

COMMERCIAL CLIENT RESOURCE

Commercial Property Inspection Capabilities & Illustrative Findings Portfolio

A concise overview for owners, investors, brokers, property managers, and lenders.

PREPARED BY

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SERVICE AREA

Georgia, Alabama, and Tennessee

COMPANY

Azaria Home Inspections LLC

Commercial Property Inspection Services

CREDENTIALS

**CCPIA Certified | InterNACHI CPI | FAA
Part 107 Remote Pilot**

IMPORTANT - ILLUSTRATIVE DOCUMENT

This portfolio is not an inspection report and does not describe an actual property. The example findings are educational demonstrations of Azaria's reporting approach. Every commercial inspection is governed by a property-specific proposal, agreement, client objectives, and the agreed scope of work.

What clients can expect

A commercial inspection is a due-diligence service designed to help the client understand observed property conditions, material defects, safety concerns, maintenance needs, and areas requiring specialist evaluation. The scope is tailored to the property and the client's objectives.

www.AzariaHomeInspections.com | Alpharetta, Georgia

Capabilities and approach

Azaria provides visual, non-invasive commercial property inspections using the CCPIA International Standards of Practice for Inspecting Commercial Properties (ComSOP) as a baseline, then adjusts the scope through the proposal and inspection agreement to match the building, transaction, and client needs.

Core service capabilities

- Pre-purchase, pre-lease, and maintenance-focused property inspections
- Visual roof surveys using safe access and drone imagery when appropriate and permitted
- Infrared thermography as a supplemental screening tool
- Review of client-supplied records when included in the agreed scope
- Coordination with qualified specialty consultants when required
- Photographic reporting with priorities, implications, and practical next steps

Systems commonly included

AREA	TYPICAL OBSERVATIONS
Site & grounds	Drainage, paving, walks, parking surfaces, retaining features, vegetation, and visible site conditions.
Structure	Visible foundations, framing, floor and roof structure, and indicators of movement or deterioration.
Building envelope	Exterior walls, doors, windows, sealants, penetrations, and moisture-entry indicators.
Roofing	Accessible roof coverings, drainage, flashings, penetrations, and visible rooftop conditions.
Interior	Representative spaces, finishes, stairs, guards, doors, and observable safety or maintenance concerns.
Mechanical systems	Visible and accessible HVAC, plumbing, electrical, and related installed equipment.
Life-safety observations	Visible egress, exit features, emergency lighting, guards, and readily observable concerns within scope.

A client-directed inspection process

- 1. Define objectives:** Confirm the property type, transaction purpose, areas of concern, access, schedule, and desired deliverables.
- 2. Set the scope:** Issue a property-specific proposal identifying included systems, exclusions, fee, timing, and any specialist needs.
- 3. Review available records:** Consider supplied maintenance records, warranties, permits, service histories, plans, and prior reports when included.
- 4. Perform the walk-through survey:** Observe readily accessible systems and components using non-invasive methods and document material conditions.
- 5. Research and analyze:** Organize observations, compare available records, identify limitations, and develop practical recommendations.
- 6. Deliver and discuss:** Provide a clear report and, when requested, review significant findings with the client or authorized representatives.

Typical deliverables

- Executive summary highlighting the most consequential observed conditions
- Property and inspection-scope overview
- System-by-system observations with photographs
- Material defect, safety, maintenance, and further-evaluation classifications
- Implications and recommended next steps
- Inspection limitations, inaccessible areas, and excluded services

Scope clarity protects the client

Commercial properties vary widely. The final proposal and agreement—not this portfolio—define exactly what will be inspected, how the work will be performed, and what will be delivered.

Illustrative findings portfolio

The following examples demonstrate the structure and tone of potential report narratives. They are hypothetical and are not findings from an actual building.

01

Roof drainage - blocked primary drain

PRIORITY REPAIR

Observation: Debris accumulation was illustrated at a low-slope roof drain, restricting drainage at the time represented.

Why it matters: Restricted drainage can contribute to ponding, accelerated roof-covering deterioration, leakage, and increased structural loading.

Recommended next step: Have qualified roofing personnel clear the drain, evaluate the drainage area and roof covering, and correct contributing maintenance or slope conditions.

02

Exterior envelope - failed sealant joint

REPAIR / MOISTURE CONTROL

Observation: A separated sealant joint was illustrated at an exterior wall penetration.

Why it matters: Open joints can admit bulk water and air into concealed assemblies, potentially damaging finishes, insulation, and adjacent materials.

Recommended next step: Have a qualified exterior-envelope contractor evaluate adjoining joints and replace failed sealant using compatible materials and proper joint preparation.

03

Electrical - open panelboard opening

SAFETY CONCERN

Observation: An unused opening was illustrated in a distribution panel enclosure.

Why it matters: An open enclosure can expose energized parts and allow debris or pests to enter the panel.

Recommended next step: Have a licensed electrical contractor install a listed filler plate and evaluate the panel for related deficiencies.

Illustrative findings portfolio - continued

Hypothetical examples for demonstration only.

04**HVAC - deteriorated rooftop-unit belt****MAINTENANCE / REPAIR**

Observation: A worn and cracked drive belt was illustrated at an accessible rooftop air-handling component.

Why it matters: Belt failure can interrupt equipment operation and may contribute to poor airflow, occupant discomfort, or secondary equipment stress.

Recommended next step: Have qualified HVAC personnel replace the belt, verify alignment and tension, and service the unit in accordance with manufacturer guidance.

05**Site - displaced walking surface****TRIP HAZARD**

Observation: A vertical offset was illustrated between adjoining sections of an exterior pedestrian walkway.

Why it matters: Abrupt elevation changes can present a trip hazard and may worsen with soil movement, roots, or drainage conditions.

Recommended next step: Have a qualified contractor evaluate the cause and provide a durable, appropriately transitioned repair.

06**Plumbing - active leakage indicator****PROMPT EVALUATION**

Observation: Moisture staining and active dampness were illustrated below an accessible plumbing connection.

Why it matters: Continued leakage can damage finishes and concealed materials and may support microbial growth.

Recommended next step: Have qualified plumbing personnel identify and correct the source; evaluate and dry affected materials and repair damage as appropriate.

Important scope and limitation principles

- The inspection is visual and non-invasive unless the written agreement expressly provides otherwise.
- Conditions concealed by finishes, stored items, occupancy, equipment, weather, unsafe access, or lack of authorization may not be observable.
- Code-compliance, accessibility, environmental, engineering, destructive testing, and specialty services are excluded unless specifically contracted.
- Representative observations or sampling may be used when the scope, property size, occupancy, or system configuration warrants it.
- The report reflects conditions observed during the inspection period; systems and conditions can change afterward.
- Recommendations for specialist evaluation do not transfer responsibility for design, repair, or certification to the inspector.

Why use this portfolio now?

Until Azaria has permission to distribute a completed client report, this portfolio provides prospects with a professional and accurate preview of the inspection process, report organization, and communication style without exposing client information or representing hypothetical conditions as actual findings.

Next step

Request a property-specific proposal

Provide the property address, building type, approximate square footage, occupancy, transaction timeline, known concerns, and requested systems. Azaria will confirm the scope, schedule, deliverables, and fee in writing.

Contact

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Alpharetta, Georgia | Serving Georgia, Alabama, and Tennessee

www.AzariaHomeInspections.com | [Contact Azaria through the website](#)

Standards and reference resources

- CCPIA, International Standards of Practice for Inspecting Commercial Properties (ComSOP), 2026: ccpia.org/international-standards-of-practice-for-inspecting-commercial-properties-comsop/
- CCPIA, Commercial Property Inspection Sample Reports and Reporting Templates: ccpia.org/documents/reporting-templates/