



ANSWERS YOU NEED. WHEN YOU NEED THEM.

PROPERTY CONDITION ASSESSMENT

A property condition assessment (PCA) consists of a thorough review of the overall physical condition of a property and/or building, its systems, and components to help prospective buyers understand how these conditions will impact their bottom line. Systems and components in a typical PCA include:

- Overall site
- Structural integrity and major framing components of the building and roof system
- Architectural components, including exterior cladding and interior finishes
- Accessibility (ADA), building code violations, and life safety compliance
- Mechanical, electrical, plumbing, and fire protection systems

WHY ARE PCAs IMPORTANT?

PCAs give prospective purchasers and lenders a comprehensive and professional opinion of the current physical state of a property and how it impacts the property's short-term and long-term financial value. PCAs are a key component of the due diligence process.

WHAT CAN YOU EXPECT?

Our PCA specialists conduct these evaluations in accordance with *ASTM E2018 Standard Guide for Property Condition Assessments*. Prior to our site visit, we will solicit and review key relevant documents associated with the property to better understand the property and its history. We will also conduct interviews with those having knowledge of the property and request feedback via questionnaires to obtain critical data and historical information.

A site visit is conducted to evaluate the property and its components via a walk-through survey. During the visit, items that need to be repaired or replaced will be identified and the expected remaining useful life of major systems and components will be established.

Using the information collected from the document review, interviews, and property walk-through, a property condition report (PCR) is prepared. The PCR will include an opinion of probable costs associated with repairs and replacements anticipated over a specified time period, general description of the property's major systems and components, and representative photographs.





ANSWERS YOU NEED. WHEN YOU NEED THEM.

WHY US?

When you choose American Structurepoint, you are gaining access to our entire group of investigative professionals. We have experience in assessing a diverse array of structures, including **heavy industrial facilities, large office buildings, and multifamily complexes**. Our expertise can help you conquer any real estate property challenge while **providing technically focused, unbiased reports** with the critical data you need to make well-informed decisions.

SOME OF OUR PROFESSIONAL STAFF WHO MIGHT WORK WITH YOU ON YOUR PROJECT



Greg Susemichel, PE, LEED AP Investigative Group Leader

24 Years of Experience
Professional Engineer – IN, OH, KY, MI
LEED Accredited Professional

Greg has performed **hundreds of building envelope** investigations and assessments; **property loss investigations** involving material failures, construction defects, and design-related issues; **property condition assessments**; and **microbial indoor air quality investigations**.

Derek Anger, AIA, NCARB, PE Project Manager

7 Years of Experience
Professional Engineer – IN
Registered Architect – IN, OH, TN

Derek has **performed numerous building code and life safety reviews, designed building and equipment layouts for new facilities** and existing building renovations, and led the development of detailed construction packages. His investigative responsibilities include storm damage investigations, **property condition assessments, structural evaluation of existing buildings, structural repair and rehabilitation design, and construction observation and administration**.

Tom Leahy, PE, SE Senior Forensic Structural Engineer

22 Years of Experience
Structural Engineer – IL
Professional Engineer – IN, IL

Tom's experience includes projects covering many areas of structural engineering, ranging from **facility condition assessments and structural evaluation** of buildings and other structures. Additional consulting responsibilities in the area of **structural repair and rehabilitation design**.

Don Gillie, PE, SE Project Manager

14 Years of Experience
Structural Engineer – AK
Professional Engineer – OH, IN, KY, WV, AK

Don is experienced in **structural design, evaluation, and investigation**. His consulting responsibilities include on-site investigation and evaluation of structures and their components, as well as **property and facility condition assessments**. Don has specialized **experience in seismic design and cold regions**.

Preston Ray, PMP, CEA Project Manager

12 Years of Experience
Project Management Professional PMP
Certified Energy Auditor

Preston's main area of focus is conducting property condition assessments. He has performed **hundreds of property condition assessments** for real estate brokers, property owners, investors and financial institutions throughout the country. Preston is also a **certified energy auditor** who can assess the energy performance of any building and identify areas for improved energy efficiency.

Dustin Foster, PE, LEED AP Project Manager

16 Years of Experience
Professional Engineer – IN, VA
LEED Accredited Professional

Dustin has specialized **experience in site design, urban redevelopment, and stormwater modeling**, and is a skilled expert in all aspects of **civil site design**, ranging from the field survey to final construction plans. His consulting responsibilities include **property and facility condition assessments, building envelope evaluations, and moisture-related damage investigations**.