

Technical due diligence



Minimise your risk – with independent real estate inspections by experts.

As an investor, developer or mortgage lender you know the risks that are associated with buying or taking over real estate. Careful risk assessment is essential to give your investment a secure foundation. DEKRA helps you to avoid any unpleasant surprises: as part of technical due diligence our experts inspect the technical situation on site, providing you with a reliable basis to make decisions on. In this way you reduce your transaction risk and strengthen your negotiating position.

What technical due diligence means

Construction and technical faults can significantly impair the value of a property for purchase. They not only contribute considerably to which costs have to be budgeted for maintenance and repairs but they are also the deciding factor in the actual modernisation potential of a property.

Due diligence is therefore called for when determining the technical condition of real estate. Various aspects are affected from the building substance to energy efficiency and building services engineering to fire protection.

Our experts have the comprehensive knowledge that is required for an extensive inventory. Regardless of whether it is a residential property, hotels, office buildings, shopping centres, logistics buildings, a commercial centre or industrial area. DEKRA is your professional partner for individual projects as well as for large real estate portfolios.

What DEKRA offers you

With a nationwide network of experts and decades of experience, DEKRA is one of the leading service providers for support with real estate transactions. Your advantages:

- > Coordinated use of DEKRA experts nationwide
- > Individual range of services, as required
- > Technical expertise either according to DEKRA standards or modularly according to your individual specifications
- > Detailed report as the basis for valuation
- > Everything from one source: contact person, document, expertise
- > Expertise and support even during the phases before and after technical due diligence

We support you as a professional and neutral partner right from the start: practical, uncomplicated and reliable.



Summary of our services

The basis of our services for technical due diligence are on the one hand the testing and analysis of relevant documents and on the other hand the assessment of the building substance and building services engineering during an inspection. All the identified faults and risks are documented accurately in the subsequent description of the condition of parts of the building and their technical equipment. The report by our construction experts includes the following modules:

Technical due diligence

Basic module

- > Preliminary note and introduction
- > Management summary
- > Project data and description
- > Assessment of building and services engineering
- > Fire protection assessment
- > Needs and costs assessment for maintenance, repairs and modernisation work, if applicable
- > Permits and as-built documents
- > Warranty status
- > Final remarks
- > Appendices:
- > Pictorial documentation (overview of the property)

Additional module

- > Energy optimisation
- > Energy efficiency testing
- > Location history
- > Plausibility testing of area information and construction-related figures
- > Assessment of rental agreements combined with leasehold improvements
- > Recommendations for improving the property's structure
- > Building regulation situation
- > Investment history
- > Production of an investment plan
- > Valuation
- > Sustainability evaluation
- > Contaminated sites analysis
- > Analysis of harmful substances

Our experience

Everyone is talking about safety. We are doing something about it. Regardless of whether it's for information or advice, for measuring, testing or certification: we are not far away from you. Or do you know any other safety service provider who is there for you all over Germany with such a comprehensive, standardised range of services and consistent quality?

Get an idea of our services for technical due diligence or talk to us personally straight away. We look forward to talking to you.

Other services you benefit from

DEKRA also offers you professional testing and consultancy services in many related areas, including:

- > Environmental due diligence
 - > Quality testing during construction
 - > Arbitration / mediation
 - > Static stability and public safety testing
 - > Membrane testing
 - > Health and safety coordination
 - > Construction management
 - > Inspection assistance
 - > Commissioning management
- > And much more.

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 **DEKRA**
On the safe side.