



Multifamily Capital Needs Assessments and Energy Audits

On-Site Insight is the recognized leader for high-quality capital needs assessment and energy audit services. Our rigorous approach to property system evaluation, useful life estimation, and reserve funding analysis has set the standard in the multifamily industry over the past twenty years. Our methodology is widely used and has been adopted by many lenders, funders, and regulators, including Fannie Mae and other federal and state agencies.

Our clients include leading owners, investors, managers, lenders, and regulators in every state in the country. During our history, we have performed more than 6,500 assessments across the United States on multifamily properties, condominiums, hotels, healthcare facilities, and school dormitories.

Capital Needs Assessments

The industry standard for more than two decades

Our CNA provides extensive analysis of building systems, recommendations for specific improvements, and funding estimates for long term maintenance in a 20-year capital plan. Our BPI-certified associates inspect up to 170 major building systems, examine the entire site, analyze remaining economic life of all significant building components, and estimate repair and reserve requirements for your property by year.

Energy Audits

Multifamily-specific and financially focused

Our Energy Audit was designed to meet the needs of multifamily clients and provides clear guidance on energy and water retrofits, backed by reliable financial analysis. We evaluate Green vs. Conventional alternatives and give specific retrofit recommendations. We model energy use, analyze indoor environmental quality (IEQ), and provide a full set of infrared and conventional photos.

Green Capital Needs Assessments

The complete green planning tool for owners and managers

The Green CNA combines the features of the Energy Audit and the CNA for the most complete report available. The report enables you to improve energy and water efficiency, reduce operating and capital costs, safeguard indoor environmental quality (IEQ), and reduce environmental impact. The recommended improvements are then integrated into your comprehensive 20-year capital plan.

REAC Inspections

Preparation for your REAC inspections

OSI enables owners and management companies to attain the highest possible REAC inspection scores. Backed by more than ten years of experience in the REAC field, with more than 30,000 inspections, our inspectors can help you prepare effectively for an upcoming inspection, represent your interests during the inspection itself, and train your staff for future inspections.

