



Building Rank



@buildingrank



Building Rank



We guarantee you the safe choice

Vision

To be a leading company in engineering assessments and projects economic feasibility study as a head quarter in Amman-Jordan and other Brandes in all the world.

Mission

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



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Services

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 .

BCA (Building Condition Assessment)

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 .
- Estimated cost of repair and maintenance .
- Maintenance Method of Statement .

PCA (Property Condition Assessment)

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

- List contains photos and inspection devices results of all defects .
- Estimated cost of repair and maintenance .
- Maintenance Method of Statement .
- Maintenance Condition Report for the next 5, 6, 7 or 8 years (MCR) .

FCA (Facility Condition Assessment)

The end work product is detailed FCR report that includes :

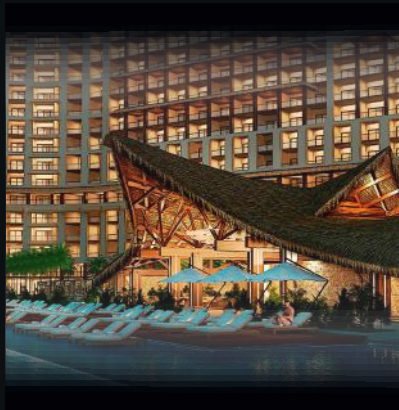
- List contains photos and inspection devices results of all defects .
- Estimated cost of repair and maintenance .
- Maintenance Method of Statement .
- Maintenance Condition Report for the next 5, 6, 7 or 8 years (MCR) .
- Operating Costs Report of the facility for a period of 5, 6, 7 or 8 years (OCR) .

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 .
- Structural Defects .
- NDT Test results, DT sampling tests .
- Improvement and consolidation steps, including the required materials labor and cost estimates .



PCA (Property Condition Assessment)

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 STUDY .
- Soil testing (explanation of its impact on the cost of excavation and foundations .
- Market study report in the region, prices and competitors .

Services

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:

- Overall condition of the electrical system.
- Prioritizes system improvement needs.
- 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.
- Recommendations to improve electrical system availability and reliability.
- Provides essential power system documentation.

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.

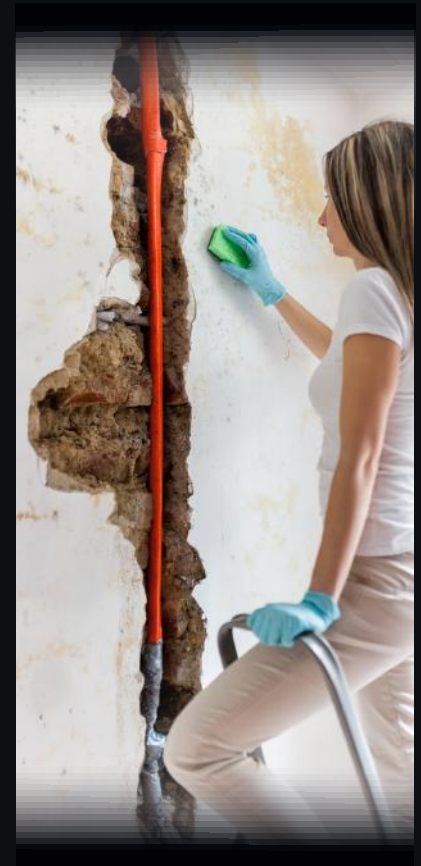
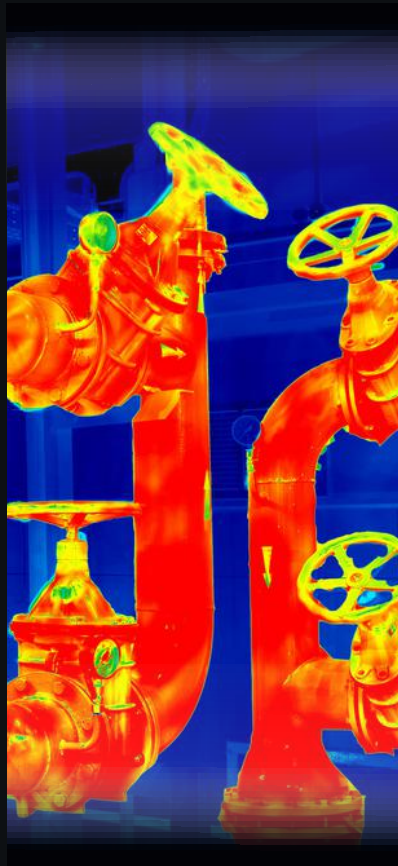


Services

Leaks, Moisture, & Mold Inspection Service

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.

- Plumbing Leaks, Outside Leaks roots .
- Ductwork & Shafts inspection along with Mold testing .
- 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

Project Management

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

BUILDING RANK offers you holistic project management :

- Studying engineering plans in a comprehensive manner to meet the owner's needs .
- A comprehensive study and analysis of the site and the surrounding environment and the appropriateness of the design for it .
- 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) .
- COMPLIANCE STUDY .
- Studying potential improvements, ensuring financial efficiency and achieving the largest possible financial savings .

Services

- Calculating the cost of construction from drilling to finishing with tables of quantities and specifications according to the highest standards.
- Ensure the progress of work according to a specific schedule and coordinate with all work entities.
- Detailed reports before and after each stage of work to control quality during implementation.
- 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.

تقييم حالة المبنى

رقم المرحلي: BR001193 نوع المبنى: Platinum Residential

تاريخ التقييم: 06/02/2023 نوع التقييم: تقييم حالة المبنى

مساحة البناء الكلية: 00 تاريخ الشهادة: 10/02/2023

استخدامات هذا التقرير

- التعريف بالقيمة الفعلية للأصول العقارية.
- حساب تكاليف تجديد وأعمال المرافق.
- تطوير المشروع الاستثماري ووضع خطة عمل إستراتيجية لتطوير العقار.

التكلفة التقديرية لإصلاح المبنى

التكلفة التقديرية المذكورة أعلاه تشمل تكاليف إصلاح جميع العيوب العاجلة والمتوقعة خلال الفترة القادمة وللمالك الحق في تحديد البنود المراد إجرائها حسب الضرورة.

معايير تقييم البناء لهذا المبنى

86%	85%	72%	80%
معايير الخدمات الكهربائية	معايير الخدمات الميكانيكية	معايير الأنظمة المعمارية والمعدنية	معايير البيئة وتحليل الموقع

تغطي معايير المبنى هذه جميع مكونات المبنى بما في ذلك الإطار الهيكلي وواجهات المبنى والسقف والسباكة، والتدفئة، وتكييف الهواء، والتهوئة، والكهرباء والنقل العمودي (المصاعد والسلم الممتدة)، الأمن وسلامة / الحماية من الحريق، والتشطيبات الداخلية / العناصر الداخلية، والعوامل المقاسة للمبنى.

حياطة عامة للزينة

المحتوى

اسم المادة	صيانة عامة لزينة
كمية	مقابل
مواصفات	توافق المادة مع كمال

الأداء والقيود

البيئية : موافق تمام

توافق المادة : موافق

المتطلبات الفنية : 1

التكلفة الموحدة : 1.0

وحدة القياس : م.م

التوصيات : إعادة تلميع الجدران باستخدام رابطة جيدة مقارنة للماء.

مواصفات للمحد

المحتوى

اسم المادة	مواصفات للمحد
كمية	مقابل
مواصفات	الأسفلت الجوفية والحصانية وحمايات وحمايات الجوفية

الأداء والقيود

البيئية : موافق تمام

توافق المادة : موافق

المتطلبات الفنية : 1

التكلفة الموحدة : 1.0

وحدة القياس : م.م

التوصيات : تلميع مواصفات للمحد، حتى يتم إزالة المواد المتدهرة والمخاطر.

السطح

الهيكل عتاق المبنى جودة تلميع الأسسات للحد من التسربات الكهروميكانيكية، ونوع المواد المستخدمة (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

غرفة المعيشة

1. عمارات البناء ومواد البناء - جودة تلميع المواد والستائر الجوار ونوع المواد المستخدمة التي أو يدوي / التلون (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

2. عمارات البناء ومواد البناء - جودة تلميع جدران نوافذ سلامة الأطفال / شبك الحماية ونوع المواد المستخدمة (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

غرفة النوم

1. عمارات البناء ومواد البناء - جودة تلميع المواد والستائر الجوار ونوع المواد المستخدمة التي أو يدوي / التلون (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

2. عمارات البناء ومواد البناء - جودة تلميع جدران نوافذ سلامة الأطفال / شبك الحماية ونوع المواد المستخدمة (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

غرفة نوم الأطفال

1. عمارات البناء ومواد البناء - جودة تلميع المواد والستائر الجوار ونوع المواد المستخدمة التي أو يدوي / التلون (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

2. عمارات البناء ومواد البناء - جودة تلميع جدران نوافذ سلامة الأطفال / شبك الحماية ونوع المواد المستخدمة (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

حمام الأطفال

1. عمارات البناء ومواد البناء - جودة تلميع المواد والستائر الجوار ونوع المواد المستخدمة التي أو يدوي / التلون (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

2. عمارات البناء ومواد البناء - جودة تلميع جدران نوافذ سلامة الأطفال / شبك الحماية ونوع المواد المستخدمة (15 - ASTM E2018 & 13 & ASTM E1527). (Ref. ASTM E1527 - 13 & ASTM E2018 - 15).

Methodology

Building Rank Methodology.

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

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

Standard

- 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

- Document Review & Interviews .
- Walk-Through Survey .
- Opinion of Costs to Remedy Physical .
- Deficiencies .
- Property Condition Report (PCR) .

Others considerations

- ADA Accessibility .
- Determining NFPA hazard classifications .
- Seismic considerations .
- FHA Requirements .
- Insect / Rodent Infestation .
- Mold .

Test Scope

- Building Site .
- Structural Frame & Building Envelope .
- Roofing .
- Plumbing .
- Heating .
- Air Conditioning & Ventilation .
- Electrical .
- Vertical Transportation (Elevators & Escalators) .
- Life Safety / Fire Protection .
- Interior Elements .



Engineering Team

- Civil Engineering .
- Structural Engineering .
- Geotechnical Engineering .
- Electrical Engineering .
- Mechanical Engineering .

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

- VT (Visual Test).
- UT (Ultra – Sonic).
- RT (Radiography).
- Magnetic Particle.
- Leak Testing Tools (More than 10 device) .
- Thermal Imaging with infrared heating.
- Power Quality Analyzer.
- Electric Testing Tools (More than 10 devises) .
- Cable Tracer.
- Eddy Current .

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.
- Facility Owners.
- Financial Institutions.
- Developers.
- International donors.
- Government.
- Insurance Companies.

Market Sectors

- Government.
- Healthcare.
- Education.
- Hospitality.
- Industrial.
- Infrastructure.
- Mixed Use.
- Multifamily.
- Office.
- Recreation.
- Residential.
- Retail and Commercial.
- Telecommunications.

Building Rank

Top Management Messages



Eng Amjad Hunaiti
(CEO)

Building Rank Company aspires to be the leadership on the world starting in Jordan as a head office, in the field of engineering inspection and evaluation of real estate by establishing their branches in all the arab countries europe and USA. our qualified engineers in the main office spend huge efforts by training all the branche's engineers to upgrade their qualifications in building inspection and evaluation.in all available methods Building Rank will be the first and qualified inspection company on the world and will transfer their qualification to all the countries worldwide .



Eng thaer almomani
vice president

Based on our understanding of the real estate market needs for a neutral and reliable party to assess the quality of buildings, building on the latest developments in the world in this field. We developed an accurate examination methodology, used the most advanced devices .With the best talent from all disciplines our professional staff is qualified and experienced to perform a wide range of engineering and technical services ,starting from the initial stage all the way to the final receipt from contractors, assessments of the condition of existing buildings, whether new or old and regardless of the nature of their use, specialized engineering examinations and litigation support.

References

- UAE Embassy
- Sweden Embassy
- Ministry of Finance
- Ministry of Youth
- AL-Maqased hospital
- Abraj real estate
- Canbra housing company
- Taj Al-Safa housing company
- Yousef Odeh villa - Project Management
- Ahmad Mall - Project Management
- Essa Masoud Hotel suites - Project Management
- Orange
- Hundreds of Villas
- Thousands of Apartments

Our Values

- Integrity.
- Professionalism.
- Ethics.
- Fairness.
- Honesty.
- Transparency.
- Neutrality.
- Respect.