

Three reasons you need a PCA

A PCA provides key information about your property that no other report can



1 Identify Showstoppers

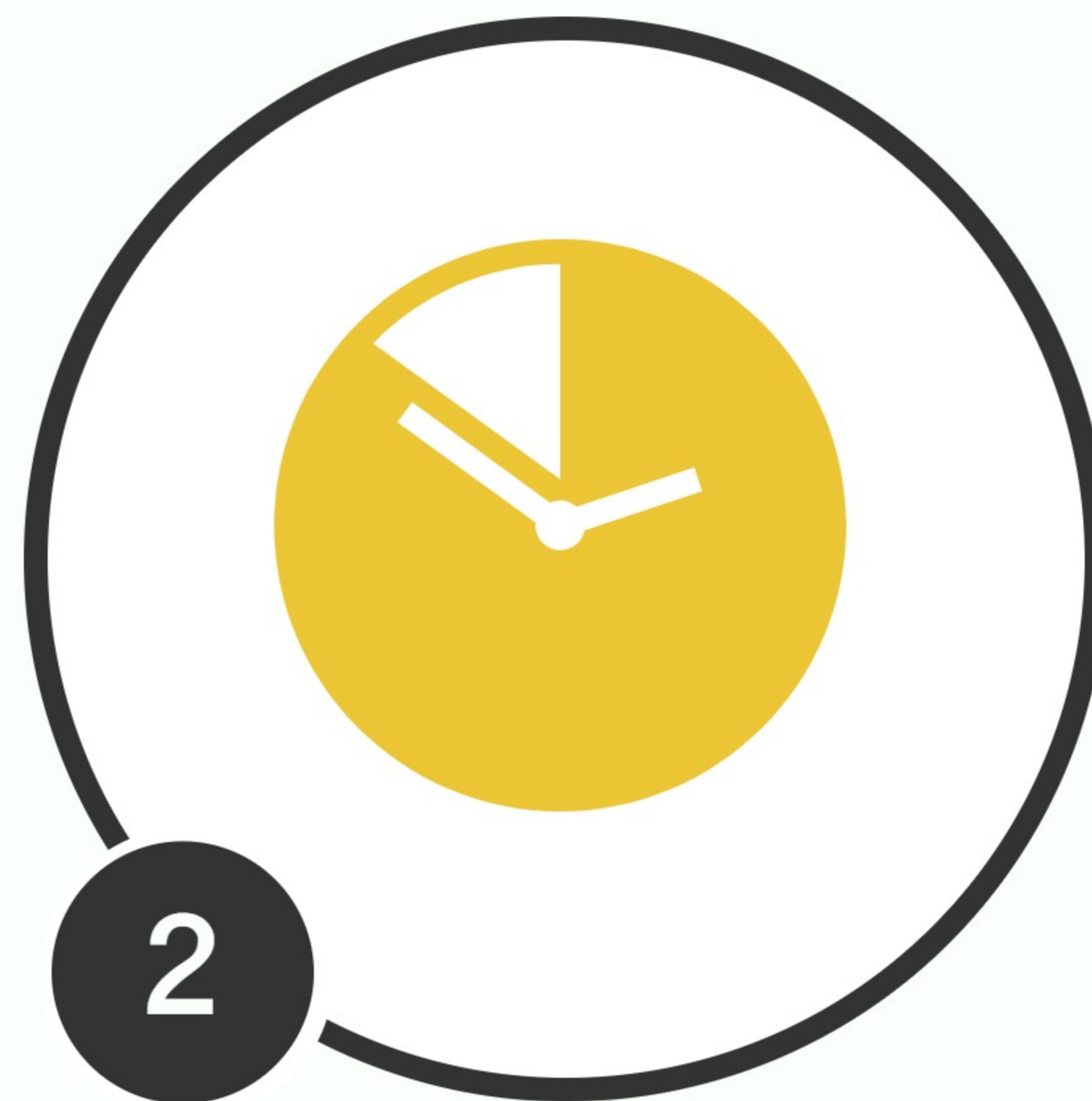
PCAs identify **issues** that could delay or prevent a transaction from closing.

Building Code Violations: identify inadequate or improper construction that could cause component failure and subsequent damage

Accessibility Deficiencies: identify deficiencies in accessible routes and usability of public spaces

Fire Hazards: inadequate, missing or expired fire protection components, unresolved violations, electric panel types that are known fire hazards

Life and Safety Concerns: Trip hazards, unsafe decks or balconies, missing carbon monoxide detectors



2 Uncover Deferred Maintenance

No one likes surprises when it comes to property. Knowing the useful life of high-ticket components and potentially costly fixes enable you to make solid decisions.

PCAs identify:

Deferred Maintenance: in building components, mechanical systems and equipment, parking areas and landscaping

"Band-aid" Repairs: quick fix repairs where larger repairs are necessary

Components beyond their useful lives
Items that indicate potential problems in the near-future



3 Know the Future

PCAs identify the estimated remaining useful life of major building components such as roofs, elevators, mechanical, electrical & plumbing components and **provide cost estimates for future planning.**

Contact PM Environmental's qualified and experienced Architectural Consulting team for more information.



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