



# ANSWERS YOU NEED. WHEN YOU NEED THEM.

## REAL ESTATE DUE DILIGENCE

American Structurepoint's multi-discipline team assists buyers, lenders, and owners with the evaluation of commercial real estate, providing the critical information required to make well-informed business decisions.

## PROPERTY CONDITION ASSESSMENTS

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

## PHASE I & II ENVIRONMENTAL SITE ASSESSMENTS

- Regulatory records review
- Site walk
- Interviews with past and present owners and local agencies
- Written report
- Subsurface investigation (as needed)

## ALTA/NSPS LAND TITLE SURVEY

- Property/deed research
- Establish horizontal control
- Section corner and property corner tie-in
- Site survey (X and Y only)
- Search for presence of existing property corners
- Set any missing property corners
- Land surveyor review
- Title commitment review



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