

# Property Condition Assessments



HRP's Property Condition Assessments (PCA) are designed to provide clients with an easy-to-use report detailing an engineer's review of the property's:

- Current Physical Condition
- Useful Service Life
- Projected Maintenance Costs
- Projected Replacement Costs

Conducted in accordance with ASTM E2018-08 and client formats, these assessments include an evaluation of the:

## General Description of the Property

- Acreage of the property
- Square footage and year built of the improvement(s)
- Property's current use(s)
- List of occupants

## Interior and Exterior Elements of the Building

- Parking lots, parking spaces, roadways, and walkways
- Windows, doors
- Stormwater drainage features
- Foundation
- Lighting
- Landscaping/fencing
- Building envelope

## Structural Frame and Building Envelope

- Structural/Superstructure

- Façade and/or Curtain Wall
- Roof and roof drainage systems

## Mechanical and Electrical Systems

- HVAC (Air conditioning and heating)
- Electrical
- Plumbing
- Other permanent equipment/systems

## Interiors

- Ceilings/walls
- Light fixtures
- Carpet and flooring
- Doors and windows
- Appliances

## Utilities

## Life and Fire Safety

If requested, the assessment can be expanded to include:

- Specialty building system function/adequacy review
- Asbestos survey
- Mold / Indoor air quality survey
- Radon assessment
- Lead based paint survey
- Vapor Intrusion survey
- Comprehensive ADA survey

