

## Property Condition Assessment **Services**

Based on transaction and client requirements, we offer two types of PCA services. The first is a baseline PCA performed by knowledgeable engineers, architects and contractors familiar with building and design and construction. VERTEX also performs equity-acquisition PCAs overseen by engineers, architects or contractors supported by experts in elevator and HVAC systems, curtain walls, roofing and other building elements.

### **VERTEX PCA Evaluation Expertise:**

- Roofing
- Structural frame and building envelope
- Plumbing, mechanical, and electrical systems
- Vertical transport systems (i.e., elevators, escalators)
- HVAC systems
- Life safety and fire protection systems
- Pavement
- ADA compliance
- Lighting
- Visual microbial inspection

### **Services**

- Opinions of cost
- Immediate repair needs
- Physical needs over the term

### **Probable Maximum Loss Services**

Probable Maximum Loss (PML) investigation reports are becoming increasingly important to property owners, developers, lenders and insurance companies concerned about damages and losses stemming from earthquakes. To address the heightened awareness of potential earthquake risks, VERTEX offers PML services to estimate earthquake-related losses as a percent of building replacement costs. Our PML studies identify building elements that can contribute to risk and recommend ways to reduce risk by modifying, mitigating or removing building elements that are most likely to cause damage.



SERVICE AREA  
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