

CIE INSPECTIONS

Commercial, Infrared, Environmental



Project Proposal

Commercial
Property
Evaluations

*Expert insights for
informed commercial
investment decisions*

Contact Us!

info@CIEinspections.com

Local (775) 507-3366

Toll Free (888) 747-2071

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About Us

At CIE, our mission is to provide comprehensive assessments that empower our clients to make informed decisions about their commercial property investments. During our inspections, we focus on evaluating every aspect of the building. Our lead inspector is highly qualified, holding a Master Inspector of Structures Certificate from the State of Nevada, Level 3 Infrared Certification from the Infrasppection Institute, FAA 107 Drone Certification, and is a member of the Certified Commercial Property Inspectors Association. We employ state-of-the-art technology and industry best practices to uncover any hidden issues and potential risks concerning your commercial investment. We understand the importance of attention to detail, which is why we meticulously document our findings in clear and detailed reports, complete with photographs and actionable recommendations. With a commitment to excellence and customer satisfaction, CIE is your trusted partner for reliable Commercial Building Assessments, Infrared Inspections, Radon and Mold testing in Northern California and Nevada. Put our over 20 years of experience and over 10 million square feet of properties inspected to work for you.

Meet Our Team!

Ty Kirkpatrick
Master Inspector



Credentials: Inspector of Structures Master IOS.0003053 NV, Certified Infrared Thermographer Level 3 No. 10591, FAA 107 Licensed Drone Pilot #4194060, NRPP Certified Radon Tester with Multi Family Certification #104857, Indoor Air Consultant CRT IAC2-02-7985



Elisa Kirkpatrick
Office Manager

Trey Kirkpatrick
Social Media/Marketing



Mission Statement

Empowering informed decisions through meticulous inspections, CIE is dedicated to ensuring safety, integrity, and compliance for businesses and properties across Northern Nevada and California. With a commitment to precision, professionalism, and reliability, we deliver comprehensive inspection services tailored to meet the unique needs of our clients. By employing cutting-edge technology and industry expertise, we strive to exceed expectations, safeguard assets, and foster trust in every inspection we conduct. At CIE, our mission is to be the premier partner in delivering peace of mind to our clients concerning their commercial investments.

Expert insights for informed commercial investment decisions.

Timeline



Step 1

Sign Contracts and Agreements

Signed agreements and 50% deposit are due within 24 hours of scheduling services. The remaining is due before the release of the report.



Step 2

Interview & Gather Data

The inspector will discuss with the client and other relevant parties the overall work process, property details, and any relevant issues.



Step 3

Property Inspection

The inspector will perform an on-site inspection, which collects condition assessment data on qualifying components.



Step 4

Property Condition Report

Upon completion of the inspection, the inspector will develop a property condition report.



Step 5

Final Review/Consultation

Reports are released once the remaining fee is paid. After you get your report, the inspector is available to answer any questions about the findings in the report via a phone consultation.

Description of Property

555 Main St. Reno, NV 89512

Property Description

Describe the type of building

Property Characteristics

Breakdown of the different space, such as office and warehouse or finished and unfinished.

Occupancy Status

Is the space occupied or unoccupied?

Total Sq. Ft.

List the total square footage of the space that is to be inspected.

Total Units vs. Representative Numbers

List the total number of units / % to be inspected.

Mechanical Systems

Describe all known mechanical systems and components present on the property.

Structural Systems

Describe the structural components of the property (i.e. steel, stucco, masonry, frame, etc.)

Current Use

Describe how the property is currently being used.

Anticipated Use

Describe if the property will remain under its current usage or if the usage of the property is expected to change

Proposal Agreement

555 Main St. Reno, NV 89512

AREAS TO BE ASSESSED:

1. The structure, foundation, walls, and roof support.
2. The electrical system including opening all panels that are accessible and safe to inspect.
3. Individual heating systems.
4. Individual air conditioning systems.
5. Package rooftop unit where applicable and opening accessible panels.
6. The ventilation system.
7. The plumbing system, fixtures, water heaters.
8. Stairwells
9. The roof surface (weather permitting and access), including flashings and drainage.
10. Interior components (concentrating on non-cosmetic considerations).
11. The exterior wall components, including doors, windows, and signage.
12. Landscape components including walkways, driveways (excluding sewers) and retaining walls.
13. Insulation spot-checked where viewable.

EXCLUDED ITEMS:

1. Cosmetic considerations of interior components.
2. Professional kitchen equipment including but not limited to refrigeration, cooking, vent hoods, dishwashing etc.
3. Aesthetics and living elements of the landscape.
4. A Roof Cut/Core Test
5. Infrared Roof Inspection (can be added for an additional fee and nighttime roof access made available).
6. Items excluded from this proposal include, but are not limited to, security systems telecommunication systems, process and recreational equipment and appliances.
7. No comment is offered on mold or environmental concerns such as urea formaldehyde foam insulation, asbestos, radon gas or polychlorinated biphenyls (PCBs). Testing can be included on an additional fee basis.
8. Rather than concentrating on the presence or absence of wood boring insects such as termites or carpenter ants, the intent of the assessment is to discover significant visible structural damage caused by insects.
9. Phase One Environmental Assessment.
10. PCA Reporting
11. Underground utilities/plumbing/oil tanks.

REPAIR COST ESTIMATES:

13. General estimates for repairs will not be offered for major improvements deemed necessary unless you add on the service

REPORT DELIVER:

15. The report will be provided via email in a PDF format and can also be provided in hard copy upon request. The report will not be released to anyone without your written permission.

BUILDING ACCESS:

17. The client is responsible for assuring that access is available to all areas of the building, including electrical rooms, mechanical rooms, and main water service entrances.

ACCEPTANCE:

19. If this proposal is accepted, we will provide you with a Commercial Inspection Agreement which must be signed prior to conducting the inspection.

EXPIRY:

21. This quote is valid for 30 days from the time of writing.

Proposal Agreement

555 Main St. Reno, NV 89512

The customer accepts the following services package: Check mark the services you would like included in your inspection:

Services Offered	Fee / Hourly Cost	Proposal Fee	Check Services To Add
Property Inspection			
ADA Standard Accessibility Inspection			
Electrical Infrared Inspection			
Mold Sampling			
Radon Testing			
Roof Infrared Inspection			
Cost to Cure Report			
Capital Reserve Forecast Report			
Total			

We accept the terms of the Commercial Property Inspection/Assessment as described in this proposal. Once signed/returned, our office will contact you to schedule inspections and email out a formal agreement for services.

Customer Name: _____ Title: _____

Customer Signature: _____ Date: _____



Standards of Practice

SCOPE OF PROPERTY ASSESSMENT:

1. The report will be a professional opinion, based on the accessible, visible components and systems of the building. We evaluate the current physical condition; we do not perform a design analysis. We view the performance of systems, looking for evidence of distress. It should be understood that there are limitations to such an assessment. Throughout any assessment, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.
2. The report will identify deficiencies based on a sampling assessment technique. For example, in a 100-foot x 20-foot brick wall, there are roughly 13,500 bricks and 12,000 feet of mortar joints. A brick-by-brick examination and report would require several hours for this building component alone. As a practical alternative, we use our professional judgment and experience to assess areas and components most likely to show problems. This means that in some cases we will not find localized problems that were detectable. We ask that you understand and accept this.
3. We will perform the inspection in accordance with the current International Standards of Practice for Inspecting Commercial Properties (ComSOP) of the Certified Commercial Property Inspectors Association which is posted at www.ccpia.org/comsop. We will also follow all state regulations and requirements for inspections under the Nevada Real Estate Division NRS 645D, which can be found at www.red.nv.gov.



Thank you for choosing

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