



Transition Study

Lockatong Engineering, licensed Professional Engineers

When it comes to real property—the land or the structures that sit on it, or both—it must efficiently serve all your needs while retaining its value as an asset throughout its use.

That's where quality structural, mechanical, electrical, life-safety and environmental investigations help you make better decisions. An experienced professional's evaluation can save you money now and prevent costly surprises in the future.

Along with property and building investigations, systems diagnostics and environmental evaluations, Lockatong Engineering specializes in design, project management and energy management services that build on the results of our professional investigations.

Whether you are looking to evaluate a property for its potential as an investment, to modify it for greater energy efficiency or otherwise better serve your needs, or to preserve and enhance its value now and going forward, Lockatong Engineering offers the services and expertise that make your task easier and your decisions more assured.

Conveniently located in Hunterdon County, New Jersey, Lockatong serves clients large and small throughout central and southern New Jersey and as far north and south as New York and Delaware.

Lockatong Engineering also provides these professional services that complement our Transition Study for transferring community ownership from the developer to the Owners' Association:

Reserve Study for a comprehensive evaluation of common areas, the status of the Association's capital reserve fund and a capital cost reserve analysis

Design & Construction Monitoring for capital improvements including engineering design, detailed project specifications, contractor bid documents, bid evaluation, project management guidance and contractor monitoring



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By professional engineers
for condominiums and
homeowner associations





“Because our professional engineers are experienced in multi-family residential construction projects, they can protect your Association’s rights before you accept ownership of the asset.”

Lockatong Engineering evaluates how successfully the developer has met all obligations and expectations for the project

A Transition Study is performed before a Homeowners Association accepts ownership and responsibility of a new condominium residence from the project’s developer. Through the study, Lockatong Engineering determines if the project, as built, complies with construction documents, offering statements, applicable municipal approvals and reasonable construction standards.

Should an aspect of the project fall short on any of these standards, the Association can require the developer to complete or correct those items before the transfer is final.

Your Lockatong Transition Study may draw on our Professional Engineer’s interviews with management and maintenance personnel, residents, a review of available documents and an investigation of the buildings and site—including site components, building envelope, structural systems, mechanical and electrical systems, life safety features and common elements. Our engineer may also inspect interiors of a sampling of units to help gather information about issues that can impact the status of common areas. Often, we prepare an owner’s questionnaire. It can identify a pattern of defects in non-common areas that require correction by the developer.

Lockatong Engineering’s Transition Study also provides data the Association board can use to establish procedures for property maintenance.

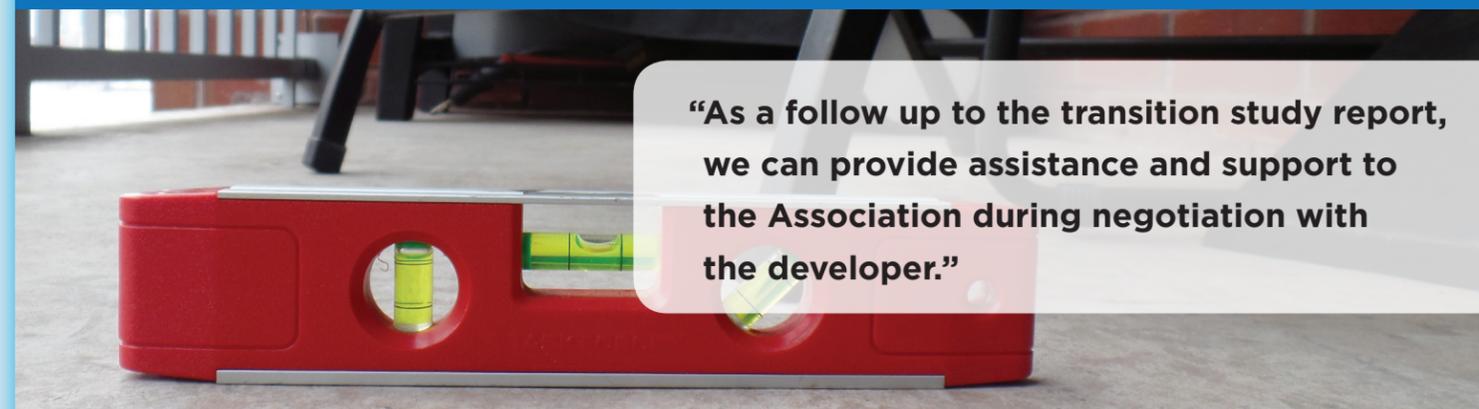
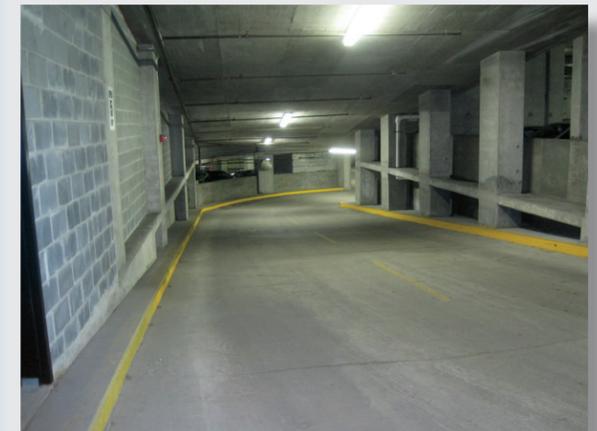
By scheduling and conducting appropriate maintenance, the Association helps guarantee that the physical plant and the organization’s financial stability are preserved.

Every Lockatong Engineering Transition Study report contains detailed information conveyed so every complexity and feature can be clearly understood—and acted upon, if needed.

Lockatong Professional Engineers offer their experience, knowledge and professional objectivity to every project, along with a commitment to serve our clients with accuracy and integrity.

What you can expect our comprehensive Transition Study reports to cover:

- The overall condition of building components and systems that are the Association’s responsibility, as well as those conditions that may limit the expected useful life of the buildings and their components
- Detailed data regarding significant deficiencies, deferred maintenance items and material code violations—based on our visual survey of the building and grounds, document research and conversations with people who have knowledge about the community
- A transition cost estimate for repair or completion of components to bring them into compliance with the noted standards or contractual agreements



“As a follow up to the transition study report, we can provide assistance and support to the Association during negotiation with the developer.”