



INTEGRAL CONSULTANTS

for Buildings & Business

"We offer peace of mind through knowledge and expertise"

NEWSLETTER

JULY, 2009

WHAT THEY CAN'T SEE WON'T HURT THEM!

When we attended the site, the weather was overcast and raining adding to the heavy rain from the night before. The ground and lawn along the north fence line was saturated and wet with standing water. This condition can and has caused erosion, and can weaken the fence posts, etc. It was also observed that the neighboring property, was much lower and had constructed a retaining wall along the fence line on their property.



The natural run off of water is toward the north and east which would account for all the water on the north side of the property line. There have been some attempts at one time to deal with this water because there are catch basins along the property at different intervals.



They are ineffective because:

1. They are installed too high (above ground level).
2. They are not perforated to allow water to enter below the surface.
3. The lawn is not graded correctly for this type of drainage.

The north fence also has soil, mulch, and vegetation against the bottom of it which will shorten its life expectancy by causing rot. The fence needs to be realigned and it should also be raised to allow air to circulate.



The retaining wall on the neighbouring property should have had a drainage system installed on the south side of the wall or drainage ports installed to allow the ground water that can be trapped behind the wall to escape. We cannot verify the construction of that retaining wall, however all the symptoms of a drainage problem exist on the surface of the subject property that lead us to suspect that this is what is causing the problems. An engineering report would have to be obtained to verify this conclusion.

The solution would be to install a drainage system next to the fence on the subject property side along the perimeter to the rear fence line and then take it along the rear fence line to the storm drain at the end of the pavement in the parking area. In fact the parking area should have the drain moved to the center and the asphalt graded so that the area drains towards the catch basin. This would also resolve the problem in a previous report concerning a neighboring tree with roots extending into the parking area. The drainage system can be done at the same time the fence is removed and realigned due to the narrow passage ways between the patio fencing and the north fence.

The old adage “you can pay me now or pay me later” sure applies here. The cost to add drainage at inception would have been less than \$ 5,000, but now putting in the drainage system along with remedial repairs cost in excess of \$ 50,000.



BUILDING REPRODUCTION APPRAISAL REPORTS

We are please to introduce combined RCR/ODF Insurance Appraisal Report for underwriters, brokers and the consumer and our Loss Appraisal Report for adjusters in the event of a loss. This appraisal provides a Replacement Cost Reproduction (RCR) Appraisal based upon Reproduction Costs for *Replacement Cost Value* using the Calculator Method by means of the Marshall Valuation format or the R. S. Means Cost Guides for contractors and they will incorporate Physical and Functional factors in the Depreciation segment for *Actual Cash Value*. This report is designed for a total loss or to determine co-insurance for both RCV and ACV.

The Underwriting Format provides the following Recommended Individual Policy Limits; Replacement Cost (RCV) or (RCT); Occupancy Design Fixtures (ODF); Bylaw Coverage (BC); Demolition & Debris Removal (DDR); Guaranteed Replacement Cost (GRC); Blanket Insurable Value (BIV); and Depreciation Applicable (ACV) in the form of a percentage for underwriting reports and the actual cash value for claims reports.

Occupancy Design Fixtures (ODF) is now incorporated into the format and can be added for an additional cost. Incidental Occupancy Design Fixtures such as free standing appliances for apartment buildings are included in a RCR Appraisal Report for no additional cost.

Occupancy uses with sizeable ODF requirements such as Security Equipment, Janitorial, Cash Registers, Checkroom Equipment, Business Offices, Laboratories, Mortuaries, Medical Offices, Dental Offices, Motels, Lobby and Reception Area Furniture & Equipment, Residential, Automotive – Repair & Service, Automotive – Tire Retreading, Automotive – Spray Booths, Barber and Beauty Shops, Photo Labs, Laundry and Dry Cleaning, Laundromats, Billiard Rooms, Amusement Arcades/Casinos, Health Clubs, Bowling Centers, Restaurants and Soda Fountains, Snack Bars, Retail Stores, Bakeries, Food and Beverage Markets, Churches, Stage/Theater Equipment, Chimes and Carillons, Organs, Theater Seats, Schools, Libraries, Warehousing, Hazardous Material Storage, Shipping Docks, etc will not be included unless requested as part of the appraisal.

BUILDING DAMAGE ASSESSMENT REPORTS

This report is designed to establish value for a partial loss to a building that provides a Scope of Damage and a Damage Assessment for both RCV and ACV. 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.

Logistics have been changed with added or revised sections which now include Ceiling Height, Building Shape, Basement, Building Height, Building Size, Green Construction, Hillside Location, Shortages, High Wind Areas, Weather Extremes, Congested Areas, Resort/Remote Areas, Retrofitting Construction, Seismic Construction, Current Cost, and Location.

FILE AUDITS

So you think you have done everything right. There was an assigned approved insurance contractor to complete the restoration and the project was put out to bid. But why did the costs escalate and the insured is not happy with the results? There are a number of reasons why. Outside influences such as government bodies can directly impact the how the restoration process is going to take place. There really is no control over these situations and inevitably the construction costs are directly impacted by decisions a government body can make concerning the restoration process.

We offer peace of mind through knowledge and expertise, call us at (778) 239 – 6308 or email us at integral@shaw.ca for more information, as our audit reports start at \$ 125.00 and our full reports start at \$ 375.00 plus GST.

This newsletter is designed to inform adjusters, brokers, underwriters, and consumers of risks regarding real property whether it is simply existing conditions of a property or actual loss of property. This publication is distributed by subscription or appointment only to over 5,000 subscribers.

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