

INSPECTION SUPPORT SERVICES INC

SYLLABUS: ISS201 – Commercial Inspections (PCA)

INSTRUCTIONAL GOALS

This course gives you an overview of the ASTM Property Condition Assessment (PCA) standard (ASTM E2018) and NCR Protocols for Building Condition Assessment and explains the requisite background education to conduct the assessment. The course provides an excellent guide on how to use the standard to conduct a baseline Property Condition Assessment (PCA) and how to prepare a Property Condition Report (PCR).

LEARNING OUTCOMES

Learning outcomes are clear statements of the critical/essential knowledge, skills and attitudes that a student is required to demonstrate to indicate successful completion of this course. Upon successfully completing the course the student will be able to:

- Review standard documents for conducting a PCA /BCA
- Describe procedures for conducting a walk-through survey
- List the key areas that should be included in a PCR
- Establish reasonable expectations for PCRs
- Identify the property's physical deficiencies
- Prepare opinions of probable costs to remedy deficiencies
- Interpret a PCR.

COURSE CONTENT

- Review Scope of Work
- ASTM Process / NRC - BCA
- Building Construction Illustrations
- Terms and Acronyms
- User Requirements
- Walk-through review
- Site Visit Components
- Property Types
- The PC Report
- Due diligence services
- Barrier free requirements
- Sample case studies
- References

NEEDS AND RESOURCES

Required Background

This workshop is targeted to experienced home and building inspectors. Architects, engineers and property managers may also find this beneficial for ongoing professional development. Although not mandatory, experience and knowledge of common commercial building systems is an asset in understanding the various building systems in this level of work.

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Required Materials

- Online resource materials are provided to NRC

Online Resources

- Referenced links provided to ASTM Standard
- ASTM Standard E2018 (not supplied must be purchased) <http://www.astm.org>
- Note this copyright material of ASTM

COURSE SCHEDULE

This course is offered in both learning environments as a stand-alone online blended learning course or where numbers permit as an in-class presentation that may be completed any time for continuing education credit and professional development. The in-class course requires a minimum of 8 course participants.

This course is normally scheduled for approximately 24 hours of course contact. The online course is supplemented with instructor led Skype scheduled discussions. **NOTE:** This course is modified for “workshop” presentation highlighting the key topics to approximately 4 hours.

POLICIES AND PROCEDURES

General Rules:

It is expected that the individual student must perform all work. Any student having an academic concern or questioning an academic decision should first discuss the matter directly with their course instructor if the issue is not resolved then with the ISS Program Coordinator. The ISS Program Coordinator's decision is final. Further information may be found on the Inspection Support Services webpage under Training and a link to ISS Education Policy.

Grading:

Grading does not apply to this course, however an exam is offered for those that require validation of 24 hours of continuing education credit for professional development.

ADDITIONAL INFORMATION

The information contained in this training program represents what is considered to be the most current and the best understanding of the subject at the time of the delivery of the program. Nevertheless, it is to be expected that new research may supersede some aspects of our current understanding. Neither ISS, nor the consultants can be held responsible for the costs or consequences of any claims or actions in contract or in negligence arising from applying any of the information.

Neither ISS nor the trainers will be held responsible for the consequences (financial costs, property damage, health risks, etc.) suffered by the client that were evaluated by the participant.

While every effort is made by the instructor to cover all content material listed in this outline, the order, **content and/or evaluation may change as a result of special circumstances (e.g. technology/equipment** problems and/or changes, etc). In any such case, every effort will be made to make appropriate adjustments to the course delivery.

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