



## **Your Guide to Facility Inspections**

A non-residential Facility consists of many complex components including structural framing, physical components electrical, plumbing, heating and air conditioning systems. When considering a structure for remodeling or purchase, you may be able to settle for minor cosmetic repairs, but you need to make sure that everything beneath the surface is in shape. This is why a facility inspection is both valuable and necessary.

### **Q. What is a Facility Inspection?**

A. A facility inspection, performed by a professional, is a visual examination of the readily-accessible areas of a facility to provide an accurate evaluation of the facility's condition at the inspection. Facility inspections are designed to disclose issues with the property that could materially affect its safety, livability or resale value. They are not meant to disclose cosmetic issues. The evaluation is presented to the buyer in a comprehensive report so buyers are fully informed of the facility's condition help decide if remodeling is a viable option in moving forward.

### **Q. Will the inspector discuss the problems only?**

A. No. A comprehensive inspection should not only bring problem areas to your attention; it should also highlight the positive aspects of a facility as well.

### **Q. How long does an inspection take?**

A. It depends upon the size of the structure and the number of rooms. An average inspection takes about 4-5 hours . The time is well-spent considering there are hundreds of components in the average facility.

### **Q. What happens if there are some problems on my inspection report?**

A. First obtain repair estimates from licensed contractors to fix the identified issues. Weigh the positives against the negatives. Then, you have some options on what to do. Just remember that every project is different and much depends on the cost to remodel versus facility new.

### **Q. What should my professional Facility inspection include?**

A. Your professional inspection should include:

- Structural and Foundation
- General Construction overall
- Plumbing
- Electrical
- Heating and cooling
- Roof
- Windows and doors
- Kitchen and bathroom
- Appliances
- Interior walls and ceiling
- Air conditioning
- Basement/Crawlspace
- Ventilation and drainage
- Gutters and roof drainage
- Walks and driveways
- Radon Testing (Additional Fee)
- Detached Buildings (Additional Fee)