

2 Day Commercial Inspection Course Overview and outline

Day 1 morning session:

Introduction: (1/2 hour)

1. Commercial inspections, markets & opportunities.
2. Introduction to the industry standards (iNACHI comsop & ASTM).
3. Overview of relevant sections of ADA regulations.
4. Systems to be addressed, Site, Structural, Roofing, Electrical, HVAC.
5. Overview of reporting issues.

1. Commercial Inspections (3 hours)

- Who buys Commercial Inspections and why? Discussion of the various types of clients who may need or be required to have inspections, covering: Commercial lenders, insurers, buyers, lessors, lessees, management companies, home owner associations.
- Marketing to Commercial clients, selling in a business to business environment. Who do we really need to hear our proposition? What do they need be convinced of? How to find your target markets which groups to join to get exposure.
- Negotiating the inspection, the "scope of work" defining the inspection, how to price commercial inspections, meeting the clients expectations.
- The practicalities of Commercial inspections, how big is the job, do you need extra inspectors? When do you need subcontractors? How to find specialists, what do you need to pay subcontractors? Does the client require projected repair costs? And if so how to prepare them.

Day 1 Afternoon session:

2. Standards of Inspection (1 hour)

Industry standards what do they really mean, how should they be applied to inspections.

3. ADA Compliance Issues (3 hours)

- Tier I, II and III assessment.
- Path of travel: curbs, ramps, doors etc.
- Parking requirements.
- ADA bathrooms.
- Disabled living spaces.

Day 1 Evening session (optional): war stories, joke telling, drinking (optional) etc

Day 2 morning session

4.1 Systems evaluation (4 hours)

- Site considerations:
 - Hardscape: roads, driveways, footpaths.
 - Landscape: Drainage, retention ponds, irrigation.
 - Lighting & signage
- Structural issues:
 - Steel framed buildings
 - Poured in place concrete
 - Lift-up/tilt-up concrete
 - Curtain walls & cladding systems
- Roofing evaluation:
 - Steel & timber truss systems
 - Roof decking systems
 - Concrete
 - Steel
 - Timber
 - Commercial roof coverings
 - Built up and Tar & gravel
 - Single ply membrane systems
 - SPF (foam systems)
 - Sheet metal roofs

Day 2 afternoon session

4.2 **Systems evaluation** (2 hours)

- Electrical systems:
 - Overview of 3 phase supply & distribution
 - When to inspect and when to defer
 - Emergency lighting
- Commercial HVAC:
 - Overview of commercial AC types
 - Chillers
 - Geothermal systems
 - Commercial heating systems
 - Hotel through-wall systems

5 **Reporting Findings** (1 hours)

- Who is reading the report & why?
- Getting the right information across
- The facts and just the facts
- Incorporating auxiliary data/reports
- Repairs/Probable costs

6 **Case Studies** (1 hour plus)

Review of several real Property condition assessments

- Condo Association
- Storage facility
- Mixed use recreation complex