

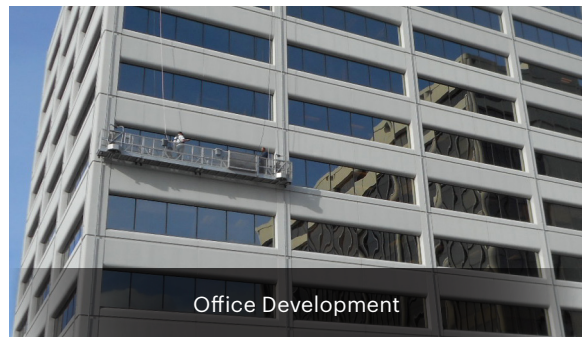
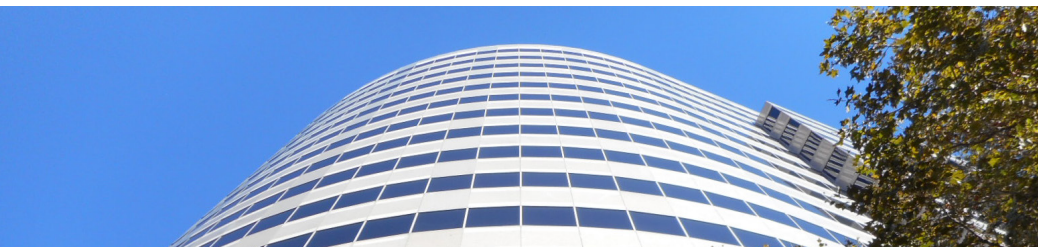


# EXPANDED PROPERTY CONDITION ASSESSMENT SERVICES



Nova Group

REAL ESTATE DUE DILIGENCE HEALTH AND SAFETY ENVIRONMENTAL COMPLIANCE ENERGY EFFICIENCY



Office Development

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
- Facade Advising, 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. Its Equity Markets Group provides expanded due diligence services beyond that provided by the ASTM's baseline standard. Within the Equity Markets Group, clients will have access to experienced architects, engineers, certified roof and building envelope professionals, and construction specialists who can provide expanded assessments of building structure, enclosure systems, internal operating, and life safety systems. Nova can assemble an assessment team to meet client expectations and to provide property information sufficient to better understand acquisition risk. Nova 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 the Equity Markets Group to tailor the most appropriate due diligence plan that will help you better assess your risk in pursuit of real equity assets.



### DOUG KNIGHT

#### Equity Group Account Manager

Mr. Knight is an Account Manager for the Equity Group. He has over 25 years of experience in the consulting engineering business, with a focus in environmental services. As a project professional, he has been involved with the identification, quantification, and mitigation of environmental and facility defects on a wide variety of commercial, residential, and raw property projects. Mr. Knight has experience in over 1,000 environmental and facility projects, including Phase I and II ESAs, hazardous substances (asbestos,

lead, and radon), remedial investigation/delineations, PCAs, and building envelope commissioning. Doug earned a Bachelor of Science in Chemistry from Centre College in Kentucky and is based out of Columbus, Ohio.

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## CASE STUDY

### Summary

Nova's Equity Markets Group was engaged to perform an expanded Property Condition Assessment (PCA) for a Class A office property development that included multiple office towers constructed during the 1970s and provided 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.

The 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; a 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.

