



"We walked away from the first commercial property Tomacor looked at. The second was far better. We are convinced that most building inspectors would not have given us this type of inspection and that is why we recommend your company highly and will continue to use your service"

-Perry F. Chicagoland Property Owner

"Tomacor doesn't miss stuff like city inspectors. As builders we rely on a good inspection at the end of a project to find the stuff that we miss. Tomacor inspections are a big check for us."

-Paul P. Chicago-area Builder

"People told us Tomacor was a 'deal killer' and inspected things to much; Isn't that what you want when you are spending half a million dollars on a property? We would use your service again and again."

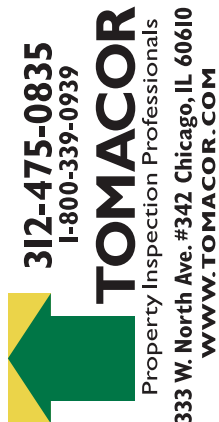
-Pam McDermid Home Owner

"The inspection found some significant problems with the property that were not disclosed by the seller. To our surprise we negotiated a further reduction in the purchase price of \$13,000. The inspection completed by Tomacor clearly led to significant savings in our real estate purchase."

-Jeffrey Corum Home Owner

**Buyers love us, sellers don't,
and agents keep us off
their referral lists.**

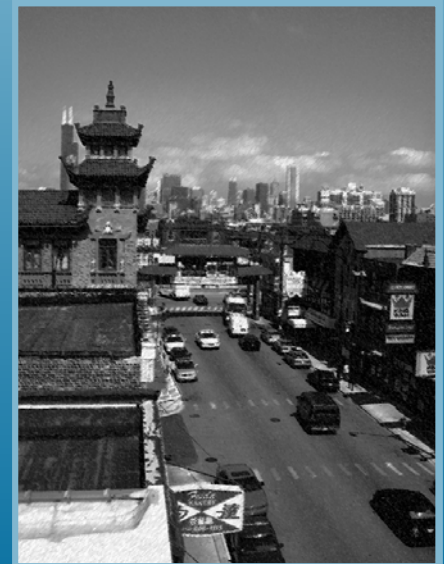
*Committed Advocacy.
Unconflicted Arbitration.
Uncompromising Construction Dispute Representation.*



Winners of the Angie's List Super Service Award



Commercial Inspection



Commercial Inspection

What good is a commercial inspection if you don't know what the cost of repairs are? How useful is the inspection if you don't know the urgency of the repairs? Does the inspection reveal a sound property or not? Who can you trust for the most thorough, unbiased assessment?

Tomacor inspectors have been inspecting commercial property for more than two decades. Our thorough approach and unparalleled expertise have resulted in cash back or significantly reduced purchase prices for most of our clients. Our inspections pay for themselves in long-term savings, and increased confidence, to the buyer.

Our commercial inspection services include:

- The most detailed, cross-disciplinary inspection in the state.
- Budget figures supplied for repairs for even the most sophisticated commercial & industrial property.
- Recommendations to complete Phase I, II and III environmental assessments with potential problems made clear & obvious.
- Representation of both buyers and sellers in adversarial proceedings. Expert witness services.
- Conclusions drawn based on accepted construction and industry standards that can be noted and specified for our clients.

Tomacor's itemized deficiencies with budget and cost breakdowns prepare Illinois commercial buyers better than anyone else in the field. Our inspections are cross-disciplinary, making them the most efficient part of your investment. Why hire a structural, electrical, mechanical or civil engineer when you can come to Tomacor for the same inspection?



TOMACOR