



EXPANDED PROPERTY CONDITION ASSESSMENT SERVICES

REALESTATEDUEDILIGENCE HEALTHANDSAFETY ENVIRONMENTAL COMPLIANCE ENERGYEFFICIENCY



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 have access to 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.



ROBERT JACKSON, PE
Equity Group Lead

Mr. Jackson has over 25 years of experience in construction, engineering and project management. Utilizing dual undergraduate degrees in mechanical engineering and economics his diverse background includes construction, design, oversight, contract administration, due diligence, building envelope commissioning, and expert witness/construction defect work in mechanical, plumbing and fire protection systems, building envelope and energy efficiency. Mr. Jackson is a licensed professional engineer in the state of Oregon and based in the Portland area of the Pacific Northwest.

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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 1970s 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 it 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 the inside and outside of the 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.

