

AZARIA HOME INSPECTIONS LLC

COMMERCIAL PROPERTY INSPECTION SERVICES

Commercial Property Inspection Guide

A client guide to scope, due diligence, inspection, and reporting

Azaria commercial inspections are built around the property-specific scope agreed with the client and the current International Standards of Practice for Inspecting Commercial Properties (ComSOP) maintained by CCPIA.

For buyers, investors, owners, and property managers

Clear, documented information to support decisions about commercial real estate.

AzariaHomeInspections.com

Alpharetta, Georgia | Commercial focus: Georgia, Alabama, and Tennessee

1. What a Commercial Property Inspection Is

Under the 2026 CCPIA ComSOP, a commercial property inspection combines three core activities: **visual observations during a walk-through survey, research about the property, and a written report**. The objective is to communicate issues discovered through those observations and research that are likely to be of interest to the client and to improve the client's information for decisions involving the property.

A Property-Specific Scope

Commercial assignments are not treated like a one-size-fits-all residential inspection. The ComSOP is a baseline from which the inspector and client develop an agreed scope of work. The level of due diligence may vary with the purpose of the inspection, property age and complexity, time and budget constraints, and the client's risk tolerance.

Azaria's proposal identifies the proposed services, standards, limitations, schedule assumptions, credentials, fee, and next steps. The signed inspection agreement and the property-specific scope control the authorized assignment.

What the Inspection Is Not

A ComSOP-based commercial inspection is not technically exhaustive. It is not an architectural or engineering service, and it is not a warranty, guarantee, or insurance policy. Conditions that are inaccessible, outside the agreed scope, or that require specialized evaluation may be limited, excluded, or referred for further evaluation as appropriate.

Representative Observations

The ComSOP permits and recommends representative observations where appropriate. The exact sampling, access, systems, components, consultants, and optional services for a particular assignment are established in the written scope.

2. What the Client Can Expect from Azaria

Azaria follows its established commercial client workflow. The business process below is an Azaria operating process aligned with CCPIA training and the ComSOP; it is not presented as a nine-step requirement of the ComSOP.

Stage	What Happens
1. Discover / Receive Inquiry	The commercial opportunity or inquiry is identified and the initial contact is recorded.
2. Verify / Client Intake	Property information, stakeholders, purpose, timing, expected scope, and concerns are gathered and verified.
3. Preliminary Research	Available property information is reviewed before final pricing and scoping decisions.
4. Determine Fee / Price	The actual assignment is evaluated and an approved fee is developed using Azaria's commercial pricing method.
5. Client Interview / Qualify	Purpose, priorities, scope, fee, timing, access, deliverable, and next step are confirmed.
6. Written Proposal	A property-specific proposal presents scope, standards, limitations, credentials, fee, and next steps.
7. Decide / Accept	The proposal is accepted, declined, revised, or followed up. Accepted work moves to Accepted - Payment Pending.
8. Agree, Pay & Schedule	Required agreement and payment conditions are satisfied; access, date, property contacts, and team needs are coordinated.
9. Perform & Deliver	The authorized inspection proceeds through ComSOP-based research, walk-through observations, written reporting, quality review, authorized release, and closeout.

Scheduling is not the starting point. Azaria's established process advances the assignment only after the proposal, agreement, payment requirements, and other required pre-inspection conditions are satisfied.

3. The Inspection and the Written Report

Research

Research augments the on-site observations. Depending on the agreed scope and what is readily available, this may include review of relevant documents and interviews with readily available personnel. The specific research requested or performed depends on the assignment.

Walk-Through Survey

The on-site portion is a visual survey of the subject property within the agreed scope, access, time, safety, and other documented limitations. Systems and components are observed and documented as appropriate to the assignment. Specialty consultants may be incorporated when the agreed scope calls for expertise beyond the general commercial inspection.

Written Report

The ComSOP requires the inspection report to be in writing but does not mandate one particular report format. Azaria's deliverable documents observations and research within the authorized scope. The report identifies the inspection firm and inspector, the subject property, relevant property information, the inspection date when applicable, and the findings that are likely to be of interest to the client.

The report is decision-support information - not a guarantee that every condition exists exactly as reported or that every defect, concealed condition, future failure, or code issue has been discovered.

After Delivery

Azaria's commercial workflow continues through report delivery and client communication. Clarification is provided within the authorized scope, while questions requiring engineering, architecture, destructive investigation, code compliance analysis, environmental testing, or other specialty services are not converted into additional services unless separately authorized and appropriate.

4. Before You Request an Inspection

The more complete the initial property and transaction information, the better the assignment can be scoped, researched, priced, and coordinated. Azaria's commercial request process may gather information such as:

- Client and company contact information
- Property address and property type
- Approximate property square footage
- Purpose or reason for the inspection
- Desired inspection timeframe and due-diligence deadline
- Known access restrictions, occupancy conditions, or special concerns
- Available property documents and appropriate property contacts
- Any requested optional services or specialty-consultant needs

Important Scope Note

This guide is educational and does not itself define the scope of any inspection. The property-specific proposal and signed inspection agreement identify the services to be performed, limitations, exclusions, fees, and other assignment terms. Azaria substantially follows the current CCPIA ComSOP unless the written scope provides otherwise and applicable law or other controlling requirements require a different approach.

Ready to Discuss a Commercial Property?

Use the Request a Commercial Inspection form at AzariaHomeInspections.com. Azaria will gather the property information, review the assignment, and continue through the established commercial intake, research, pricing, proposal, authorization, inspection, and reporting process.

Standards Reference

This guide is based on the 2026 International Standards of Practice for Inspecting Commercial Properties (ComSOP), maintained by the Certified Commercial Property Inspectors Association (CCPIA). Current standard: ccpia.org/international-standards-of-practice-for-inspecting-commercial-properties-comsop/

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