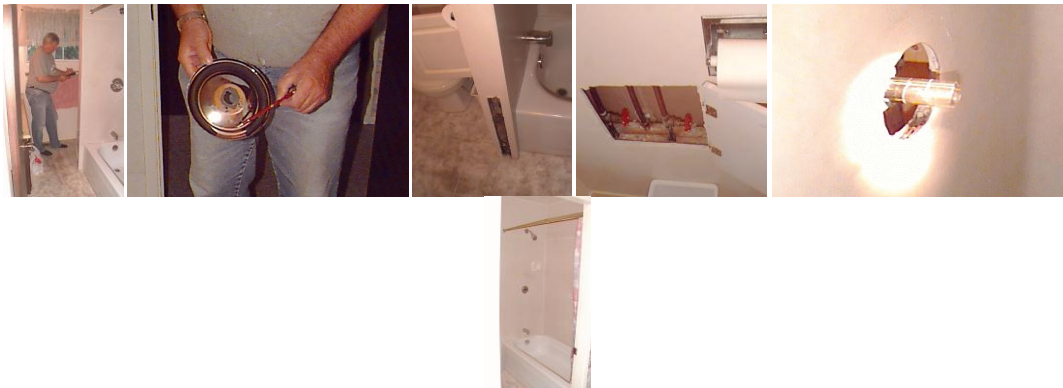


NEWSLETTER

MAY, 2009

MIKE SAYS “DO IT RIGHT THE FIRST TIME”



The gasket has leaked over the last couple of years which has rotted the drywall around the valve and the moisture has wicked through the drywall breaking down its integrity. This source of moisture has also transferred to the mechanical wall causing the wood to rot in some areas.

It has penetrated the floor damaging the sub floor and the ceiling in the bedroom below.

The mold under the lino and the damage to the drywall ceiling below brought this problem to their attention.

As Mike Holmes, the home improvement guru would say “Do it Right the First Time!”

The gasket on the control valve has been installed incorrectly

- on edge and not flat
- upside down
- wrong size (not large enough)

There was no framing cross bracket installed for the water pipes to prevent water hammer. They were fastened to the framing cross bracket that holds the supply line that runs through the wall which would put strain on the line each time the water was turned on.

The original cost of this \$ 5 gasket installation was now 1000 times more that it should have been - \$ 5,000.



DAMAGE ASSESSMENT REPORTS

PARTIAL LOSS

Since every loss is not a total loss, the rates will reflect costs for cutting and patching to existing construction; dust protection; material handling & storage; protection of existing finishes; shift work requirements; temporary shoring & bracing; equipment usage curtailment; and work inside secure premises, where applicable. All of these conditions are associated with retrofitting replacement material for partial losses.

This report should include

- a description of the construction of the property,
- a footprint of the building,
- extent of damage,
- scope of damage for repairs,
- assessment of restoration, and
- a general time frame for reconstruction.

The Damage Assessment Report is completed before a loss occurs and is designed to establish value for a partial loss to a building.

This report provides an Extent of Damage, Scope of Damage and a Damage Assessment for both Replacement Cost Values (RCV) and Actual Cash Value Values (ACV).

This report includes

- ✓ A full site inspection
- ✓ A general description of the building
- ✓ A detailed list of occupancy design fixtures (optional)
- ✓ A photo overview

- ✓ A footprint of the building and individual floors
- ✓ A breakdown of the limits shown above
- ✓ A packaged fee for this service by the appraiser

This report will also provide

1. Declarations
 - Building Construction
 - Logistics Affecting Computation
 - Computation
 - Depreciation
 - Recommended Policy Limit Values (underwriting only)
2. Design Group with Individual Occupancy Designs
3. Introduction
 - What the Costs Contain
 - What is included and what is not included in the Costs
 - Influence of Local Construction Practices
4. Cost and Value
 - Class of Construction & Indicators
 - Qualities of Construction
 - Summary of Construction
5. Depreciation
 - Definitions
 - Approaches to Depreciation
 - Depreciation Overview
 - Physical, Functional, & External Indicators of Depreciation
 - Condition Rating Indicators
 - Typical Building Lives

TOTAL LOSS

Once a major loss of total destruction has occurred, limits on the insurance policy may not be sufficient and co-insurance may come into play. Therefore when a building, be it agriculture, commercial, industrial, institutional, or residential is damaged to this magnitude, conserving every penny spent on the loss is crucial. The most cost effective method of determining value is a loss insurance appraisal and scopes of damage and estimates by restoration firms are really redundant and not cost effective.

Nor are the accepted industry standards of obtaining the latest assessment notice and applying a depreciated percentage to the amount shown on the notice for buildings, which is not accurate. Even Market Appraisals, Real Estate Appraisals, Mortgage Appraisals, or New Construction Appraisals do not address the requirements of a Loss Insurance Appraisal. It takes a trained person to evaluate 14 different logistics aside from quality and features that can affect the calculation of the depreciated value of a building for a proper cash settlement.

The correct method is to provide a total component computation appraisal with reference to proven reconstruction cost program providers which includes local pricing for labor and materials.

By providing this service and these values, the consumer protects their invested interests better and makes informed decisions as to how they want to proceed with the restoration process. The adjuster can reduce his administration costs in determining accurate value.



Integral Consultants is a building specialist that provides Reproduction Appraisal Reports, Damage Assessment Reports, Design Conversion Reports, Footprint Retrofit Reports, Life Expectancy Reports, Specs/Budget Writing Reports, and Audit Reports for building owners, homeowners, adjusters, brokers, underwriters, engineers, architects, and lawyers for Agriculture, Commercial, Industrial, Institutional, and Residential Risks.

If your BUILDING has suffered a LOSS or has DETERIORATED due to AGE, WEAR & TEAR or OCCUPANCY USE and are considering a RESTORATION, RENOVATION or REMODELING Project, then please contact our office. For more information regarding our firm, please visit our website at www.integralconsultants.ca or contact Ron @ integral@shaw.ca or (778) 239 – 6308.





We are a Foundation Repair Company that is an authorized Ram Jack Dealer/Installer providing solutions for repairs to foundations that not only include push and helical piercing, and underpinning, but crack and leak repairs, water proofing and drainage as well.

For more information regarding our firm, please visit our website at www.mainlandlifters.com or contact Grant @ mcl@shawbiz.ca or (800) 231 – 3132.



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Please feel free to pass this newsletter on to your staff or others as well.