

Property Condition Assessments

Safeguarding Commercial Property Investment

If you own, lease or invest in commercial property, you must remain attentive to the condition of your buildings, grounds, systems, and infrastructure to protect your capital. For business property owners, buyers, lessees, real estate investors and lenders, this often begins with a due diligence **Property Condition Assessment** (PCA).

A PCA entails a thorough assessment of a property by a trained engineer with an unbiased yet critical eye for identifying conspicuous defects, deferred maintenance issues, and required capital improvements. This comprehensive analysis provides essential information to make better financial decisions and commitments, particularly prior to buying, selling, leasing or refinancing commercial or industrial property.

PCAs from Alliance

Alliance Environmental Group, an F.W. Webb Company service provider, is your expert resource for PCAs of commercial and industrial property anywhere in the U.S. Our highly experienced Professional Engineering Services team evaluates property to ASTM E2018 guidelines, the only recognized commercial inspection standard of major lenders.

As a member of the F.W. Webb enterprise, Alliance Environmental can tap a wealth of additional resources as needed. F.W. Webb has in-depth expertise in plumbing, heating, HVAC/R, PVF (pipe, valves, fittings), process controls, water works, pumps, high purity processes, gas products, building controls, and fire protection.

Buoyed by industry specialists across all of these F.W. Webb disciplines, the Alliance team is well-suited to conduct the most pressing PCAs, from the straightforward to the most complex.

Property Condition Report

After a thorough evaluation of a property, Alliance Environmental delivers a detailed report. A **Property Condition Report** or PCR includes assessment of buildings and systems, along with a checklist of recommended repairs and long-term capital improvements.

This information helps buyers, sellers, lenders, and investors perceive how property condition will impact their bottom line or portfolio. For people leasing commercial property, a PCR at the onset can establish a benchmark of conditions to help facilitate deposit recovery and protect additional assets at lease termination.

Please see a comprehensive list of the key property assessment areas on page 2.



Alliance Environmental Group provides a wide range of environmental testing, remediation, and consultative services. Engineering and scientific experts from Alliance work closely with federal, municipal, institutional, industrial, and commercial customers. Our comprehensive list of professional services covers all your environmental needs, including site assessments; hazardous materials management; regulatory compliance, permitting, and auditing; and much more. Helping clients since 2001, Alliance Environmental Group joined the F.W. Webb Company in 2016. We are committed to addressing your needs cost-effectively and efficiently.

Dedicated to Responsive and Resourceful Solutions

100 Jefferson Blvd., Suite 220
Warwick, RI 02888
401-732-7600 x 302

Headquartered in RI with
locations in eight other states:
CT, NH, NJ, NY, MA, ME, PA, and VT.



Property Condition Assessments

Property Condition Assessment Components:

Building Site

- Topography
- Drainage
- Retaining walls
- Paving
- Curbing
- Lighting

Building Envelope

- Windows
- Walls

Structural

- Foundation
- Framing

Interior Elements

- Stairways
- Hallways
- Common areas

Roofing Systems

Mechanical Systems

- Heating
- Ventilation
- Air conditioning

Plumbing

Electrical Systems

Vertical Transportation

- Elevators
- Escalators

Safety, ADA*, Code Compliance, IAQ**

- Fire codes
- Accessibility
- Water intrusion
- Mold
- Seismic considerations
- Design vulnerability to natural disasters
- Insect/Rodent infestation/ environmental considerations

Infrared Thermography

- Energy loss
- Air leakage
- Moisture intrusion

* Americans with Disabilities Act

** Indoor Air Quality



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