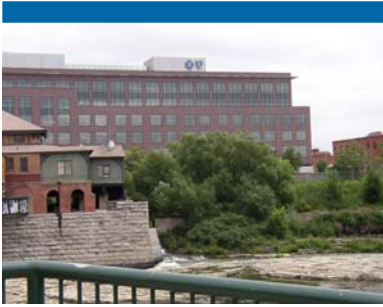


# General Building Evaluations



Passero Associates General Building Evaluation Reports offer the client a single document containing information necessary to assess a project's feasibility relative to its physical condition. These reports are generally used for the purchase of a midsize or large property. Written in layman's terms, the reports are easily understood by non-technical individuals.

## The scope of services in a General Building Evaluation includes:

- Site evaluation by two or more registered professional(s)
- Detailed description of the property on a system-by-system basis
- Review of Code compliance
- Detailed list of items in need of repair or replacement
- Detailed estimate of required repair/replacement costs
- Multi-year projection of anticipated capital expenditures
- Site map
- Photographic record of required work items
- Recommendation for value-enhancing improvements

## Optional services performed in a Passero Associates Building Evaluation

- ADA accessibility survey
- Building replacement cost estimate
- Research of government records
- Diagnostic testing of specific problems

## Asbestos Surveys

Passero Associates has a team of professionals who perform asbestos surveys and sampling related to OSHA and NESHAP regulations. Did you know a building owner or employer is responsible to identify the presence, location and quantity of all suspect asbestos containing building material in buildings built prior to 1981. All building materials, except wood, glass, and fiberglass, are considered suspect asbestos containing building materials, even if the building was constructed recently. Besides the pre-1981 building survey, an asbestos survey is also required anytime a renovation or demolition occurs or if there is any disturbance of building materials regardless of the building construction date. Passero Associates provides comprehensive asbestos surveys, assists in obtaining asbestos abatement bids, and provides operations and maintenance programs to help manage asbestos in place.

## Other Indoor Air Quality Services

Passero Associates staff has the expertise and experience to assess most indoor air quality concerns including mold, asbestos, lead paint, volatile organic compounds, sewer damage, smoke damage, biological hazards and many other related services.

*For more information, please contact:*

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