



TIMOTHY KERCE – CMI, CPI

Education and Technical Training

Bachelor of Science – Oklahoma State University
Property Inspection and Reporting, 90 Hours – Francis Tuttle Technology School

Licenses and Certifications

Oklahoma Inspectors License – #649
FHA/HUD Approved Inspector – P9572
Certified Master Inspector - [CMI®](#)
Commercial Property Inspector Training – 1795-37
Commercial Electrical Training – 4242-68
Roof Data Technician – 5494-01
IAC2 - 01-6694
NFPA - 70E 2012 Electrical Safety
National Fire and Safety Inspector - Certified

Experience

Tim has provided expansive and detailed Property Condition Assessments, consultations, and reports for real estate transactions, leases, tenant build-outs, new construction, and government mandated inspection reports for national clients, banks, law firms and private owners. He has provided PCA's for commercial, industrial, office, retail, multi-unit and hotels. He completed formal, college level training; passed a national proctored test; and acquired an Oklahoma state license. He is approved by the federal government for FHA/HUD mandated inspections, a Certified Professional Inspector, Certified Master Inspector, Certified National Fire and Safety Inspector, and Certified Indoor Air Quality Inspector. Over the last 15 years, has completed over 160 hours of continuing education in areas such as: Qualified Person Electrical Safety, Plumbing Inspections, Electrical Inspections, Structural Inspections, Foundation Inspections, Roofing Inspections and HVAC Inspections.

Tim has conducted hundreds of PCAs in accordance with ASTM E2018-15 Standards of Practice of Inspecting Commercial Properties, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, HUD guidelines, and other client specific scopes of work. He is experienced in assessing site improvements, building structures and envelopes, and mechanical, electrical and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He has been responsible for estimating Immediate Needs Reserves as well as On-Going Reserves needed to maintain a property, based on his observations and interviews with personnel familiar with the property. In addition to PCAs, Tim has conducted construction progress monitoring on over 100 construction projects.

PREFERRED COMMERCIAL INSPECTIONS

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