

## Review of Property Condition Assessment Services

### But Why?

- A comprehensive review of a Property Condition Assessment is crucial to ensure the information is complete, unbiased and comprehensive.
- Financial collateral decisions based on incomplete, inaccurate assessments place the loan at risk.
- Missed or inaccurately reported issues could result in significantly greater financial risk over the term of the loan.
- All Property Condition Assessments should meet the ASTM International standard that defines “good commercial and customary practice”.

### Common Errors

- Incomplete and inaccurate reserve estimates for immediate and future repairs.
- “Hidden” repair costs contributed to “Tenant Required” maintenance items.
- ADA and Life Safety Issues inadequately addressed.
- Real Estate with poor maintenance history can lead to occupancy issues.
- Improper identification of physical deficiencies which can adversely impact the present and future value of the property.

### Review Services

- Comprehensive review of report to ensure compliance with recognized international standards.
- Outstanding issues reviewed with preparing consultant and addressed.
- Recommendations made in terms of financial reserves to cover immediate and future maintenance items.
- Results of review provided in a simple, easy to ready table format with summary cover letter.

### Who Uses Our Services

- Banks
- Insurance Companies
- Developers
- Mortgage Companies
- Purchasers
- Owners/Operators