



CLAREMONT
PROPERTY CO.

a property solutions company since 1995

Remediation ♦ Restoration ♦ Roofing ♦ Recovery

Specializing in

Multi-family ▪ Commercial ▪ Hospitality

Large Loss Restoration Projects

Pre-Loss Inspection Program

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 Follow us on Instagram @ClaremontPropertyCompany

Our Story

Founded in 1995, Claremont is a construction company. We build buildings, restore buildings and commercial spaces that we hope are part of the changing world. We want to work on projects where great things happen. We dream big and we want our clients to do the same. Our whole team thrives on our role of making those dreams come true.

We have decades of experience managing large scale commercial, multi-family, and hospitality recovery projects. We have advocated and settled millions of dollars in insurance claims for our clients and completed tens of thousands of square feet of demo, mitigation and restoration projects along the way.

Our decades of experience allow us to provide you with the complete spectrum of recovery services, starting with our Pre-Loss Inspection Program. In the event of a loss we can provide emergency services, remediation services, and complete restoration services.

Most of our clients purchase insurance to protect their revenue generating assets and reduce impact to their business and property in the event of a disaster. At Claremont, we want to help make sure your investment in your insurance policy pays off if disaster strikes.



Your complimentary Pre-Loss Inspection report is designed to give you peace of mind. You will know that you are taking the proactive measures necessary to be prepared in the event of a disaster.



A completed copy of the Pre-Loss Inspection report will be provided to you, and with your consent, stored on our secure network. You'll have the ability to give multiple users access to the report and updates.

Pre-Loss Inspection Program at a Glance

Our Pre-Loss Inspection Program is a comprehensive approach to pre-loss risk management for commercial, hospitality or multifamily properties. This completed report will serve numerous purposes and provide valuable information about your property:

Access to Information in Emergency Situations

The report will provide vital information to our field personnel in the event we are called to your property in the middle of the night in response to a disaster.

Pre-Loss Services

The report will help you be prepared to successfully recover the money you need to get your business and/or property back online in the wake of a disaster

Current Property Condition

The report will give you a snapshot of the current state and estimated life expectancy of major operating systems

Organize Vital Equipment and Inspection Information

The report will have serial numbers and inspection dates in a single location

Ongoing Inspection

We can set your property up for annual inspections

Access to Information in Emergency Situations

When disaster strikes every minute counts. Within every building the locations of cut-off valves, electric control panels, elevator controls, fire alarm panels, etc. are found in different areas of the building. In the event our crews, or your maintenance personnel, are called to respond to an emergency at your building, having the exact location of these vital building control systems available to them when they arrive will save precious time and likely additional damage to your building.

Your completed report will have a detailed location description along with photos of each:

Water Cut-Off Valve	Gas Cut-Off Valve
Water Meter Location	Roof Access
Fire Sprinkler Cut-Off Valve	Alarm Panel
Lawn Sprinkler Cut-Off Valve	Elevator Controls
Back-Flow Preventer	

So if crews respond day or night, or even in the dark because your building has lost power, all this information will be available to them on their smart phones, eliminating costly time searching for solutions to the problem.



Pre-Loss Services

Frequently, in the event of a loss, it is very challenging for our estimators to prove to insurance carriers the extent of the loss without the proper documentation or evidence of what the conditions were prior to the disaster.

This report will provide all the tools we need after a loss to prove your building's condition. Our inspection report will have information, and in most cases, photos of:

Property Exterior	Electrical Systems
Property Interior	HVAC Systems
Building Contents & Furniture	Stairs & Railings
Roof Systems	Plumbing Systems
Elevator Equipment	Foundation
Specialty Equipment	Fire Suppression Systems
Lighting Control Systems	Life Safety Systems

At your option, Claremont can also store important documents relating to the property:

Insurance policies related to property and contents
Site survey
Architectural plans
Receipts for capital improvements
Certificates of Occupancy
Required municipality inspection documents
Building permits
Additional engineering reports
Any other important documents related to the property



Along with the physical inspection of your property we would like to:

- Work with you on estimating downtime in the event of a loss so you can evaluate your business interruption insurance. This will ensure you have the money you need to pay business related expenses after a loss
- Review your insurance policy to ensure complete coverage of your property and contents. Most often we see fences, ancillary buildings, maintenance shops, cabanas, pool equipment and parking lot lighting not covered
- Work with you to make sure you understand your risk related to your deductibles
- Recommend code upgrade coverage based on what systems exist on your property and what may be required to be upgraded in the event of a loss (type of electric wiring, multiple roof layers, breaker panels, building access, bedroom window heights, energy code compliance, etc)
- Building contents and personal property
- Specialty equipment

Current Property Condition

Your completed report will have helpful information:

Use it to prove the condition of your building prior to a loss, which will help your claim go faster.

Use it to prepare a plan to address any deferred maintenance on your property.

Use it to evaluate ADA Compliance.

The report will include life expectancy estimates on the building's major operating systems.

The report will include life expectancy of your roof.

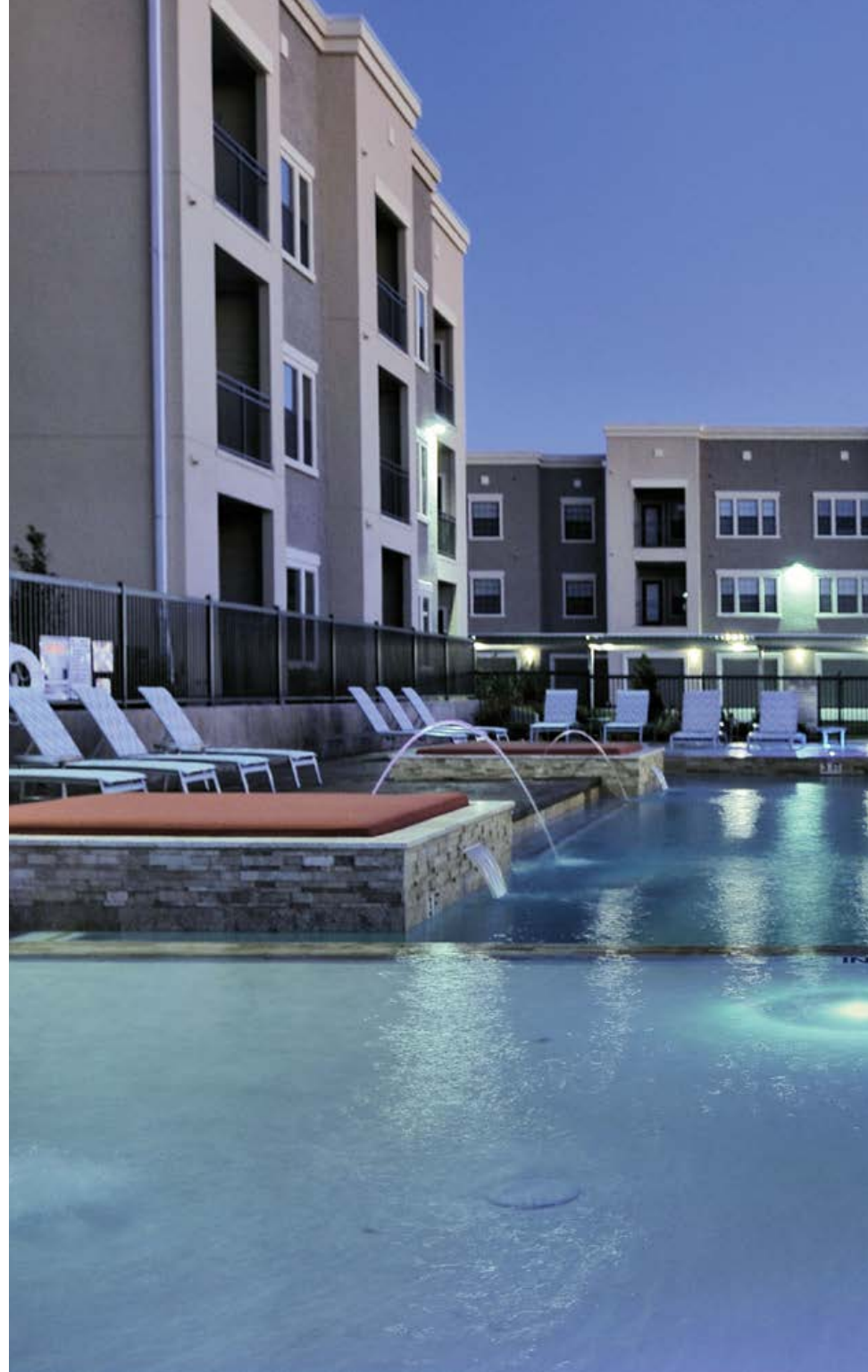
The report will include information on waterproofing of the building's exterior cladding.

The report will include information on egress lighting.

The report will include information on exit path signage.

The report will include information on wayfinding signage.

When you do capital improvements to the property, we can update our inspection report, so all the most recent information is available on our network.





Organize Vital Equipment & Inspection Information

Your completed report will have all your serial numbers and model numbers of your major operating systems, pumps, motors and panels.

Dates of when inspections are due for:

Fire Panels	Fire pumps
Elevators	Boilers
Fire extinguishers	Generators
Back flow preventer	Specialty Equipment

All this information in a single location and available to whomever you authorize to view it. Calendar reminders can be set to ensure you never miss another inspection date again.

Ongoing Inspection

We can set your property up for annual inspections or after any renovation project you do in order to update the report to keep you informed of the status of your building.



We are ready to set up an appointment for your

Pre-Loss Inspection

Let us know when you are ready

Call us at **713.661.0400**



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