



We give you the power to make profitable decisions.

Accurate information is critical for minimizing risk and liability.

Never go blindly into a deal.

THEY SAY THAT KNOWLEDGE IS POWER

analyze

consolidate

communicate

HHCP^{CASE}

PROPERTY CONDITION ASSESSMENTS

A Property Condition Assessment (PCA) consists of architectural and engineering evaluations of sites, buildings and existing building systems to assess their physical condition, general code compliance, capacities/adequacies, and repair and maintenance issues. Additionally, through Opinions of Probable Cost, recommendations are made for immediate repair or replacement requirements and possible future capital expenditures. HHCP offers PCAs through our CASE Team, which has more than 25 years of building/construction forensic experience.

Depending on the needs and budget of our client, the PCA can be customized from basic to comprehensive services. Our reports are used as a tool for transactional purposes, rehab budgeting, asset management and loan approvals.

Our assessments are well documented with numerous photos. These, together with Opinions of Probable Cost, become valuable instruments in negotiations and transactions, helping to define the necessary budgetary requirements.

TYPICAL ASSESSMENT SERVICES

+ Site Condition

+ Structural Defects

- Cracks
- Spalling
- Beam & Column Deformation

+ Building Envelope Integrity

- Moisture Intrusion
- Window & Door Defects
- Exterior Insulating Finish Systems (EIFS)

+ Mechanical, Electrical & Plumbing (MEP) Systems

+ Building Code Deficiencies

+ Vertical Transportation Systems

+ Life Safety & Fire Protection Systems

+ Americans with Disabilities Act (ADA) Compliance

+ Fair Housing Act Compliance

HHCP CASE

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CRACKING

SERVICES PROVIDED

HHCP's CASE Team takes pride in performing a wide range of assessment services that strive to identify specific deficiencies of building components and/or systems. We have a team of experienced professionals who are very familiar with the disciplines required to provide PCA services and can address everything from a building's Shell components to the Mechanical, Electrical and Plumbing systems. We can provide our services in accordance with the American Society for Testing Materials (ASTM) E-2018-01 "Standard Guide for Property Condition Assessment Process" or we can perform our services in accordance with a client's preferred protocol and format.

<i>Banks</i>	<i>Hospitals</i>	<i>Multi-Family Dwellings</i>	<i>Public Housing</i>
<i>Commercial Retail</i>	<i>Industrial Parks</i>	<i>Nursing Homes</i>	<i>Schools</i>
<i>Government Buildings</i>	<i>Medical Office Buildings</i>	<i>Office Buildings</i>	<i>Shopping Malls</i>
<i>Hospitality Facilities</i>	<i>Mobile Home Park</i>	<i>Parking Garages</i>	<i>Warehouses</i>



ROTTEN SHEATHING

OPINIONS OF PROBABLE COST

Financial considerations arise when site and building deficiencies and the wear and tear of a building are evaluated during a PCA. HHCP carefully identifies these considerations and provides Opinions of Probable Cost. This information is critical in helping building owners or prospective buyers to adequately budget for the correction of the deficiencies encountered and establish realistic budgets for future maintenance demands. We typically divide these costs into recommended immediate repairs and estimated capital replacement reserves for a specified term. When appropriate, we also provide estimates of remaining useful life.

