

PORTO LEONE CONSULTING, LLC

Corporate Valuation, Appraisal and Cost Segregation Services
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Update: Site Inspection Procedures During the Covid-19 Pandemic

We wanted to provide an update to our April 10, 2020 article "[Virtual Inspection approaches in the wake of the COVID-19 Pandemic](#)". Over the past two months we have completed a number of inspections using in part some of the following procedures:

- 1) Provided clients with a sample inventory template of a comparable Physician practice in Microsoft Excel format complete with dropdowns for condition/quality, age, asset type, etc. A representative of the practice was then able to complete the inventory and send back the file along with photographs for us to review and commence the analysis.
- 2) Conducted a virtual inspection consisting of a FaceTime call or Zoom meeting and a detailed walkthrough of the facility led by the site contact. During this inspection we enter the data and get immediate feedback on any questions we have.
- 3) Utilized client provided photographs and notes which we review in-house and compile an inventory based on that information. The list was then shared with the client for additional input and feedback.
- 4) Conducted physical site inspections/visits with precautions including scheduling visits for a time when sites were either vacant or had a low number of people, wearing masks and gloves, and keeping a 6 ft distance. We also reviewed our information request with a site contact prior to the visit so as to reduce time spent on site.
- 5) Utilized screen sharing to remotely review fixed asset depreciation schedules and equipment inventories with on-site personnel. Prior to Covid-19 we found this method incredibly effective in engaging on-site management in asset discussions without tying up an entire day hosting visitors in their facility. Now during these shelter at home and social distancing times we find most projects may be completed remotely using these techniques.

We have found during this unusual time that we have had great cooperation with clients and that they have been flexible and accommodating with whatever inspection procedure makes sense for them. A positive takeaway from this experience is that these types of inspections will continue to provide alternatives and the flexibility needed to assist our current and future clients going forward.