

PROPERTY CONDITION ASSESSMENTS



Natura Architectural Consulting provides thorough Property Condition Assessments (PCAs) in accordance with the current ASTM E2018 guidelines and government agency reports (HUD, Freddie Mac, and Fannie Mae).

Services Available

- ASTM E2018 Property Condition Assessments
- HUD Project Capital Needs Assessment (PCNA) and Intrusive PCNA
- HUD Rental Assistance Demonstration (RAD) RPCA and Energy Audits
- HUD Green Physical Needs Assessments (GPNA)
- HUD 221(d)(4) & LIHTC Architectural Document and Cost Reviews
- Fannie Mae Physical Needs Assessments (PNA)
- Freddie Mac Engineering Reports
- LIHTC and State QAP Capital Needs Assessments (CNA)
- Equity PCA conducted by Licensed Architects
- Construction Loan Monitoring
- Portfolio PCA Assessments
- Reserve Studies for Community Associations and Time Share Properties

PCA, PCNA, and CNA Reports Provide

- A summary describing overall property condition and relevant deficiencies discovered
- Lists of specific deficiencies classified as immediate or deferred maintenance items and recommended actions with budgetary costs
- Capital Needs/Replacement Reserves Schedule with a client specified term length and budgetary costs
- Descriptive text detailing site components and building construction types, material and systems

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