

# For the Life of Your Association<sup>SM</sup>

Criterion Engineers is dedicated to serving community associations from the earliest planning stages to maintenance and future improvements. We combine the resources of international engineering leaders with the services and knowledge of a local firm. Associations are the newest form of



government in America, and have the difficult task of assessing fees and enforcing rules fairly. With this in mind, we offer our nationally recognized scope of community association services – for the life of your association.

Criterion Engineers offices are in more than 70 locations across the United States and Canada. All are owned and operated by Professional Engineers, licensed by the states and provinces in which they practice. We are in your community and thus are there for you to provide consistent service, answer questions, provide follow-up – in short, work with you to maintain your community. Our long history of working with community associations means our Professional Engineers understand the dynamics of a community association. We recognize the value of personal contact and local knowledge when it comes to protecting your greatest asset – your home and your community.

Criterion Engineers is the oldest building inspection company in North America. For nearly half a century, our clients have relied on our knowledge to build and maintain a strong community.

*We want to be your first choice for all engineering services – for the life of your association.*

Visit our website today to learn more about our services and to submit your request for a proposal online!  
[www.criterion-association-services.com](http://www.criterion-association-services.com)



phone 800.242.1969

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# CRITERIUM<sup>®</sup> ENGINEERS

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## Plan Review and Construction Monitoring – In the Beginning

Even before ground is broken, Criterium Engineers® works with developers to review plans and monitor construction. During our plan review, we review the documents to assess their relative completeness, look for construction details that may cause



problems later on, identify significant deviations from standard details and procedures, and evaluate general compliance with codes and standards. Our construction monitoring program is designed to ensure compliance with project design specifications, regulatory requirements, and good construction practice.



## Transition Studies

Once the development is complete, or nearly so, the responsibility for its management and maintenance is transitioned to the association. The purpose of a transition study is to objectively evaluate the construction quality of the property prior to the transfer of responsibility from the developer to the association. This report will assure your community that all the work scheduled is completed as intended and will recommend repairs or replacements, if necessary.

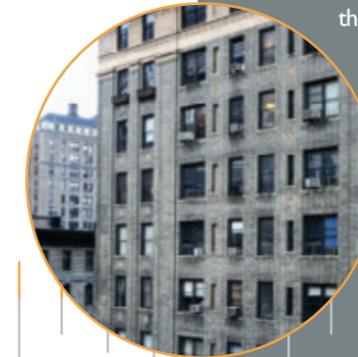
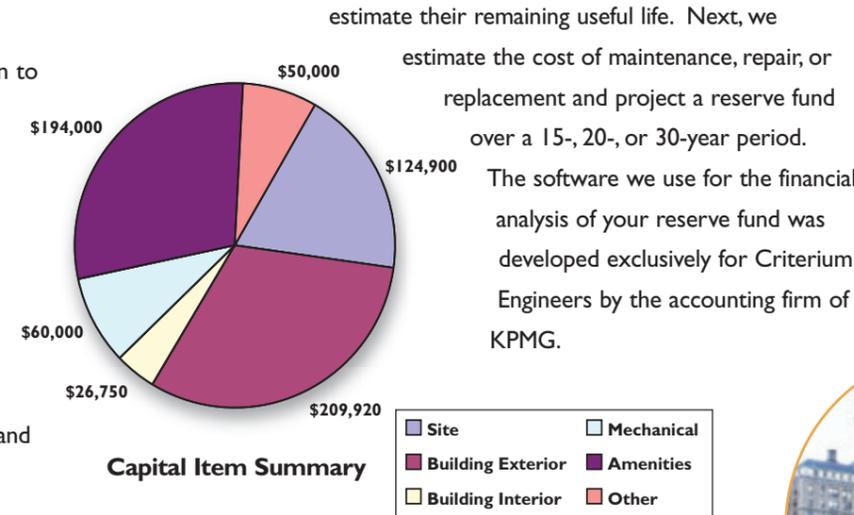
The result of our intensive document and property review is our recommendation to:

- **Accept the property as is;**
- **Accept it with conditions; or**
- **Decline to accept responsibility for maintaining the property until all work is completed.**

## Reserve Studies

A reserve study allows your association to counteract the inevitable deterioration of physical property with sufficient reserve funds and payments spread out over time. Criterium Engineers provides a two-phase approach to reserve studies, consistent with CAI and AICPA Guidelines.

We analyze the current condition of your property's common elements and



## Repairs and Improvements

As your association ages, problems will invariably occur with the buildings or grounds. These may be the result of latent defects, weather, or deferred maintenance. Regardless of the cause, Criterium Engineers is there to work with you to solve the problem.



Criterium Engineers will help identify the cause and develop a plan for the repair. We will outline the steps needed to solve the current problem and prevent it from reoccurring in the future. These steps may require your association to make certain improvements, either for regulatory compliance or to enhance the livability and value of the community.

Criterium Engineers is also the first consulting firm to offer a more enhanced level of investigation – one that will give your association a more complete understanding of the condition of the property. To ensure your property stays current with physical and financial advancements, we recommend an update of the original study every two to five years.

If you are unsure of how to proceed to request a reserve study, please download our free “Request for Proposals” template from our website.

**Maintenance should be performed by planning, not by default.**

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## Design and Specification

A design is a fully documented solution to repair a problem or make an improvement to the community. Drawings and specifications are developed by an engineer for approval by regulatory agencies. The design solution eliminates guesswork on the part of the contractor and leads to satisfactory results. We offer designs for homes and condominium units as well as common area structures and large amenities.

The specification is used to solicit bids from contractors. A properly drawn “spec” ensures an apples-to-apples comparison among bids, and also ensures that you will receive services that fully meet the needs of your association.

## Construction Monitoring – In the Future

Mature communities need regular upkeep and maintenance. Whether you are making repairs, or are considering improvements such as a new pool, access for the disabled, or an architectural enhancement, periodic inspections of work in progress will ensure that requirements are met and specifications are followed.

Once a contractor has been selected, we will serve as your liaison to monitor such construction and repairs throughout the entire process.