



Call Us: 336.618.7653  
Email Us: [info@hpieinspections.com](mailto:info@hpieinspections.com)  
Visit Us [www.hpieinspections.com](http://www.hpieinspections.com)  
Join Us on IG @inspected\_by\_harry

### **Benefits of Annual Inspections.**

Commercial property is a significant investment, whether you've built it from the ground up or purchased it. Therefore, you should go to great lengths to always maintain the state of your property.

Regular property inspections throughout the year will allow you to not only determine the structural integrity of the building, but also to fix any problems as soon as possible to preserve your asset. Even if you have property managers, external property inspections offer other advantages.

The proper commercial building inspection will reveal the real condition of a property as well as the expenses for repairs. It can also keep those repair bills down and fix your problems while they are minor or, worse yet, before catastrophic structural failure.

A commercial building inspector will assess a structure from top to bottom, from roof to foundation. But, before we get into the benefits of regular building inspections, let's go over some fundamentals.

### **What is a commercial building?**

A commercial building is defined as one that uses at least 50% of its floor space for commercial purposes, such as retail, service provision, offices, or food service (restaurants, etc.). These structures are designed to make money either through capital gains or rental revenue.

### **THE FOLLOWING ARE SOME EXAMPLES OF COMMERCIAL STRUCTURES AND PROPERTIES:**

Condo Complexes

Factories

Medical Office Suites

Manufacturing Facilities

Shopping Malls

Hotels and Lodging

Day Care Centers

Storage Facilities

Sports Facilities

Grocery Stores

Vacant Buildings awaiting Occupancy

Multifamily Housing

Office Buildings

Distribution Center



Call Us: 336.618.7653  
Email Us: [info@hpieinspections.com](mailto:info@hpieinspections.com)  
Visit Us [www.hpieinspections.com](http://www.hpieinspections.com)  
Join Us on IG @inspected\_by\_harry

## Who performs a commercial building inspection?

When it comes to engaging a commercial building inspector, asset managers have a couple of options.

You can hire an engineer or architect. These individuals come from a variety of professions, including construction, facilities management, maintenance, and other related fields. Engineers and architects, on the other hand, will charge premium prices for their services and specific knowledge.

You can also hire a commercial building inspector. Many companies offer both residential and commercial inspections. A commercial inspection is not the same as a home inspection. Our senior inspector is a Certified Commercial Inspector and is trained through **CCIPA Certified Commercial Properties Inspectors Association** and a **Licensed NC building Inspector trained through AHIT and Certified Radon Inspector through Inspector Nation.**

It's a good idea to pick a company that not only specializes in commercial inspections, but also recognizes that commercial properties are a company asset, a business expense, and a source of income.

## Benefits of Performing Regular Building Inspections:

Maintenance Costs are Significantly Reduced

Inadvertently ignoring a minor issue can quickly escalate into a high-priority, costly problem. Regular building inspections also result in a significant reduction in maintenance costs which will positively impact the long-term return on your investment.

Identifying and **resolving a \$1,000** issue today can save you **from having to deal with a \$100,000** problem down the road.

## Provides Proper Documentation of the Property's Condition

Building inspections will provide you with excellent documentation on lease violations or previously undetected damage at your property. A qualified building inspector will check for tenant damage and assess the property's overall condition.

## Improves the Value of Your Property

Commercial property appreciation is usually based on location and the overall condition of the property. While you may not be able to choose the location of your building, you do have total control over its condition. Regular building inspections allow you to make continuous changes and, as a result, indirectly increase the value of your investment.



Call Us: 336.618.7653  
Email Us: [info@hpieinspections.com](mailto:info@hpieinspections.com)  
Visit Us [www.hpieinspections.com](http://www.hpieinspections.com)  
Join Us on IG @inspected\_by\_harry

### **Increases Cash Flow**

Face it – you can't charge top-dollar for a subpar property. This is whether you are selling or renting the property. So (although indirectly) your ongoing building inspections and subsequent maintenance efforts help increase your cash flow by giving you the ability to charge a premium on either the sale or rental of the space/property.

Contact us for more information [harryhacker@hpieinspections.com](mailto:harryhacker@hpieinspections.com) or Direct: 315.246.6580