



## Multi-Unit Residential Property Inspection

A multi-unit residential property inspection is performed for a range of clientele, including mortgage lenders, investors, condominium associations, and property managers, and for a variety of different real estate transactions, or as part of a standard maintenance and repair strategy.

Unlike most commercial properties, a multi-dwelling property experiences continual usage as long as the unit is occupied or during the operating hours of a communal space, resulting in wear and tear by occupants and visitors to varying degrees. Some occupants or renters may maintain their unit responsibly; others may not, even if they're contractually required to. Some tenants may own pets, which adds to the normal amount of wear and tear. And some unoccupied units may suffer from neglect or deferred maintenance, and even vandalism by trespassers. Regardless of the client's objective for the inspection, having the physical condition of the property assessed by a commercial inspection professional is especially important from both a financial standpoint and a safety perspective.

A commercial inspection of this type is performed for apartment buildings, condominiums, and townhome developments. Although the interior of each individual unit is similar to a standalone residential property and typically inspected by a home inspector, a multi-dwelling property is designed and built with commercial applications and entail systems and features that require the core competency of a commercial inspector.

### How the Inspection Helps the Client

A commercial inspection of multi-unit housing can assist the client with:

- 1) **developing a pre-purchase strategy.** The findings documented in the inspection report will help the client develop a strategy for negotiation if they're acquiring the property or proposing a change in its use;
- 2) **preserving the site.** The findings documented in the inspection report will assist the client in better sustaining the property's grounds. This way, residents can enjoy a safe, well-kept, and healthy outdoor environment. This may also increase its curb appeal by attracting future residents (and retaining existing ones), as well as ensuring its greatest resale value; and
- 3) **evaluating the property's maintenance needs.** The findings documented in the inspection report will provide the client with insights on how well past or present maintenance has been performed in order to budget for ongoing upkeep, as well as necessary upgrades. This information is also critical for assessing staffing needs, and even tenant rules.

All buildings have physical deficiencies, which can cause the structure to degrade and depreciate if they're not addressed in a timely manner. The inspector will provide his/her objective findings for the client's consideration so that they can realize the greatest return on their investment.

### Schedule a Commercial Property Inspection

Every commercial property inspection project is different. Contact us to discuss the specific needs for your project. A commercial property inspection will pay for itself many, many times over. It is crucial when assessing the strength and long-term viability of a capital asset.

