



# EXPANDED PROPERTY CONDITION ASSESSMENT SERVICES

REAL ESTATE DUE DILIGENCE HEALTH AND SAFETY ENVIRONMENTAL ENGINEERING ENERGY EFFICIENCY

SERVICES

- ◆ Expanded Equity Level Property Condition Assessment and Report
- ◆ Seller Disclosure Property Condition Assessment and Report
- ◆ Structural Condition Assessment and Report
- ◆ Seismic Risk Assessment and Report
- ◆ Building Envelope (Roof & Exterior) Assessment and Report
- ◆ Parking Garage Assessment and Report
- ◆ Forensic Analysis and Remedial Design
- ◆ Roof Replacement Design
- ◆ Pavement Consulting, Design and Construction Oversight
- ◆ BOMA Area Measurements
- ◆ ADA Compliance Audits

## Service Overview

When performing due diligence prior to acquisition, NOva is aware that buyers' risk tolerance may vary. Our Equity Markets Group provides expanded due diligence services beyond that provided by the ASTM's baseline standard. Within our Equity Markets Group, you will find experienced architects, engineers, certified roof and building envelope professionals and construction specialists who can provide expanded assessments of building structure, and enclosure systems and internal operating and life safety systems. Nova can assemble an assessment team to meet your expectations and to provide you with property information sufficient to better understand the acquisition risk. Our reports are well documented with photographs and include Opinions of Probable Costs to remedy the physical deficiencies observed and to aid in assignment of capital allocations during ownership.

## Experience

The experienced professionals within Nova's Equity Markets Group operate with the mindset that meeting client expectations first requires an understanding of the expanded assessments that are most appropriate. Please contact our Equity Markets Group to tailor the most appropriate due diligence that will help you better assess your risk in pursuit of real equity assets.



**Justin Lia, LEED AP**  
**Vice President - Equity Group Manager**

Mr. Lia has been around buildings and construction his entire life. With experience as a contractor, construction inspector, design engineer, forensic engineer, and due diligence advisor, he leverages a deep technical skill set to serve equity and corporate clients with demanding real estate needs. His experience with CRE transactions ranges from the smallest jobs to single buildings valued in excess of \$1B, and portfolios valued in excess of \$3.5B.

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Office Development

## CASE STUDY

### Summary:

Nova's Equity Markets Group was engaged to perform an expanded Property Condition Assessment for a Class A office property development including multiple office towers constructed during the 1970's and providing a total net rentable area of approximately 800,000 square feet. A three-level parking garage and plaza structure was included in the property assessment.

### Highlights:

Nova's assessment team was assembled to comply with the client's assessment scope, and included licensed structural and mechanical engineers, a registered roofing observer, a registered exterior wall consultant, and a vertical transportation specialist.

Our expanded assessment included several scopes, including a detailed examination of the building's exterior elevations; a roof area assessment; a Probable Maximum Loss (PML) seismic assessment; visual survey of both inside and outside of mechanical equipment and operational systems, including maintenance programs; and an assessment of elevator equipment.

The Property Condition Report included cost projections for immediate repair, ADA improvements and a 10-year capital and maintenance projection for the subject property.

