



Commercial Property Inspection Proposal

Prepared for: Fake Commercial Client LLC

Prepared By: ABC Commercial Inspections

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Project Summary

ABC Commercial Inspections is pleased to present this proposal for a **Commercial Property Condition Assessment (PCA)** of the subject property: a **25,000 sq ft exterior strip mall** consisting of **9 tenant spaces** and an attached office suite. This PCA will follow industry standards for commercial due diligence and will include a comprehensive evaluation of all observable and accessible building systems, components, and site features.

Property Overview

Property Type:	Retail Strip Mall (Multi-Tenant)
Total Square Footage:	25,000 sq ft
Number of Units:	9 Commercial Storefronts
Attached Office Space:	1,200 sq ft
Construction:	Single-story masonry and steel framed structure
Roof Type:	Flat membrane roof system (multi-section)
Site Features:	Parking lot, sidewalks, exterior lighting, signage

Inspection Scope of Work

The PCA will include a thorough visual inspection of the following systems and components:

- Building envelope: walls, siding, storefront systems, windows, sealants
- Roofing systems across each mall section
- Representative interior areas for all 9 tenant suites
- Electrical service, panels, distribution, and exterior lighting
- HVAC systems including rooftop units (RTUs)
- Plumbing supply, drainage, fixtures, and water heaters
- Parking lot, asphalt conditions, striping, curbs, sidewalks, and ADA paths
- Drainage, grading, gutters, downspouts, and water management
- Structural observations for foundation, walls, and roof framing
- Site signage, dumpster enclosures, fencing, and exterior infrastructure
- Summary of deficiencies and recommended next steps

Inspection Fee – Hybrid Pricing Model

Component	Calculation	Fee
Retail Strip Mall (25,000 sq ft)	25,000 × \$0.10	\$2,500
Office Space (1,200 sq ft)	1,200 × \$0.12	\$144
Area-Based Subtotal		\$2,644
Hourly Component (Complex Systems, Roofing, Reporting)	10 hours × \$325/hr	\$3,250
Estimated Specialists (HVAC / Roof Consultation)	Allowance	\$600
Total Proposed Inspection Fee		\$6,494

Deliverables

- Comprehensive digital Commercial Property Condition Assessment report
- Prioritized list of recommended repairs
- Estimated cost categories (immediate, short-term, long-term)
- High-resolution photographic documentation
- Roof-level observations (where safely accessible)
- Tenant-by-tenant summary of observed deficiencies

Terms & Conditions

- Proposal valid for 30 days
- Fees due upon inspection completion unless otherwise arranged
- Agreement must be signed prior to scheduling
- Specialty evaluations may adjust final pricing
- Inspection is visual and non-invasive per commercial standards

**Thank you for considering ABC Commercial Inspections.
We look forward to supporting your commercial due diligence needs.**