

LEGAL LIABILITY AUDIT for PROPERTY OWNERS

Typical Legal Services

- ◆ **Conduct overall assessment** of management practices, property analyses and recommendations for maximizing protections against legal liability.
- ◆ **Review documents, insurance and contract clauses** to determine most effective protections.
- ◆ **Perform comprehensive review of documents, books and records and compliance record-keeping** to determine vulnerabilities.
- ◆ **Perform comprehensive review of risk management program:**
 - Obtain appropriate insurance coverage from vendors, contractors and design professionals
 - Review strategy for insurance coverages, costs and deductibles
 - Review response to claims and procedures used to investigate incidents
- ◆ **Provide comprehensive review of properties and operations procedures** to determine:
 - Vulnerability to premises liability claims and lawsuits
 - Effectiveness of premises liability and security management
 - American Disabilities Act compliance
 - OSHA compliance
 - Noise code and ventilation requirements
 - Protocols to minimize water intrusion and mold growth
- ◆ **Conduct property condition survey** to determine necessity for repair/renovation of roofs, facades, heating systems, plumbing, site drainage and other building elements.
- ◆ **Review environmental property conditions** to determine:
 - Ability to satisfy lender requirements in connection with refinancing, purchase or sale of property
 - Compliance with laws and regulations
- ◆ **Provide environmental assessment** to determine property condition; present environmental issues relating to asbestos, lead-based paint, indoor air quality, water intrusion and humidity conditions causing mold.