SAMPLE REPORT - fictional property, client, inspector, contractors and costs.
Photos are free stock images (Unsplash) and do not show this property.

Commercial Property Condition Assessment

Property	Sample Commerce Center (SAMPLE REPORT) 1000 Sample Way, Temecula, CA 92590
Prepared for	Sample Client LLC
Date of assessment	October 15, 2026
Performed by	Sample Inspector, Semper Fi Home Inspections Phone (555) 555-0100 Email inspector@example.com 100 Example Street, Temecula, CA 92590



This assessment was performed in accordance with the CCPIA ComSOP and ASTM E2018-24.

10-Year Capital Reserve

Repairs needed now are listed first. Below them, every item expected to need replacement or repair within ten years - deficient or not - is placed in the year its remaining useful life ends. Costs are in today's dollars.
The last column adds 3% inflation a year: year 1 is today's dollars, each later year grows once more.

Year	Item	Section	Today's dollars	With 3% inflation
Now	Trip hazards at walkways	Site Improvements	$2,800	
	Membrane seams lifting	Roofing	$9,500	
	Drains or scuppers blocked	Roofing	$1,200	
	Guardrail loose or low	Decks, Balconies, Terraces & Porches	$2,400	

Year	Item	Section	Today's dollars	With 3% inflation
	Backflow test overdue or not shown	Plumbing	$350	
	Flue or vent damaged	Heating	$1,800	
	Coils dirty or damaged	Air Conditioning & Ventilation	$3,600	
	Clearance blocked	Electrical	$250	
	Directory missing or wrong	Electrical	$400	
	Elevator inspection certificate expired	Vertical Transportation (Elevators & Escalators)	$650	
	Fire alarm inspection overdue	Life Safety & Fire Protection	$1,500	
	Extinguishers out of date or missing	Life Safety & Fire Protection	$900	
	Exit signs or emergency lights not working	Life Safety & Fire Protection	$2,200	
	Grease build-up in hood or duct	Commercial Cooking Areas	$1,600	
	Hood suppression inspection overdue	Commercial Cooking Areas	$750	
	Repairs needed now - total		**$29,900**	**$29,900**
1	Water heater past expected life	Plumbing	$4,800	
	Condensate drainage problems	Air Conditioning & Ventilation	$1,500	
	Water-stained ceiling tiles	Interior Elements (Doors, Windows & Interiors)	$3,400	
	Grease trap service not shown	Commercial Cooking Areas	$1,800	
	Year 1 total		**$11,500**	**$11,500**
2	Water does not drain away	Site Improvements	$6,500	
	Sealant failed at joints	Exterior Walls & Building Envelope	$14,000	
	Fixtures leaking or worn	Plumbing	$3,200	
	Site lighting out or damaged	Electrical	$9,600	
	Insulation missing or displaced	Ventilation & Insulation of Unfinished Spaces	$4,200	
	Year 2 total		**$37,500**	**$38,625**
3	Masonry cracking and open joints	Structural Frame & Substructure	$6,500	
	Failed insulated glass	Exterior Walls & Building Envelope	$7,800	
	Rooftop unit past expected life	Air Conditioning & Ventilation	$96,000	
	Year 3 total		**$110,300**	**$117,017**
4	Asphalt cracking and wear	Site Improvements	$38,000	

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Year	Item	Section	Today's dollars	With 3% inflation
	Thermostats or controls failing	Air Conditioning & Ventilation	$8,400	
	Year 4 total		**$46,400**	**$50,703**
5	Walking surface worn or cracked	Decks, Balconies, Terraces & Porches	$5,500	
	Floor finishes worn or damaged	Interior Elements (Doors, Windows & Interiors)	$28,000	
	Year 5 total		**$33,500**	**$37,705**
6	Roof near end of life	Roofing	$185,000	
	Year 6 total		**$185,000**	**$214,466**
7	Elevator aged or unreliable	Vertical Transportation (Elevators & Escalators)	$140,000	
	Restroom finishes worn	Interior Elements (Doors, Windows & Interiors)	$36,000	
	Year 7 total		**$176,000**	**$210,153**
8	Exterior doors worn (not deficient)	Exterior Walls & Building Envelope	$12,000	
	Year 8 total		**$12,000**	**$14,758**
9	Nothing scheduled		$0	$0
10	Nothing scheduled		$0	$0
	10-year total		**$612,200**	**$694,927**
	Total, including repairs needed now		**$642,100**	**$724,827**

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1. Site Improvements

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Asphalt cracking and wear - Deficient

Cost to cure: $38,000 · Remaining useful life: 4 years

The asphalt paving shows widespread cracking, raveling and faded striping.

Recommendation: Crack-fill and seal-coat now, restripe, and budget for an overlay in the year shown.



Trip hazards at walkways - Deficient - repair needed now

Cost to cure: $2,800

Sidewalk panels are lifted or sunken, leaving edges that can trip someone.

Recommendation: Grind, mudjack or replace the affected panels promptly.



Water does not drain away - Deficient

Cost to cure: $6,500 · Remaining useful life: 2 years

Surface water collects near the building or in paved areas instead of reaching drains.

Recommendation: Regrade or add drains so water flows away from the building; clean existing inlets.



2. Structural Frame & Substructure

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

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Masonry cracking and open joints - Deficient

Cost to cure: $6,500 · Remaining useful life: 3 years

Stair-step cracks and eroded mortar joints were seen in the masonry walls.

Recommendation: Repoint the joints and repair cracked units. Have an engineer look at any crack that is wider at one end.



No structural deficiency seen - Not deficient

The visible structural frame was in serviceable condition for its age. No deficiency was seen in the areas that could be reached.

Recommendation: Routine observation during normal maintenance.

3. Roofing

Section prepared by: Alex Sample, Sample Roofing Co.

Membrane seams lifting - Deficient - repair needed now

Cost to cure: $9,500

Seams in the single-ply roof membrane are lifting or open in places, which lets water under the membrane.

Recommendation: Have a roofing contractor repair the seams now and plan for replacement at the end of its remaining life.



Roof near end of life - Deficient

Cost to cure: $185,000 · Remaining useful life: 6 years

The roof covering shows widespread wear, patches and aging consistent with a system near the end of its useful life.

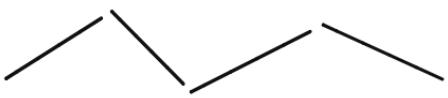
Recommendation: Budget for replacement in the year shown and keep up repairs until then.

Drains or scuppers blocked - Deficient - repair needed now

Cost to cure: $1,200

Roof drains, scuppers or gutters are blocked with debris or have missing strainers.

Recommendation: Clean them and add the missing strainers; put drain cleaning on the maintenance schedule.



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4. Exterior Walls & Building Envelope

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Sealant failed at joints - Deficient

Cost to cure: $14,000 · Remaining useful life: 2 years

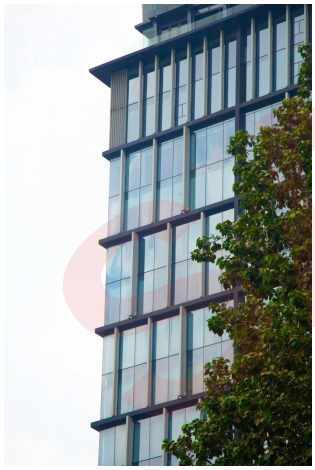
Sealant at wall joints, windows or storefront framing is cracked, hardened or pulling away.
Recommendation: Remove and replace the sealant with a compatible product.



Failed insulated glass - Deficient

Cost to cure: $7,800 · Remaining useful life: 3 years

Several insulated glass units are fogged between the panes, meaning the seal has failed.
Recommendation: Replace the failed units; the frames can usually stay.



Exterior doors worn - Not deficient

Replacement cost: $12,000 · Remaining useful life: 8 years

Exterior doors drag, do not latch reliably, or have worn weatherstripping and hardware.
Recommendation: Adjust or replace hardware and weatherstripping; replace doors past repair.



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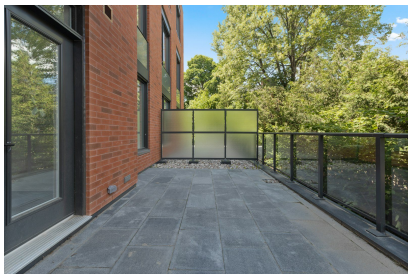
5. Decks, Balconies, Terraces & Porches

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Guardrail loose or low - Deficient - repair needed now

Cost to cure: $2,400

A guardrail or handrail moved when pushed by hand, or is lower than current practice for its location.
Recommendation: Secure or replace the rail promptly; this is a fall hazard.



Walking surface worn or cracked - Deficient

Cost to cure: $5,500 · Remaining useful life: 5 years

The deck or balcony surface or its waterproof coating is worn, cracked or loose.
Recommendation: Repair the surface and recoat to keep water out of the structure below.



6. Plumbing

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Backflow test overdue or not shown - Deficient - repair needed now

Cost to cure: $350

No current test tag or record was found for the backflow prevention assembly.
Recommendation: Have a certified tester test the assembly and keep the report with the property records.



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Water heater past expected life - Deficient

Cost to cure: $4,800 · Remaining useful life: 1 year

The water heater is old for its type and shows rust at the base or fittings.

Recommendation: Budget for replacement in the year shown.



Fixtures leaking or worn - Deficient

Cost to cure: $3,200 · Remaining useful life: 2 years

Restroom fixtures leak, run on, or have worn valves.

Recommendation: Repair or replace the fixtures and valves.



7. Heating

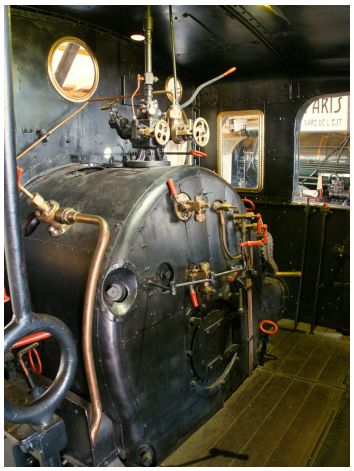
Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Flue or vent damaged - Deficient - repair needed now

Cost to cure: $1,800

The flue or vent connector is rusted, disconnected or slopes the wrong way.

Recommendation: Have it repaired right away; a failed flue can let combustion gases into the building.



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Heating serviceable - Not deficient

The heating equipment that could be observed was in serviceable condition for its age.
Recommendation: Keep up routine service.

8. Air Conditioning & Ventilation

Section prepared by: Jordan Sample, Sample Mechanical Inc.

Rooftop unit past expected life - Deficient

Cost to cure: $96,000 · Remaining useful life: 3 years

The rooftop unit is old for its type and shows rust, worn insulation or patched panels.
Recommendation: Budget for replacement in the year shown; keep up maintenance until then.



Coils dirty or damaged - Deficient - repair needed now

Cost to cure: $3,600

Condenser coils are dirty or have bent fins.
Recommendation: Clean and comb the coils.



Condensate drainage problems - Deficient

Cost to cure: $1,500 · Remaining useful life: 1 year

Condensate lines are blocked, broken or drain onto the roof surface at the unit.
Recommendation: Clear and repair the lines and route them to a drain.



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Thermostats or controls failing - Deficient

Cost to cure: $8,400 · Remaining useful life: 4 years

Thermostats or zone controls do not hold set points.
Recommendation: Repair or replace the controls.



Electronically signed by Jordan Sample on October 15, 2026, 3:15 PM (America/Los_Angeles).
SHA-256 of signature image: 7ea6ba386263edc573c08758d01cf832f0c4e05c7c227f3c174b589d65fa01ed

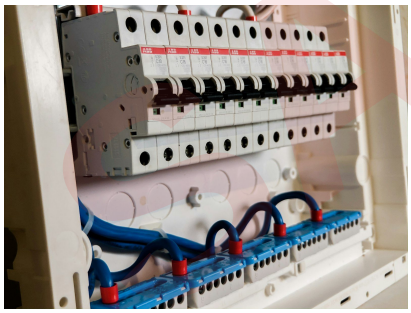
9. Electrical

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Clearance blocked - Deficient - repair needed now

Cost to cure: $250

Storage blocks the working space in front of electrical equipment.
Recommendation: Clear the space and mark it so it stays clear.



Directory missing or wrong - Deficient - repair needed now

Cost to cure: $400

Panel directories are missing, faded or do not match the circuits.
Recommendation: Trace and relabel the circuits.

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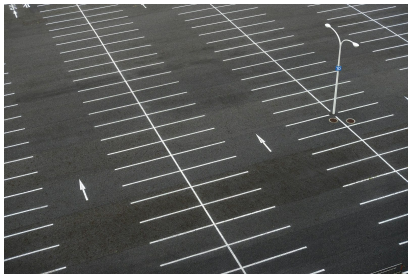
Site lighting out or damaged - Deficient

Cost to cure: $9,600 · Remaining useful life: 2 years

Parking or walkway lights are out, damaged or leaning.

Recommendation: Repair or replace fixtures and poles; consider LED replacements.



10. Vertical Transportation (Elevators & Escalators)

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Elevator aged or unreliable - Deficient

Cost to cure: $140,000 · Remaining useful life: 7 years

The elevator is an older installation; staff report frequent breakdowns, or it leveled poorly at floors.

Recommendation: Have the elevator contractor evaluate it and budget for modernization.



Elevator inspection certificate expired - Deficient - repair needed now

Cost to cure: $650

The elevator's posted inspection certificate is past its date or was not found.

Recommendation: Have the elevator inspected as the jurisdiction requires and post the certificate.

11. Life Safety & Fire Protection

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

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Fire alarm inspection overdue - Deficient - repair needed now

Cost to cure: $1,500

No current inspection tag or report was found for the fire alarm system.

Recommendation: Schedule the inspection and testing that applies, and keep the report on file.



Extinguishers out of date or missing - Deficient - repair needed now

Cost to cure: $900

Fire extinguishers are missing, blocked or past their service date.

Recommendation: Service or replace them and restore access.



Exit signs or emergency lights not working - Deficient - repair needed now

Cost to cure: $2,200

Exit signs or emergency lights did not light when tested.

Recommendation: Repair or replace the units and test them monthly.



12. Interior Elements (Doors, Windows & Interiors)

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

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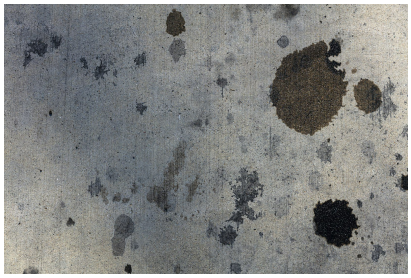
Water-stained ceiling tiles - Deficient

Cost to cure: $3,400 · Remaining useful life: 1 year

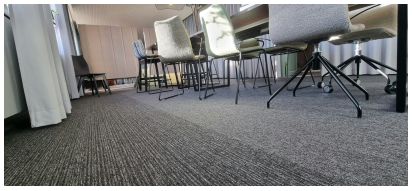
Ceiling tiles or drywall show water stains, which point to a past or active leak above.
Recommendation: Find and fix the source, then replace the stained materials.



Floor finishes worn or damaged - Deficient

Cost to cure: $28,000 · Remaining useful life: 5 years

Carpet, tile or resilient flooring in common areas is worn, stained, cracked or loose.
Recommendation: Repair damaged areas and budget for replacement in the year shown.



Restroom finishes worn - Deficient

Cost to cure: $36,000 · Remaining useful life: 7 years

Restroom partitions, counters or finishes are worn or damaged.
Recommendation: Repair now and budget for renovation in the year shown.



13. Fireplaces & Chimneys

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

No fireplaces - Not deficient

The property has no fireplaces or chimneys.
Recommendation: None.

14. Ventilation & Insulation of Unfinished Spaces

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

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Insulation missing or displaced - Deficient

Cost to cure: $4,200 · Remaining useful life: 2 years

Insulation in the attic or other unfinished space is missing, thin or pushed aside in places.
Recommendation: Add or restore insulation to a consistent depth.



Unfinished spaces serviceable - Not deficient

Insulation and ventilation in the unfinished spaces that could be reached were serviceable.
Recommendation: Routine observation.

15. Commercial Cooking Areas

Section prepared by: Sample Inspector, Semper Fi Home Inspections
Phone (555) 555-0100 Email inspector@example.com
100 Example Street, Temecula, CA 92590

Grease build-up in hood or duct - Deficient - repair needed now

Cost to cure: $1,600

Grease has built up on the hood, filters or the visible exhaust duct.
Recommendation: Have the hood and duct professionally cleaned and keep a cleaning schedule.



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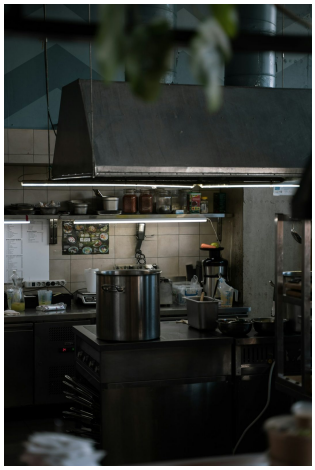
Hood suppression inspection overdue - Deficient - repair needed now

Cost to cure: $750

The kitchen hood suppression system tag is out of date or missing.

Recommendation: Have the system inspected and tagged by a licensed contractor.



Grease trap service not shown - Deficient

Cost to cure: $1,800 · Remaining useful life: 1 year

No pumping or service record was provided for the grease trap or interceptor.

Recommendation: Set up regular pumping and keep the records.

Limitations

This report describes the visible, accessible condition of the property on the date of the assessment. Concealed conditions, and conditions that could only be found by removing finishes, testing or destructive investigation, are outside its scope.

Cost to cure and remaining useful life are opinions of probable cost and timing for budgeting. They are not bids, warranties or guarantees of how long any system will last.

Sections prepared by specialists are their own observations and opinions, shown under their name, company and signature, with their license where they hold one.

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