



Designation: E2018 – 24

Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process¹

This standard or revised version (see the Scope description) has superseded its predecessor. Following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of lastsupersession. A superscripted symbol (e) indicates an editorial change since the last revision or supersession.

1. Scope²

1.1 **Purpose**—The purpose of this guide is to provide a framework for conducting a *property condition assessment* (PCA) of the primary improvements at commercial real estate properties by performing a walk-through survey and conducting research as outlined within this guide.

1.1.1 *Physical Deficiencies*—The goal of the *baseline* process for property condition assessments is to identify and communicate material *physical deficiencies* to a user.

1.1.2 *Walk-Through Survey*—This guide outlines procedures for conducting a walk-through survey to identify *physical deficiencies*, and recommends various *building systems* and *building components* that should be observed by the field observer.

1.1.3 *Document Reviews and Interviews*—The scope of this guide includes document reviews, research, and interviews to augment the walk-through survey to assist with understanding the subject property and identification of *physical deficiencies*.

1.1.4 *Property Condition Report*—The work product resulting from completing a PCA in accordance with this guide is a *property condition report* (PCR). The PCR incorporates the information obtained during the Walk-Through Survey, the Document Review and Interviews sections of this guide and includes *opinions of costs* for suggested remedies of observed *physical deficiencies*.

1.2 **Objectives**—Objectives in the development of this guide are to: (1) provide a framework for conducting a *property condition assessment* (PCA) of the primary improvements located on a parcel of commercial real estate; (2) facilitate consistent and pertinent content in PCRs; (3) develop pragmatic and reasonable recommendations and expectations for site observations, document reviews and research associated with conducting PCAs and preparing PCRs; (4) establish reasonable expectations for PCRs; (5) assist in developing an industry standard of care for appropriate baseline determinations

and research; and (6) recommend protocols for the communications for communicating observations, opinions, and recommendations in a manner meaningful to the user.

1.3 *Out of Scope Considerations and Excluded Activities*—The use of this guide is strictly limited to the scope set forth herein. Section 12 and **Appendix X1** of this guide identify, for informational purposes, certain considerations and physical conditions that may exist on the subject property, and certain activities or procedures (not an all-inclusive list) that are beyond the scope of this guide but may warrant consideration by parties to a *commercial real estate transaction* to enhance the PCA. Users should work with a knowledgeable consultant to identify additional considerations and concerns to be evaluated. The decision to inquire into out-of-scope considerations or extend the assessment to include excluded activities is to be made by the user. No assessment of out-of-scope considerations is required for a PCA to be conducted in conformance with this guide.

1.4 *Organization of This guide*—This guide consists of several sections, an Annex and two (2) Appendices. Section 1 is the Scope. Section 3 on Terminology contains definitions of terms both unique to this guide and not unique to this guide, and acronyms. Section 4 sets out the Significance and Use of this guide, and Section 5 describes the User's Responsibilities. Sections 6 through 11 provide guidelines for the main body of the PCR, including the scope of the walk-through survey, preparation of the *opinions of costs* to address *physical deficiencies*, and preparation of the PCR. Section 12 provides additional information regarding out-of-scope considerations, activities, and procedures (see section 1.3). **Annex A1** provides guidance relating to specific asset types that are considered as integral to this guide. **Appendix X1** describes additional concerns a user may consider in modification of the scope of the PCR. **Appendix X2** and **Appendix X3** outline an approach to limited accessibility screenings.

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¹ This guide is under the jurisdiction of ASTM Committee E20 on Commercial Assessments, Risk Management and Corrective Action and is the direct replacement of Subcommittee E20.02 on Real Estate Assessment and Management.

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Mansi Kapoor

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Real Estate Due Diligence Mary Ann Hallenborg,2015-12-22 Real Estate Due Diligence is the first textbook on due diligence the cornerstone of every successful real estate deal Due diligence is designed to uncover potential risks posed by a real estate acquisition financing or development project and failure to carry it out successfully can result in costly oversights and diminished investment returns This book demonstrates how to assess and manage legal risks on properties such as office buildings shopping centres industrial buildings apartments and hotels before the transaction closes Real estate students and practitioners are taken through all of the essential due diligence areas including Titles and ownership issues Zoning and land use Liens and mortgages Condition assessments Environmental and operational concerns And lease analysis Throughout the book major laws and court cases are used to illustrate due diligence issues and provide rich opportunities for classroom study and discussion Practice points and comprehensive due diligence checklists help readers to go on to put their learning in practice This book fills a gap in the real estate literature and is perfect for use as a college textbook a practitioner s guide or for industry training

Commercial Investment Real Estate ,2009 *Asset Management Decision-Making For Infrastructure Systems* Alireza Mohammadi,Luis Amador Jimenez,2022-04-25 This textbook provides practical and concrete guidance for the step by step implementation of decision making for infrastructure asset management Examples are used to illustrate how data from condition assessment are used to develop performance models to estimate the effectiveness of investments that are prioritized and scheduled to accomplish reliable and convenient infrastructure for the wellbeing of the public and regional economic competitiveness Book illustrates numerous worked problems to clarify ambiguity in developing a decision making platform to prioritize assets and distribute budgets effectively and efficiently Ensures reader understanding of the benefits and challenges of infrastructure asset management Provides a step by step guide for the development of each component of an asset management decision making system Includes worked examples to clarify decision making and budget allocation process

Proceedings of the 14th International Conference on Sustainable Built Environment Ranjith Dissanayake,Priyan Mendis,Sudhira De Silva,Shiromal Fernando,Chaminda Konthesingha,Upul Attanayake,Pradeep Gajanayake,2024-08-27 This book highlights the latest knowledge and innovations in the fields of civil engineering and construction industry striving for a sustainable built environment This book consists of high quality innovative research findings selected from the proceedings of the 14th International Conference on Sustainable Built Environment ICSBE 2023 under the themes of Sustainable construction urban green infrastructure and planning rainwater harvesting and water conservation high performance concrete indoor environmental quality and indoor plants wind and hydro power energy waste and wastewater management for enhanced sustainability impacts of climate change carbon footprint global climate model and landscaping material flows and industrial ecology sustainable materials etc

Proceedings of the 9th International Conference on Maintenance and Rehabilitation of

Pavements—Mairepav9 Christiane Raab,2020-06-19 This book gathers the proceedings of an international conference held at Empa Swiss Federal Laboratories for materials Science and Technology in D bendorf Switzerland in July 2020 The conference series was established by the International Society of Maintenance and Rehabilitation of Transport Infrastructure iSMARTi for promoting and discussing state of the art design maintenance rehabilitation and management of pavements The inaugural conference was held at Mackenzie Presbyterian University in Sao Paulo Brazil in 2000 The series has steadily grown over the past 20 years with installments hosted in various countries all over the world The respective contributions share the latest insights from research and practice in the maintenance and rehabilitation of pavements and discuss advanced materials technologies and solutions for achieving an even more sustainable and environmentally friendly infrastructure

Proceedings of the 26th Australasian Conference on the Mechanics of Structures and Materials Nawawi Chouw,Chunwei Zhang,2024-09-02 This book presents peer reviewed articles from The 26th Australasian Conference on the Mechanics of Structures and Materials ACMSM26 held in December 2023 at the University of Auckland in New Zealand Bringing together international experts and leaders to disseminate recent research findings in the fields of structural mechanics civil engineering and materials it offers a forum for participants from around the world to review discuss and present the latest developments in the broad discipline of mechanics and materials in civil engineering

Global Business Environment Mansi Kapoor,2025-03-11 This book discusses the shifting paradigms in global business environment from the Fourth Industrial Revolution Industry 4.0 to the Fifth Industrial Revolution Industry 5.0 It captures the current shifts in the global environment for business caused mainly by the disruptive nature of rapid technological advancements and the consequences of globalisation which impact political social and economic changes Divided into six sections Political Economic Socio Cultural Technological Ethical Environmental this book attempts to build perspectives on current trends sweeping globally across political technological socio cultural and economic landscapes Furnished with up to date examples and case studies it presents an exhaustive yet lucid view of current socio economic realities the latest technological advancements political undercurrents and the issues and challenges confronting organisations and institutions both globally and locally It is a compelling narrative based on ongoing years of deep research cases theoretical frameworks and insights that can help navigate what seems like an unimaginable future This book will be useful to students researchers and teachers of management economics liberal arts and related social sciences disciplines It will also be a useful reference for those studying Public Policy and Law

[Emerging Technologies and International Security](#) Reuben Steff,Joe Burton,Simona R. Soare,2020-11-25 This book offers a multidisciplinary analysis of emerging technologies and their impact on the new international security environment across three levels of analysis While recent technological developments such as Artificial Intelligence AI robotics and automation have the potential to transform international relations in positive ways they also pose challenges to peace and security and raise new ethical legal and political questions about the use of power and the role of

humans in war and conflict. This book makes a contribution to these debates by considering emerging technologies across three levels of analysis: 1. the international system systemic level including the balance of power; 2. the state and its role in international affairs and how these technologies are redefining and challenging the state's traditional roles; and 3. the relationship between the state and society including how these technologies affect individuals and non-state actors. This provides specific insights at each of these levels and generates a better understanding of the connections between the international and the local when it comes to technological advance across time and space. The chapters examine the implications of these technologies for the balance of power, examining the strategies of the US, Russia and China to harness AI, robotics and automation and how their militaries and private corporations are responding; how smaller and less powerful states and non-state actors are adjusting the political, ethical and legal implications of AI and automation; what these technologies mean for how war and power is understood and utilized in the 21st century; and how these technologies diffuse power away from the state to society, individuals and non-state actors. This volume will be of much interest to students of international security, science and technology studies, law, philosophy and international relations.

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