

Sigma is the Single Source for Property Condition Assessment Services

ANTICIPATE POTENTIAL EXPENSES WITH A PCA

A Property Condition Assessment (PCA) is a standardized process established by ASTM Method E2018 to evaluate the physical condition of property improvements and to provide professional opinions regarding future anticipated repair or replacement costs associated with identified conditions. The process includes a visual walk-through to observe existing conditions, interviews with owners/operators/tenants, and a review of available construction documents and building department records.

EVALUATE CURRENT CONDITIONS & NEEDS

PCA reports provide a description of the facility and a review of the following building components:

- ▶ Site Improvements (e.g., Paving/Curbs/Walks, Fences/Walls, Drainage)
- ▶ Structural Systems
- ▶ Exterior Walls, Windows, Roofs Systems
- ▶ Mechanicals and Electrical Systems
- ▶ Interior Finishes
- ▶ Fire Protection Systems

Some benefits derived from PCAs include:

- ▶ Independent evaluation of the physical condition of the facility
- ▶ Ability to avoid unforeseen ownership costs prior to purchase
- ▶ Develop useful life and potential improvement costs and implementation schedule



Let Sigma show you what you don't see.

Sigma's team of professionals has experience performing PCAs at facilities for buyers, owners/operators, tenants, insurance companies and traditional lenders. We uncover potential ownership costs prior to purchase and help you plan for facility component replacement costs over the life of the building.

PRE-PURCHASE DUE DILIGENCE PACKAGES

Sigma can provide a PCA as part of a pre-purchase due diligence package that includes other due diligence activities:

- ▶ Phase 1 Environmental Site Assessment
- ▶ ALTA/ACSM Land Title Survey
- ▶ Asbestos & Lead Inspections

Sigma provides the following services related to PCAs:

- Project Management of Repair or Replacement Work
- Energy Audits
- Facility Maintenance Assessments
- LEED® Certification Assistance

CONTACT SIGMA TODAY FOR YOUR PCA NEEDS

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