



A Property Condition Assessment (PCA) evaluates the existing condition of site buildings and the subject property to identify deferred maintenance items, assess anticipated repair costs, and assist with purchase price or refinancing negotiations. Whitestone's various levels of PCA services range from desktop surveys to property condition reports in accordance with ASTM E2018. Ancillary services often conducted concurrently with the PCA include Hazardous Building Material Surveys and Existing Pavement and Retaining Wall Evaluations.

PROPERTY CONDITION ASSESSMENT SERVICES

- Reviewing building systems including heating, ventilation and air conditioning (HVAC), vertical transportation, plumbing, electrical, fire protection and life safety;
- Evaluating structural elements including foundations, roofing, interior and exterior superstructure, interior finishes, drainage systems, retaining walls and sanitary waste management systems;
- Preparing condition, life expectancy, and estimated repair/replacement budgets for the building systems including roof, EIFS, electrical, plumbing, HVAC, interior/exterior walls, floors, windows, and site features such as pavements, retaining walls, exterior lighting and landscaping;
- Interviewing management and maintenance staff and providers of maintenance contracts on key equipment;
- Reviewing available as-built plans and maintenance records; and
- Assessing life-cycle oriented repair, maintenance and replacement recommendations.



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