



# Property Condition Assessments

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Property Condition Assessments (PCAs) help our clients make decisions about purchasing a property, and/or plan and budget for future capital expenditures. Our clients have told us that they want real advice from their consultants and that is what we strive to deliver.

While NPC is best known for PCAs in the hospitality, affordable housing, and industrial/warehouse sectors, our work extends to office buildings, health care facilities, municipal buildings, and retail centers.

A PCA is a “snapshot in time,” performed by an Engineer and/or Architect with extensive experience solving problems in buildings of a specific type. Our PCAs provide our experts’ opinions of costs over ten years and recommendations for further testing.

PCAs must be standardized to some extent to be approved by lenders. NPC PCAs are accepted by major Wall Street banks, small regional banks, life insurance companies, and other lender types.



### PCA Experience (as of 8/2023):

- 300+ Hotel PCAs (89,000 rooms)
- 300+ Housing PCAs (26,000 apartments)
- 1200+ Industrial PCAs (181,000,000 sf)

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