

Small Commercial Survey

1. Purpose and Scope:

The object of this survey/inspection is to provide a professional and good faith opinion of significant repair items. This survey does not include minor items nor does it list every item observed as would be in a home inspection, but follows the ASTM Standards of practice for commercial properties.

This is a light or smaller commercial inspection hence forth called a Survey. Any property is considered commercial if used for commercial purposes. If it has 4 or less dwelling units and not used for commercial purposes of which then would be under the State of Wisconsin Home Inspection Standards of Practice. The Standards of practice used for this inspection are ASTM E2018-08, the walk thru survey defined in section 8 and will be referred from now on as a survey. We are excluding sections 7 of which are document reviews and interviews and also section 9 of which are probable costs to remedy deficiencies. Numbers of parking spots are also excluded unless asked for.

ASTM Standards require reporting only physical deficiencies. ASTM Standards excludes routine maintenance and minor repairs. Some minor items may possibly be listed for your convenience depending on your request.

ASTM Standards requires the survey of only easily visible and readily assessable components by the field observer. This is not a phase one assessment. Typically we recommend a phase one assessment for commercial property depending on their location and use history. DEFINITION OF TERMS

Items that are deemed in need of repair will be listed on the report next to the particular section such as site or heating system. There will be various pictures included as required by the ASTM Standards unless requested to not do so. The ASTM Standards exclude a rating of components so there will not be a grading system applied to each component. Inspected components are not required to be listed so they may or may not be listed such as a home inspection is required to have depending on the particular property inspected.

2. Exclusions and Limitations: The following areas are excluded from the inspection under this contract:

Calculating the strength, adequacy or efficiency of an improvement to commercial real property or a component of an improvement to real property;

Entering any area or performing any procedure that may damage an improvement to commercial real property or a component of an improvement to real property, or entering any area or performing any procedure that may be dangerous to the inspector or other persons;

Operating any component that is inoperable;

Operating any component that does not respond to normal operating controls;

Disturbing insulation or moving personal items, furniture, equipment, vegetation, soil, snow, ice, or debris that obstructs access to or visibility;

Determining the effectiveness of a component;

Predicting future conditions, including the failure of a component;

Projecting or estimating the operating costs of a component;

Evaluating acoustic characteristics of a component;

Inspecting for the presence or absence of pests, including rodents, insects and wood damaging organisms;

Inspecting cosmetic items, underground items, or items not permanently installed;

Inspecting for the presence of any hazardous substances;

Disassembling any component of an improvement to commercial real property, except for removing access panel that is normally removed by an occupant of real property.

The survey also excludes opinions on:

The life expectancy of an improvement;

Causes for needing major repairs;

The suitability of improvements or components of improvements for a specialized use;

The presence of mold, the type of mold, potential locations of mold or effects of mold.

The Client agrees that the purpose of this survey is an attempt to prevent Client from incurring unnecessary or unexpected costs to repair the building. The purpose of this survey is not to reduce the risk or likelihood of personal or bodily injury. Client therefore agrees not to sue inspector for bodily or personal injury.

3. Warranty: No warranties or guarantees are expressed or implied as a result of this survey. The survey report is valid only for the day and time of the survey; building systems can develop problems at the most unexpected times or even on the day of the survey. The Inspector is providing no guarantee or warranty..