



Assessment & Consulting Services

VALUATION & ADVISORY SERVICES

Our team of engineers, architects, environmental scientists and land surveyors provide expert assessments of property and environmental conditions, ALTA surveys and other land surveying services to protect and enhance your assets. All third-party reports are provided in-house nationwide.

Proven Experience

100K+

Projects completed in the United States, Canada and Latin America

40+

Years of experience

Property Expertise

- Office
- Industrial
- Retail
- Multifamily
- Hotels
- Mixed-Use
- Healthcare
- Data Centers
- Senior, Affordable, Student & Manufactured Housing

Our Services

Property Condition Assessments (PCA)

Identifies and documents the general physical condition and quality of improvements of a property. We detect and present any deficiencies that could have an adverse effect on a property's cash flow, function or marketability.

- **Seismic Risk Analysis**

Analysis of seismic risk to help you make informed decisions regarding purchase, financing and insurance requirements.

Land Surveying & Zoning Compliance

- **ALTA Surveys**

Our project manager, surveyor, attorney, researcher and paralegal teams collaborate to produce accurate and meticulously detailed survey results.

- **Zoning Compliance**

Professional zoning specialists and researchers prepare thorough reports including analysis of the properties zoning requirements, written verification of the zoning from the municipality, copies of the buildings certificate of occupancy, and copies of the pertinent sections of the municipalities' zoning code.

Environmental Site Assessments (ESA) & Consulting

Identify recognized environmental conditions that could affect property value, mitigate owner or lender liability and minimize construction delays.

- **Phase I Environmental Site Assessments (Phase I ESA)**
Includes site reconnaissance, regulatory database research, interviews and a final report completed in accordance with ASTM standards.
- **Phase II Environmental Site Assessment (Phase II ESA)**
Investigates environmental uncertainties or risks identified in a Phase I ESA.
- **Radon, Asbestos, Lead-Based Paint, Mold and Indoor Air Quality**
Screenings for radon, asbestos, mold, lead-based paint and indoor air quality.

Fannie Mae & Freddie Mac Agency Scopes

Our senior-level, dedicated Agency team manages all Fannie Mae and Freddie Mac assignments. This includes market-force, affordable, senior, student, mixed-use, tax credit, manufactured housing, Green reports, construction reports, and all other GSE executed platforms.

- **Small Balance Loan Reports**
An integral group of the Agency management team is dedicated to smaller loans (SBL, SML, FRED) and executes a high volume of these assignments in all regions of the U.S.
- **Post-construction Analysis Reports and Chief Architect Reviews**
CBRE has qualified in-house staff with experience preparing close-out assessments including post-construction analysis and Chief Architect Reviews in compliance with Freddie Mac guidelines.
- **Fannie/Freddie PCA and ESA Reports**
Conventional Agency PCA and ESA reports are used by institutional lenders to identify and document a property's general physical condition as well as any environmental concerns.
- **Green Reports**
Also known as Water and Energy Audits, are comprised of an audit and analysis of existing energy and water systems to identify opportunities to reduce consumption through capital investment.

Why CBRE Assessment & Consulting Services?

- National Coverage
- Experienced, Trusted Advisors
- Streamlined Integration with Appraisal Services
- Stringent Quality Control
- Specialized Property Type Expertise
- Dedicated Agency and SBL Teams

Get In Touch

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