


Property Condition Assessments & Environmental Site Assessments



By professional engineers for evaluation of commercial buildings





“Commercial properties require a much more detailed and knowledgeable investigation to ensure proper due diligence.”

When done right, a PCA helps the buyer make a sound purchasing decision, avoid or reduce financial risks present during the purchase, and obtain professional cost estimates for repairs and replacements on the assessed property.

Property Condition Assessments (PCA) provide business owners and investors with an extensive and detailed view of a property's condition and professional recommendations regarding future issues including financial risk or liability. Lockatong's PCA report includes a narrative description of the building components, their current condition, identification of deficiencies observed, as well as areas of deferred maintenance. One of the most valuable aspects of a PCA report is the 10-year capital reserve with cost estimates and prioritization of repair or replacement of building components.

Current deficiencies and areas of deferred maintenance are included in Lockatong's PCA report, along with the cost to cure these deficiencies and a table of capital reserve requirements for the next ten years. In our standard PCA report, we evaluate these areas:

- Topography
- Paving and Curbing
- Landscaping
- Interior / Exterior
- Plumbing
- Electrical
- Security
- Accessibility
- Maintenance
- Drainage
- Flatwork
- Substructure / Superstructure
- Roof
- HVAC Systems
- Vertical Transportation
- Fire Alarm and Protection
- Amenities
- Local Code Office Records

The PCA inspection and report are performed in accordance with the ASTM #2018-08 Standard Guide. The assessment is based on a walk-through survey of the building and site to identify physical deficiencies to the extent that they are easily visible and readily accessible. In addition, document review and interviews with knowledgeable persons and local agencies will be completed. Photographs will document representative conditions.

Energy Benchmarking of commercial buildings is currently required in 3 states and 27 cities in the United States. It is expected to grow throughout the country and the US DOE and EPA have started developing databases to compile energy consumption. Just recently, ASTM International has developed Standard ASTM E3224 Standard Guide for Building Energy Performance and Improvement Evaluation in the Assessment of Property Condition. The standard complements the work completed during a typical PCA per Standard E2018 and assists with building energy benchmarking. The building energy performance and improvement evaluation (BEPIE) provides property owners a comparative evaluation of building energy consumption with similar buildings to assist in decision making for acquisition, capital equipment replacement and future building operations.

Lockatong Engineering can also provide an **"Engineering Survey" Inspection** for those looking to convert their current building (i.e., apartment building, multi-family home) into a condominium. The New Jersey Administrative Code (N.J.A.C) requires this as part of the Public Offering Statement for the condominium. Our report complies with New Jersey Administrative Codes 5:24-1.5(d) and/or 5:26-9.1. The "Engineering Survey" is a visual inspection by a licensed Professional Engineer and a narrative report is generated with a description of all applicable items of the building as well as their condition.

A Phase I ESA primarily assesses the likelihood that a site is contaminated through visual observations, historical use reviews and regulatory records.

A **Phase I Environmental Site Assessment**, commonly referred to as an ESA, or Phase I ESA, is completed to research the current and historical uses of a property to identify historic, potential or existing environmental contamination liabilities as part of a commercial real estate transaction. The ESA is intended to satisfy one of the requirements as an "appropriate inquiry" to qualify for the innocent landowner defense and liability protection under EPA CERCLA. We perform a physical inspection of the site, review relevant records including Federal and State environmental databases, prior environmental reports and local historic records, and interview occupants, owners, neighbors and selected officials to determine historic use of the property.

This site visit includes an inspection of the building and entire property to determine if any environmental conditions are present, such as the following:

- Hazardous Materials Storage & Handling
- Waste Generation, Storage, Disposal & Emissions
- Underground Storage Tanks
- Aboveground Storage Tanks
- Polychlorinated Biphenyls (PCBs)
- Stained Soil
- Drums or Unidentified Containers
- Drains or Sumps
- Pits, Ponds or Lagoons
- Wells & Septic Systems

Lockatong Engineering follows the format of ASTM Standard 1527 when performing a Phase I site inspection and preparing our subsequent report. The actual sampling of soil, air, groundwater and/or building materials is not conducted during a Phase I ESA.

Sometimes, the degree or even existence of contamination cannot be confirmed during the Phase I ESA and a Phase II ESA may be recommended, which is a more detailed invasive investigation involving chemical analysis for hazardous substances and/or petroleum hydrocarbons. Lockatong can perform these additional services as well.



"Our goal for ESA studies is to identify recognized environmental conditions associated with each property as well as business environmental risks as defined within ASTM."



Lockatong Engineering Licensed Professional Engineers

When it comes to real property – the land or the structures that sit on it, or both – it must efficiently serve all your needs while retaining its value as an asset throughout its use.

That's where quality structural, mechanical, electrical, life-safety and environmental investigations help you make better decisions. An experienced professional's evaluation can save you money now and prevent costly surprises in the future.

Along with property and building investigations, systems diagnostics and environmental evaluations, Lockatong Engineering specializes in design, project management and energy management services that build on the results of our professional investigations.

Whether you are looking to evaluate a property for its potential as an investment, to modify it for greater energy efficiency or otherwise better serve your needs, or to preserve and enhance its value now and going forward, Lockatong Engineering offers the services and expertise that make your task easier and your decisions more assured.

Conveniently located in Hunterdon County, New Jersey, Lockatong Engineering serves clients large and small throughout New Jersey, Pennsylvania and as far north and south as New York and Delaware.

With long-term relationships through the National Academy of Building Inspection Engineers, we partner to service clients throughout the United States.

Lockatong Engineering also provides these professional services that complement our Property Condition Assessment and Environmental Site Assessment services:

Mechanical, Electrical and Plumbing (MEP). Lockatong will perform inspections and provide design of the important MEP systems needed to operate your facility at its peak performance.

Reserve Study. Lockatong will provide a comprehensive evaluation of common areas, status of Association's capital reserve fund and capital cost reserve analysis.



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