

Housing Company Condition Evaluation

A housing company condition evaluation is prepared in compliance with the condition evaluation guidelines for residential properties (RT 103002, RT 103003 and RT 18-11061) by an expert body consisting of three people. The objective is to determine the condition of the property in terms of structural, HVAC and electrical engineering.

Housing company condition evaluation

The purpose of the condition evaluation is to study the condition of the housing company's structures and systems to specify future repair needs.

The condition evaluation includes a long-term repair and maintenance plan proposal (PTS), which shows when repairs need to be done and how much they will cost. The condition evaluation will be drawn up in accordance with the KH condition evaluation guidelines.

Kiinteistökartturi as part of the condition evaluation

The condition evaluation can also be used as a basis for the maintenance planning of the property. For this purpose, we offer you our Kiinteistökartturi service free of charge for one year in connection with a condition evaluation. Kiinteistökartturi is an electronic service for housing companies to facilitate the planning and budgeting of the housing company's Board of Directors

Content and reporting

The condition evaluation covers the property's structural, HVAC and electrical engineering elements. The evaluation will be carried out by a three-person workgroup.

During the condition evaluation, all yard areas, buildings, public premises, technical facilities and other used premises will be inspected. Apartments will be inspected to the extent required by the guidelines (10–20% of all apartments). However, a minimum of four apartments will be inspected in connection with each evaluation.

The condition evaluation report includes the following:

- Faults that need to be urgently repaired
- Repair needs of structures, structural elements, systems and devices
- More extensive renovation needs
- Known or suspected faults and defects
- Key damage risks of structures, structural elements, systems and devices
- Safety risks
- Health risks
- Heating energy, water and electricity consumption levels based on documents provided by the client and surveys performed
- Property management and maintenance development needs
- Repair and maintenance history, as well as observed problems based on interviews of the property owner's representatives, property maintenance personnel and residents
- General condition of the property when compared to other properties

The condition evaluation report and the recommended actions included in the long-term repair and maintenance plan proposal will be automatically transferred to Kiinteistökartturi. *Continued on the reverse side* ▶

With Kiinteistökartturi, the Board of a housing company can:

- Easily conceptualise and plan future actions
- Comment on future actions, and add photos and documents
- Store documents pertaining to the maintenance and repairs of the property in one place
- View how maintenance and repair actions influence the budget and maintenance charges
- Automatically print a mandatory repair need report for the general meeting

Long-term repair and maintenance plan proposal

The table includes the content of each action, a cost estimate based on the cost level at the time the report is made and proposed timing. The same information can be found in Kiinteistökartturi.

The cost estimates are indicative forecasts to be used as the initial data for maintenance planning and budgeting.

The final costs will be determined on the basis of the final scope and content of the repair (additional work, etc.). The table also includes any required further surveys and their cost estimates. Please note that the maintenance plan proposal may change once any proposed condition surveys have been completed and analysed. ■

