

DO-IT-YOURSELF

COMMERCIAL BUILDING INSPECTION

INTRODUCTION

What gets measured – gets managed.

Use this eBooklet as an indicator to stay on top of your commercial building issues. Catching things when they are small is always better than waiting until they have had time decay. This will save you from big repairs down the road!

This guide will help commercial building engineers and owners get the best life out of their building's exterior elements, which will keep your tenants happy! Buildings need constant care to ensure a long life, but most building owners aren't sure what to look for.

WHAT'S INSIDE

- **Do-It-Yourself Commercial Inspection:** To help you identify problem areas on your building and keep an eye on potential water intrusion.

BEFORE YOU START

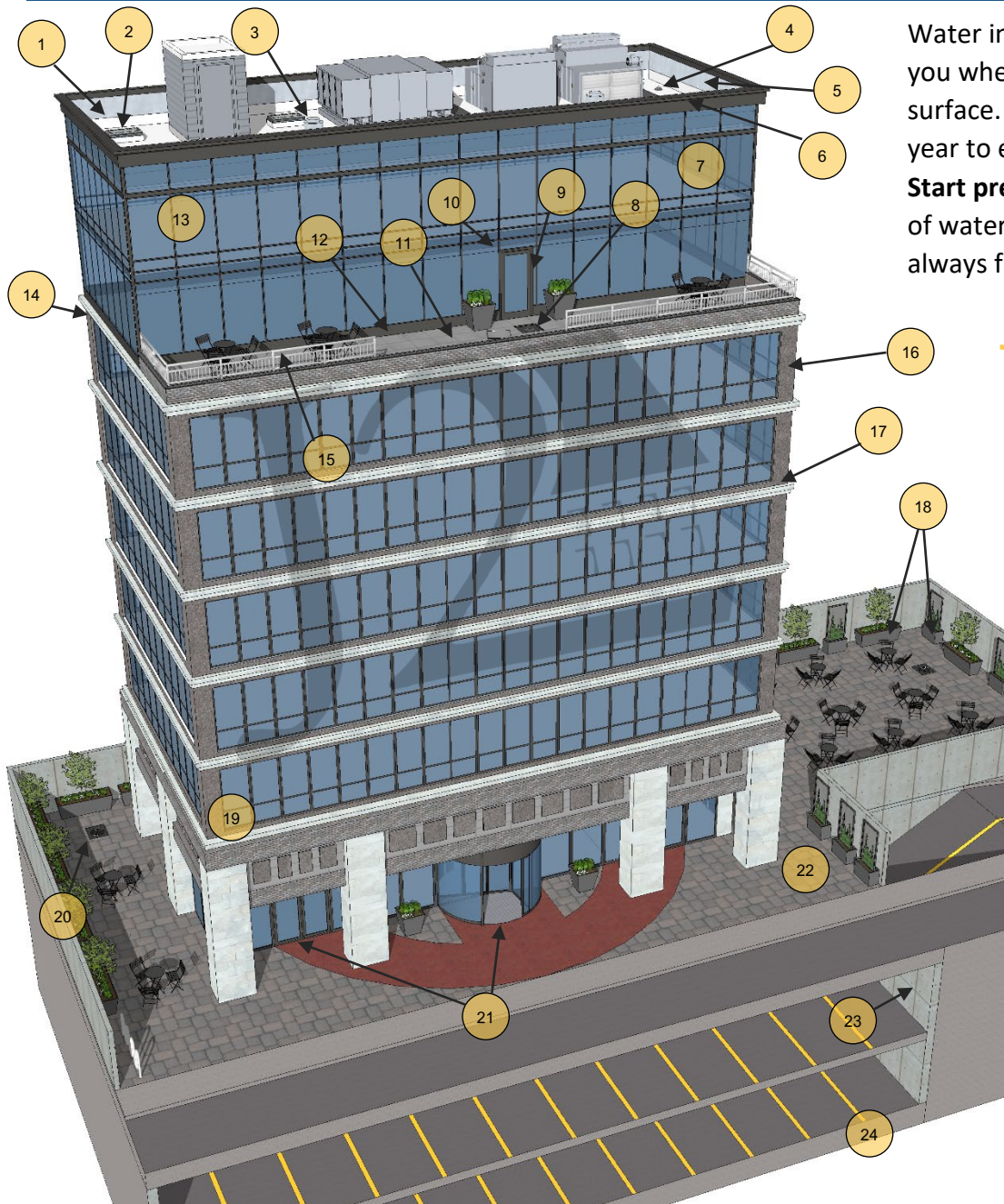
- Remember your building may look different based on a variety of factors such as UV exposure, wind, rain, freeze-thaw damage, prior maintenance, construction methods, and material types.
- Remember to always exercise property safety procedures when inspecting roofs and other dangerous elements.

CALL US FOR HELP

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Water intrusion can mean catastrophe for buildings. This guide shows you where to look for water damage that might be hiding beneath the surface. Inspect each of the locations on the map below at least once a year to ensure your building is safe from the elements.

Start preventing unnecessary damage now. If you notice tell-tale signs of water intrusion, do not hesitate to call J2. Our initial consultation is always free.

AREAS TO INSPECT

Take a look at each of these spots on your building:

- | | |
|----------------------------|--|
| 1. Roof-to-wall flashing | 15. Rail attachments |
| 2. Skylights | 16. Wall panels |
| 3. Roof safety + tiedowns | 17. Belly band flashing |
| 4. Roof drains | 18. Planter waterproofing |
| 5. Roof parapets | 19. Expansion joints |
| 6. Copings (wall caps) | 20. Plaza deck drains |
| 7. Window gaskets | 21. Door thresholds + base of wall |
| 8. Deck slope + drain | 22. Plaza deck waterproofing |
| 9. Door trim | 23. Below grade waterproofing |
| 10. Door head flashing | 24. Foundation + site drainage/grading |
| 11. Deck membranes | |
| 12. Deck-to-wall interface | |
| 13. Curtain walls | |
| 14. Floor lines | |

WHAT TO LOOK FOR

Look for these signs of water intrusion:

- | | |
|---------------------|----------------------|
| • Organic growth | • Cracking |
| • Buildup of debris | • Swelling & bulging |
| • Staining | • Condensation |
| • Discoloration | • Peeling paint |
| • Corrosion | |