



# EXPANDED PROPERTY CONDITION ASSESSMENT SERVICES

REAL ESTATE DUE DILIGENCE HEALTH AND SAFETY ENVIRONMENTAL ENGINEERING ENERGY EFFICIENCY

## INTERNATIONAL



SERVICES

- ◆ Technical Due Diligence
- ◆ Mechanical and Electrical Systems Assessment
- ◆ Red Flag Assessments
- ◆ Vendor / Sponsor Due Diligence Reviews
- ◆ Assessment of Building Maintenance Costs
- ◆ Planned Preventative Maintenance Schedules
- ◆ Project Monitor
- ◆ Legal Compliance
- ◆ Sustainability / ESG Reporting
- ◆ Sinking Fund Calculation

### Service Overview

When performing due diligence prior to acquisition or financing, Nova is aware that risk tolerance varies. With this in mind, Nova provides a range of due diligence services that address specific client requirements. Within our surveying group you will find building surveyors, engineers, and architects who are all experienced professionals and construction specialists. Our team provides overview and expanded assessments of building structures, facades, roofs, and internal operating and life safety systems. Nova can quickly assemble the right team of experts to provide you with the information needed to understand the risk associated with a particular piece of property. Our reports can be written or tabular and are well documented with photographs and opinions of probable costs related to both remedy of current physical deficiencies, and assignment of capital allocations that will be required during the coming years.

### Experience

Nova's experienced team of professionals operates with the mindset that meeting client expectations first requires an understanding of exactly what the client wants to achieve. Our team will discuss your requirements and offer suggestions of scopes, costs, and timeframes applicable to the project.



**Jim Gott**  
**Director, UK and European Region**

Mr. Gott is a civil and structural engineer with over 20 years of experience in the environmental engineering property assessment market. During this time, he has assisted many international companies with acquisition and divestiture projects, and has led brownfield site assessment and redevelopment projects.

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## CASE STUDY

### Summary:

Nova's team was engaged to perform due diligence services in an expedited timeframe on a portfolio of 30 commercial and industry buildings. The portfolio was varied and included newly developed retail units as well as under-invested, multi-tenant commercial buildings. Nova's objective was to provide the client with a complete understanding of the liabilities and likely costs associated with the entire portfolio, including legal compliance, life safety, and immediate maintenance issues.

### Highlights:

Nova's team consisted of building surveyors, structural engineers, mechanical and electrical engineers, and environmental engineers. The portfolio was surveyed within a two-week period, statutory documentation was reviewed, and the current owners planned preventative maintenance plan was reviewed. Nova delivered a tabular report that included identification of high-risk items and costs for immediate repair work plus a twelve-year projected cost plan. This was developed in tandem with the business plan for the entire portfolio.

