



ELLSWORTH

CONSTRUCTION SERVICES

STRATEGY. PLANNING. PERFORMANCE.

PCA DECISION GUIDE

A quick-reference guide to help you make informed real estate decisions.

Better Information. Better Decisions. Stronger Outcomes.

A Property Condition Assessment (PCA) gives you the insights you need to make confident, strategic decisions about your property.

Use this guide to understand when a PCA is the right step—and how it supports your goals.



THE THOUGHT PROGRESSION: *From Uncertainty to Confidence*



1

Identify the Question

You have a decision to make—buy, sell, refinance, plan, or improve.



2

Gather the Right Data

A PCA delivers objective, professional insights about your property's condition and needs.



3

Analyze & Prioritize

Understand risks, costs, timelines and options. Prioritize what matters most.



4

Make Confident Decisions

Use accurate information to plan, negotiate, budget, or act with confidence.



5

Achieve Better Outcomes

Reduce risk, protect value, optimize resources, and reach your goals.

WHAT YOU GAIN WITH A PCA



REDUCE RISK

Identify current issues and future needs before they become costly problems.



SUPPORT PLANNING

Plan repairs and replacements, prioritize projects, and allocate capital effectively.



PROTECT VALUE

Maintain property value and extend the life of your building systems.



IMPROVE RETURNS

Optimize budgets and invest in the right improvements at the right time.



ALIGN STAKEHOLDERS

Provide clear, objective information for owners, investors, lenders and management teams.



MAKE INFORMED DECISIONS

Move forward with clarity, confidence and purpose.

A PCA PROVIDES THE ANSWERS YOU NEED

✓ Current Condition	A snapshot of your property's major systems and components.
✓ Remaining Useful Life	Estimated useful life of each system to plan for future needs.
✓ Immediate Repairs	Identify deficiencies that require attention now.
✓ Cost Opinions	Probable costs for repairs and replacements, with opinion of probable costs.
✓ Capital Planning	Data to support budgets, reserves, and long-term planning.
✓ Clear, Defensible Report	Well-documented findings to support due diligence, financing, and decision making.

WHEN TO USE A PCA

-  **Before You Buy**
Understand what you're buying.
-  **Before You Finance or Refinance**
Provide lenders with the information they need.
-  **Before You Plan Capital Projects**
Know what to fix, when, and at what cost.
-  **Before You Sell**
Show buyers you're transparent and prepared.
-  **Annual or Ongoing Planning**
Stay ahead of needs, protect performance.



INFORMATION IS POWER.

A PCA gives you the clarity to make smarter decisions and achieve stronger results.



Use this guide as your roadmap to better decisions and better outcomes.



LET'S HELP YOU MAKE
SMARTER DECISIONS.
352-624-6610



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This guide is provided for general informational purposes only and does not replace a professional Property Condition Assessment.