

## **Due Diligence Services For Closing Real Property Transactions**

For real property transactions, prudent buyers and lenders require due diligence to facilitate a closing and minimize their risk. **Does** the property have physical defects, **are** building systems functioning at design standards, **have** they been properly maintained, and **what** would be the cost for correcting any defective component(s)?

Our due diligence services answer these questions about specific property conditions. The right answers are necessary to expedite transactions and minimize buyer and lender risk. Our multi-firm staff comprises licensed professionals from all building industry specialties, both design and construction. This expertise delivers buyers and lenders our major benefit. We minimize transaction risk for their **time and money**. Our confidentiality provides additional assurance.

Services delivered are customized to match each deal. Relevant examples are listed below.

### **Discovery Audit of Existing Real Property**

**Visual Examination and Documentation of Site Components**

**Visual Evaluation and Documentation of Building Envelope Components**

**Audit and Photograph Interior Materials and Finishes Conditions**

**Check All Plumbing Fixtures and Appliances for Performance**

**Evaluate and Test Performance of HVAC**

**Evaluate Electrical Power Source With Systems Design Load Requirements**

**Audit Structural Permit Documents**

**Provide Forensic Structural Analysis When Required**

**Cost Estimates for Required Building / Systems Repairs**

**Provide Escrow Bonding Documentation for Repairs**

**Procure Design / Construction Services Necessary for Repairs When Required**

**Evaluate Property Expansion Capacity**

**Zoning / Code Compliance Review for Expansion When Desired**

#### **THE TEAM**

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#### **CONTACT**

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