

Property Condition Assessment

It is recommended to conduct a Property Condition Assessment on a periodic basis, which usually varies from three to five years, depending on the use of the building, its structural concept, location, size, and age. The assessment is also recommended if there are issues that require immediate attention, such as cracks or water penetration that might affect the long-term maintenance program of the building.

An assessment of the building condition and the development of efficient, reliable cost-beneficial methods and solutions for current as well as future repairs are mandatory procedures for keeping a property in adequate condition allowing the owners to plan their budget.

The Assessment Report:

- ◇ Assessment of the property's interior and exterior
- ◇ conditions, systems and components performed by a
- ◇ Professional Engineer
- ◇ Photograph documentation
- ◇ Suggested remedies for physical deficiencies (optional)
- ◇ Probable cost to remedy physical deficiencies (optional)

For property Owners:

The assessment will allow owners to evaluate the physical condition of their properties in order to plan a long-term maintenance program that addresses the specific needs and condition of the building and site elements, and to maintain their property in the proper condition while reducing maintenance costs. The assessment lists the deficiencies currently existing in the building and its systems, assesses the life expectancy of the major components, and includes recommendations for future repairs and replacements. Items in the assessment may include the structural elements, roof(s), exterior walls, interior finishes, and building systems.

For property Owners:

Conducting a Building Condition Survey before or during the purchasing process of an investment property is essential. The survey is a conditional requirement of lenders in order to assure the building's proper condition within acceptable maintenance costs during the duration of the mortgage. It is also a tool for investors to negotiate the price of the building with the seller; reducing the price of the building, or demanding repairs before the building purchase is complete. The cost of conducting a Building Condition Survey is minor compared to the cost of the building's purchase, and any other expenses that are involved in the purchasing process.



Ben Engineering Inc.

7368 Yonge Street, Suite 307
Thornhill, Ontario, L4J 8H9

Phone: 416-628-9690

Fax: 1-877-225-8282

www.ben-engineering.com



Environmental and Building Engineering

