



COMMERCIAL SERVICES



BUSTAMANTE
ENGINEERS, INC.

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Property Condition Assessment

BUSTAMANTE ENGINEERS, INC. has over 25 years of experience in all types of due diligence inspections including Property Condition Assessments and Building Inspections, for property types such as commercial and retail buildings, offices, warehouses, high-rise, retail, mixed-use, restaurants, and shopping centers. Our goal is to provide the utmost professional service and deliver a comprehensive report so the client can meet their financial needs and due diligence requirements.

The standard of care is in accordance with the Property Condition Assessment (PCA), with ASTM E 2018. This standard is often appropriate to complete due diligence in a real estate transaction and complies with industry standards that many lenders require. As with any real estate transaction, the client may not need an ASTM-compliant report. A building inspection report or structural only report are alternatives we offer. We can structure a report to fit your needs.

Often times the financial institution requires the purchaser to have a 5 or 10+ year financial plan. An integral part of a PCA is the Replacement Reserve Table, which includes immediate repair costs and long-term costs to assist with budgeting.

CAPITAL NEEDS ASSESSMENTS

An in-depth analysis of the building envelope, structural, mechanical and site components will be performed to determine the physical capital needs over the next 20 years, to give the owner a financial plan for future responsibility. Our report will provide recommendations for improvement and reserve fund estimates over a specific time period. Work can also include Comprehensive Needs Assessment (CNA) per the Rural Development Capital and other nationally recognized published indexes.

COST SEGREGATION SERVICES

Working together with your CPA, we can perform a cost segregation analysis to determine the building components that can be reclassified into shorter recovery periods for computing depreciation. Cost estimation and determining life expectancies of the constructed building components that can be depreciated over a shorter tax life; 5, 7 & 15 years as opposed to 39 years.

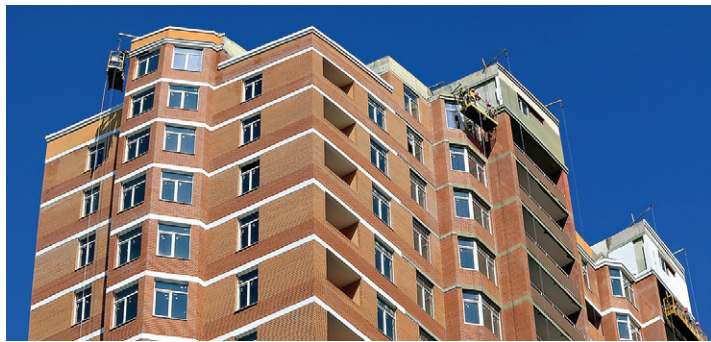
ENVIRONMENTAL SITE ASSESSMENTS

Our environmental engineering expertise puts us head and shoulders above other assessment firms that may only have course-trained environmental technicians. Our knowledge of local regulations and familiarity with PA, NJ and DE programs gives our clients a decided edge.

Other Inspection Services



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Problem Solving

We listen to your concerns and send out one of our engineers to evaluate, diagnose and offer a few options of repair. This is all included in a report with recommendations of repair or further investigations. In most cases, one site inspection and follow up report will provide the information needed to solve the problem.

LITIGATION SUPPORT

Unfortunately, disputes arise under circumstances that are unavoidable and many times, there is a need to hire an engineer. Bustamante Engineers, Inc. has several highly experienced engineers to provide objective opinions on technical matters including: new construction, existing construction, damage analysis, and other building related components.

Our Projects Have Included:

- » Long-term failing foundations and cost-effective repair options
- » Cracking or water infiltration into basements and building envelopes
- » Roof and attic issues - water infiltration, cut trusses
- » Sudden structural problems due to weather events
- » Construction defect litigation support

STRUCTURAL

Whether you have a new structural design project or need structural repairs, our team of professionals can work with you to develop a cost-efficient design. Building codes and life safety standards dictate the building's structural integrity. Bustamante Engineers, Inc. can assist in providing structural analysis, design of steel, concrete and timber components.

SITE DESIGN/LAND DEVELOPMENT

Having over 25 years of engineering knowledge, we can assist a property owner in sculpting raw land into a planned development or existing developed property into a site specific development. Throughout the municipal land development approval process, from the first shovel into the ground, to ribbon cutting, Bustamante Engineers, Inc. can assist land owners.

CONTACT ADMINISTRATION & BID PROCUREMENT

From the drafting board to the client, often we are asked to administer a construction project. We bring forth bid procurement services and afterwards, we will perform construction monitoring services for contractor compliance with the plans and specifications. We can guide the client down the road for successful project.

Design Services



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Structural Inspection Services

An average building owner does not typically know the physical condition of their property until something happens; sudden damage, cracking of walls. Bustamante Engineers, Inc. is here to help!

Buildings are subject to many environmental conditions. Occurrences like extreme weather, soil erosion or subsidence can affect your property both inside and out. A structural inspection allows the owner to take advantage of our expertise by allowing us to inspect and evaluate the structural conditions that are of concern.

In general, most of our structural inspection reports include scope of work and purpose of our inspection, description of the property, findings and recommendations, photographs and, if needed, an engineer's estimate for the cost of repairs.

Structural inspections are required if the roof is showing signs of sagging, damage due to rot, water penetration or cracking in your foundation walls, and building envelope issues and catastrophic occurrences like fire, wind and flood. We also provide foundation design and building permit plans and drawings. Any of our services can be combined to create a plan specific to the client's needs.

BUSTAMANTE ENGINEERS, INC. provides expertise in identifying building system problems. We identify the cause of the failure, recommend cost-effective solutions and develop estimates for repair or replacement. We then take the further step to provide management of the repair and litigation support, if necessary. Our reports will provide support for our findings and opinions as to the suspected causes. If further support is warranted, we will be there for you.

Our clients range from building owners and investors to lawyers and insurance companies.

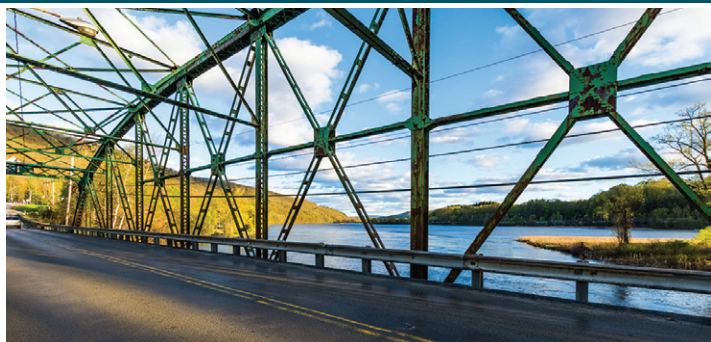
Typical forensic and insurance investigations:

- » Building envelope
- » Flood insurance evaluation
- » Cause and origin of damage
- » HVAC and other mechanical systems
- » Structural failures
- » Drainage problems

Forensic & Insurance Investigation Services



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Services

Bustamante Engineers, Inc. provides the following services:

- » Property Condition & Environmental Assessments
- » Site Design/Land Development
- » Structural Design Services
- » Forensic Investigation
- » Capital Needs Assessment

Who are our clients?

- » Property Managers
- » Attorneys
- » REITS
- » Commercial Building Owners
- » Multi-Family Property Owners
- » Warranty Companies
- » Financial Institutions
- » Insurance Companies



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Serving Pennsylvania, New Jersey and Delaware