



# TECHNICAL DUE DILIGENCE

**Technical due diligence aim to facilitate property transactions by including the physical inspection of buildings and associated building services.**

Technical due diligence aim to facilitate property transactions by including the physical inspection of buildings and associated building services (heating, plumbing, ventilation and electrical installations), to confirm their overall status and making sure that buildings involved, meet relevant local Health & Safety and Environmental regulations.

## Product description

Steps in Technical Due Diligence project:

- Site visit
- Inspection of technical documentation
- Desktop study, data room review
- Description of the technical systems and structures
- Needed significant repairs are listed. Repairs needed immediately, in 5 years and in long terms (5-10 years).

- Cost estimation
- Operational cost analysis
- Identifying and assessing aspects of the property which might cause extra costs
- Assessing the development potential of the property within the framework of building regulations and district plans
- Creating an overview of The necessary maintenance of The property including the efficiency of the building installations
- Energy efficiency of the building
- Evaluating the profit of renovating the property

Technical due diligence can be conducted both for existing properties and still ongoing projects. Results from evaluation are presented in a report including repair-cost sheets, photos and lists of concerns.

Our experts can take part in the transaction steering group work

and purchase negotiations if needed. We can also continue to assist you after the transaction has been completed – for example with our technical asset management service for systematic implementation of your strategy. Or with higher-level project controlling for smooth completion of construction projects you have purchased.

## CONTACT

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### Key benefits

Technical due diligence aims to ensure the best possible foundation for a property transaction. We understand that undertaking the technical due diligence forms only one part of the purchasing or sale process and timeframes for inspection and report preparation are often quite limited.

Team assembly and site investigations are generally commenced within days of appointment and a verbal overview to identify any crucial issues can be conveyed to the client within 24 hours of inspection.

Each report contains a concise executive summary identifying the key issues, risks and prioritized repair/maintenance costs associated with the property to allow preliminary financial modeling to be undertaken at an early stage of the due diligence period.

### References

Over 300 facilities around Finland; office, manufacturing, warehouse and distribution and housing buildings. Our clients consist of Finnish and foreign property investors.

