



# ENGINEERING AMBITION INTO REALITY.

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A PREMIER GENERAL CONTRACTOR FOR GLOBAL  
CORPORATE AND INDUSTRIAL EXCELLENCE.

—  
YOUR VISION, MASTERFULLY  
EXECUTED.

# MCS

# TECHNICAL DUE DILIGENCE (TDD)

## MOVING YOUR INVESTMENT FROM RISK TO CERTAINTY

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Before any major capital investment in a new property, renovation, or expansion, identifying hidden liabilities is critical. Standard assessments often miss the technical complexities that can erode **10-15% of operating margins** through unplanned repairs, regulatory fines, or operational downtime.

M2S Technical Due Diligence (TDD) is a comprehensive, multi-disciplinary investigation designed to provide a complete, 360-degree view of your asset. We uncover structural, technical, environmental, and legal risks before they become costly liabilities, empowering you to negotiate, plan, and invest with absolute confidence.

Our TDD service is structured into six critical inspection phases:



# STRUCTURAL & BUILDING FABRIC ASSESSMENT

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## SERVICE DESCRIPTION:

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A forensic visual and technical inspection of all critical structural components, including roofs, facades, load-bearing frames, floors, and walls. We identify latent weaknesses caused by poor maintenance, design flaws, or material degradation (e.g., cracks, corrosion, subsidence). We also test for deleterious materials, including asbestos. The assessment concludes with a detailed CAPEX forecast, estimating the asset's residual life and all necessary short, medium, and long-term repair costs.



## CASE STUDY: MILAN LUXURY FLAGSHIP

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**FINDING:** A preliminary TDD on a Milan flagship store revealed sub-structural cracks in the roof fabric, caused by long-term climate exposure. This posed an immediate risk of failure during peak customer footfall, with an estimated emergency repair cost of €150,000.

**M2S SOLUTION:** We conducted advanced structural analysis, estimating a residual life of only 3 years. We then engineered a phased retrofit, including composite frame reinforcement and full asbestos abatement, which was completed without operational interruptions.

**BENEFIT:** 20-year building life extension, 18% cost savings compared to a reactive emergency repair, and zero operational downtime for the client.

# TECHNICAL SERVICES & MEP ANALYSIS (HVAC, ELECTRICAL, PLUMBING)

## SERVICE DESCRIPTION:

A full audit of all Mechanical, Electrical, and Plumbing (MEP) systems. We assess for obsolescence, insufficient capacity, and critical regulatory non-compliance (e.g., EU F-Gas regulations). With over 76% of European commercial buildings facing MEP obsolescence by 2030, this audit is vital to prevent system failures, 20% operational downtime, and energy bill spikes that can exceed 25% in peak seasons.

## CASE STUDY: SEVILLE RETAIL OUTLET

**FINDING:** The TDD for a high-traffic outlet in Seville identified that the legacy HVAC system had insufficient capacity for summer heatwaves. Clogged filters and F-Gas non-compliance were already causing system overheating and a reported 15% drop in sales in affected store zones.

**M2S SOLUTION:** We executed a complete MEP upgrade, integrating IoT sensors for real-time monitoring and replacing inefficient plumbing.

**BENEFIT:** 22% reduction in energy consumption, total prevention of critical system failure during peak season, and 100% F-Gas compliance, all delivered in just 4 weeks.



# ENVIRONMENTAL & SUSTAINABILITY ASSESSMENT

## SERVICE DESCRIPTION:

This assessment identifies significant environmental liabilities and opportunities. We conduct Phase 1 Environmental Site Assessments (ESA) to check for soil contamination and analyze risks from flooding, radon, and electromagnetic fields. We then benchmark the asset's energy performance (EPC rating) against NZEB (Nearly Zero-Energy Building) and CSDDD requirements, transforming potential compliance fines (up to 5% of turnover) into actionable green upgrade opportunities.



## CASE STUDY: BARCELONA INDUSTRIAL WAREHOUSE

**FINDING:** The TDD on a potential warehouse acquisition revealed a high-risk coastal flood exposure, a poor 'D' level EPC rating, and potential soil contamination from previous industrial use, threatening NZEB compliance.

**M2S SOLUTION:** We completed a full ESA and energy study, then engineered an upgrade path including integrated solar panels and modular flood barriers.

**BENEFIT:** The asset's EPC rating was elevated from 'D' to 'B', **emissions were cut by 28%**, and the project achieved a 24-month ROI via EU incentives. We turned a high-risk property into a compliant, sustainable asset.

# FIRE SAFETY, ACCESSIBILITY & INCLUSIVITY AUDIT

## SERVICE DESCRIPTION:

We audit 100% of the asset's Fire Life Safety (FLS) systems (compartmentation, alarms, sprinklers, escape routes) against all local and EU codes. Critically, our TDD includes a full compliance audit for the European Accessibility Act (EAA) 2025, identifying physical and systemic barriers that expose clients to significant fines, litigation, and revenue loss from forced closures.



## CASE STUDY: VALENCIA RETAIL STORE

**FINDING:** Our audit exposed non-compliant emergency escape routes and obsolete sprinkler systems, posing a direct threat to customer safety and creating severe EAA non-compliance risk.

**M2S SOLUTION:** We used simulation software to model customer flow and designed a solution including a smart sprinkler upgrade, inclusive EAA-compliant ramps, and integrated MEP alarms.

**BENEFIT:** Achieved 100% EAA and FLS compliance, eliminating all identified risks. All work was completed in 3 weeks during off-hours, ensuring zero operational disruption for the store.

# LEGAL, TITLE & EXTERNAL REVIEW

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## SERVICE DESCRIPTION:

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An asset's greatest risks are often hidden in its paperwork. We conduct a forensic review of all legal documentation (permits, warranties, leases, and titles) to uncover unrecorded easements, rights of way, or planning violations that affect 20% of retail transactions. This phase prevents legal delays and disputes that can erode 15% of a deal's value. The external review also covers drainage, parking, and boundary issues.

## CASE STUDY: TURIN AUTOMOTIVE DEALERSHIP

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**FINDING:** A title review for a planned dealership expansion uncovered unrecorded easements on the main parking area and historical planning violations from unauthorized extensions, blocking new permits and risking litigation.

**M2S SOLUTION:** Our legal and technical teams jointly negotiated a full regularization with local authorities while re-engineering the site's drainage plan.

**BENEFIT:** We legally "unlocked" the site for expansion in just 5 weeks, **saving the client over €200,000** in potential penalties and litigation costs.



# ADVANCED TOPOGRAPHICAL SURVEY (DRONE & 3D LASER SCANNING)

## SERVICE DESCRIPTION:

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To ensure perfect planning accuracy, M2S utilizes advanced technology to create a precise digital twin of the asset. We deploy drones for rapid aerial mapping (DTM) and 3D laser scanners to capture millimeter-accurate point clouds. This data, gathered 70% faster than traditional survey methods, is fed directly into our BIM software to detect structural deformations and model precise, cost-effective retrofit solutions.



## CASE STUDY: ROME HERITAGE FLAGSHIP

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**FINDING:** A traditional survey for a flagship expansion in a heritage building failed to detect millimeter-level ground deformation from tourist traffic, risking structural instability and a 4-week project delay.

**M2S SOLUTION:** We deployed a drone and 3D laser scanner, capturing a complete point cloud of the site in 48 hours. This data was fed into BIM to simulate loads and optimize the new structural design.

**BENEFIT:** The rapid, accurate survey enabled a design optimization that **reduced project costs by 16%** and ensured **100% heritage compliance** before construction ever began.



# LET'S BUILD EXTRAORDINARY SOLUTIONS TOGETHER

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