



**WAYPOINT**

Property Inspection, LLC

# COMMERCIAL INSPECTION SERVICES

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YOUR PARTNER FOR  
PROFESSIONAL INSPECTIONS



## 0.1

## INTRODUCTION

Welcome to Waypoint's Commercial Services Division, a dedicated team for innovative and expert commercial property inspections. At Waypoint, we've earned a reputation for excellence in the industry, and our Commercial Services Division stands as a testament to our commitment to delivering tailored solutions for businesses seeking to protect and optimize their real estate investments. With a team of seasoned professionals, we bring our expertise to the table, ensuring that your commercial property receives a meticulous inspection that aligns with our commitment to deliver a five-star experience.

At Waypoint's Commercial Services Division, we stand out by using the latest technology, looking at the big picture, and being proactive about potential problems. Our inspectors don't just scratch the surface; we dive deep, using the latest tools to examine how different parts of your property work together. We're not just about finding issues; we're all about offering practical solutions that fit your needs. As your partner in property management, we collaborate with you to understand your specific objectives, address concerns, and deliver inspection services that align seamlessly with your business goals. Welcome to a realm where your commercial property's potential isn't just recognized — it's maximized.







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## OUR INSPECTION SCOPE IS CUSTOMIZED TO YOUR NEEDS

The scope of work for a commercial inspection can vary based on the type of property, industry, and our client's specific needs. However, here are some common scopes of work that are typically covered in a commercial inspection:

- **Structural Components:** Evaluate the structural integrity of the building, including foundations, walls, columns, beams, and roofs.
- **Exterior Envelope:** Inspect the exterior components, such as walls, windows, doors, and the overall building envelope, for signs of damage or deterioration.
- **Roofing System:** Assess the condition of the roofing system, including materials, flashings, and drainage, and identify any leaks or potential issues.
- **Plumbing Systems:** Examine plumbing systems, including supply lines, drainage systems, and fixtures, and identify any leaks or plumbing-related issues.
- **Electrical Systems:** Evaluate the electrical systems, including wiring, panels, switches, and outlets, to ensure safety and compliance with electrical codes.
- **HVAC Systems:** Inspect heating, ventilation, and air conditioning systems to ensure proper functioning, efficiency, and compliance with industry standards.
- **Interior Spaces:** Assess the interior spaces, including walls, floors, and ceilings, and identify any issues related to finishes or structural elements.
- **Fire and Life Safety Systems:** Review fire detection and suppression systems, emergency exits, and other life safety features to ensure compliance with regulations.
- **Environmental Hazards:** Check for environmental hazards such as mold, radon, or other pollutants that may pose health risks.
- **Accessibility Compliance:** Evaluate the property's compliance with accessibility standards, including ADA (Americans with Disabilities Act) requirements.
- **Parking and Site Considerations:** Inspect parking areas, driveways, walkways, and the overall site layout for safety, accessibility, and proper drainage.
- **Documentation and Records Review:** Review relevant documentation, permits, maintenance records, and any available building plans to gain insights into the property's history.



- **Occupancy and Zoning Compliance:** Verify that the property complies with local occupancy and zoning regulations.
- **Financial Considerations:** Provide insights into the potential financial implications of identified issues, such as maintenance costs or required upgrades.

It's important to note that the specific scope of work may be tailored to meet the unique needs of the client, the type of commercial property (e.g., office building, retail space, industrial facility), and any industry-specific requirements. It may also involve contracting third-party specialists. Customizing the scope ensures that the inspection is comprehensive and aligned with the client's objectives.

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## OBJECTIVES OF THE COMMERCIAL INSPECTION

### What You Can Expect from a Commercial Inspection

The primary objectives of Waypoint's Commercial Services are designed to provide comprehensive insights into the condition and functionality of your commercial property. Our approach aims to:

- **Identify Structural Integrity:** Thoroughly assess the structural components of the building, including the foundation, walls, and roofing, to ensure they meet safety and compliance standards. Pinpoint any signs of deterioration, damage, or potential structural issues that may require attention.
- **Evaluate Systems and Utilities:** Examine the functionality and efficiency of electrical, plumbing, and HVAC systems to ensure they are in optimal working condition. Identify any potential risks, inefficiencies, or areas for improvement in these critical building systems.
- **Assess Health and Safety Compliance:** Review the property for adherence to health and safety regulations, including fire safety measures, emergency exits, and compliance with local building codes. Provide recommendations for enhancements to ensure a secure and compliant environment.
- **Detect Environmental Concerns:** Evaluate the property for environmental hazards such as mold, asbestos, or other pollutants that may pose health risks to occupants. Suggest remediation measures and precautions to mitigate environmental hazards.
- **Document and Report:** Generate a detailed and organized inspection report that clearly communicates findings, recommendations, and any areas of concern. Ensure transparency and clarity in reporting to facilitate easy understanding for all stakeholders involved.

By addressing these objectives, Waypoint's Commercial services aim to provide you with a holistic view of your property's condition, allowing you to make informed decisions, prioritize necessary actions, and maintain a safe and efficient commercial space.

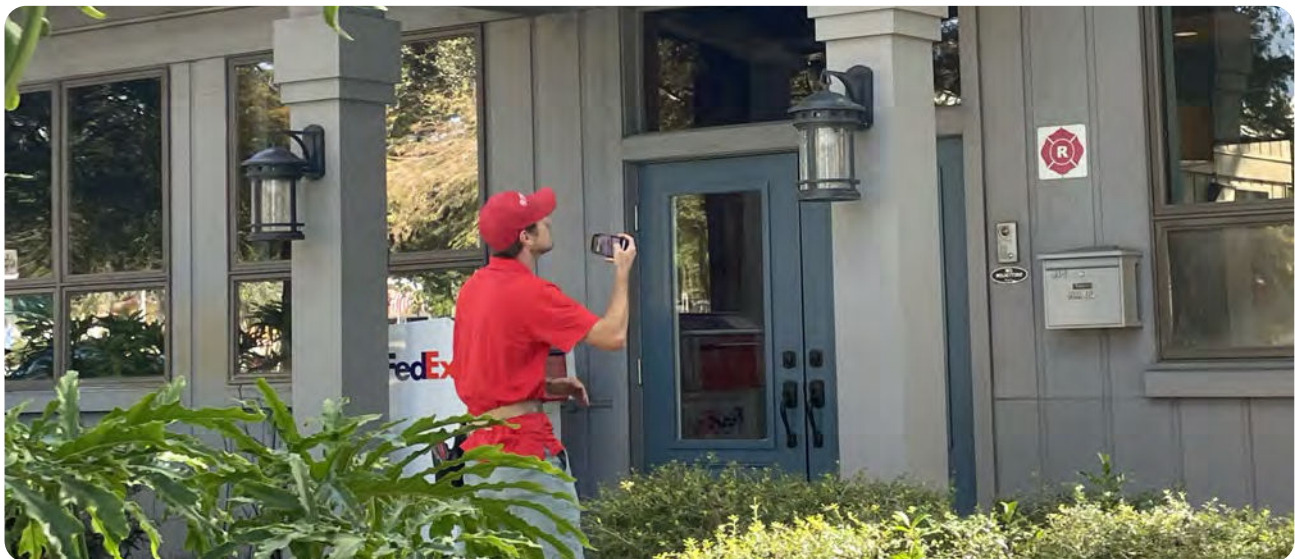


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## THE IMPORTANCE OF THE COMMERCIAL INSPECTION FOR YOU

A commercial inspection is not merely a procedural formality; it is a strategic investment in the longevity, safety, and financial health of your commercial property. Here's why the commercial inspection we propose is integral to your business:

- **Protection of Assets:** A thorough inspection is your first line of defense against potential risks. By identifying and addressing structural, mechanical, or safety issues early on, you minimize the risk of costly repairs and legal liabilities.
- **Optimized Systems:** A well-functioning commercial property contributes to operational efficiency. Identifying and rectifying issues with electrical, plumbing, and HVAC systems ensures that your business operations run smoothly, minimizing downtime and unexpected disruptions.
- **Preserving Property Value:** Your commercial property is a significant financial investment. Regular inspections help preserve its market value by addressing maintenance issues promptly and enhancing its overall appeal to potential tenants or buyers.
- **Health and Safety:** Ensuring a safe and healthy environment for occupants is paramount. Identifying and mitigating environmental hazards, such as mold or asbestos, safeguards the well-being of those working within the premises.
- **Informed Decision-Making:** The insights gained from a commercial inspection empower you to make informed decisions about your property. Whether you are considering renovations, expansions, or selling, having a comprehensive understanding of the property's condition is invaluable.





- **Transaction Support:** In the case of property transactions, a pre-purchase inspection report provides you with negotiation leverage. Armed with a detailed understanding of the property's condition, you can negotiate terms more effectively.
- **Long-Term Cost Savings:** Identifying and addressing issues before they escalate into major problems translates into long-term cost savings. Proactive maintenance based on inspection findings helps you avoid expensive emergency repairs.
- **Professional Image:** A well-maintained property projects a positive image to tenants, clients, and stakeholders. Regular inspections demonstrate your commitment to providing a safe and reliable business environment.
- **Insurance and Financing Requirements:** Many insurance providers and financial institutions may require up-to-date inspection reports. Ensuring compliance with these criteria can streamline insurance processes and financing approvals.

By opting for Waypoint's Commercial services, you are not just fulfilling a requirement; you are actively safeguarding your business interests, fostering a secure environment, and positioning your property for long-term success. Our commitment is to deliver actionable insights that enable you to navigate the complexities of commercial property ownership with confidence.

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## OUR EMPHASIS ON IDENTIFYING AND ADDRESSING POTENTIAL ISSUES

At Waypoint, our commitment goes beyond the routine checkboxes of a commercial inspection. We are dedicated to a proactive and comprehensive approach that centers on identifying and addressing potential issues to ensure the longevity, safety, and optimal performance of your commercial property.

- **Comprehensive Analysis:** We go beyond surface-level assessments. Our team conducts a meticulous and comprehensive analysis of your property, delving into every nook and cranny to uncover even the subtlest signs of wear, damage, or potential vulnerabilities.
- **Early Detection of Issues:** Our focus is on early detection. By identifying issues in their early stages, we aim to mitigate the risk of these evolving into larger, more expensive problems. This proactive approach is key to maintaining the structural integrity and functionality of your property.
- **Holistic Evaluation:** We understand that commercial property is a complex ecosystem of interconnected systems. Our inspection process involves a holistic evaluation of not just individual components but their interplay, ensuring that potential issues stemming from the interaction of various systems are identified and addressed.



- **Transparent Reporting:** Transparency is at the core of our reporting. We not only identify issues but also communicate them clearly in our inspection reports. Our goal is to empower you with a thorough understanding of the property's condition, allowing you to prioritize and address issues based on their significance and urgency.
- **Customized Recommendations:** Recognizing that every property is unique, our recommendations are tailored to your specific circumstances. Whether it's suggesting preventive maintenance measures, immediate repairs, or long-term strategic upgrades, our commitment is to provide actionable insights aligned with your property's needs and your business goals.
- **Collaborative Solutions:** We view our clients as partners in property management. Our commitment extends to working collaboratively with you to develop solutions that align with your budget, timeline, and overall business objectives. We are not just inspectors; we are your partners in property optimization.
- **Continued Support:** Our commitment doesn't end with the inspection report. We are here to provide continued support and guidance. Whether you have questions about the report, need clarification on recommendations, or require further assistance in implementing solutions, we are just a call away.
- **Industry Expertise:** Backed by years of industry expertise, our inspection team comprises seasoned professionals with a keen eye for detail. This experience enables us to not only identify potential issues but also provide insights into industry best practices and emerging trends that can positively impact your property's performance.

In choosing Waypoint, you are choosing a partner committed to the proactive identification and resolution of potential issues. Our goal is to empower you with the knowledge and guidance needed to make informed decisions that contribute to the sustained success of your commercial property. Your property's well-being is our top priority.

## 0.6 INSPECTION METHODOLOGY: TOOLS, TECHNOLOGY, AND CUTTING-EDGE SOFTWARE

At Waypoint, our commitment to a thorough assessment of your property is supported by a diverse set of tools, state-of-the-art technology, and cutting-edge software. In addition to basic inspection tools like flashlights, moisture meters, and electrical testers, our inspectors leverage advanced equipment for a comprehensive evaluation.

- **Infrared Camera:** Incorporating an infrared camera into our methodology allows us to detect concealed issues by identifying temperature variations. This technology reveals electrical problems, insulation deficiencies, and moisture-related issues, providing crucial insights for preemptive problem-solving and preventive maintenance.





- **Drone Technology:** Drones grant us access to challenging areas like roofs and exteriors. This aerial perspective enhances our ability to comprehensively evaluate the property's condition, aiding in the identification of potential issues that might be overlooked.
- **Sewer Camera:** Our sewer camera is an invaluable tool for plumbing system inspections. It navigates through pipes and conduits, revealing hidden issues such as blockages, damaged pipes, and leaks. This technology ensures a meticulous examination of your property's plumbing infrastructure.
- **Cutting-Edge Software and Reports:** We utilize cutting-edge software to analyze data gathered during inspections. This enables us to generate detailed reports that not only document identified issues but also provide actionable recommendations. Our reports are comprehensive, easy to understand, and delivered promptly, ensuring you have all the information you need for informed decision-making.

By seamlessly integrating basic tools, advanced technologies, and cutting-edge software into our inspection methodology, we demonstrate our commitment to delivering a comprehensive, accurate, and technologically advanced assessment of your commercial property.







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## TEAM AND QUALIFICATIONS

Waypoint brings a wealth of licenses, qualifications, certifications, and hands-on experience to the table, ensuring that our clients receive comprehensive inspection services. We take pride in being fully licensed by the state of Florida. Our licensure and certifications extend across a spectrum of specialized areas, showcasing our diverse expertise in ensuring the safety, integrity, and overall well-being of your property.

- **Property Inspections:** As a licensed inspection provider, we bring a meticulous and comprehensive approach to evaluating residential properties.
- **Mold Assessing:** Our licensure in mold assessment reflects our capability to identify and evaluate mold-related issues within a property. This specialized expertise is crucial for maintaining a healthy indoor environment and addressing potential health hazards associated with mold infestations.
- **Drone Inspections:** Waypoint Property Inspections is licensed for drone inspections, incorporating cutting-edge technology to enhance our assessment capabilities. Utilizing drones allows us to access and inspect hard-to-reach areas of a property, providing a more comprehensive and accurate evaluation.
- **Radon Testing:** Our certification in radon testing ensures that we can assess and address potential radon hazards in your property. Radon, a naturally occurring radioactive gas, can pose health risks, and our expertise allows us to identify and recommend appropriate measures for mitigation.

We also take pride in our commitment to excellence and professionalism, as evidenced by our affiliations with leading industry organizations.

- **CCPIA (Commercial Property Inspectors Association):** Waypoint is an active member of the Commercial Property Inspectors Association. This affiliation underscores our dedication to staying at the forefront of industry standards, best practices, and the latest developments in commercial property inspections. <https://ccpia.org/standards-of-practice/>
- **CMI (Certified Master Inspector):** WPI boasts the prestigious Certified Master Inspector designation, signifying the highest level of competence and professionalism in the inspection industry. <https://certifiedmasterinspector.org/>
- **InterNACHI (International Association of Certified Home Inspectors):** As a proud member of the International Association of Certified Home Inspectors, Waypoint adheres to a strict code of ethics and standards of practice. <https://www.nachi.org/>

In choosing Waypoint, you are selecting a team that combines extensive qualifications, active participation in leading industry associations, and a commitment to ongoing education. Our goal is to provide you with a level of expertise that ensures a thorough and insightful inspection experience, contributing to the overall success and longevity of your commercial property investment.



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## INSPECTION PROTECTION

Ensuring the safety and peace of mind of our clients is of great importance at Waypoint. In our commitment to transparency, professionalism, and client protection, we comply with industry standards and carry the necessary insurance coverage to safeguard both our team and our clients throughout the inspection process.

- **International Standards for Inspecting Commercial Properties (CommSOP):** The International Standards for Inspection Commercial Properties were created to define best practices and to establish a reasonable approach for the performance of an inspection of a commercial property.
- **Liability Insurance:** We maintain comprehensive liability insurance to protect our clients from any unforeseen events or incidents that may occur during the inspection. This coverage provides financial protection in the rare instance of property damage or injury that could potentially be associated with our inspection services.
- **Auto Insurance:** Recognizing the importance of safety during property inspections, we carry auto insurance that extends coverage to our inspection vehicles. This insurance is in place to protect our clients and the general public in the event of any auto-related incidents during our travel to and from the inspection site.
- **Client Protection:** Our commitment to client protection extends beyond the quality of our inspections. The insurance coverage we maintain is an additional layer of security for our clients, assuring them that we are prepared to handle any unforeseen circumstances responsibly and professionally.
- **Risk Mitigation:** Insurance coverage is a crucial component of our risk mitigation strategy. It not only protects our clients but also allows us to conduct inspections with the confidence that, in the rare event of an incident, we have the necessary measures in place to address and rectify the situation promptly.
- **Compliance with Industry Standards:** Carrying the appropriate insurance aligns with industry best practices and standards. It reflects our commitment to upholding professionalism and ensuring that our clients can trust in the thoroughness of our inspections and the security of our services.
- **Peace of Mind:** We understand that property inspections can be a significant undertaking, and our clients deserve the peace of mind that comes with knowing they are working with a fully insured and responsible inspection service. Our insurance coverage is an additional assurance that we prioritize the well-being and satisfaction of our clients.

At Waypoint, our dedication to client satisfaction is not only reflected in the thoroughness of our inspections and the standards we adhere to, but also in the comprehensive insurance coverage we maintain. Our commitment is to provide a seamless, secure, and professional experience for our clients throughout the inspection process.







## CONTACT INFORMATION

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### South Florida

Palm Beach, Broward, Miami-Dade, Martin, St. Lucie, and Okeechobee counties.

### Central Florida

Orange, Osceola, Seminole, Lake, Sumter, and Volusia counties.

### West Central Florida

Hillsborough, Pasco, Pinellas, Hernando, Sarasota, Manatee, and Polk counties.

