

What is a Property Condition Assessment?

- ❖ A Property Condition Assessment (PCA) is a part of prudent due diligence conducted prior to the purchase or lease of commercial or industrial property.
- ❖ The PCA provides a baseline assessment of building components in accordance with a defined ASTM Standard (E 2018).
- ❖ Our field inspection personnel are qualified professionals with experience in building systems, construction and operations.



A PCA typically includes a condition survey of the following:

- ❖ Site and Grounds – Includes pavements, parking, curbs, loading docks, walks, landscaping, irrigation, site drainage, exterior lighting, walls, fencing/railing, signage and exterior amenities.
- ❖ Structural Systems – Includes foundations and structural framing of walls, columns, intermediate floors and roofs.
- ❖ Building Envelope – Includes roofing systems, exterior finishes, stairs and steps, exterior doors and windows.
- ❖ Interior Building Components – Includes interior finishes of common areas and interior finishes. Condition of soft goods is not assessed.
- ❖ Mechanical Systems – Includes property-owned electrical, heating/ventilating/air conditioning, plumbing and conveyance systems.
- ❖ Safety and Code Compliance – Includes life safety, fire suppression systems, and general visual review of accessibility to disabled persons to include accessible exterior and interior routes, doors and common toilet facilities.

Additional Information about PCAs



- ❖ PCAs are prepared in general accordance with the standard ASTM E 2018 – “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.”
- ❖ Our reports contain information about the structure and the components vital to investment and finance decision making. The Property Condition Assessment Report is a part of appropriate due diligence for a real estate transaction.
- ❖ We provide a list of current deficiencies, anticipated and deferred maintenance, and a cost estimate to address identified deficiencies.

Please contact GEM Engineering for more information on PCAs and other engineering, evaluation or testing services.

(502) 493-7100