

e x p e r i e n c e :

## Property Condition Assessments

VERTEX routinely conducts Property Condition Assessments (PCAs) throughout the United States. Our experience includes low-to-high rise office buildings, hotels, industrial and warehouse facilities, multi-tenant residential buildings, and restaurants. Typically one of two types of PCA services is provided, depending on the transaction and client requirements. The baseline PCA is conducted by a knowledgeable engineer, architect, or contractor familiar with building design and construction. The equity-acquisition PCA is overseen by an engineer, architect or contractor who is assisted by specialists with specific expertise in elevators, HVAC systems, curtain walls, roofing, etc. The PCA may include an evaluation of the following:

- Roofing
- Structural Frame and Building Envelope
- Plumbing, Mechanical, and Electrical Systems
- Vertical Transport Systems (i.e., elevators, escalators)
- HVAC Systems
- Life Safety and Fire Protection Systems
- Pavement
- ADA Compliance
- Lighting
- Visual Microbial Inspection

### Services Offered

- OPINIONS OF COST
- IMMEDIATE REPAIR NEEDS
- PHYSICAL NEEDS OVER THE TERM

Where appropriate, a Probable Maximum Loss (PML) evaluation can also be conducted that provides an estimate of loss due to an earthquake, expressed as a percent of the replacement cost of the building. A PML study will identify building elements that contribute to a building's potential risk. It will also show how modifying, mitigating, or removing such elements can reduce that risk. The information included in PML investigation reports is becoming increasingly important for building owners, developers, lending agencies, and insurance companies in light of today's heightened awareness of earthquake related damage and loss.



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