



**Building Rank**  
We Guarantee your **safe** choice



**Building**  
**RANK**





# Vision

To be a leading company in engineering assessments and projects economic feasibility study as a head quarter in Dubai and other Branches in all the world

A 3D architectural rendering of a building's steel framework, showing a tall, slender structure with a complex lattice of beams. A large crane arm is positioned horizontally across the top of the structure, extending towards the right. The rendering is in a semi-transparent, wireframe style, highlighting the structural elements.

# Mission

To provide a super-quality engineering assessment reports based on international standards (ASTM) to our client for the existing buildings and lands using and multi-criteria method to generate the BCA - PCA - FCA reports and provides professional economic feasibility study to help our clients taking the correct decision for their future investments.



## Services

# BCA (Building Condition Assessment)

Real estate investigations that give the clients the details of a building by assessing all civil, architectural, electrical, and mechanical components along with environment and site analysis.

The end work product of a BCA will be the Property Condition Report (BCR) that includes:

- List contains photos and inspection devices results of all defects.
- Clarifications and recommendations from experts and professional inspectors.
- Estimated cost of repair and maintenance.
- Maintenance Method of Statement.



## Services

# The Maintenance Condition Report (MCR)

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is an essential component of our services at BUILDING RANK. It is designed to provide you with a detailed assessment of the expected maintenance requirements for your property over the next 5, 6, 7, or 8 years, depending on your chosen timeframe.

Here's more information about the MCR:

### **1. Long-Term Planning:**

The MCR helps you plan for the future by outlining the maintenance needs of your property over an extended period.

This long-term perspective allows you to budget effectively and allocate resources efficiently.

### **2. Predictive Maintenance:**

It goes beyond immediate repair needs and identifies potential issues that may arise in the coming years.

This proactive approach helps you address maintenance issues before they become more significant and costly problems.



## Services

### 3. Comprehensive Assessment:

The report includes a thorough evaluation of various aspects of your property, including structural elements, systems, and components.

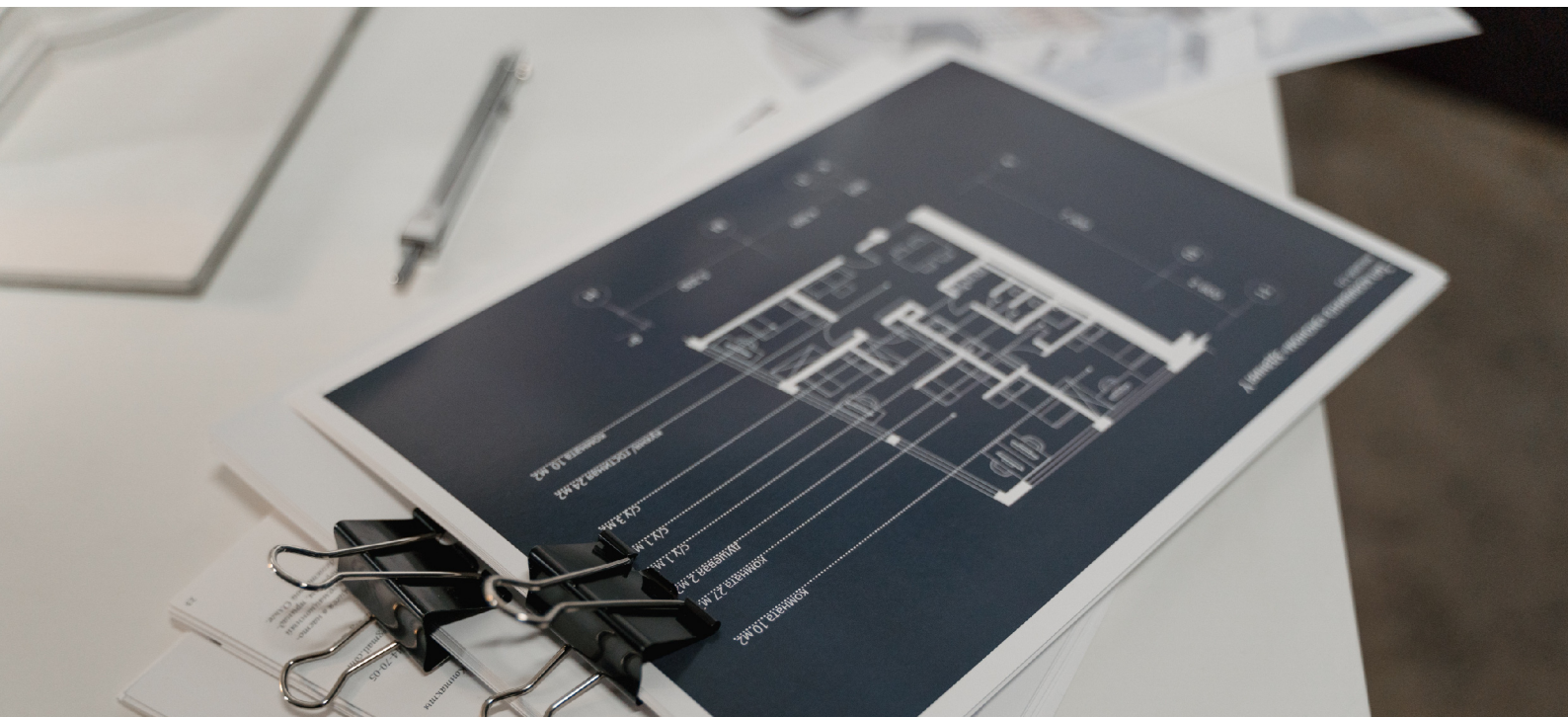
It covers everything from roofing and HVAC systems to plumbing and electrical components.

### 4. Prioritized Recommendations:

The MCR provides prioritized recommendations, indicating which maintenance tasks should be addressed first based on their urgency and potential impact on your property's overall condition.

### 5. Cost Estimates:

You'll receive estimated costs for each recommended maintenance task. This helps you allocate funds appropriately and plan for expenses in advance.



## Services

### 6. Customizable Timeframes:

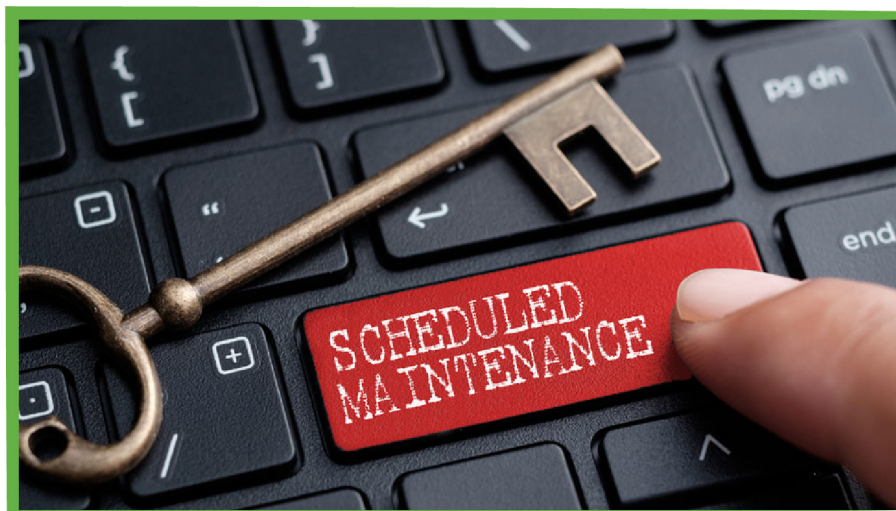
The report can be tailored to cover a specific timeframe that suits your needs, whether it's 5, 6, 7, or 8 years.

This flexibility ensures that you receive a maintenance plan aligned with your property's requirements and your financial planning.

### 7. Proactive Property Management:

By following the recommendations in the MCR, you can prolong the lifespan of your property's components, enhance its overall condition, and reduce the likelihood of unexpected breakdowns or costly emergency repairs.

**The Maintenance Condition Report (MCR)** is a valuable tool that empowers property owners and managers with insights and plans for maintaining their properties effectively and efficiently over the chosen timeframe. It supports long-term planning, cost management, and proactive property



## Services

# Operation Cost Report (OCR)

for buildings is a financial document that provides a detailed breakdown of the expenses associated with operating and maintaining a specific building or property over a defined period, typically on an annual basis.

This report is essential for property owners, facility managers, and investors to understand the financial performance and efficiency of a building's operations.

Here are some key elements typically included in an Operation Cost Report for buildings:

### 1. Property Information:

The report usually begins with basic information about the property, such as its name, address, type (e.g., residential, commercial, industrial), and the reporting period (e.g., calendar year, fiscal year).

- **Maintenance:** Expenses for routine repairs, cleaning, landscaping, and general upkeep.
- **Property Management Fees:** If you hire a property management company, their fees would be included.
- **Security:** Costs related to building security, such as personnel or alarm systems.

### 2. Operating Expenses:

This section itemizes all the operational costs incurred during the reporting period.

Common categories of operating expenses include:

- **Utilities:** Expenses for janitorial services and waste disposal.
- **Insurance:** Premiums for property and liability insurance.
- **Taxes:** Property taxes and any other applicable taxes.



## Services

**3. Capital Expenses:** Sometimes, larger expenses related to major repairs or renovations are listed separately from operating expenses. These are known as capital expenses and might include costs for roof replacement, HVAC system upgrades, or structural repairs.

**4. Income and Revenue:** If applicable, this section outlines the income generated from the building during the reporting period. This might include rental income, lease payments, or any other sources of revenue

**5. Net Operating Income (NOI):** NOI is calculated by subtracting total operating expenses from the income generated by the property. It is a key metric used to evaluate the profitability of the building's operations.

**6. Comparison and Analysis:** Many OCRs include a comparison of the current year's expenses and income with previous years to identify trends and changes in operating costs. This can help property owners make informed decisions about budgeting and investments.

**7. Recommendations:** Some OCRs may include recommendations for cost-saving measures or improvements based on the analysis of the data. For example, it might suggest energy-efficient upgrades to reduce utility costs.

**8. Appendix:** Additional supporting documents, such as invoices, receipts, or maintenance records, may be included in the appendix to provide further detail and transparency.

Creating and analyzing an OCR is an important part of managing a property efficiently. It allows property owners and managers to track expenses, identify areas for cost-saving, and ensure that the property is financially sustainable. Additionally, it can be useful for investors and lenders when evaluating the financial health of a property before making investment decisions.

## Services

# PCA (Property Condition Assessment)

Real estate investigations that give our clients the details of a building by assessing all civil, architectural, electrical, and mechanical systems along with environment and site analysis.

The end work product of a PCA will be the Property Condition Report (PCR) that includes:

- **BCR**
- **(MCR) Maintenance Condition Report for the next 5, 6, 7 or 8 years.**



## Services

# FCA (Facility Condition Assessment)

The service of evaluating residential, commercial and industrial establishments by assessing all civil, architectural, electrical and mechanical components, studying the impact of the site and the environment. The end work product is detailed FCR report that includes:

- BCR
- (MCR) Maintenance Condition Report for the next 5, 6, 7 or 8 years.
- (OCR) Operating Costs Report of the facility for a period of 5, 6, 7 or 8 years.





## Services

# Land Condition Assessment (LCA)

BUILDING RANK offers a comprehensive land assessment study; the end work product of a LCA will be the Land Condition Report (LCR) that includes:

- Infrastructure LEVEL of the area.
- Environment & Site analysis.
- Zoning Study & Compliance.
- Soil testing (explanation of its impact on the cost of excavation and foundations).
- Market study report in the region, prices and competitors.

Analyzing the feasibility.

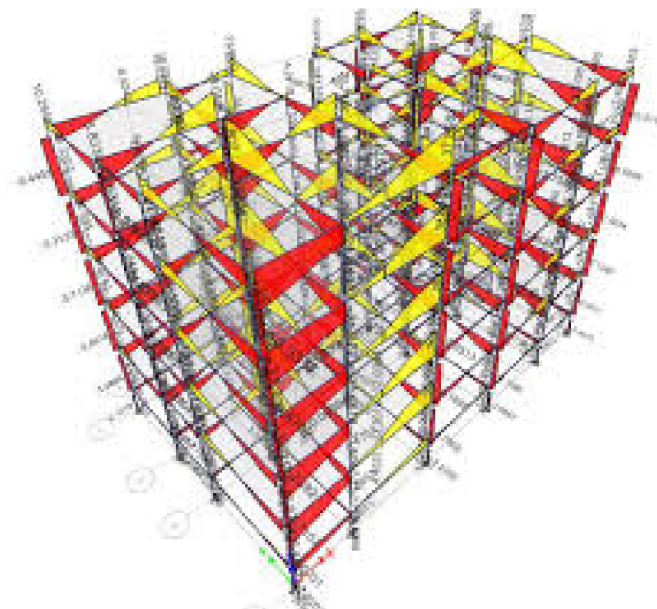


## Services

# Structural Condition Assessment (SCA)

Examine the integrity of the facility, clarify plans for improvement, and strengthening, the Structural Condition Report will include:

- The Condition of the building structural system comprehensively.
- Information about building material properties & the hidden defects.
- Improvement and consolidation steps, including the required materials, labor and cost estimates.
- NDT Test results, DT sampling tests.
- Structural Defects



# Power System Assessment

Power system assessment evaluates the overall condition of electrical system, providing documentation of system configuration, condition and maintenance. It also verifies proper operation of new or modified loads.

The Electrical system Condition Report will include:

- Maintenance Method of Statement
- Overall condition of the electrical system.
- Prioritizes system improvement needs.
- Estimated cost of repair and maintenance.
- Provides essential power system documentation.
- List contains photos and inspection devices results of all defects.
- Clarifications and recommendations from experts and professional inspectors.
- Recommendations to improve electrical system availability and reliability.





## Leaks, Moisture, & Mold Inspection Service

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Building Rank developed advanced knowledge with cutting-edge technology—digital hygrometers, infrared cameras, Inspection cameras, capacitance and conductance moisture meters and more—to detect leaks and moisture in hidden and not-so-hidden areas lurking in the basement, crawlspace, kitchen, bathroom or attic of your home or building.

The Report will include:

- List contains photos and inspection devices results of all defects.
- Clarifications and recommendations from experts and professional inspectors.
- Ductwork & Shafts inspection along with Mold testing.
- Maintenance Method of Statement.
- Estimated cost of repair and maintenance.
- Plumbing Leaks, Outside Leaks roots.



## Project Management

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- The Building Arrangement for Projects methodology is a set of principles and practices that guide you in organizing your optimal projects.
- Construction management services and project study before, at the beginning of the project and during all stages of planning, implementation and closure.

## Services

### **BUILDING RANK offers you holistic project management**

- Studying engineering plans in a comprehensive manner to meet the owner's
- Market study report in the region, prices and competitors for real estate developers.
- Analyzing the economic feasibility and converting it to the means to be measured.
- Soil examination (clarify its impact on the cost of excavation and foundations).
- Calculating the cost of construction from drilling to finishing with tables of quantities and specifications according to the highest standards.
- Providing a comprehensive preventive maintenance program for all systems after the final delivery of the project that includes guarantees and responsibilities of each contractor or supplier to ensure post-implementation services.
- A comprehensive study and analysis of the site and the surrounding environment and the appropriateness of the design for it.
- Ensure the progress of work according to a specific schedule and coordinate with all work entities.
- Studying potential improvements, ensuring financial efficiency and achieving the largest possible financial savings.
- Detailed reports before and after each stage of work to control quality during implementation.
- Compliance Study

## Services

# Quality control & Quality Assurance (QC & QA)

Within construction, Building Rank quality management will assure user safety.

Building Rank assures that building is comply with the codes.

Quality assurance and quality control reports that will generated by inspection processes move smoothly during the work to avoid any hidden defects. Saving the time and money in rework, Building Rank QA & QC Reports are important during the buildings construction to make sure that the product is effective, beneficial and free of defects.





## Building Rank VALUES

Professionalism

Integrity

Transparency

Fairness

Honesty

Ethics

Neutrality

Respect



# Building Rank Methodology

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When performing Building Rank site inspections of a building, the expert will follow a process that can include:

- Allocating resources and collecting information
- Pre-inspection file preparation
- Taking photographs of the site upon arrival
- Preparing inspection equipment
- Point of contact/property owner interview
- Evidence collection
- Interior and exterior (nonroof) inspection
- Roof inspection

## Standard

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- ASTM E2018 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.
- ASTM E1527 - 13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.
- ANSI/ASHRAE Standards and the recognized standards for ventilation system design and acceptable indoor air quality (IAQ).
- All codes & standards. Virtually every building, process, service, design, and installation affected by NFPA's 275+ codes and standards.

ASTM has outlined the process and the four major components of Assessment process.

- Property Condition Report (PCR) Test Scope
- Vertical Transportation (Elevators & Escalators)
- Opinion of Costs to Remedy Physical Deficiencies
- Structural Frame & Building Envelope
- Determining NFPA hazard classifications
- Insect / Rodent Infestation
- Document Review & Interviews
- Walk-Through Survey
- FHA Requirements
- Interior Elements



- Life Safety / Fire Protection
- Plumbing, Heating & Mold
- Roofing & Electrical
- Air Conditioning & Ventilation
- Building Site
- Seismic considerations
- ADA Accessibility
- Others considerations



# Engineering Team

- **Advisory Board**
- **Civil Engineers**
- **Electrical Engineers**
- **Mechanical Engineers**



## TOOLS

Building Rank mobile inspection software for condition assessment BUILDING RANK develops the mobile inspection ICT tool for condition assessment; Data collected in site by more than 40 inspection NDT tools and by the experts processed and leaded by the software makes the work faster, organized and more accurate.

Some of Building Rank NDT Tools:



# Building Rank Reports

**WILL INCLUDE  
THE MAIN FOLLOWING COMPONENTS:**



Building Rank Score

Defects evidences  
(Photos & Tools results)

Method of Statement

Remaining Useful life (RUL)

Walk-Through Surveys

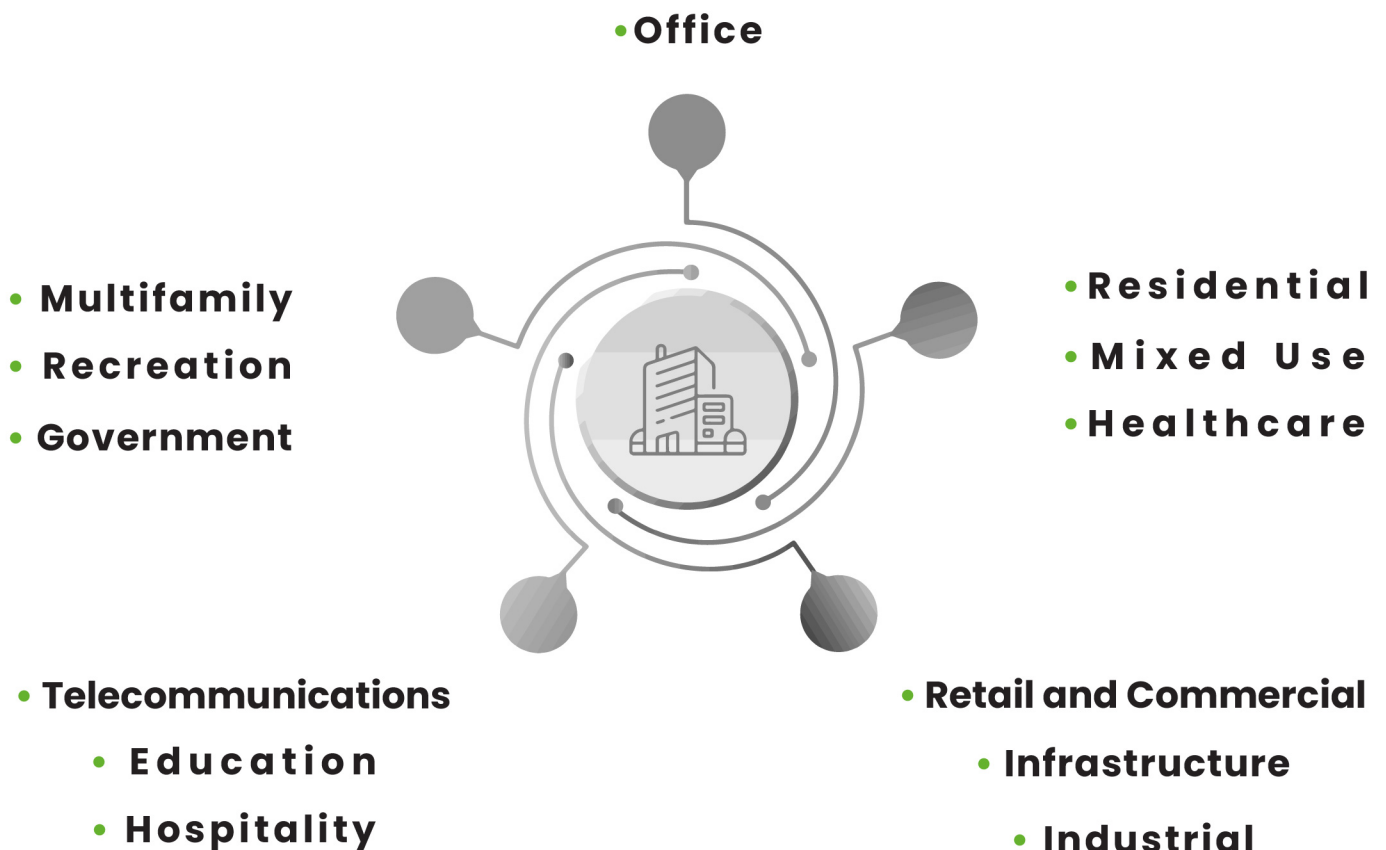
Costs to Remedy Analysis

Documentation  
Review and Interviews

Building features and problems

# Market Sectors

We provide thorough, timely and well-documented building evaluations, "due diligence" reports and capital plans to building owners, managers and tenants of all types of facilities from iconic office towers to historic buildings, hotels, retail facilities, multi-residential buildings and all types of properties.





## Client Types

### Real Estate Investors

BUILDING RANK offers a suite of assessments and services designed to help owners and investors minimize risk and maximize returns by:

- Identifying potential deal-killing problems with an asset;
- Assisting with planning for building maintenance and capital expenses;
- Recognizing opportunities to make a return on investment; and Increasing an asset's efficiency, sustainability and marketability.
- Providing information that investors can utilize to negotiate the purchase price;
- Helping owners comply with regulations/standards and protect human health and safety;

### Facility Owners

Building Rank offer a wide range of services to improve return on investment for real estate owners. Our certified staff can analyze the physical condition of a property, and provide designs and estimated costs to improve a property's value, safety and efficiency.

## Client Types

### **Financial Institutions**

#### Lender Due Diligence

BUILDING RANK works to develop a deep understanding of each lender's needs in order to serve as an integral business partner in your risk management strategy.

#### Bank Facility Groups

BUILDING RANK also works for bank facilities groups, helping them identify, manage and mitigate environmental and engineering liabilities associated with ownership of bank branches and other facilities, while also providing a safe and healthy work environment for occupants.

### **Developers**

BUILDING RANK offers creative, multi-disciplinary solutions for all stages of a development project, from feasibility and due diligence through design, permitting and construction.

Drawing on our robust suite of complementary disciplines and knowledge of our clients' business goals to Ensuring Project Success.

### **International donors**

BUILDING RANK supports many large International Donors, national, and international corporations during making grants financial decisions to improve and renovate or development projects. With qualified and experienced professionals in BUILDING RANK.

## Client Types

### Government

BUILDING RANK understands the accountability, financial and time pressures under which government ministries.

Our team works in active partnership with our government clients to identify and provide the most cost-effective, comprehensive and objective services and solutions to help them make sound decisions and meet policy goals and accountability requirements

### Insurance Companies

Our full suite of environmental and engineering assessments help underwriters understand the value of and quantify risks associated with the properties they insure.

BUILDING RANK has the resources and local presence to provide rapid response in the wake of emergencies and natural disasters, with qualified staff available to assess the extent of impact and identify the most effective means of remediation.







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## Building Rank Group



**HeadQuarter UAE**



**Jordan Branch**



**Syria Branch**



**KSA Branch**



**Iraq Branch**



**Libya Branch**



# **Our Clients**

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## **In Jordan:**

**Orange Telecom**

**Sweden Embassy**

**UAE Embassy**

**Ministry of Finance**

**Ahmad Mall, Project Management**

**Essa Massoud Suits Hotel Apartments, Project Management**

**Hundreds of Villas**

**Abraj Real Estate**

**Canbra Real Estate**

**Ministry of Youth**

**Yousef Odeh Villa Project Management**

**Almaqased Hospital**

**Thousands of Villas**

**>>>>**



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We Guarantee your safe choice

## Company Profile

We provide thorough, timely and well-documented building evaluations, "due diligence" reports and capital plans to building owners, managers and tenants of all types of facilities – from iconic office towers to historic buildings, hotels, retail facilities, multi-residential buildings and all types of properties

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