Access
- Parking Areas
- Exterior: Siding, Windows, Doors, Soffit, Facia, Parapet
- Roof
- Foundation and Visible Structural Components
- Heating and Cooling Systems
- Electrical Systems with Infrared Images
- Plumbing
- Interior: Walls, Ceilings, Floors, Doors and Windows



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SERVING COLORADO SINCE 2003

**SERVING DENVER &
THE FRONT RANGE
SINCE 2003**



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**COMMERCIAL REAL ESTATE
INSPECTION SERVICES**



COMMERCIAL PROPERTY INSPECTION

Inspecting Colorado Real Estate Since 2003

I inspect a variety of commercial and industrial buildings, and provide quick turnaround on reports. My detailed report will address your particular concerns and include photos and video, where appropriate. My report is written on-site to provide you with the most accurate information about your specific property—no computer generated verbiage.

I inspect many types of commercial properties, including (but not limited to):

- Hotels
- Apartment Buildings
- Office Buildings
- Medical, Dental and Veterinary Facilities
- Schools
- Churches
- Strip Malls
- “Big Box” Stores
- Manufacturing Facilities/Factories
- Warehouses
- Restaurants
- Nightclubs
- Retail Buildings
- Legal Grow Operations
- Historic Buildings
- Marinas

Call me to discuss your inspection needs for your commercial property.

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INSPECTION SERVICES

I'll inspect the structure, systems and components of the building, inside and out, from the foundation to the roof, using the latest tools and technology to quickly and accurately gather data. Damage to the foundation, sidewalks, driveways and the structure, as well as mold, wood rot and pest infestations, are often the result of leaks, uncontrolled drainage, and water intrusion. Identifying these defects is basic to all inspections.

I encourage you to attend your inspection so we can discuss the defects discovered during the inspection, as well as maintenance issues.

Following my evaluation, I'll compile my findings in an easy-to-read report, which will include detailed descriptions, video, and high-quality digital photos of any issues I've discovered. Your electronic report will be available for download within 24 hours (using a secure login and password). My job isn't finished until all your questions are answered.

THERMAL IMAGING INSPECTION

Thermal imaging is included, as appropriate, with every inspection. Infrared (IR) imaging is just one tool I use to help identify and document defects that my education and experience tell me may exist. Infrared imaging measures surface temperature of many objects and materials. This can provide insight as to what may be hidden inside walls, floors, ceilings and roofs, plumbing pipes, HVAC components, and electrical devices. IR imaging is particularly useful to identify hidden leaks and wet structural materials. Electrical defects cause heat, making IR imagery invaluable in discovering and documenting problems in electric devices. Radiant heat and insulation can also be verified using IR. This is only a partial list of uses.

INSPECTION REPORTS

Inspection reports are usually available online by the end of the day of the inspection. Photos, infrared images, and video are included as appropriate to the individual inspection. Reports can be viewed online, images can be magnified to inspect defects more closely, and reports can be emailed, forwarded, or saved and downloaded as PDFs.

DEFERRED MAINTENANCE STEALS PROFITS!

Commercial properties can be attractive investments that can produce a monthly income if costs are kept low enough to make a profit. Deferred maintenance on your building can result in costs that wipe out your income, and maybe more. Choosing to defer the cost of regularly needed repairs and replacement of major items, like roofs and HVAC systems, may look good in the short term on the books, but the long-term costs can be amplified in tenant appeal and the real costs of bringing the building up to top condition. When was the last time your building was checked by an independent inspector to evaluate the state of your investment? It may not look as good in person as the numbers may suggest.

Making repairs to high-cost components when they are at the end of their service life is usually not a good idea. The recurring repairs and collateral damage can add up quickly. Besides any visible damage, there may be hidden damage that can affect the health of the occupants and the integrity of the building. A leaking gutter may develop unpleasant odors, mold and bacterial growth, and pest infestations that will diminish the value and may cause “sick building” syndrome. The cost of repairs then has to be added to the cost of a new roof. The cost in occupant work loss and goodwill are harder to measure.

Deferred maintenance almost always costs more to correct than regular maintenance. Annual inspections to determine your building's current condition may more than pay for themselves in keeping properties in top condition and tenants happy.

TYPES OF INSPECTIONS

- Pre-Purchase Inspections
- Pre- and Post-Lease Inspections
- Annual Maintenance Inspections
- Deferred Maintenance Inspections
- Exterior Inspections
- Pre-Listing Inspections
- ADA Inspections
- Custom Inspections