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ELECTRONIC ACKNOWLEDGEMENT RECEIPT

APPLICATION #
64/154,290

RECEIPT DATE / TIME
09/14/2026 02:55:01 PM Z ET

ATTORNEY DOCKET #
81251.0020

Title of Invention

A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT
DISTRIBUTION SYSTEM

Application Information

APPLICATION TYPE Utility - Provisional Application under
35 USC 111(b)

PATENT # -

CONFIRMATION # 9809

FILED BY Marcie King

PATENT CENTER # 81706601

FILING DATE -

CUSTOMER # 16111

FIRST NAMED
INVENTOR Nick Gromicko

CORRESPONDENCE
ADDRESS -

AUTHORIZED BY James Sheridan

Documents

TOTAL DOCUMENTS: 4

DOCUMENT	PAGES	DESCRIPTION	SIZE (KB)
ADS.pdf	8	Application Data Sheet	1813 KB
Transmittal.pdf	3	Provisional Cover Sheet (SB16)	2723 KB
Specification.pdf	17	Specification	71 KB
FIGURE.pdf	1	Drawings-only black and white line drawings	1164 KB

Digest

DOCUMENT

MESSAGE DIGEST(SHA-512)

ADS.pdf	9B508CBDF35666B436FDDDBFA1173BB4BDD27AC609CEF15D 83D6FBBF5772B51FA68013B36E848D0BC713241332B8B81474 76F7BB9E3D8568D98B9FD8B73C6A00E
Transmittal.pdf	CAC1ED87457754A92727D4AC59FAFB4B44B6E289CC9CE331 390EE9A86F1C9FB5F22988D4417E436A66DAAA6BA2C29DBD 061EE92BA6EF5662877CA777305F3EC6
Specification.pdf	5ACE9CB82FB24E4B120BE844A23949FBDBF81A1A31694A882 8F2D756BEFF9E4552BCC10F5E56194B0D8C530E5B07C0C7E 62D6F9A510ABCA4B666A288FE65C5C8
FIGURE.pdf	FBF027A4F283155BCBF017B5DF8574C4EEEE77FAB582F624 D80D838DBF525718A3D1EFD803D36ADA108F594F0190E9CE 58C69A23A893735CA545210972F2A193

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New Applications Under 35 U.S.C. 111

If a new application is being filed and the application includes the necessary components for filing date (see 37 CFR 1.53(b)-(d) and MPEP 506), a Filing Receipt (37 CFR 1.54) will be issued in due course and the date shown on this Acknowledgement Receipt will establish the filing date of the application

National Stage of an International Application under 35 U.S.C. 371

If a timely submission to enter the national stage of an international application is compliant with the conditions of 35 U.S.C. 371 and other applicable requirements a Form PCT/DO/EO/903 indicating acceptance of the application as a national stage submission under 35 U.S.C. 371 will be issued in addition to the Filing Receipt, in due course.

New International Application Filed with the USPTO as a Receiving Office

If a new international application is being filed and the international application includes the necessary components for an international filing date (see PCT Article 11 and MPEP 1810), a Notification of the International Application Number and of the International Filing Date (Form PCT/RO/105) will be issued in due course, subject to prescriptions concerning national security, and the date shown on this Acknowledgement Receipt will establish the international filing date of the application.



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ELECTRONIC PAYMENT RECEIPT

APPLICATION # 64/154,290	RECEIPT DATE / TIME 09/14/2026 02:55:01 PM Z ET	ATTORNEY DOCKET # 81251.0020
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Title of Invention

A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT
DISTRIBUTION SYSTEM

Application Information

APPLICATION TYPE	Utility - Provisional Application under 35 USC 111(b)	PATENT #	-
CONFIRMATION #	9809	FILED BY	Marcie King
PATENT CENTER #	81706601	AUTHORIZED BY	James Sheridan
CUSTOMER #	16111	FILING DATE	-
CORRESPONDENCE ADDRESS	-	FIRST NAMED INVENTOR	Nick Gromicko

Payment Information

PAYMENT METHOD CARD / 6338	PAYMENT TRANSACTION ID E20269DE55268801	PAYMENT AUTHORIZED BY Marcie King
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FEE CODE	DESCRIPTION	ITEM PRICE(\$)	QUANTITY	ITEM TOTAL(\$)
2005	PROVISIONAL APPLICATION FILING FEE	130.00	1	130.00
			TOTAL AMOUNT:	\$130.00

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New Applications Under 35 U.S.C. 111

If a new application is being filed and the application includes the necessary components for filing date (see 37 CFR 1.53(b)-(d) and MPEP 506), a Filing Receipt (37 CFR 1.54) will be issued in due course and the date shown on this Acknowledgement Receipt will establish the filing date of the application

National Stage of an International Application under 35 U.S.C. 371

If a timely submission to enter the national stage of an international application is compliant with the conditions of 35 U.S.C.

371 and other applicable requirements a Form PCT/DO/EO/903 indicating acceptance of the application as a national stage submission under 35 U.S.C. 371 will be issued in addition to the Filing Receipt, in due course.

New International Application Filed with the USPTO as a Receiving Office

If a new international application is being filed and the international application includes the necessary components for an international filing date (see PCT Article 11 and MPEP 1810), a Notification of the International Application Number and of the International Filing Date (Form PCT/RO/105) will be issued in due course, subject to prescriptions concerning national security, and the date shown on this Acknowledgement Receipt will establish the international filing date of the application.

Under the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it contains a valid OMB control number.

Application Data Sheet 37 CFR 1.76		Attorney Docket Number	81251.0020
		Application Number	
Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		
The application data sheet is part of the provisional or nonprovisional application for which it is being submitted. The following form contains the bibliographic data arranged in a format specified by the United States Patent and Trademark Office as outlined in 37 CFR 1.76. This document may be completed electronically and submitted to the Office in electronic format using the Electronic Filing System (EFS) or the document may be printed and included in a paper filed application.			

Secrecy Order 37 CFR 5.2:

☐	Portions or all of the application associated with this Application Data Sheet may fall under a Secrecy Order pursuant to 37 CFR 5.2 (Paper filers only. Applications that fall under Secrecy Order may not be filed electronically.)
--------------------------	---

Inventor Information:

Inventor 1					Remove		
Legal Name							
Prefix	Given Name		Middle Name		Family Name		Suffix
	Nick				Gromicko		
Residence Information (Select One)							
☒ US Residency							☐ Non US Residency
							☐ Active US Military Service
City	Frederick		State/Province	CO	Country of Residence	US	
Mailing Address of Inventor:							
Address 1		3115 Holly Street					
Address 2							
City	Frederick			State/Province	CO		
Postal Code	80516			Country	US		
All Inventors Must Be Listed - Additional Inventor Information blocks may be generated within this form by selecting the Add button.							Add

Correspondence Information:

Enter either Customer Number or complete the Correspondence Information section below. For further information see 37 CFR 1.33(a).			
☐ An Address is being provided for the correspondence information of this application.			
Customer Number	16111		
Email Address	email@sheridanlaw.com		Add Email Remove Email

Application Information:

Title of the Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		
Attorney Docket Number	81251.0020	Small Entity Status Claimed	☒
Application Type	Provisional		
Subject Matter	Utility		
Total Number of Drawing Sheets (if any)	1	Suggested Figure for Publication (if any)	

Under the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it contains a valid OMB control number.

Application Data Sheet 37 CFR 1.76		Attorney Docket Number	81251.0020
		Application Number	
Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		

Filing By Reference:

Only complete this section when filing an application by reference under 35 U.S.C. 111(c) and 37 CFR 1.57(a). Do not complete this section if application papers including a specification and any drawings are being filed. Any domestic benefit or foreign priority information must be provided in the appropriate section(s) below (i.e., "Domestic Benefit/National Stage Information" and "Foreign Priority Information").

For the purposes of a filing date under 37 CFR 1.53(b), the description and any drawings of the present application are replaced by this reference to the previously filed application, subject to conditions and requirements of 37 CFR 1.57(a).

Application number of the previously filed application	Filing date (YYYY-MM-DD)	Intellectual Property Authority or Country

Publication Information:

☐ Request Early Publication (Fee required at time of Request 37 CFR 1.219)

☐ **Request Not to Publish.** I hereby request that the attached application not be published under 35 U.S.C. 122(b) and certify that the invention disclosed in the attached application **has not and will not** be the subject of an application filed in another country, or under a multilateral international agreement, that requires publication at eighteen months after filing.

Representative Information:

Representative information should be provided for all practitioners having a power of attorney in the application. Providing this information in the Application Data Sheet does not constitute a power of attorney in the application (see 37 CFR 1.32). Either enter Customer Number or complete the Representative Name section below. If both sections are completed the customer Number will be used for the Representative Information during processing.

Please Select One:	☒ Customer Number	☐ US Patent Practitioner	☐ Limited Recognition (37 CFR 11.9)
Customer Number	16111		

Domestic Benefit/National Stage Information:

This section allows for the applicant to either claim benefit under 35 U.S.C. 119(e), 120, 121, 365(c), or 386(c) or indicate National Stage entry from a PCT application. Providing benefit claim information in the Application Data Sheet constitutes the specific reference required by 35 U.S.C. 119(e) or 120, and 37 CFR 1.78.

When referring to the current application, please leave the "Application Number" field blank.

Prior Application Status		Remove	
Application Number	Continuity Type	Prior Application Number	Filing or 371(c) Date (YYYY-MM-DD)
Additional Domestic Benefit/National Stage Data may be generated within this form by selecting the Add button.			Add

Application Data Sheet 37 CFR 1.76		Attorney Docket Number	81251.0020
		Application Number	
Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		

Foreign Priority Information:

This section allows for the applicant to claim priority to a foreign application. Providing this information in the application data sheet constitutes the claim for priority as required by 35 U.S.C. 119(b) and 37 CFR 1.55. When priority is claimed to a foreign application that is eligible for retrieval under the priority document exchange program (PDX)ⁱ the information will be used by the Office to automatically attempt retrieval pursuant to 37 CFR 1.55(i)(1) and (2). Under the PDX program, applicant bears the ultimate responsibility for ensuring that a copy of the foreign application is received by the Office from the participating foreign intellectual property office, or a certified copy of the foreign priority application is filed, within the time period specified in 37 CFR 1.55(g)(1).

Application Number	Country ⁱ	Filing Date (YYYY-MM-DD)	Access Code ⁱ (if applicable)

Additional Foreign Priority Data may be generated within this form by selecting the **Add** button.

Statement under 37 CFR 1.55 or 1.78 for AIA (First Inventor to File) Transition Applications

☐ This application (1) claims priority to or the benefit of an application filed before March 16, 2013 and (2) also contains, or contained at any time, a claim to a claimed invention that has an effective filing date on or after March 16, 2013.

NOTE: By providing this statement under 37 CFR 1.55 or 1.78, this application, with a filing date on or after March 16, 2013, will be examined under the first inventor to file provisions of the AIA.

Application Data Sheet 37 CFR 1.76		Attorney Docket Number	81251.0020
		Application Number	
Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		

Authorization or Opt-Out of Authorization to Permit Access:

When this Application Data Sheet is properly signed and filed with the application, applicant has provided written authority to permit a participating foreign intellectual property (IP) office access to the instant application-as-filed (see paragraph A in subsection 1 below) and the European Patent Office (EPO) access to any search results from the instant application (see paragraph B in subsection 1 below).

Should applicant choose not to provide an authorization identified in subsection 1 below, applicant **must opt-out** of the authorization by checking the corresponding box A or B or both in subsection 2 below.

NOTE: This section of the Application Data Sheet is **ONLY** reviewed and processed with the **INITIAL** filing of an application. After the initial filing of an application, an Application Data Sheet cannot be used to provide or rescind authorization for access by a foreign IP office(s). Instead, Form PTO/SB/39 or PTO/SB/69 must be used as appropriate.

1. Authorization to Permit Access by a Foreign Intellectual Property Office(s)

A. Priority Document Exchange (PDX) - Unless box A in subsection 2 (opt-out of authorization) is checked, the undersigned hereby **grants the USPTO authority** to provide any foreign intellectual property office participating with the USPTO in a bilateral or multilateral priority document exchange agreement in which a foreign application claiming priority to the instant patent application is filed, access to: (1) the instant patent application-as-filed and its related bibliographic data, (2) any foreign or domestic application to which priority or benefit is claimed by the instant application and its related bibliographic data, and (3) the date of filing of this Authorization. See 37 CFR 1.14(h)(1).

B. Search Results from U.S. Application to EPO - Unless box B in subsection 2 (opt-out of authorization) is checked, the undersigned hereby **grants the USPTO authority** to provide the EPO access to the bibliographic data and search results from the instant patent application when a European patent application claiming priority to the instant patent application is filed. See 37 CFR 1.14(h)(2).

The applicant is reminded that the EPO's Rule 141(1) EPC (European Patent Convention) requires applicants to submit a copy of search results from the instant application without delay in a European patent application that claims priority to the instant application.

2. Opt-Out of Authorizations to Permit Access by a Foreign Intellectual Property Office(s)

☐ A. Applicant **DOES NOT** authorize the USPTO to permit a participating foreign IP office access to the instant application-as-filed. If this box is checked, the USPTO will not be providing a participating foreign IP office with any documents and information identified in subsection 1A above.

☐ B. Applicant **DOES NOT** authorize the USPTO to transmit to the EPO any search results from the instant patent application. If this box is checked, the USPTO will not be providing the EPO with search results from the instant application.

NOTE: Once the application has published or is otherwise publicly available, the USPTO may provide access to the application in accordance with 37 CFR 1.14.

Application Data Sheet 37 CFR 1.76		Attorney Docket Number	81251.0020
		Application Number	
Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		

Applicant Information:

Providing assignment information in this section does not substitute for compliance with any requirement of part 3 of Title 37 of CFR to have an assignment recorded by the Office.

Applicant 1		Remove		
If the applicant is the inventor (or the remaining joint inventor or inventors under 37 CFR 1.45), this section should not be completed. The information to be provided in this section is the name and address of the legal representative who is the applicant under 37 CFR 1.43; or the name and address of the assignee, person to whom the inventor is under an obligation to assign the invention, or person who otherwise shows sufficient proprietary interest in the matter who is the applicant under 37 CFR 1.46. If the applicant is an applicant under 37 CFR 1.46 (assignee, person to whom the inventor is obligated to assign, or person who otherwise shows sufficient proprietary interest) together with one or more joint inventors, then the joint inventor or inventors who are also the applicant should be identified in this section.				
Clear				
☐ Assignee	☐ Legal Representative under 35 U.S.C. 117	☐ Joint Inventor		
☐ Person to whom the inventor is obligated to assign.	☐ Person who shows sufficient proprietary interest			
If applicant is the legal representative, indicate the authority to file the patent application, the inventor is:				
Name of the Deceased or Legally Incapacitated Inventor:				
If the Applicant is an Organization check here. ☐				
Prefix	Given Name	Middle Name	Family Name	Suffix
Mailing Address Information For Applicant:				
Address 1				
Address 2				
City		State/Province		
Country		Postal Code		
Phone Number		Fax Number		
Email Address				
Additional Applicant Data may be generated within this form by selecting the Add button. Add				

Assignee Information including Non-Applicant Assignee Information:

Providing assignment information in this section does not substitute for compliance with any requirement of part 3 of Title 37 of CFR to have an assignment recorded by the Office.

Application Data Sheet 37 CFR 1.76		Attorney Docket Number	81251.0020
		Application Number	
Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		

Assignee 1

Complete this section if assignee information, including non-applicant assignee information, is desired to be included on the patent application publication. An assignee-applicant identified in the "Applicant Information" section will appear on the patent application publication as an applicant. For an assignee-applicant, complete this section only if identification as an assignee is also desired on the patent application publication.

Remove

If the Assignee or Non-Applicant Assignee is an Organization check here. ☐

Prefix	Given Name	Middle Name	Family Name	Suffix

Mailing Address Information For Assignee including Non-Applicant Assignee:

Address 1				
Address 2				
City			State/Province	
Country ⁱ			Postal Code	
Phone Number			Fax Number	
Email Address				

Additional Assignee or Non-Applicant Assignee Data may be generated within this form by selecting the Add button.

Add

Signature:

Remove

NOTE: This Application Data Sheet must be signed in accordance with 37 CFR 1.33(b). However, if this Application Data Sheet is submitted with the INITIAL filing of the application and either box A or B is not checked in subsection 2 of the "Authorization or Opt-Out of Authorization to Permit Access" section, then this form must also be signed in accordance with 37 CFR 1.14(c).

This Application Data Sheet **must** be signed by a patent practitioner if one or more of the applicants is a **juristic entity** (e.g., corporation or association). If the applicant is two or more joint inventors, this form must be signed by a patent practitioner, **all** joint inventors who are the applicant, or one or more joint inventor-applicants who have been given power of attorney (e.g., see USPTO Form PTO/AIA/81) on behalf of **all** joint inventor-applicants.

See 37 CFR 1.4(d) for the manner of making signatures and certifications.

Signature	/James A. Sheridan 43114/			Date (YYYY-MM-DD)	2026-09-14
First Name	James A.	Last Name	Sheridan	Registration Number	43114

Additional Signature may be generated within this form by selecting the Add button.

Add

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Application Data Sheet 37 CFR 1.76		Attorney Docket Number	81251.0020
		Application Number	
Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM		

This collection of information is required by 37 CFR 1.76. The information is required to obtain or retain a benefit by the public which is to file (and by the USPTO to process) an application. Confidentiality is governed by 35 U.S.C. 122 and 37 CFR 1.14. This collection is estimated to take 23 minutes to complete, including gathering, preparing, and submitting the completed application data sheet form to the USPTO. Time will vary depending upon the individual case. Any comments on the amount of time you require to complete this form and/or suggestions for reducing this burden, should be sent to the Chief Information Officer, U.S. Patent and Trademark Office, U.S. Department of Commerce, P.O. Box 1450, Alexandria, VA 22313-1450. DO NOT SEND FEES OR COMPLETED FORMS TO THIS ADDRESS. **SEND TO: Commissioner for Patents, P.O. Box 1450, Alexandria, VA 22313-1450.**

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Provisional Application for Patent Cover Sheet

This is a request for filing a PROVISIONAL APPLICATION FOR PATENT under 37 CFR 1.53(c)

Inventor(s)

Inventor 1					Remove	
Given Name	Middle Name	Family Name	City	State	Country	
Nick		Gromicko	Frederick	CO	US	

All Inventors Must Be Listed – Additional Inventor Information blocks may be generated within this form by selecting the **Add** button.

Title of Invention	A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM
Attorney Docket Number (if applicable)	81251.0020

Correspondence Address

Direct all correspondence to (select one):

☒ The address corresponding to Customer Number	☐ Firm or Individual Name
Customer Number	16111

The invention was made by an agency of the United States Government or under a contract with an agency of the United States Government.	
☒ No.	
☐ Yes, the invention was made by an agency of the United States Government. The U.S. Government agency name is:	
☐ Yes, the invention was under a contract with an agency of the United States Government. The name of the U.S. Government agency and Government contract number are:	

Under the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number

Entity Status

Applicant asserts small entity status under 37 CFR 1.27 or applicant certifies micro entity status under 37 CFR 1.29

- ☒ Applicant asserts small entity status under 37 CFR 1.27
- ☐ Applicant certifies micro entity status under 37 CFR 1.29. Applicant must attach form PTO/SB/15A or B or equivalent.
- ☐ No

Warning

Petitioner/applicant is cautioned to avoid submitting personal information in documents filed in a patent application that may contribute to identity theft. Personal information such as social security numbers, bank account numbers, or credit card numbers (other than a check or credit card authorization form PTO-2038 submitted for payment purposes) is never required by the USPTO to support a petition or an application. If this type of personal information is included in documents submitted to the USPTO, petitioners/applicants should consider redacting such personal information from the documents before submitting them to USPTO. Petitioner/applicant is advised that the record of a patent application is available to the public after publication of the application (unless a non-publication request in compliance with 37 CFR 1.213(a) is made in the application) or issuance of a patent. Furthermore, the record from an abandoned application may also be available to the public if the application is referenced in a published application or an issued patent (see 37 CFR 1.14). Checks and credit card authorization forms PTO-2038 submitted for payment purposes are not retained in the application file and therefore are not publicly available.

Signature

Please see 37 CFR 1.4(d) for the form of the signature.

Signature	/James A. Sheridan 43114/			Date (YYYY-MM-DD)	2026-09-14
First Name	James A.	Last Name	Sheridan	Registration Number (If appropriate)	43114

A Federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with an information collection subject to the requirements of the Paperwork Reduction Act of 1995, unless the information collection has a currently valid OMB Control Number. The OMB Control Number for this information collection is 0651-0032. Public burden for this form is estimated to average 18 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the information collection. Send comments regarding this burden estimate or any other aspect of this information collection, including suggestions for reducing this burden to the Chief Administrative Officer, United States Patent and Trademark Office, P.O. Box 1450, Alexandria, VA 22313-1450 or email InformationCollection@uspto.gov. DO NOT SEND FEES OR COMPLETED FORMS TO THIS ADDRESS. **This autoload form can only be used in conjunction with Patent Center. If this form is mailed to the USPTO, it may cause processing delays.**

SPECIFICATION

TO WHOM IT MAY CONCERN:

Be it known that I, with name, residence, and citizenship listed below, have invented the inventions described in the following specification entitled:

A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM

Nick Gromicko

Residence: Frederick, Colorado

Citizenship: USA

A NATIONAL MULTI-LIST PROPERTY COMMERCIAL BUILDING INSPECTION REPORT DISTRIBUTION SYSTEM

Background

[0001] Generally, commercial inspections involve use of involved communications to commission and obtain a comprehensive report. However, these communications may be cumbersome and lack readily available information about a commercial property for due diligence efforts.

Summary

[0002] This Summary is provided to introduce a selection of concepts in a simplified form that are further described below in the Detailed Description. This Summary is not intended to identify key aspects or essential aspects of the claimed subject matter. Moreover, this Summary is not intended for use as an aid in determining the scope of the claimed subject matter.

[0003] In various embodiments, there are provided inspection report distribution systems configured for generating, accessing, and managing property inspection reports on a national multi-list property database, the system comprising a source listing database, a profitable commercial real estate listings identification processor, a commission property inspection processor, an inspection report distribution processor, and a sales reporting and transaction-based payment collection revenue generation processor for commercial property inspection reports.

[0004] In another embodiment, the inspection report distribution systems include output designating a plurality of inspection locations from the profitable commercial real estate listings identification processor.

[0005] In yet another embodiment, the profitable commercial real estate listings identification processor is configured to analyze properties in the source listing database to determine whether commissioning an inspection report generates sufficient revenue

[0006] In still another embodiment, the commission property inspection processor is configured to commission a commercial property search by a commercial property inspector.

[0007] In yet still another embodiment, the commission property inspection processor commissions the commercial property search by the commercial property inspector when a customer initiates a search request with payment at a threshold price.

[0008] In another embodiment, the inspection report distribution systems include specialized inspection add-ons of one or more of mold inspections and asbestos inspections.

[0009] Other embodiments are also disclosed.

[0010] Other objects, features, and advantages of the invention will become apparent from the following detailed description of the invention with reference to the accompanying drawings.

[0011] This Summary is provided to introduce a selection of concepts in a simplified form that are further described below in the Detailed Description. This Summary is not intended to identify key features or essential features of the claimed subject matter, nor is it intended to be used as an aid in determining the scope of the claimed subject matter. Additional objects, advantages and novel features of the technology will be set forth in part in the description which follows, and in part will become more apparent to those skilled in the art upon examination of the following, or may be learned from practice of the technology.

Atty. Docket No. 81251.0020
US PROVISIONAL PATENT APPLICATION

Brief Description of the Drawing

[0012] Non-limiting and non-exhaustive embodiments of the present invention, including the preferred embodiment, are described with reference to the following figures, wherein like reference numerals refer to like parts throughout the various views unless otherwise specified. Illustrative embodiments of the invention are illustrated in the drawings, in which:

[0013] The FIGURE a flowchart illustrating various features related to a national multi-list property commercial building inspection report distribution system.

Detailed Description

[0014] Embodiments are described more fully below in sufficient detail to enable those skilled in the art to practice the system and method. However, embodiments may be implemented in many different forms and should not be construed as being limited to the embodiments set forth herein. The following detailed description is, therefore, not to be taken in a limiting sense.

[0015] In various embodiments, the inspection report distribution system is designed to proactively commission inspection reports for commercial properties that are projected to be profitable, monetize those reports through online distribution, and maximize revenue by converting highly active listings into closing-based payment opportunities while offering value-added mold and asbestos inspection services.

[0016] When elements are referred to as being “connected” or “coupled,” the elements can be directly connected or coupled together or one or more intervening elements may also be present. In contrast, when elements are referred to as being “directly connected” or “directly coupled,” there are no intervening elements present.

[0017] The subject matter may be embodied as devices, systems, methods, and/or computer program products. Accordingly, some or all of the subject matter may be embodied in hardware and/or in software (including firmware, resident software, micro-code, state machines, gate arrays, etc.) Furthermore, the subject

matter may take the form of a computer program product on a computer-usable or computer-readable storage medium having computer-usable or computer-readable program code embodied in the medium for use by or in connection with an instruction execution system. In the context of this document, a computer-usable or computer-readable medium may be any medium that can contain, store, communicate, propagate, or transport the program for use by or in connection with the instruction execution system, apparatus, or device.

[0018] The computer-usable or computer-readable medium may be, for example but not limited to, an electronic, magnetic, optical, electromagnetic, infrared, or semiconductor system, apparatus, device, or propagation medium. By way of example, and not limitation, computer readable media may comprise computer storage media and communication media.

[0019] Computer storage media includes volatile and nonvolatile, removable and non-removable media implemented in any method or technology for storage of information such as computer readable instructions, data structures, program modules or other data. Computer storage media includes, but is not limited to, RAM, ROM, EEPROM, flash memory or other memory technology, CD-ROM, digital versatile disks (DVD) or other optical storage, magnetic cassettes, magnetic tape, magnetic disk storage or other magnetic storage devices, or any other medium which can be used to store the desired information and which can be accessed by an instruction execution system. Note that the computer-usable or computer-readable medium could be paper or another suitable medium upon

which the program is printed, as the program can be electronically captured, via, for instance, optical scanning of the paper or other medium, then compiled, interpreted, or otherwise processed in a suitable manner, if necessary, and then stored in a computer memory.

[0020] Communication media typically embodies computer readable instructions, data structures, program modules or other data in a modulated data signal such as a carrier wave or other transport mechanism and includes any information delivery media. The term “modulated data signal” means a signal that has one or more of its characteristics set or changed in such a manner as to encode information in the signal. By way of example, and not limitation, communication media includes wired media such as a wired network or direct-wired connection, and wireless media such as acoustic, RF, infrared and other wireless media. Combinations of the any of the above should also be included within the scope of computer readable media.

[0021] When the subject matter is embodied in the general context of computer-executable instructions, the embodiment may comprise program modules, executed by one or more systems, computers, or other devices. Generally, program modules include routines, programs, objects, components, data structures, etc. that perform particular tasks or implement particular abstract data types. Typically, the functionality of the program modules may be combined or distributed as desired in various embodiments.

[0022] The FIGURE illustrates a flowchart illustrating various features related to a national multi-list property commercial building inspection report distribution system. This is an interactive process designed to identify profitable commercial real estate listings, commission property inspections, distribute inspection reports, and generate revenue through report sales and transaction-based payment collection.

[0023] The process may begin by gathering commercial property listings from national multi-list databases, which may include, but are not limited to LoopNet and Crexi. The process may communicate with other currently existing or future planned national multi-list databases, commercial property inspection sites or commercial property listing platforms. These properties are then added to the inspection report distribution system website. In various embodiments, and using various engagement techniques, commercial property listing agents may receive a complimentary one-year property listing through the inspection report distribution system.

[0024] Next, a profitability algorithm may be used to analyze each property to determine whether creating an inspection report is likely to generate sufficient revenue. If a property is not considered profitable, the system continues to monitor the listing without commissioning an inspection report. However, if a customer purchases an initial inspection report at a threshold price, the inspection report distribution system commissions a commercial property search by a commercial property inspector. The threshold price may be below the actual cost of the

commercial property search by a commercial property inspector. The threshold price may be equal to the actual cost of the commercial property search by a commercial property inspector. The threshold price may be greater than the actual cost of the commercial property search by a commercial property inspector.

[0025] For properties identified as potentially profitable, even without an initial inspection report purchase by a customer, the inspection report distribution system commissions a commercial building inspection and pays an inspector a base fee (which may be, for example, \$800.) Inspection services may include a standard building inspection as well as optional mold and asbestos inspections. Once completed, the inspection report is published online and made available for purchase.

[0026] For a commercial building inspection commissioned and published for purchase, customers can download reports for a set cost or a variable cost. For example, the set cost may be \$199 for a single order. For multiple property reports, there may be provided a discounted pricing option (for example, \$149, when applicable because of multiple orders from a single customer of different properties, or because of multiple orders from multiple customers for a single property. The inspection report distribution system tracks report activity and customer engagement after publication.

[0027] The inspection report distribution system also supports specialized inspection add-ons. If a mold inspection is required, the inspection report distribution system may pay the inspector an additional fee (for example, a fee

of \$100) and the inspection report distribution system markets the property report together with the mold inspection findings. Similarly, if an asbestos inspection is needed, the inspection report distribution system may pay the inspector an additional fee (for example, a fee of \$400) and the inspection report distribution system offers the combined property and asbestos inspection report to prospective buyers.

[0028] A secondary decision point evaluates market interest by tracking report access. If fewer than four or five users have accessed the report, the inspection report distribution system continues to sell individual report downloads. If demand reaches four to five interested parties, the sales strategy shifts to a transaction-based model in which prospective buyers may receive the report at no upfront cost under a “Get the report free, pay at closing” program. Payment terms may be arranged for collection when the property sale closes.

[0029] The inspection report distribution system may include communication, analytics, and reports related to closing, payment collection, and revenue tracking. In various embodiments, the inspection report distribution systems configured to track, analyze, and provide reporting functions related revenues from report sales, inspection add-ons, and closing-based transactions which are monitored and recorded.

[0030] The foregoing description of the subject matter has been presented for purposes of illustration and description. It is not intended to be exhaustive or to limit the subject matter to the precise form disclosed, and other modifications and

variations may be possible in light of the above teachings. The embodiment was chosen and described in order to best explain the principles of the invention and its practical application to thereby enable others skilled in the art to best utilize the invention in various embodiments and various modifications as are suited to the particular use contemplated. It is intended that the appended claims be construed to include other alternative embodiments except insofar as limited by the prior art.

WHAT IS CLAIMED IS:

1. An inspection report distribution system configured for generating, accessing, and managing property inspection reports on a national multi-list property database, the system comprising a source listing database, a profitable commercial real estate listings identification processor, a commission property inspection processor, an inspection report distribution processor, and a sales reporting and transaction-based payment collection revenue generation processor for commercial property inspection reports.
2. The inspection report distribution system of claim 1, wherein the profitable commercial real estate listings identification processor comprises output designating a plurality of inspection locations.
3. The inspection report distribution system of claim 1, wherein the profitable commercial real estate listings identification processor is configured to analyze properties in the source listing database to determine whether commissioning an inspection report generates sufficient revenue.
4. The inspection report distribution system of claim 1, wherein the commission property inspection processor is configured to commission a commercial property search by a commercial property inspector.

5. The inspection report distribution system of claim 4, wherein the commission property inspection processor commissions the commercial property search by the commercial property inspector when a customer initiates a search request with payment at a threshold price.

6. The inspection report distribution system of claim 5, wherein the threshold price is below the actual cost of the commercial property search by a commercial property inspector.

7. The inspection report distribution system of claim 5, wherein the threshold price is an actual cost of the commercial property search by a commercial property inspector.

8. The inspection report distribution system of claim 5, wherein the threshold price is greater than the actual cost of the commercial property search by a commercial property inspector.

9. The inspection report distribution system of claim 1, further comprising a specialized inspection add-on.

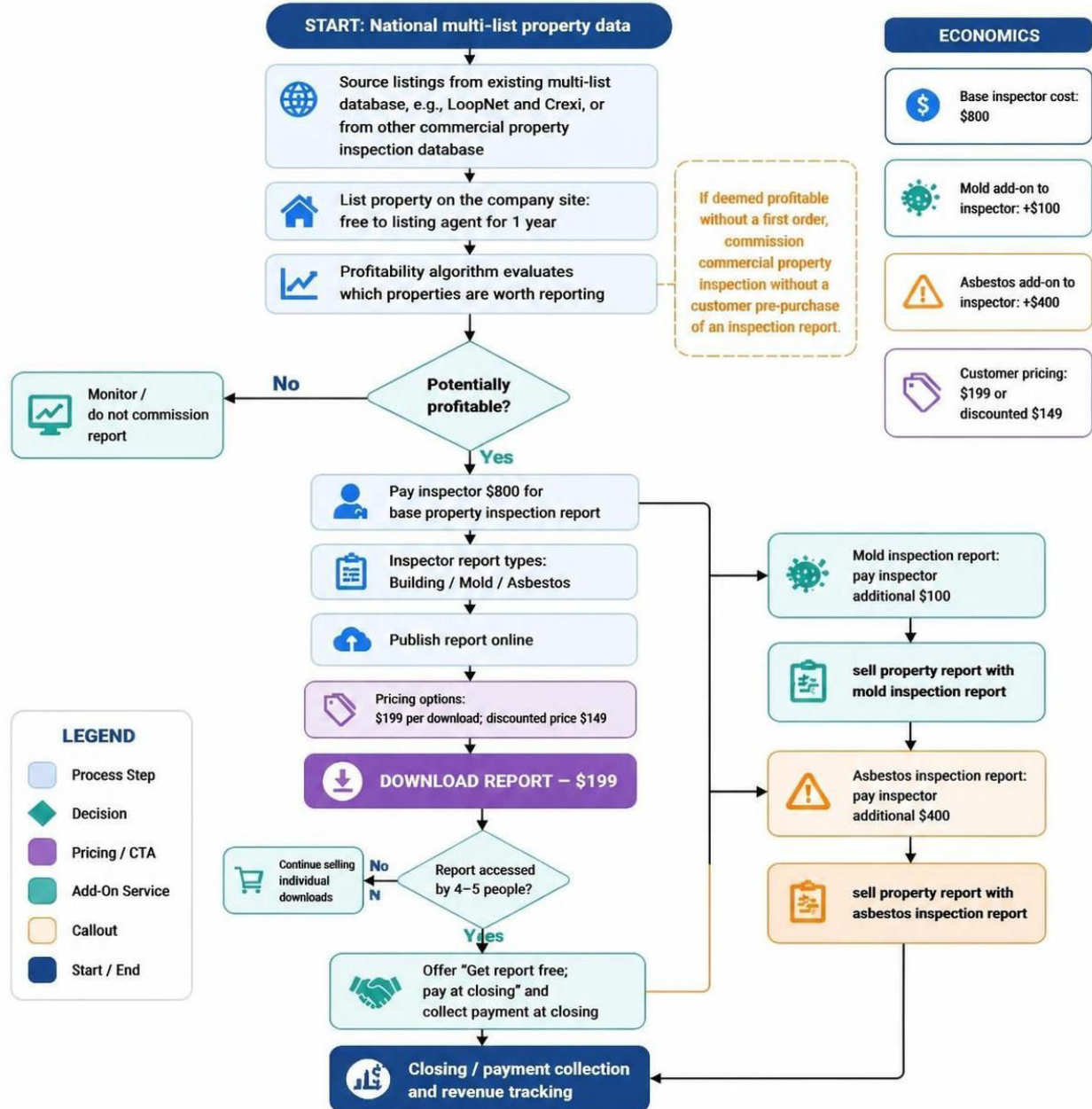
10. The inspection report distribution system of claim9, wherein the specialized inspection add-on is a mold inspection.

11. The inspection report distribution system of claim9, wherein the specialized inspection add-on is an asbestos inspection.

Abstract

There is disclosed an inspection report distribution system configured for generating, accessing, and managing property inspection reports on a national multi-list property database. The system includes a source listing database, a profitable commercial real estate listings identification processor, a commission property inspection processor, an inspection report distribution processor, and a sales reporting and transaction-based payment collection revenue generation processor for commercial property inspection reports. Other embodiments are also disclosed.

National Multi-List Property Commercial Building Inspection Report Distribution System



FIGURE