



ELITE GROUP
INSPECTION PROFESSIONALS

ELITE INSPECTIONS

The purchase of commercial real estate is a big investment.

As an investor, you may have limited exposure to a property you want to buy. You may consider a purchase without the ability to even visit the site. It is imperative that you are as well informed as possible about that property.

Are there existing defects? How much would it cost to fix those defects? The condition of the property will greatly impact the negotiation process, and help determine the eventual price of that property.

How do you know the asking price accurately reflects the worth of the property?

You don't want to find out about defects only after the purchase is over. You want the ability to make an informed decision before the close of escrow, or the purchase has been completed.

There's only one way to know about that property for sure - you need to get an inspection.

You want clear and high quality information to answer all your questions before you even begin the negotiation process.

That means you have to trust the inspector, and be confident that they know what they are doing, will provide timely responses, and answer all your questions.

For commercial real estate, that's why you want to choose Elite Inspections.

www.eliteinspections.com

INSPECTING TO A HIGHER STANDARD

- since - 1984

THE COMMERCIAL INSPECTION PROCESS

A Commercial Inspection performed by The Elite Group in Los Angeles is based on the age, type and occupancy of the property. It can include:

- Structure frame and envelope of buildings on-site
- Site characteristics - utilities, paving, landscaping
- Building roof condition and life expectancy
- Plumbing systems
- Electrical and mechanical systems
- HVAC systems
- Elevator inspections
- Fire Safety inspections
- And more

Specialty services can include inspection as needed for:

- Lead-based paint
- Asbestos
- Indoor air quality
- Radon

At Elite, we don't just walk around a building. We utilize:

- ✓ Drones
- ✓ Infrared
- ✓ Sewer cameras
- ✓ Mold inspections
- ✓ All available latest industry technology

Our goal at Elite is to provide you with all of the Los Angeles commercial inspection services you need. We want you to accurately understand the issues involved with a property before you even enter the negotiation process.

**Elite is your professional,
reliable, accurate and
trustworthy partner for the
commercial investing process.**



THE ELITE COMMERCIAL GUARANTEES

Commercial properties are valuable. Elite makes sure their inspections are performed to stringent standards, to match the value of the properties in question.

Elite is confident enough about its work to provide multiple guarantees. Our inspections include a guarantee for:

- Structural and Mechanical Soundness
- Leak Free Roof Condition
- Mold Free Status of the property
- Underground Sewer Line
- Sprinklers and Irrigation

We also include a Repair Pricer Report - this document provides an estimate of repair costs for defects noted during the inspection.

Sometimes it is difficult to identify specific issues, so Elite also offers added benefits that protect the buyer after the inspection. (Do we want to use dollar amounts for commercial?)

SewerGard - because sewer and water lines are underground, if an issue occurs, the buyer is provided additional coverage.

Moldsafe is in place in case a mold issue arises post-inspection.

5 Year Platinum Roof Leak Protection. An automatic placement of 5 years of roof leak protection.



Elite Inspections is one of the largest privately-owned inspection firms in the USA, and the largest in California.

THE ELITE DIFFERENCE

Elite Inspections has been in business for **over 36 years**. It was founded in 1984 by Tim Maher, a Certified Master Inspector. He has over 60 industry certifications and qualifications, and is one of the most knowledgeable inspectors in the country.

Elite's focus is to provide the best possible home and commercial inspection experience for buyers and sellers in the real estate market. Inspections aren't just a sideline with Elite - they are our primary business. Elite performs over 20,000 inspections a year.

We have over 80 inspectors, who are certified by the Commercial Property Inspection Association. Each inspector has over 10 years of experience, and a background in construction. The inspectors are trained to evaluate over 1,800 items, to provide the most thorough inspection available for potential buyers.

Elite has completed over **500,000 home** inspections.

The company has a 2 million dollar Errors and Omissions (E & O) Insurance policy. This is compared to over 50 percent of inspection companies, which do not carry any insurance.

With over **5,000 "5" Star reviews**, Elite is the most reviewed inspection company in North America.



We accommodate the fact that we live in a multi-cultural world. That's why Elite has bilingual inspectors who are fluent in English, Spanish, Hebrew, French and Mandarin.

We understand your business schedule is very busy, so we will set up a date and time that works best for you.

Call (866) 725-1479 today to order an Inspection,

or book your inspection today using the convenient online form at:
www.eliteinspections.com

Elite Group Inspection Professionals
2641 Hamner Ave, Suite 201
Norco, CA 92860

