



Hector Talavera  
Principal Consultant  
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## Education

Bachelor of Science, Civil Engineering, Emphasis in Building Science, University of Southern California

## Registrations

ASTM E2018 Property Condition Assessment Training  
Inspection Training Associates (ITA) Commercial Buildings Training

Advanced Institute of Pest Technology (AIPT) Branch III  
Technical training (Pest Identification, Safety, and Construction Techniques)

MBA - Fannie Mae and Freddie Mac Multifamily Property Inspection

## Affiliations

Member, Mortgage Banker's Association

Mr. Talavera has more than seven years of experience in the environmental consulting and in facility management industries. Mr. Talavera has several years of direct project management experience in the civil/structural engineering field, particularly in conducting property condition assessments, property condition evaluations, property needs assessments, and seismic evaluations. Mr. Talavera has served as a building assessor, project manager, and senior author on over thousands of real estate transactions.

Mr. Talavera has experience as a senior project manager in the building sciences/construction field. His background in building assessments allows him to provide complete and thorough assessments and evaluations to serve a client's specific needs. In addition to providing consulting

services, Mr. Talavera has conducted senior report reviewing and employee training in the building sciences department on a national scale.

Mr. Talavera has technical experience working for the following financial institutions:

- Business Loan Xpress
- Capmark Financial Group
- Keybank
- Nationwide Life Insurance
- JPMorgan
- Nomura Credit Union
- Deutsche Bank
- Countrywide Commercial Real Estate
- Morgan Stanley Mortgage Capital, Inc.
- Lehman Brothers
- Wells Fargo Bank

Mr. Talavera has assisted in the development of a product called Property Condition Evaluations to meet equity transaction needs. A competent building engineer and assessor, Mr. Talavera often serves as the sole building assessor for Property Condition Assessments. When performing more in-depth evaluations, he serves as a project manager providing expert aggregation of specialty services within the field of building sciences.

Mr. Talavera has performed assessments on numerous commercial, multi-family and industrial facilities. Most recently he has assessed several well-known properties, such as the Edgemar Mall by Frank Gehry, the New Otani Hotel in Los Angeles, and the Queen Seaport Development (the Queen Mary) in Long Beach.

Customizing unique report styles, Mr. Talavera has assisted the Culver City local government with the development of a specialized report to include over 30 municipal owned facilities consisting of city offices, fire and police stations, maintenance yards and pump stations. The objective of the portfolio was to assist the Public Works Department to develop a capital reserve budget for all deferred maintenance to all of their facilities.

Mr. Talavera is familiar with all standards of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including the Property Condition Assessment ASTM E2018, Fannie Mae, Freddie Mac, Property Insurable Value Evaluation and customized client formats or scopes. He has also senior authored Probable Maximum Loss (PML)

# PARTNER

## Engineering and Science



Assessments, Property Condition Assessments, Property Condition Evaluations, HUD FEMA-310 PML Assessments, Property Inspection Reports, Structural Evaluations, and Alta Surveys.

Real estate investors, CMBS lenders, and real estate equity funds have come to rely on his advice and judgment to assist them with their real estate business decisions.

Prior to Partner, Mr. Talavera had several interesting career stops including: department manager of the building science division of a nationwide environmental due diligence company, facility manager trainee for 3 years on a 150,000 square foot transportation and air hub, and project engineer in the industrial engineering division assisting in building retrofitting and conveyor system installation project management.

In addition, Mr. Talavera has had direct experience in the environmental permitting process for a nationwide delivery company, which included the creation, implementation, and employee training of the following programs:

- Right to Know (RTK) Disclosure to employees
- Hazardous Materials Business Plan (HMBP), Business Emergency Plan (BEP), and Hazardous Materials Inventory Statements (HMIS)
- Storm Water Pollution Prevention Plan (SWPPP)
- Lockout/Tagout (LOTO) Plan
- Injury Illness Prevention Plan (IIPP)