

**2024
COMPANY
OVERVIEW**

**Commercial Inspections
and Assessments**



www.InspectMT.com

Serving Montana, Idaho, and Wyoming

**EXPERIENCED.
SOLUTION BASED.**

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[\(406\) 241-9464](tel:(406)241-9464)





Commercial Building Inspection Services

Reliable full-service Commercial Inspection Professional based in Montana.

Inspect Montana will evaluate the current condition of elements in the building. During the commercial property inspection, our inspector will also evaluate with an eye toward future development as well. Just let our inspector know about your vision for the space, and we will keep those ideas in mind while conducting the property inspection. If you're searching for a reliable full-service commercial property inspection professional based in western Montana, you have found the best. Reach out to Inspect Montana right now for a thorough inspection of your new business building.



OPINIONS MATTER. READ OUR REVIEWS.

"Our inspector, Jed, was exceptionally detailed and a great communicator..."

Joe Senger
- owner

"Excellent service, extremely knowledgeable, and very thorough throughout the inspection..."

Jon Epsy
- owner

"Inspect Montana is professional and thorough. All the inspectors with this company have excellent attention to detail..."

Jen Clement
- agent

InspectMT Google Reviews

TYPES OF PROPERTIES WE INSPECT

BUSINESS & PUBLIC BUILDINGS

- self-storage facilities
- car washes
- gas stations
- churches
- schools
- amusement centers
- restaurants
- museums
- libraries

RETAIL PROPERTIES & COMMERCIAL OFFICES

- pad sites
- multi-suite office buildings
- single-occupancy offices
- strip malls
- shopping centers
- multi-use facilities
- medical offices
- flex & converted commercial spaces

INDUSTRIAL PROPERTIES

- manufacturing facilities
- warehouses
- distribution centers
- art studios
- showrooms
- co-op spaces

MULTI-UNIT RESIDENT HOSPITALITY PROPERTIES

- apartment buildings
- condominiums
- townhome developments
- hotels & motels
- resorts
- convention centers
- lodges

Commercial properties are dynamic environments, often hosting customers, clients, guests, and employees nearly every day of the year, with some operating around the clock. The ongoing high-traffic use and associated daily use mean that having the physical condition of the property assessed by a commercial inspector is critical to preserving both the property's financial value and its compliance with safety standards.

TYPES OF SERVICES WE OFFER



COMMERICAL PROPERTY ASSESSMENT SERVICES

- Comprehensive Property Condition Report (PCR)
- Property Condition Assessment (PCA)
- Cost to Cure
- Buyer's Property Inspection
- Triple Net Lease Inspection (NNN)
- Pre-listing Inspection
- Phase 1 Environmental Site Assessments



COMMERICAL PROPERTY INSPECTION SERVICES

- Accessibility Study
- Water
- Radon (NRPP Certified)
- Mold (IAC2 Certified)
- Asbestos (DEQ Certified)
- Lead-based Paint
- Meth Contamination (DEQ Certified)
- Sewer Lateral Line Inspection



Commercial property inspections demand a distinct expertise beyond residential inspections. At Inspect Montana, our certified commercial property inspectors bring specialized knowledge in code compliance, structural integrity, and building systems to deliver a thorough and accurate assessment. With our extensive industry experience and rigorous attention to detail, we provide reliable insights that empower you to make informed investment decisions. Trust Inspect Montana to uphold the highest standards in commercial property evaluation



TYPES OF CLIENTS WE SERVE

Headquartered in
Montana, also
serving Idaho and
Wyoming

WE WORK WITH A WIDE RANGE OF CLIENTS ACROSS VARIES INDUSTRIES AND MARKETS

- Commercial Brokers
- Commercial Investors
- Commercial Lenders
- Commercial Builders
- Construction Managers
- Commercial Sellers
- Commercial Building Owners
- Commercial Tenants
- Commercial Property Managers
- Due Diligence Companies
- Professional inspector, or team of inspectors, on-site,

EXPERIENCE THE INSPECT MONTANA DIFFERENCE.

We deliver a level of expertise and professionalism that consistently exceeds industry standards. Our experience spans a wide range of clients and markets, from local small business owners to leading brand investors.

You can count on a skilled, well-educated, and thoroughly prepared professional inspector on-site, supported by our administrative team, to provide an effortless and seamless inspection process.

INSPECTIONS VS ASSESSMENTS

WHAT IS A BUILDING INSPECTION?

- Commercial building inspections are primarily about direct observation and verification by qualified inspectors who adhere to standardized guidelines and checklists.
- Inspections encompass a thorough physical examination of a building or facility to confirm adherence or compliance with specific standards. Checklists, direct observations, and testing equipment are employed as part of the scope of inspections. The primary purpose of building inspections is to identify defects, visible and consequential deviations from building standards, and non-compliance with safety regulations and ordinances put in place by governing agencies in an effort to reduce costs associated with ownership.
- The frequency of building inspections may vary depending on guidelines set forth by local or corporate governing agencies, building type and size, service type and scope, and more. Some inspections adhere to a rigid schedule.
- Expect inspections to be quicker than assessments. Most inspections will consist of one to a few days on-site with minimal reporting time.
- Inspections will generate a concise report detailing identified physical problems and occurrences of non-compliance.

INSPECTIONS VS ASSESSMENTS

WHAT IS A BUILDING ASSESSMENT?

- Commercial building assessments tend to take a more comprehensive approach, encompassing a wider scope of knowledge. Since these assessments often depend on questionnaires and records supplied by building owners and may project figures based on fluctuating costs, they can be more subjective compared to inspections, which typically concentrate on specific details.
- Assessments include a thorough physical examination of a building or facility and often include questionnaires and research to complete the assessment. The primary purpose of a building assessment is to identify the defects of the building and can include a 'cost to cure' report for each selected defect.
- The duration of assessments is longer than inspections because there is more due diligence involved. Capacity and scope of work will determine assessment turnaround times.
- Assessments will produce a lengthier report that may provide financial insights regarding the physical problems and non-compliance issues. The outcome of the assessment will be as broad or narrow in scope as agreed upon by the party providing the assessment and its recipient.

COMMERCIAL PROPERTY INSPECTION STANDARDS



We proudly follow the standards of practice and code of ethics set by CCPIA and ASTM.

We aim to provide an inventory of the building's major systems and components and an evaluation of their functional and physical condition. These findings will highlight the property's strength, potential deficiencies, and deferred maintenance issues. Collecting this information is part of the due diligence process, in which commercial inspectors play a vital role.

TYPICAL PROCEDURE

- Set the scope of work.
- Conduct property research.
- Perform the PCA and additional services.
- Produce the PCR and any additional reports.

Our Standard Commercial Property Assessment & Inspection Process

Scope of Work: All inspections and assessments can be tailored to fit the client's specific needs. Together, we will define the scope of work to ensure the client receives all the essential information needed to support informed decisions on buying, selling, maintaining, or improving the property.

Property research: In this stage of the inspection and assessment process, we'll conduct thorough research on the subject property, which includes reviewing documents, conducting interviews, and using pre-inspection questionnaires. By examining the property's history and records, we can uncover potential deficiencies that may not be immediately visible, providing a clearer picture of its overall condition.

Property Condition Assessment (PCA): We will perform a comprehensive on-site visual inspection of the property's physical condition, with special attention to the building's key systems and components. Full access to the property allows for a more detailed PCA, resulting in a more complete and thorough PCR

Property Condition Report (PCR): A comprehensive PCR is your key to understanding the condition and long-term maintenance costs associated with any prospective or already owned/occupied building. Whether you are purchasing, leasing, or managing such an investment in commercial real estate, we will perform an ASTM-compliant (e2018-15) PCA and thorough inspection to help inform your next moves.



PROPERTY INSPECTION SCOPE

Ultimately,
the client determines the
scope of the assessment,
which can be limited and
concise or thorough and
comprehensive.

Components of a Commercial Property Condition Report may include:

Structural Assessment: Evaluation of the building's structural components such as foundation, walls, roof, and floors to identify any signs of damage or deterioration.

Mechanical Systems: Inspection of HVAC (heating, ventilation, and air conditioning), plumbing, and electrical systems to ensure they are functioning properly and meet industry standards.

Environmental Concerns: Assessment of environmental factors such as asbestos, mold, lead paint, or other contaminants that may pose health risks or legal liabilities.

Life Safety and Code Compliance: Verification of compliance with building codes, fire safety regulations, ADA (Americans with Disabilities Act) requirements, and other applicable standards.

Site Conditions: Examination of the property's exterior areas, including parking lots, sidewalks, landscaping, drainage systems, and any other site features.

Documentation and Recommendations: Compilation of findings into a detailed report with photographs, diagrams, and recommendations for repairs, upgrades, or maintenance actions, as applicable.

Immediate Repairs Table and the Replacement Reserve Table: These tables can be provided in the PCR to help the client understand how the condition of the building and its components may impact the asset's financial performance.

NOTES



**Thank you for your time
and consideration.**



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