

FACILITY CONDITION ASSESSMENTS

Facility assessments by facility experts

Facility Condition Assessments (FCA) provide the insights and analysis you need to make informed decisions for building maintenance prioritization, financing or acquisition purposes. Whether you need to create a data-supported budget, gain insight into the true condition of your facility, or forecast repair and construction costs, FCA's help you take informed, decisive action.

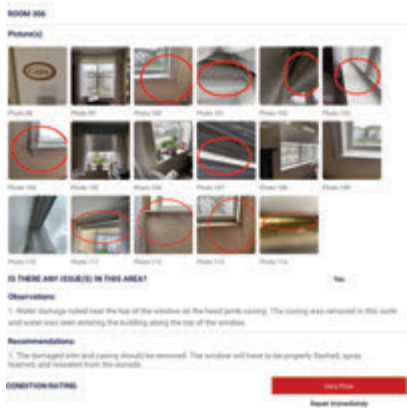


TRUSTED ADVICE = BETTER DECISIONS

- Detailed issue descriptions with photos
- Condition scorecards with risk summary
- Repair and maintenance recommendations
- Utilization of latest inspection methodology

An **Equilibrium** FCA offers a comprehensive evaluation of the physical condition of a building's systems and various components. The objective of an FCA is to identify any issues that may impact the safety, functionality, or lifespan of the building. Our inspectors will also review any maintenance records and conduct interviews with building management to better understand any concerns.

Condition Rating	Condition Description	ACTION
Very Good (1)	Asset and its components are functioning as intended.	No repair required
Good (2)	Asset and its components functioning as intended, but exhibiting moderate wear or minor functional deterioration.	Monitor condition
Fair (3)	The asset and its components are functioning as intended, but exhibiting minor to moderate distress due to normal wear or damage.	Schedule repair within 12 months
Poor (4)	A major portion of the asset and its components is deficient and not functioning as intended, significant deterioration, damage or distress observed.	Schedule repair within 3 months
Very Poor (5)	The asset and its components not functioning as intended, significant deterioration and minor distress observed, may present a safety risk, end of life.	Immediately repair



The information gathered during an on-site facility inspection is used to develop a comprehensive FCA report. This report provides observations and condition ratings of the building components inspected, including any recommendations for maintenance, repairs or upgrades. The FCA report can be used by building owners and managers to prioritize improvements and develop a long-term maintenance plan for the property.

When coupled with an Energy Assessment, known as an **Energy and Facility Condition Assessment (EFCA)**, the facility owner will further gain essential insights into overall energy efficiency performance of the building and gain strategies to reduce energy costs and carbon emissions.

Following completion of an FCA, we recommend implementation of an **L360 Preventative Maintenance Plan** to help you manage and proactively maintain your facility. Visit www.LMMW.ca for more information.

We have the resources and expertise to assess your entire facility

- General Premises
- HVAC
- Controls
- Fire Suppression
- Roof Systems
- Plumbing
- Elevators
- Battery Storage
- Building Envelope
- Electrical
- Telecom
- Solar PV

LMMW Group Ltd. is an energy and facility services company operating under the **Equilibrium Engineering** and **L360** brands.



DISCOVER. OPTIMIZE. MAINTAIN.

