

Greater Peoria Property Inspections

Empowering Our Clients with Knowledge...



GREATER PEORIA

PROPERTY INSPECTIONS
— (309) 360-6904 —

Building Consulting Services &
Commercial Property Inspections

Serving Central & Northern Illinois

www.GPPIinspections.com



Types of Properties

- Apartment Buildings
- Automotive Dealerships
- Churches
- Hotels
- Industrial Properties
- Long Term Care Facilities
- Manufacturing Facilities
- Medical Centers
- Motels
- Office Buildings
- Parking Decks
- Restaurants
- Retail Stores
- Schools & Universities
- Shopping Malls
- Strip Malls
- Storage Facilities
- Vacant Properties
- Warehouse

COMMERCIAL INSPECTION SERVICES



- ❑ Commercial Property Inspections (CPI)
- ❑ Investor's Due Diligence (IDD)
- ❑ Construction Draw Inspections (CDI)
- ❑ Construction Administration & Monitoring (CAM)
- ❑ Loan Servicing Inspections (LSI)
- ❑ Loan Origination Inspections (LOI)
- ❑ Capital Improvement Inspections (CII)
- ❑ Tenant Inspections
- ❑ Insurance Inspections
- ❑ Roof Replacement Inspections
- ❑ Annual Property Condition Inspection (APCI)

CONSULTING & CONSTRUCTION MANAGEMENT SERVICES

- ❑ Pre-Construction Document Review
- ❑ Contract Review & Negotiation
- ❑ Construction Project Management
- ❑ Scheduling Preparation & Monitoring
- ❑ Change Order Review & Control
- ❑ Pay Application Review
- ❑ Material Submittal's Preparation & Review
- ❑ Construction Claims Preparation
- ❑ Dispute Avoidance & Resolutions
- ❑ Litigation Support Services
- ❑ Expert Witness Testimony

**To Schedule Call
(309)-839-8395**

OUR REPORTS...

We keep "our client's best interest" in mind, by providing a detailed inspection report that's easy to read, and loaded with photos and illustrated diagrams. Our reports are generated using the most recent cloud technology and available within 48 hours, or sooner if necessary. We'll incorporate video clips, audio recordings or attach references in an effort to publish a well-founded and indisputable report.

CONVENIENT SERVICE ...

At Greater Peoria Property Inspections, we've revolutionized the commercial inspection industry. Instead of having to call, coordinate, and hire several specialized companies, just call us. We'll take care of everything.

We're unique in that we can handle every type of inspection from electric and plumbing to structural and more. This saves you the time and stress of communicating with several contractors. For more specialized inspections, we'll assemble a team of hand-picked contractors or consultants who share our high standards.

For Information Call
(309) -839-8395



CONSTRUCTION MANAGEMENT SERVICES

To ensure the best outcome for your project, you need people who know what they're doing—every step of the way. We provide our clients effective leadership, sharp attention to detail and a valued partnership that you can count on throughout the life of the project. We deliver TRUST IN EVERY DETAIL.

COMMERCIAL BUILDING INSPECTION SERVICES

Our commercial property inspections follow the baseline property condition assessment process as outlined in the ASTM E-2018 Standards and the [InterNACHI International Standards of Practice](#) for Inspecting Commercial Properties. We carefully review and inspect the following systems:

- Site Characteristics - Paving, Landscaping, Sidewalks, and Utilities.
- Building Envelope / Structural Frame Assemblies.
- Complete Roof Assemblies - Gutter / Downspout.
- General HVAC review – Heat / Cooling / Ventilation / Filters / Maintenance.
- General Plumbing Systems review – Fixtures, Hot Water Systems, Kitchens
- General Electrical review – Receptacles, Lighting, Distribution panels
- Interior Elements – Walls, Doors, Windows, Floor Coverings
- Document Review – Building Plans, Specifications, Maintenance Records
- Professional Opinions / Recommendations / Probable Costs.
- Follow up consultation and complete review of our report.

The end result of our inspection provides our client with a detailed picture of the age and condition of the major building components .

KNOWLEDGE

is power.

Make an

INFORMED decision.



Empowering our Client's with Knowledge...

PROFESSIONAL EXPERIENCE & EDUCATION

- 30 Yrs. Professional Construction Management Experience
- Managed more than \$500 Million in Construction Projects
- M.S. Computer Science (1986) Bradley University
- B.S. Construction (1983) Bradley University
- A.S. Architecture (1981) Ill Central College
- U.S. Air Force Officer Training School (1987)—Air National Guard
- V.P. / Project Manager—General Contractor (1995 to 2009)
- Civil Engineer—State & Federal Government(1983 to 1995)
- Commissioned Officer— II Air National Guard (1986 to 1995)
- 100's Continuing Education Credits & Specialized Training
- Certified Commercial Building Inspector—InterNACHI
- Illinois State Licensee. No. 450.010740



Denny Murphy—President



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