

# FREQUENTLY REQUESTED DUE DILIGENCE SERVICES

	TEDD Bullet	TEDD Report	TEDD Extended report	TDD Report	EDD Desktop	EDD Phase I	EDD Phase II	Supplementary	Project Monitoring
AREA MEASUREMENTS								•	
DEMOLITION INVENTORIES Inventory and cost assessment of demolitions.								•	
PLANNING DOCUMENTATION REVIEW Compliance with development plan and building permits, easements, temporary building permits and reinstatement liabilities.			•					•	•
LANDSCAPING Landscaped areas, Car parks, Hard surface drainage.	•	•	•	•					•
STRUCTURAL ASSESSMENT (GENERAL) Load bearing structures and slabs, Parking building structures.	•	•	•	•					•
STRUCTURAL ASSESSMENT (IN-DEPTH STUDY) Concrete core samples (chlorides and carbonization), Load bearing capacity study.								•	
BUILDING ENVELOPE Cladding, Windows, Roofing.	•	•	•	•					•
FINISHES Building fabric; Flooring, Ceilings, Finishes, Kitchens and Wet areas.	•	•	•	•					•
MECHANICAL SERVICES Heating Ventilation and Air Condition systems, Hot and cold water supply, Waste water systems, Oil and grease separators.	•	•	•	•					•
ELECTRICAL SERVICES Power supply systems, Security and access systems, Vertical transportation and escalators, motorized doors.	•	•	•	•					•
FIRE SAFETY (GENERAL) General review of fire safety systems	•	•	•	•					•
FIRE SAFETY (IN-DEPTH ANALYSIS) In-depth fire safety design assessment, Fire insurance valuations.								•	
GEOTECHNICAL (IN-DEPTH ANALYSIS) Settlement in-depth study.								•	
RE-DEVELOPMENT FLEXIBILITY AUDIT Technical limitations or possibilities for future re-developments.								•	
SUSTAINABILITY Review of Energy Perf. Certificate, Waste & rain water handling, Flood control, Renewable energy, Transport links, LEED/Green Building Pre-Assessment.								•	
HEALTH AND SAFETY Hazardous building materials, Occupier Welfare and other safety issues.	•	•	•	•		•			•
COMPLIANCE WITH ENVIRONMENTAL AUTHORITIES Open cases, Likelihood for an order to perform investigation or remediation.	•	•	•		•	•	•		•
TOPOGRAPHY, HYDROGEOLOGY, GEOLOGY Maps and historical geotechnical reports, Migration risk evaluation, Presence of filling material. Protected areas. Water protection areas.	•	•	•		•	•	•		
PRESENT AND HISTORICAL ON-SITE OPERATION Type of operations, Usage of chemicals, Spills, Waste and landfills. Interview and registry check with environmental authorities, Env. permits and reports.	•	•	•		•	•	•		
PRESENT AND HISTORICAL OFF-SITE OPERATION Type of operations, Usage of chemicals, Spills, Waste and landfills. Interview and registry check with environmental authorities.	•	•	•		•	•	•		
HISTORICAL ON & OFF-SITE OPERATION (IN-DEPTH STUDY) A denser description of historical operations including aerial photographs, Historical maps. Review of historical building permits.			•					•	
INTRUSIVE SOIL AND GROUND WATER SAMPLING							•		
SITE VISIT On-site inspection and interview with site management	•	•	•	•		•	•	(•)	•

T=Technical, E=Environmental, DD=Due Diligence