

TOP 10 ITEMS: INSPECTING A COMMERCIAL PROPERTY

1. **Structural Integrity:** The building's foundation, walls, roof, and overall structure should be assessed to ensure that they are in good condition and will not pose any risks to the occupants.
2. **Electrical and Mechanical Systems:** The property's electrical, plumbing, and HVAC systems should be thoroughly inspected to ensure they are functioning properly and meet current codes and standards.
3. **Environmental Issues:** Environmental hazards such as asbestos, mold, and lead paint can pose a serious risk to tenants and may require costly remediation efforts.
4. **Compliance with Local Zoning and Building Codes:** The property should be inspected to ensure that it is compliant with all relevant zoning and building codes.
5. **Accessibility:** The property should be inspected for accessibility issues to ensure that it meets the requirements of the Americans with Disabilities Act (ADA).
6. **Fire Safety:** The property should be inspected to ensure that it has adequate fire safety systems in place, such as fire alarms, sprinklers, and fire exits.
7. **Parking and Traffic:** The property should be inspected for adequate parking and traffic flow to ensure that it can accommodate the needs of tenants and visitors.
8. **Security:** The property should be inspected for security issues, such as locks, alarms, and lighting, to ensure that tenants and their belongings are safe.
9. **Roof and Drainage:** The property's roof and drainage systems should be inspected to ensure that they are in good condition and can handle heavy rain and snowfall.
10. **Overall Condition and Appearance:** Finally, the property's overall condition and appearance should be assessed to ensure that it is well-maintained and presents an attractive image to potential tenants and investors.