KOW BUILDING CONSULTANTS

OVERVIEW OF SERVICES

THE RIGHT TEAM IS EVERYTHING

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KOW BUILDING CONSULTANTS

ABOUT US

KOW Building Consultants provides building, construction, environmental, and sustainability consultation services to traditional banks, tax credit syndicators, and other financial institutions, federal agencies, state housing agencies, city housing agencies, as well as owners and developers.

The firm was founded in 1978 by Kenneth O. Wille, PE, providing construction loan monitoring and property condition assessment services for New York City projects. Under Kenneth F. Wille, P.E.'s leadership the company has grown to include technical plan reviewers, needs assessors, energy assessors, environmental assessors, and construction monitors from various backgrounds including engineering, architecture, building code inspectors, construction management, environmental science, and energy management.

ABOUT US

KOW Building Consultants is an approved consultant for Fannie Mae, Freddie Mac, many major banks and lenders of all sizes many of which we have supported for 35+ years.

KOW Building Consultants has been an approved provider of Integrated Physical Needs Assessments (IPNAs) since inception of the program. The program was developed and released by NYC Housing Development Corporation (HDC), New York City Department of Housing Preservation and Development (HPD), and the New York State Homes and Community Renewal (HCR). Since the program started over five years ago, KOW has completed 400+ IPNA reports covering 1,600+ buildings, 50,000+ apartment units, and 45,000,000+ SF.

Our in-depth understanding of the underlying construction and green building principles and the financial landscape of the industry allows us to provide value for our clients and the projects we oversee and report on. We make sure that everyone on our staff has a solid general construction and engineering background, energy expertise, as well as specialized knowledge in their area of expertise.

HEADQUARTERS

Headquarters:

1034 W Jericho Turnpike Smithtown, NY 11787

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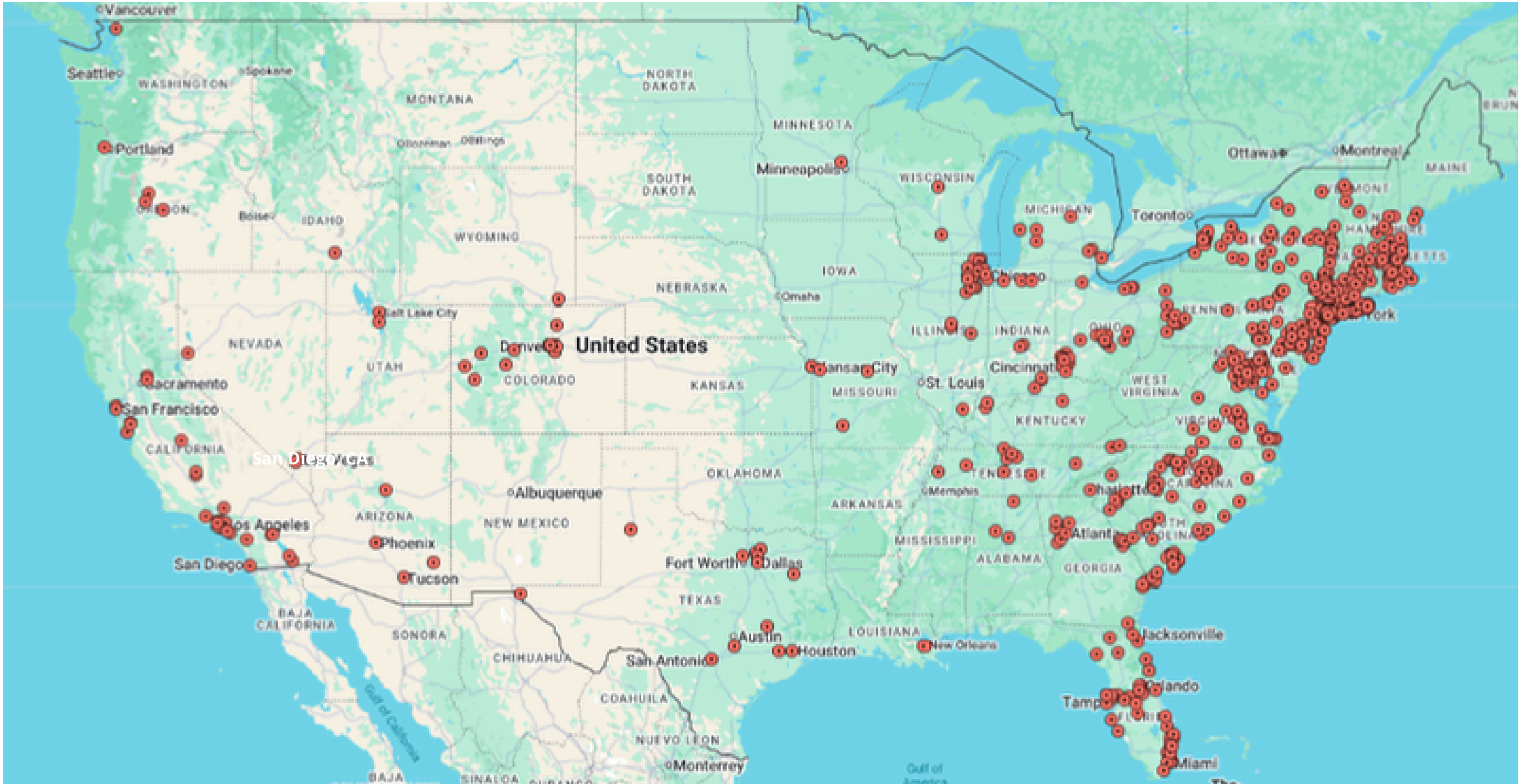
KOW Building Consultants - Inspector Locations



KOW Building Consultants: Project Locations (2025-2026)



CLIENT EXPERIENCE - LENDERS



CLIENT EXPERIENCE - DEVELOPERS/OWNERS











































Our team has a wide variety of licenses and certifications

- Professional Engineer (P.E.)
- Registered Architect (R.A.)
- 3M and Hilti Firestopping Certification
- ACI Concrete Field Technician Grade 1
- ACM 24 Hour Certified
- ASTM PCR Training Certified
- ASTM Phase I and II Training Certified
- Building Performance Analyst (BPA)
- BPI Multifamily Building Analyst (MFBA)
- Building Code Inspector (NYS)
- Certified Building Engineer
- Certified Construction Consultant
- Certified Energy Manager (CEM)
- Certified Lead Based Paint Subcontractor
- Certified Building Commissioning Professional
- Commercial Mold Inspector
- Existing Building Commissioning Professional
- Fair Housing Specialist
- Green Building Engineers
- GPRO
- HERS Rater
- ICC Commercial Energy, Residential Mechanical, and Fireproofing Inspector
- Lead Based Paint Certified Subcontractor
- LEED AP, LEED GA
- MBA Multifamily Property Inspections Certificate of Completion
- NYC Health Homes Certified
- NICET Soils and Concrete Level 1
- Phius Verified (Passive House)
- QC Nuclear Density
- Residential Home Inspectors
- Supported and Suspended Scaffold Training

AFFORDABLE HOUSING & LIHTC SPECIALISTS

We are currently monitoring more than 650+ active construction projects with approximately 75% of them having an affordable housing component many of which are LIHTC (Low-Income Housing Tax Credit) projects.

We have extensive experience monitoring new construction, gut-rehabilitations, as well as tenant-in-place rehabilitation projects for single buildings and for clusters of buildings.



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Includes an assessment of all observable site and building components, thus helping to determine both the current condition of all components and categorize future capital improvement estimates into immediate, short-term, and long-term estimations. Report can be written in accordance with ASTM, HUD Mark to Market, Fannie Mae, Freddie Mac, or other specific guidelines.

KOW BUILDING CONSULTANTS

PROPERTY CONDITION ASSESSMENTS

KOW conducts 350+ Property Condition Assessments each year for banks, lenders, owners, and government agencies and/or townships. We have done assessments for numerous building types such as:

- Multi-family housing
- Retail shopping centers
- Various forms of commercial properties
- Industrial warehouse buildings
- Mixed use
- Cooperatively owned residential buildings
- Office buildings
- Schools
- Medical facilities
- Data Centers



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PLAN AND COST REVIEWS

This report is prepared prior to the start of new construction or renovation. It includes a comprehensive review of all available plans, specifications, building department applications/permits, scopes of work, contracts, and most importantly, budget information. Our review is a thorough summary of all phases of construction. We present issues such as specification concerns, budget analysis and other potential problems or delays. Initial site visits and our technical reports are designed to help identify any issues that should be considered prior to closing.



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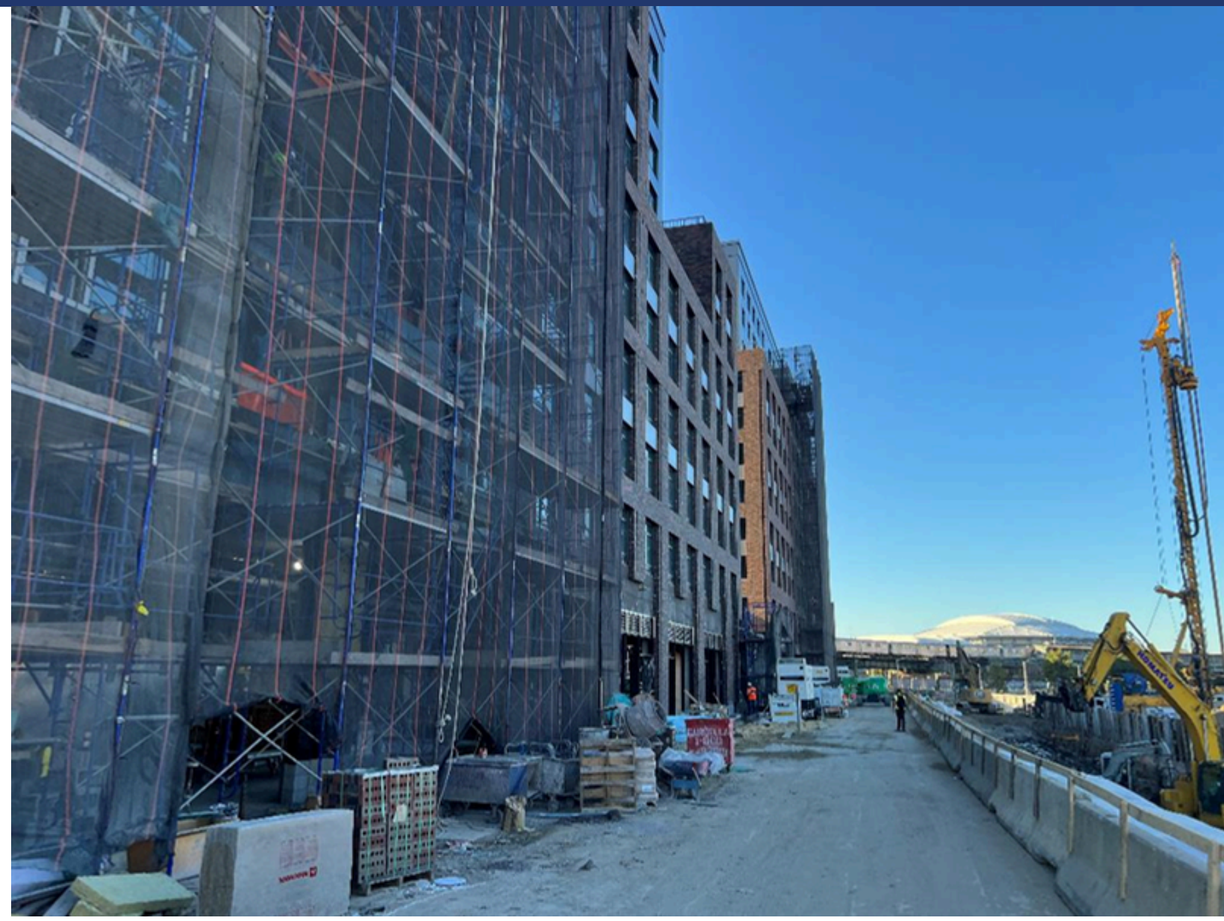
CONSTRUCTION PROGESS REPORTS

Generally this report is prepared and updated each month and can be altered to fit your requirements. It includes a complete site and building observation, with a focus on a monthly requisition to the lender. All of our reports focus on our client’s interest in the construction.



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ENVIRONMENTAL DUE DILIGENCE SERVICES

Environmental Site Assessment process in which KOW will make a site observation and review all reasonably ascertainable information and records. Based on this information, a Phase 1 Environmental Site Assessment report will be prepared that will contain a Property Description, User Provided Information, Environmental Records Review, Site Reconnaissance observations and a Summary of Interviews Conducted as to meet CERCLA liability requirements and all appropriate inquiries.

- ASTM Phase I Environmental Site Assessments (ESAs)
- Environmental Transaction Screens
- Desktop/Peer Reviews
- HRD Reports
- HRDR Reports
- Peer Reviews
- Operations and Maintenance Plans

SUSTAINABILITY SERVICES & NYC Local Law Compliance

- Integrated Physical Needs Assessments (IPNAs)
- NYSERDA Incentive Programs
- Enterprise Green Communities (EGC)
- ENERGY STAR Multifamily
- Feasibility Studies and SOW Development
- NYCECC TR8 Inspections and Filing
- NYCECC Building Systems Commissioning
- LL84 and Utility Benchmarking
- LL87 and ASHRAE II Energy Audits
- LL92/94 and Solar Consulting
- LL97 and Electrification Consulting
- LL126 NYC Parapet Annual Inspections



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INTEGRATED PHYSICAL NEEDS ASSESSMENTS (IPNAs)

KOW Building Consultants is approved by both New York City's Housing Preservation Department (HPD) and Housing Development Corporation (HDC) to provide Integrated Physical Needs Assessments (IPNAs) for affordable housing properties participating in the Green Preservation Program.

The IPNA report includes the description and evaluation of existing conditions; identification of critical, short term, and long term physical needs including energy efficiency and water conservation measures; evaluation of energy and water consumption and building systems; a recommended scope of work and preliminary cost estimates, including recommendations for EEWC measures; and a replacement cost schedule. Reports also include recommendations for building maintenance practices and measures that promote healthy living conditions, such as the use of sustainable materials and integrated pest management practices.

INTEGRATED PHYSICAL NEEDS ASSESSMENTS (IPNAs)

Since inception of the GPNA/IPNA program KOW has completed 400+ reports covering:

- 1,600+ buildings
- 50,000+ apartment units
- 45,000,000+ SF



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Fannie Mae Green Measurement & Verification Inspections

KOW has completed more than 300 Fannie Mae Green Measurement & Verification Inspections.



Fannie Mae®

KOW BUILDING CONSULTANTS

KOW Building Consultants 2026 Webinar Series

- February 5, 2026: Navigating Tariffs, Labor Shortages, and Supply Chain Risks
- March 5, 2026: Understanding Construction Loan Monitoring Reports from Closing to Ribbon Cutting
- April 2, 2026: What to Look for On-site: Early Warning Signs of a Troubled Project
- May 7, 2026: Best Practices in Reviewing Draw Documents
- June 4, 2026: The Buyout Process: Risk, Reality, and Results

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KOW Building Consultants' Webinars Tailored Upon Request

Category: Construction and Renovation
Photos From the Field – Ground Breaking Through Structure
Photos From the Field – Rough and Finish Work

Category: Due Diligence
General Contract Types, Limitations, Pitfalls and How to Assess Risk
Best Practices in Reviewing Draw Documents
Residential Projects From Concept to Completion
Understanding the Plan and Cost Review
Understanding the Requisition Inspection Report
Understanding the Property Condition Report
Understanding Freddie Mac and Fannie Mae Property Condition Reports

Category: New York City
How Controlled Inspections Work
How DOB and HPD Violations Work
How Plans Approval Works
Understanding the Climate Mobilization Act Local Law 97
Understanding the Temporary Certificate of Occupancy Process
New York City Old Tenement Building Renovations 101

Category: Risk Assessment
The Buyout Process: Risk, Reality and Results
Five Keys to a Successful Project Construction Loan
What to Look for On Site and Early Warning Signs of a Troubled Project
Assessing from Geotechnical Report to Structure
You Had One Job!!! Nightmare Photos From the Field
Navigating Tariffs, Labor Shortages and Supply Chain Risks

Category: Sustainability and Climate Change
Green Construction What's the Big Idea?
NY Sustainability Incentive Program Information
Understanding Passive House

Category: Technical Requisition Inspection Trainings
Electrical Inspection
Fire Sprinkler Inspection
Foundations and Structures
Known Problematic Materials

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SAMPLE PROJECTS

FREMONT, CA



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SAN DIEGO, CA



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LOS ANGELES, CA



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BOULDER, CO



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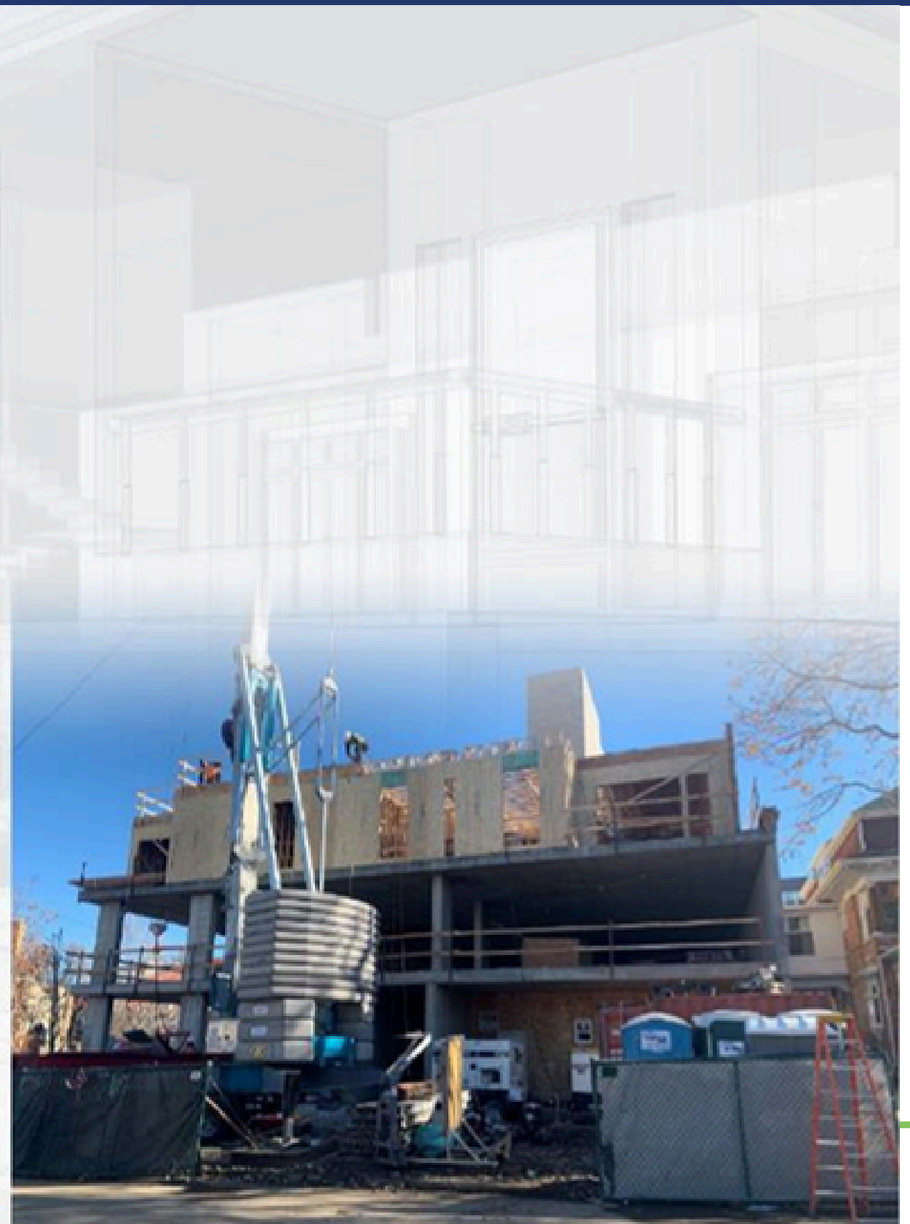
DENVER, CO





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COLORADO SPRINGS, CO





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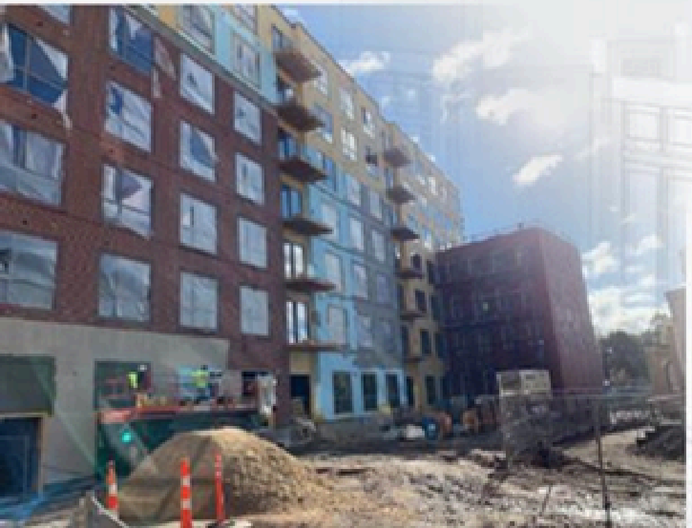
NEW HAVEN, CT







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WILMINGTON, DE



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MIAMI, FL



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TAMPA, FL



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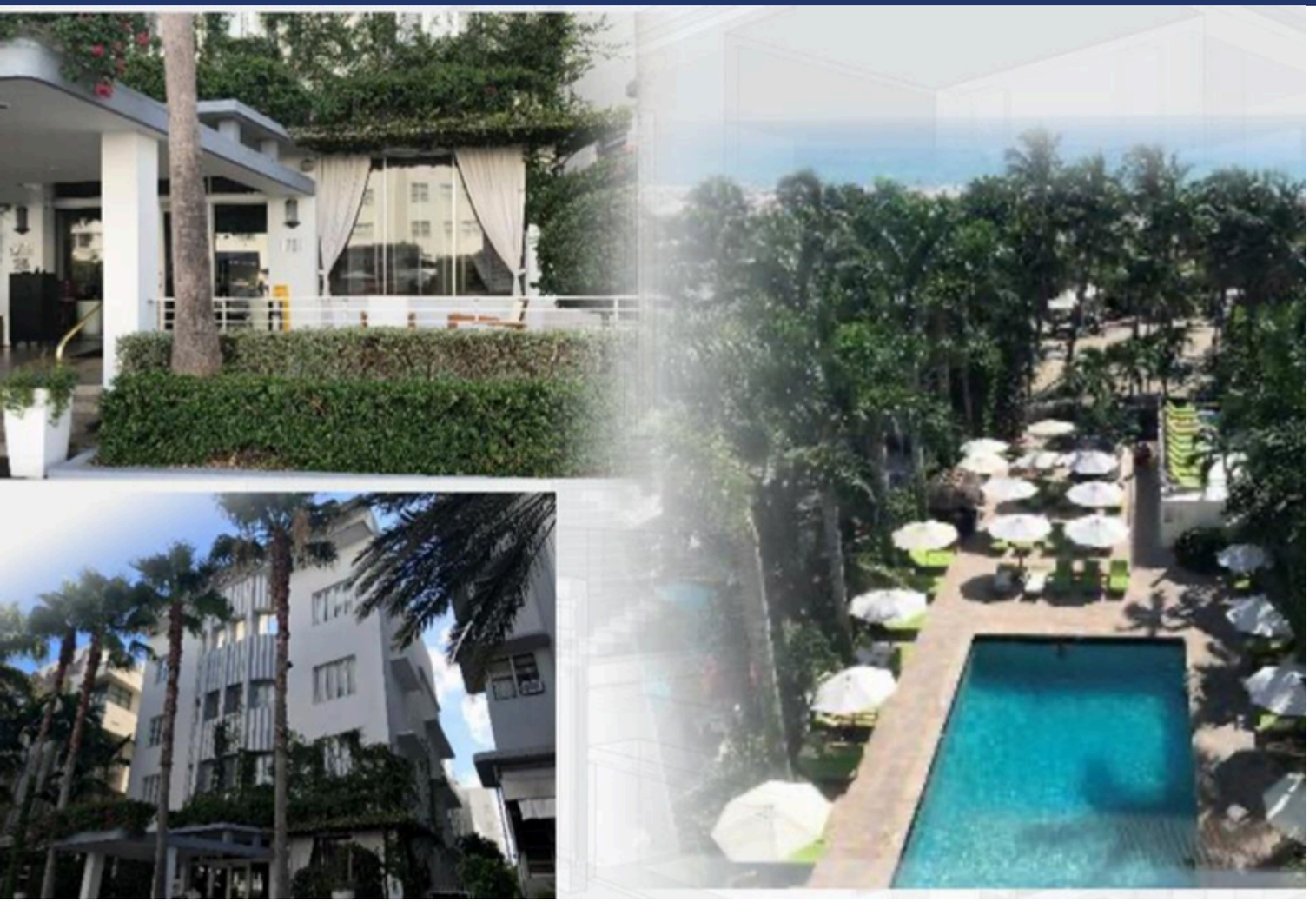
SOUTH SEAS HOTEL, FL



BALTIMORE, MD



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BALTIMORE, MD



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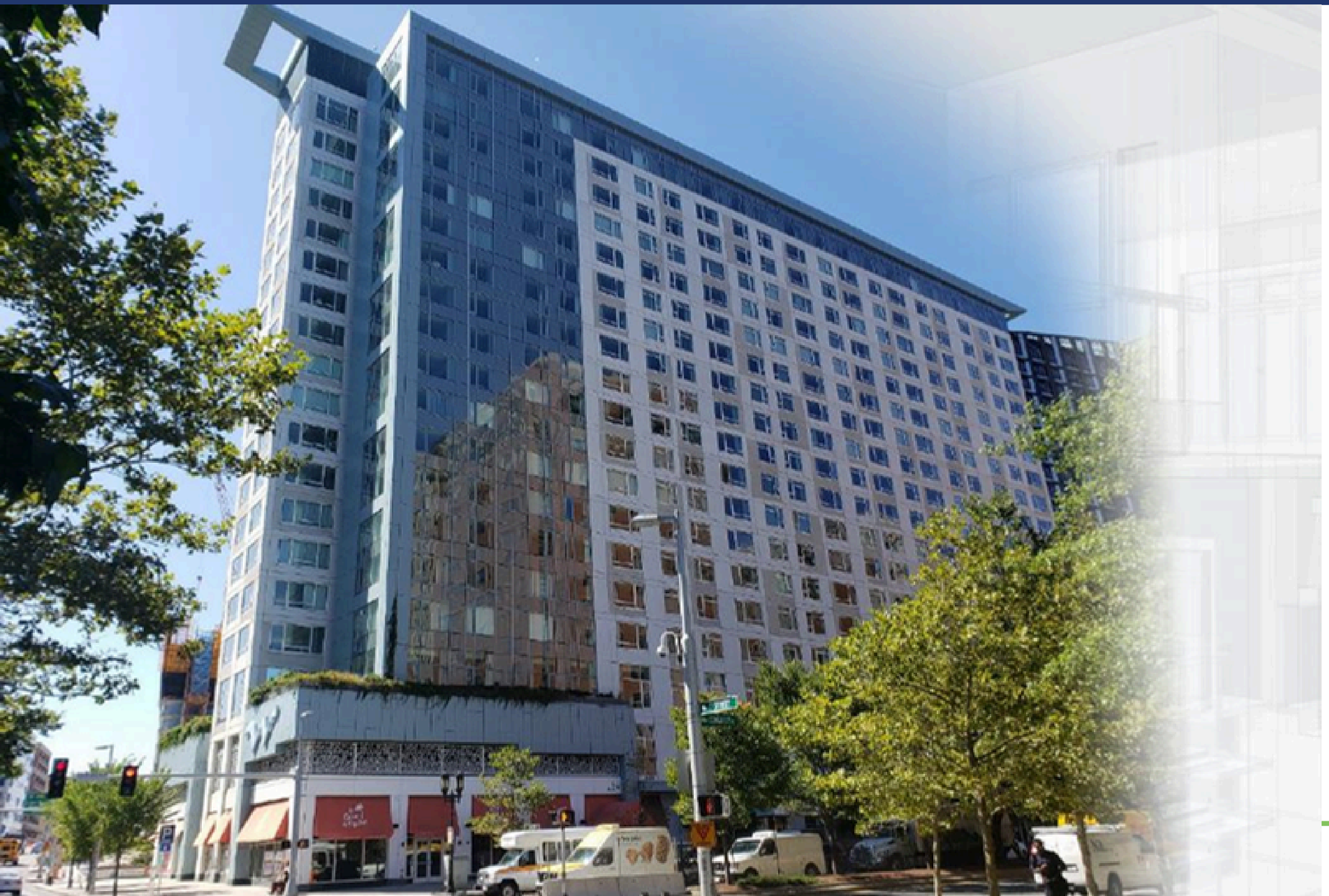
BOSTON, MA



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Castle Square Aparments - BOSTON, MA (Green Retrofit)



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Jack Satter House - BOSTON, MA



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WEEHAWKEN, NJ



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WASHINGTON TOWNSHIP, NJ



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NEW YORK CITY



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NEW YORK CITY



KOW BUILDING CONSULTANTS

BROOKLYN, NY



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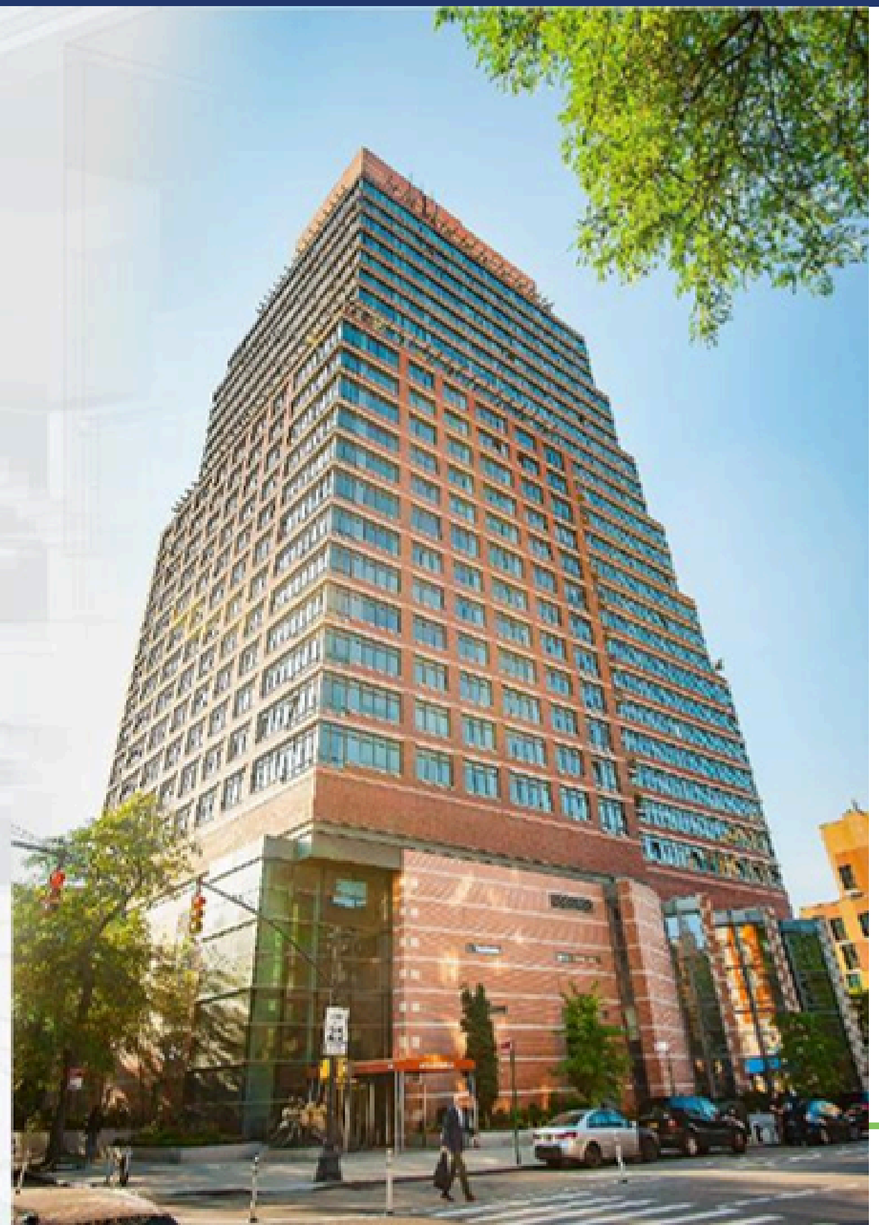
NEW YORK CITY



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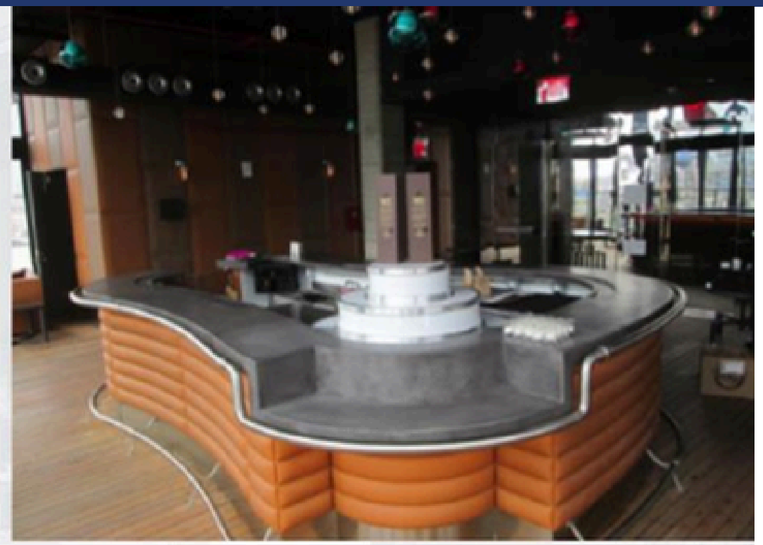
BOUTIQUE HOTEL, NYC







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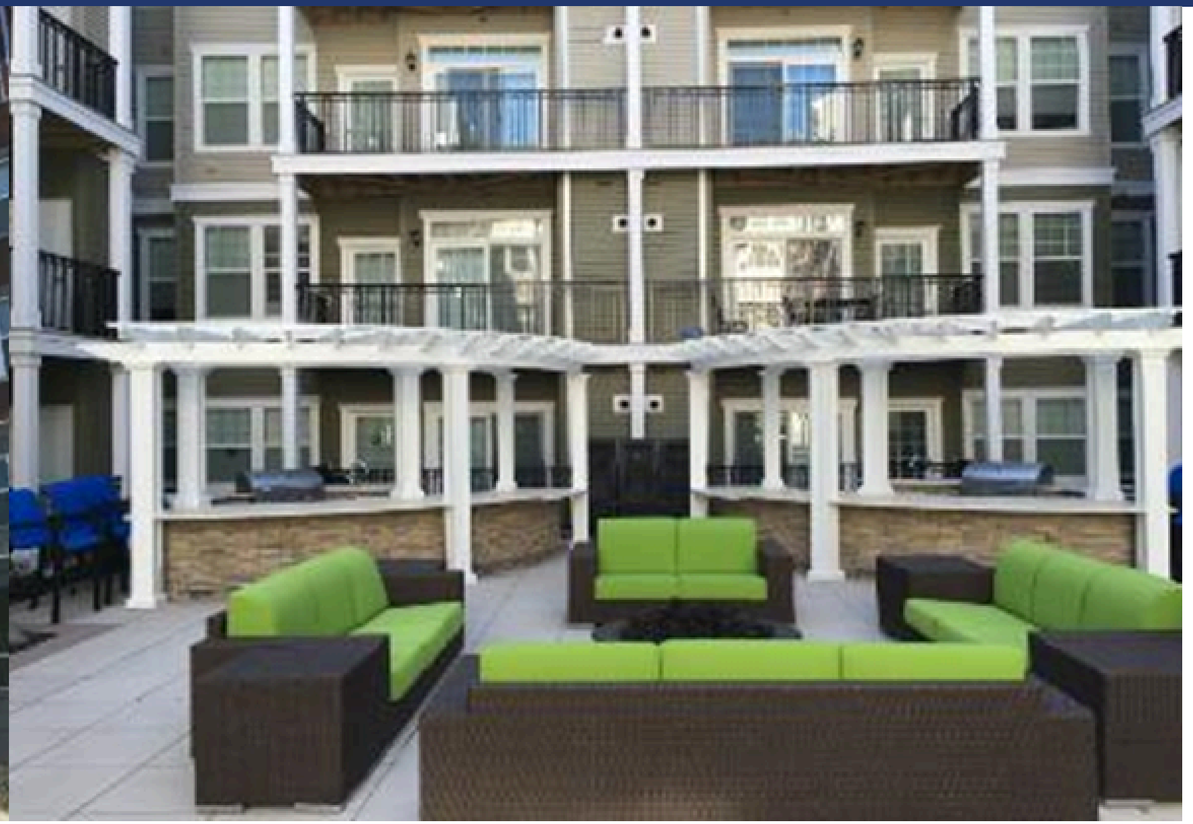
MINEOLA, NY





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BUFFALO, NY



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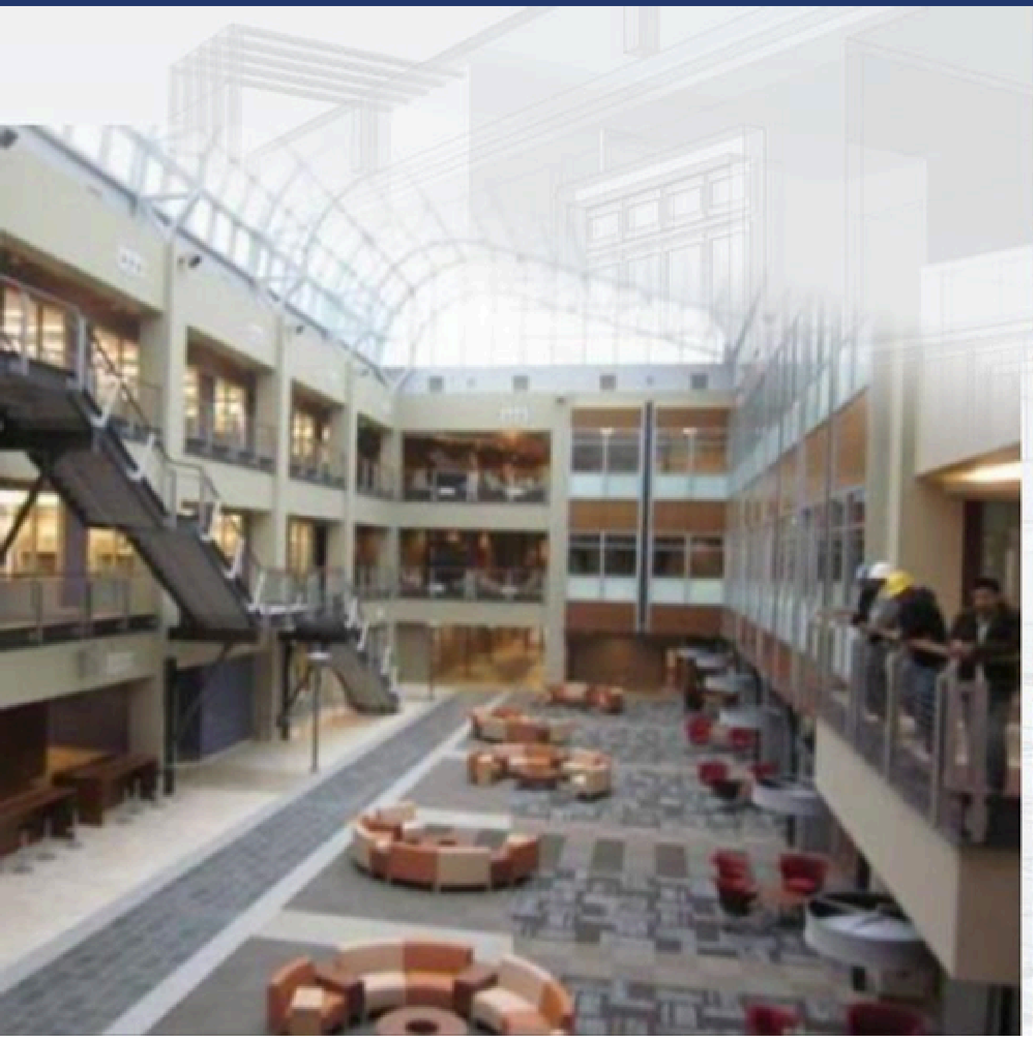
COLLEGE LABORATORY, NC









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NASHVILLE, TN



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STATE COLLEGE, PA



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PHILADELPHIA, PA



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PHILADELPHIA, PA



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IRMO, SC



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HOUSTON, TX



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HOUSTON, TX



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HOUSTON, TX



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SAN ANTONIO, TX



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HOUSTON, TX



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ASHBURN, VA



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ALEXANDRIA, VA



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HOTEL, WASHINGTON D.C.



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THANK YOU

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