



Reserve 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.

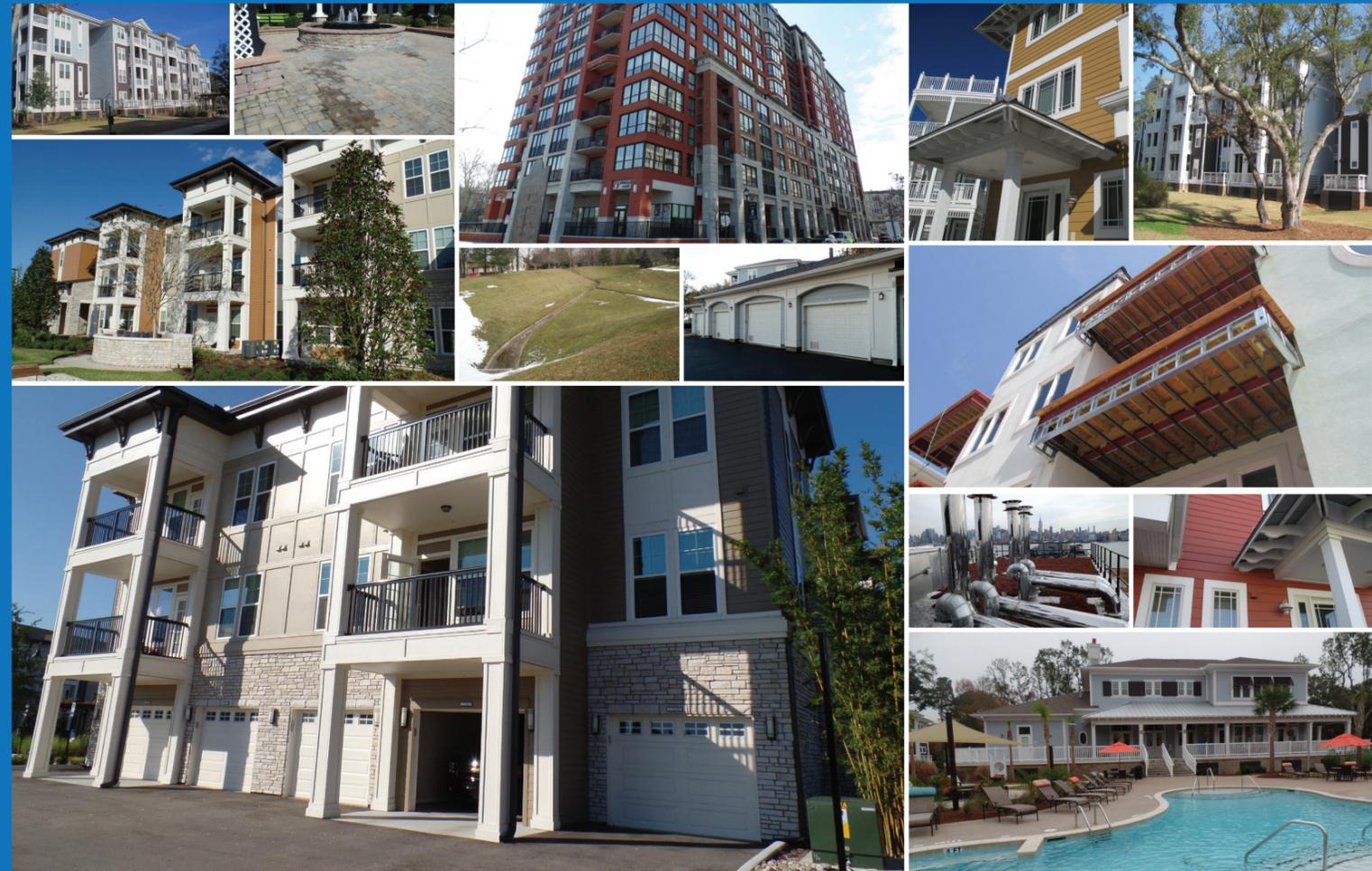
Whether you are looking to evaluate a property for its potential as an investment, to modify it for greater energy efficiency or otherwise better serve your needs, or to preserve and enhance its value now and going forward, Lockatong Engineering offers the services and expertise that make your task easier 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 to follow up on your community's Reserve Study:

Transition Study for the newly constructed community that is transferring ownership from the developer to the owners' Association

Design & Construction Monitoring for capital improvements includes 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





“An independent Reserve Study, done right, serves as a valuable tool to help property managers and the Association plan for fiscally responsible capital and maintenance projects now and down the road.”

Lockatong Engineering conducts a comprehensive evaluation of your Association’s common areas and the status of your capital reserve fund.

Lockatong’s Professional Engineers come on site to inspect all aspects of your common property, examining and evaluating how each feature and its status impacts the others. Our hands-on professional approach enables us to collect robust data that is more accurate and complete than other companies’ simplified cost-only reports.

We also prepare a capital cost reserve analysis with three options for funding the balance so your fiduciary obligations can be met responsibly.

Our expertise in integrating and evaluating the data and documenting our findings means that our reports provide the Association with more accurate and comprehensive conclusions—which in turn better inform and support the Association’s fiscal and practical planning.

Lockatong Engineering communicates issues and observations clearly, completely and without ambiguities.

Our Reserve Study Report includes charts and graphs to help explain recommended capital work and anticipated annual repair and replacement expenses over the reserve period, as well as a full narrative covering all findings—and *written so anyone can understand the complexities for which an Association is responsible.*

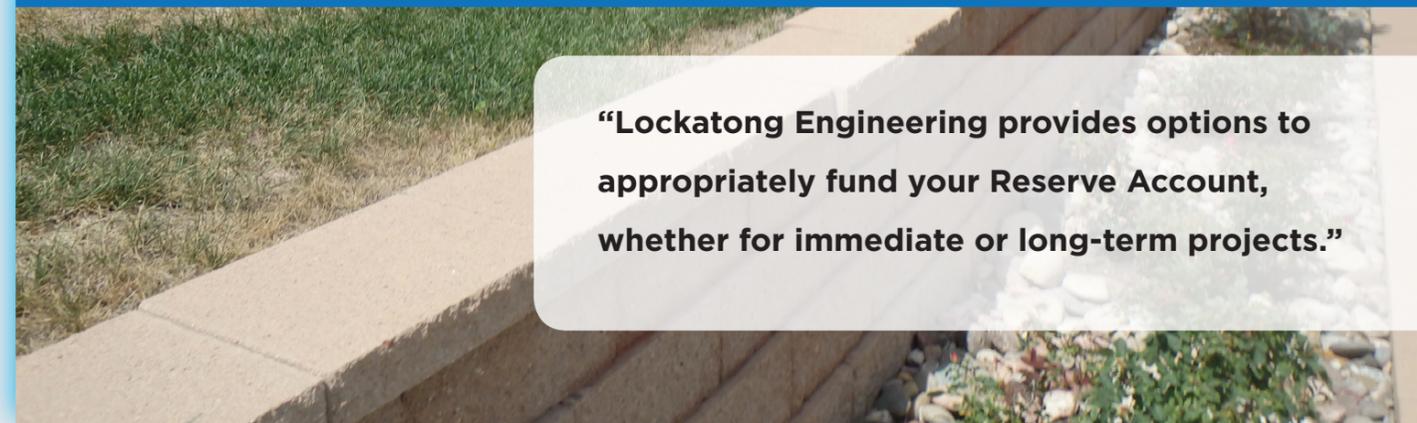
Plus, Lockatong’s professional engineers communicate directly to the Association’s board to address and clarify those issues that must be fully understood.

Our process treats each project — each Association — as unique.

A Lockatong Professional Engineer brings to every project a wealth of experience, knowledge and professional objectivity that is often disregarded in this world of fast answers and streamlined results.

- We perform a comprehensive on-site inspection of all common elements.
- We evaluate the current condition and determine a realistic estimated useful life.
- When a replacement is indicated, we look for opportunities to upgrade systems, improve performance and save energy.
- By making observations of the entire property, we can note where the condition of a homeowner-responsible item might impact the lifetime of an element held in common.
- We determine the most feasible, cost-effective and beneficial type of repair to contribute to the longevity of a common element.
- Our narrative report details our observations and recommendations.
- We offer three reserve account funding alternatives customized to your Association’s needs and resources.
- We discuss our Reserve Study Report with your board, managers and other representatives until all your questions are answered and you fully understand every finding and recommendation.

For accurate data, professional recommendations and the assurance that all aspects have been considered, you need Lockatong Engineering to perform your Reserve Study.



“Lockatong Engineering provides options to appropriately fund your Reserve Account, whether for immediate or long-term projects.”