*Master Guides to Commercial Inspections*

**Section 2 A – Chapter 3 – Most Common Commercial Inspections**

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| **INSPECTION** | **DESCRIPTION** |
| **AIM**  | Usually conducted at dealerships involving vehicles, boats, trailers, heavy equipment, RVs, etc. Always new inventory. Verification of MSOs required. |
| **Condition Reports** | Inspection on any type of equipment. (i.e., auto, truck, semi-truck, boat, trailer, rv, snowmobile, atv, motorcycle, jet-ski, construction heavy equipment)Addressing: year, make, model, VIN/HIN, mileage/hour meter, interior condition, exterior condition, damages, accessories, upgrades, overall condition rating |
| **General Site** | Inspection conducted at a specific location to report what is there (i.e., vacant lot, restaurant, commercial building, gas station, etc.) Describing in detail: condition and appearanceList the various neighborhoods surrounding the specific location. |
| **Leased Equipment** | Verification of manufacture’s supplied equipment list to verify the following: SN/VIN/HIN, operational, location, business: age, name, owner and address, Note any discrepancies or damage |
| **Merchant Verification** | Inspection to determine if merchant is truly in business and provide other details requested: (i.e., number of employees, number of customers, showroom, sales merchandise, financing availability) |
| **Restaurant** | Description of location, signage, competition, accessibility, condition and appearance rating, building description |
| **Heavy Equipment** | Inspection specifically on the following equipment: semi-trucks/trailers, earth movers, bulldozers, dump and water trucks, cranes, scissor jacks, and tractors, etc. to determine hour meter readings, interior and exterior condition of all components and attachments, and functionality.  |
| **Franchise** | Inspection at multiple business locations with the same name, (Taco Bell, Jiffy Lube, Discount Tires, etc.) to determine the financial viability of this business at a specific location compared to another at a different location.  |
| **Premium Auditing** | Inspection to determine the correct business insurance category and verify documentation to prove accuracy. |
| **Auction** | Inspection to determine the pre-sale condition of a vehicle, boat, trailer, or other equipment. |
| **Draw Inspection / Construction Funding** | Inspection to determine the percentage of completed work for a specific project before money is issued.  |
| **Rent Roll** | Inspection to verify the occupancy, vacancy, and other pertinent details to a specific commercial property. Provided either by the property manager or accountant with a certified rent roll to the inspector for auditing verification. This document must often be returned to the office manager or accountant, after the inspection is completed. Either copies or photos of every page are required to be submitted with the inspection report. |