



ABOUT US

Owner, Dave Pioli, P.E. is a licensed Professional Engineer with over 30 years of experience in construction and design. He received his Bachelor of Science degree in Civil Engineering from The Ohio State University. As a licensed Professional Engineer, he adheres to the Professional Code of Ethics for Engineers.



Consider the following questions when selecting your building or property consultant.

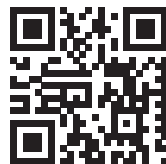
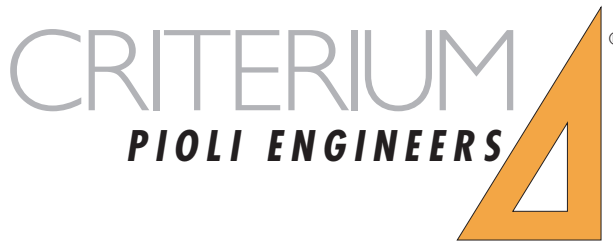
- Professional licensing?
- Engineering Degree?
- A peer review program?
- Solid references?
- A continuing education program?
- A national technical resource center?
- Errors & omissions insurance?
- Broad knowledge of building systems?

PROFESSIONAL ENGINEERING SERVICES

Criterion-Pioli Engineers is part of a nationwide network of Engineers. Criterion Engineers were founded in 1957, and introduced America to modern home inspections. Each office is independently owned and operated by Professional Engineers.

Criterion-Pioli Engineers specializes in:

- Residential Home Inspections
- Commercial Building Inspections
- Structural Evaluations
- Reserve Studies
- Property Condition Assessments
- Structural Design



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HOME AND BUILDING INSPECTION ENGINEERS

CRITERIUM
PIOLI ENGINEERS®



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HOME INSPECTIONS

Criterion-Pioli Engineers provides Home Inspections by Professional Engineers who are licensed by the State of Washington.

The function of a home inspection is to provide your client with detailed information about the home's current condition. In addition, we provide a plan to help prioritize repairs and maintenance.

Criterion Engineers reports are well organized. Your client will appreciate the easy to understand language, and accompanying photos, that they will continue to refer to for years after the inspection.



All of our Standard Home Inspections meet or exceed The Law Related to Licensing of Home Inspectors. 18.280 RCW, 308-408 WAC.

STRUCTURAL EVALUATIONS

Sagging or sloped floors, cracks, damage from rot or insects are all a cause for a structural inspection.

If your client suspects a structural deficiency, contact us and schedule an evaluation before a small problem becomes more serious.

Cracks in the foundation can be worrisome for a home buyer or owner. When does a crack in a foundation require repair? Is the house safe? Can the foundation be fixed? What are the repair options? How much will it cost? We provide an evaluation of the foundation, analyze the system, and make recommendations on necessary repairs or upgrades.



Common problems we help solve include:

- Sloping floor
- Cracked or crumbling foundations
- Standing water in a crawlspace
- Poor support of piers in crawlspaces
- Leaning retaining walls



As Professional Engineers, these are questions we answer every day.

REPAIR AND DESIGN

If your client is facing structural deficiencies in the foundation or framing, a design signed and sealed by a licensed Professional Engineer is usually required before repairs can begin. Criterion-Pioli Engineers can design a comprehensive and cost effective solution to suit your needs.

COMMERCIAL SERVICES

Building and Apartment Inspections

Our commercial building inspection offers a thorough review of the building's structure and its components. This inspection is a complete visual inspection of the accessible portions of the site and building by our experienced engineers.



Property Condition Assessment (PCA)

Criterion-Pioli Engineers reports meet or exceed the Standards for PCA, ASTM E 2018. This due diligence is vital to investment and finance decision making.

Reserve Studies for Community Associations

The Reserve Study was developed for the purpose of directing the HOA Board in the development of a reserve fund. This data is needed to cover anticipated repairs/replacements of everything from the roofing to the siding. These investigations and reports meet or exceed the State of Washington 64.34 RCW.