

When Bad Things Happen to Good Buildings: Red Flags in Property Condition Assessments: A Reference Guide to Problematic Building Materials and Conditions in the United States (Paperback)



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Reviews

This book is very gripping and fascinating. Yes, it is play, nonetheless an interesting and amazing literature. I found out this ebook from my dad and i recommended this pdf to discover.

(Lavada Nikolaus)

WHEN BAD THINGS HAPPEN TO GOOD BUILDINGS: RED FLAGS IN PROPERTY CONDITION ASSESSMENTS: A REFERENCE GUIDE TO PROBLEMATIC BUILDING MATERIALS AND CONDITIONS IN THE UNITED STATES (PAPERBACK)



Createspace Independent Publishing Platform, 2017. Paperback. Condition: New. Language: English . Brand New Book ***** Print on Demand *****.The presence of various historically-deficient building materials such as polybutylene piping, fire-retardant treated plywood, and aluminum branch wiring is considered a red flag by real estate investors, managers, and lenders. The identification of these problematic building materials and/or conditions is vital to the legitimacy of the due diligence effort, critical to successfully operating a property, and imperative to profitable real estate investing. For those investing in real estate, managing properties, and performing Property Condition Assessments, it is important to have a good working knowledge of these materials, components, and conditions due to their history of failure and the resulting impact on safety, real estate value, and operations. The first publication of its kind, this reference book discusses 20 different problematic building materials, components, and conditions seen in commercial and residential real estate throughout the United States. This book has been designed to be used by students, due diligence engineers, and real estate professionals as a reference guide while studying, evaluating, and operating commercial properties. With over 300 images and diagrams enabling the reader to identify these problematic materials, this book discusses the following building components and conditions: 1.Acrylonitrile Butadiene Styrene (ABS) Sanitary Piping 2.Aluminum Branch Wiring 3.Cadet and Encore Electric In-Wall Heaters 4.Chinese Drywall 5.Composite Wood Siding 6.Cross-Linked Polyethylene (PEX) Piping 7.Edison Base (Type T) Fused Electrical Overload Protection 8.Federal Pacific Electric (FPE) Electrical Panels 9.Fire Retardant Treated (FRT) Plywood 10.HCFC and CFC Refrigerants in Air Conditioning Systems 11.Insufficient Apartment Unit Electrical Amperage 12.Microbiologically Influenced Corrosion (MIC) in Fire Sprinkler Systems 13.Mold 14.Phenolic Foam Roofing Insulation (PFRI) 15.Polybutylene (PB) Water Distribution Piping 16.Recalled Fire Sprinkler Heads 17.Recalled PTAC, Heat Pump, and Room Air Conditioner Units 18.Single-Ply Thermoplastic Membranes 19.Synthetic Stucco / Exterior...



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