



**Building Diagnostics**  
& Property Science



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## PROPERTY CONDITION ASSESSMENTS

In today's real estate market, maximizing the service life of a building and its components is key to realizing its investment potential. At the same time, health and safety, accessibility and compliance standards must be met. A PCA offers a comprehensive report on the current condition of the building's systems. It identifies property deficiencies and areas requiring repair, replacement and/or upgrading. Local building authority and regulatory agency requirements are highlighted along with a recommended schedule for necessary capital improvements and tenant compliance. An assessment also typically evaluates the risks posed to the property's value resulting from deferred/non-repair/replacement tasks.

### What is a PCA?

A Property Condition Assessment is the process by which a consultant observes a property, interviews sources, and reviews available documentation for the purpose of developing an opinion and preparing a written report, prepared in accordance with the recommendations contained in ASTM E 2018-01, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable cost to remedy any material physical deficiencies observed.

The scope of our investigation is designed to address the unique concerns and risk tolerance of our clients.

In the PCA the Consultant should express in a line item, budgetary form, their professional opinion of the property building components under consideration and specifically comment on any major deficiencies, existing or probable in the future. *The overall intent is to determine what a prudent investor should logically include as present and future expenses on physical items necessary to maintain the facility in quality working order through the life of the investment period.* Budget Estimates are typically represented in today's dollars.

The costs are typically reported in 4 categories: Immediate (0-1 year), Short Term (2-4 years), Mid Term (5-10 years) and Long Term (over 10 years).

Future replacements based on the "Expected Useful Life" of a component with the focus being building components with a high cost to replace are evaluated. The "Remaining Useful Life, (RUL)" of major replaceable, repairable components, equipment and finishes



Curtain Wall Systems

The following items are considered during the onsite inspection.

- **Site:** Walk the site; indicate condition of landscaping, lighting, parking surfaces, curbs, walks, drainage, retaining walls, etc. Note any unusual site features such as wells, retention ponds, etc.
- **Building Structure:** Describe structural system. Look for any signs of structural problems, settlement, cracking, uneven floors, excessive deflections at lintels and beams, etc.



Condition of exterior finishes

- **Building Façade:** Examine general condition of wall system, including glazing, sealants, flashings, doors and frames, sills, etc. Note any signs of water intrusion such as efflorescence, loose mortar, or interior staining. Note any signs of previous remedial work such as tuck pointing, or wet sealing.
- **Tenant Spaces:** Sample adequate number of tenant spaces as required to form an opinion on the overall condition of the property.
- **Building Code Compliance/Exiting:** Note any obvious violations of code such as compromised fire separations, improper exiting. Review ADA compliance for common areas and building path of travel.



Roof damage requiring immediate repair

- **Roof:** In combination with information from available plans and site inspection, note type and general conditions of roof and related work including flashings, curbs, receivers, overflows, downspouts, etc. Indicate roofs apparent age, and actual age. Note any significant repairs and patches. Note areas of excessive deflection and ponding. Estimate condition of deck and insulation. Estimate cost of needed repairs and eventual replacement. If attic space is present note adequacy of ventilation and condition/presence of required fire draft stops.



Cooling Tower Condition



Assessment of Expected Useful Life (EUL), deteriorated condition that may require replacement

- **Mechanical, Plumbing and FP Systems:** Review and inspect mechanical systems. Note condition, and age of major components. Estimate age and expected remaining life of major component. Note type of fire sprinkler system and coverage.
- **Electrical System:** Review and inspect electrical system. Note capacity of service and how the property and tenants are metered. Describe condition and capacity any additional electrical components such as emergency generators, fire alarm systems, energy management systems, etc.

#### What are the Benefits of a PCA?

By performing a PCA you receive a clear, concise overview of the general condition of a structure prior to purchasing/renovations. We can identify and document physical defects in materials systems, components and equipment, giving an indication of what may impact both immediate and future maintenance costs.

#### What are the Limitations of a PCA?

Observations made during a PCA are limited to a visual walk-through, interviews with persons knowledgeable of the building and its mechanical systems, and the review of specific documents. PCA's do not include testing of individual mechanical systems. However, recommendations are often made regarding the necessity of additional testing of these systems.

For more information about PCA or any of our other services please contact: **Josh Bhate**

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