

IMMOPASS TECHNICAL AUDIT

General score attributed by the auditor

IMMOPASS

93%
VALIDITY



Visit the website for more information



83%

URBAN SITUATION

Flood zone, acoustic zone, sector plan, urban planning permissions ...



50%

MANDATORY CERTIFICATES

Energy certification, electrical compliance, fuel tank, soil, ...



94%

SURROUNDINGS & EXTERIORS

Security, facilities, external structures, vegetation maintenance, ...



100%

BUILDING PATHOLOGY

Generalized humidity, presence of asbestos, dry rot, termites ...



100%

BUILDING ENVELOPE

Roof, exterior walls, frames and doors rainwater drainage, ...



95%

INTERIOR LIVING AREAS

Structural defects, localized humidity, salubrity, functional condition ...



93%

SECONDARY & TECHNICAL ROOMS

Halls and stairs, cellars, attic, technical rooms, ...



100%

TECHNICAL INSTALLATIONS

Heating system, domestic hot water, electricity, technical maintenance, ...

*Audit carried out on **24/05/2022** by **Marc Opdebeeck Architect**, architect approved by Immopass, a neutral and independent organization. The budgets indicated below are not official quotes.

Immopass Auditor

General advice in terms of the building energy performance

The roofs are insulated with 12 cm of mineral wool, the facades are probably insulated with 4 or 6 cm of extruded polystyrene, the glazing probably has a heat resistance of $U=1.8$ or $1.3 \text{ W/m}^2\text{K}$, the floors are only slightly insulated, if they are insulated at all.

General notice and the inspector's advice

Very nice and spacious house in an exceptional garden.

No structural problems. The technical installations are of good quality and in good condition, although most are already 30 years old.

If you like the style of the house and you do not want to do anything to improve it energetically, a few finishes (carpeting, painting, faucets) for a total amount of less than 40,000 euros (excl. VAT6%) is sufficient.

DISCLAIMER

The conclusion and the advice given are the result of an independent inspection, carried out by an architect experienced and approved by ImmoPass.

Any budget estimates contained in this report are for guidance only and do not constitute an official quote. We recommend that you draw up specifications for all or part of the work to be undertaken and an analysis of the quotes received. Estimates are expressed without taxes.

The inspection was carried out in a non-destructive manner, visually only. Therefore, this report cannot guarantee the total absence of hidden technical defects.



URBAN PLANNING INFORMATION

83%

In which sector plan is the dwelling located ?

Residential area.

Is the house in a particular acoustic zone ?

NO PARTICULAR PROBLEMS

Is the house in a flood zone ?

SMALL PROBLEM

The house is built on a former swamp area. It borders several ponds with great biodiversity. The flood area on the map of Geopunt Vlaanderen (www.waterinfo.be) ends at the edge of the private garden of the house.

Are there planning permits issued ? Are they consistent with the existing building ?

NO PARTICULAR PROBLEMS



MANDATORY CERTIFICATES

50%

Is the EPB certificate issued and valid ?

AVAILABLE WITH REMARKS

Is the electrical certificate issued and compliant ?

AVAILABLE WITH REMARKS

Is the gas certificate issued and compliant ?

NOT AVAILABLE

The inspection document of the gas installation is not available, but the installation seems to be in order, otherwise the gas supplier would probably have refused to open the meter.

Is the soil quality certificate issued and compliant ?

NOT AVAILABLE



ACCESS, ENVIRONMENT & PLANTINGS

94%

ACCESS AND SITUATION

100%

Is access easy and secure ?

NO PARTICULAR PROBLEMS

Are there any structures or accomodations nearby that could be problematic ?

NO PARTICULAR PROBLEMS

AROUND THE HOUSE

100%

Is there stagnant water in contact with the building ? Is there a drainage system ?

NO PARTICULAR PROBLEMS

Are the paths on the site in good condition ?

NO PARTICULAR PROBLEMS

The dolomite paths around the house are in perfect condition, no parasitic plant growth between the gravel. Some interrupted wooden edges.

Is the fence (barriers, walls,...) in good condition ?

NO PARTICULAR PROBLEMS

PLANTING

88%

Have the garden and plants been maintained and are they in an acceptable condition ?

NO PARTICULAR PROBLEMS

Beautiful garden, designed by a landscaper and very well maintained (see plan).

Are there trees or ivy plants present that could cause problems with the structure of the building ?

MAINTENANCE NECESSARY

Dense or climbing vegetation is part of the charm of the house. However, beware of the wisteria climbing up the wooden balustrade of the first-floor terrace. If it is not pruned and kept under control, this plant could damage the balustrade.

Are there protected/remarkable trees or hedges on the site ?

NO

OUTBUILDINGS

88%

Are there any observations on the outdoor decks ?

MAINTENANCE NECESSARY

The terrace stones are in good condition, none of them are broken or cracked. Some joints are in poor condition and need to be renewed.

Are there any observations on the outdoor garage(s) ?

NO PARTICULAR PROBLEMS



PATHOLOGY OF THE BUILDING

100%

Is asbestos suspected ?

NO PARTICULAR PROBLEMS

We didn't see any asbestos in the house.
The materials are natural, stone, plaster, wood and zinc.

Are there indications of house fungus in the building ?

NO PARTICULAR PROBLEMS

We did not see a house mushroom in the house.

Is there a suspicion of lead pipes ?

NO PARTICULAR PROBLEMS

The construction date of the building makes it unlikely that lead is present in the pipes.

Is there general humidity in the building ?

NO PARTICULAR PROBLEMS

Is there a high humidity in the building ?

NO PARTICULAR PROBLEMS



EXTERIOR OF THE BUILDING

100%

WALLS & FACINGS

100%

Does the structure have plumbing defects, bulging or abnormal curvatures ?

NO PARTICULAR PROBLEMS

Are there cracks or holes in the walls ?

NO PARTICULAR PROBLEMS

Are the facings and cladding in good condition ?

NO PARTICULAR PROBLEMS

ROOF

100%

Does the roof show signs of an abnormal kink or weakness ?

NO PARTICULAR PROBLEMS

Is the roofing in good condition ?

NO PARTICULAR PROBLEMS

Zinc roofs well executed and in good condition.

Are the ridge, flashings, trim and chimneys in good condition ?

NO PARTICULAR PROBLEMS

RAINWATER DRAINAGE SYSTEM

100%

Are the gutters and rainwater downpipes in good condition ?

NO PARTICULAR PROBLEMS

Is there adequate drainage away from the structure ?

NO PARTICULAR PROBLEMS

FRAMES & EXTERIOR DOORS

100%

Are the framework, woodwork and exterior glazing in good condition ?

NO PARTICULAR PROBLEMS

The lacquered wooden frames were installed in February 1991.

They have been well maintained and have probably been repainted at least once. The double glazing probably has a heat resistance between $U=1.8 \text{ W/m}^2\text{K}$ and $U=1.3 \text{ W/m}^2\text{K}$. The standard for double glazing is now $U=1.1 \text{ W/m}^2\text{K}$, and the best performing ones reach $U=0.8 \text{ W/m}^2\text{K}$.

Are the exterior doors secured and in good condition ?

NO PARTICULAR PROBLEMS



INTERIOR LIVING AREAS

95%

GENERAL ASPECTS

94%

In general, do interior rooms have level, plumb problems or curvature in floors, walls and ceilings ?

NO PARTICULAR PROBLEMS

Are there indications in the building of cracks or weaknesses in the walls or ceilings of a structural nature ?

NO PARTICULAR PROBLEMS

Do the living areas comply with sufficient sanitary conditions ?

NO PARTICULAR PROBLEMS

Are there smoke detectors in the required areas ?

MAINTENANCE NECESSARY

We didn't see any smoke detectors. That problem can be easily solved.

Three detectors can be installed, which can be purchased in brico stores for +/- 30 euros piece, the installation does not require special expertise.

LIVING ROOM(S)

100%

Are there indications of structural or moisture defects on the floors, walls or ceilings ?

NO PARTICULAR PROBLEMS

Are the windows and doors functioning, and are they in good condition ?

NO PARTICULAR PROBLEMS

Is the current equipment functional and in good condition ?

NO PARTICULAR PROBLEMS

Visually, the apartment is in good condition.

KITCHEN

92%

Are there indications of structural or moisture defects on the floors, walls or ceilings ?

NO PARTICULAR PROBLEMS

Are the windows and doors functioning, and are they in good condition ?

NO PARTICULAR PROBLEMS

Is the kitchen furniture installed correctly and in good general condition ?

MAINTENANCE NECESSARY

Missing joint between the furniture and the tiles.

BEDROOMS & DRESSING ROOM

92%

Do the floors, walls or ceilings have indications of structural or moisture defects ?

MAINTENANCE NECESSARY

In the bedrooms and dressing rooms, the carpet is stained here and there. A cleaning is necessary, some parts will probably have to be replaced.

The carpeting from the inner threshold to the terrace on the first floor has disappeared. It will have to be replaced by a material that is more suitable for accessing a terrace where the wooden cladding is sometimes wet.

Are the windows and doors functioning and in good condition ?

NO PARTICULAR PROBLEMS

Is the current equipment functional and in good condition ?

NO PARTICULAR PROBLEMS

Visually, the apartment is in good condition.

SANITARY / WC

100%

Do the floors, walls or ceilings have indications of structural or moisture defects ?

NO PARTICULAR PROBLEMS

Are the windows and doors functioning, and are they in good condition ?

NO PARTICULAR PROBLEMS

Is there sufficient ventilation (natural or mechanical extraction) ?

NO PARTICULAR PROBLEMS

There are 4 separate toilets in the house. The following principle applies to ventilation: presence of a natural ventilation opening for toilets without a window, no presence of a ventilation opening for toilets with window. Ventilation is possible only by opening the windows in a tilted position. However, there is no condensation problem.

Were the sanitary facilities properly attached and are they in a good general condition ?

NO PARTICULAR PROBLEMS

Visually, the devices are well attached and in good condition.

BATH / SHOWER ROOM(S)

94%

Do the floors, walls or ceilings have indications of structural or moisture defects ?

NO PARTICULAR PROBLEMS

Are the windows and doors functioning and in good condition ?

NO PARTICULAR PROBLEMS

Is there sufficient ventilation (natural or mechanical ventilation) ?

NO PARTICULAR PROBLEMS

There are 2 bathrooms and 2 shower rooms in the house. The same principle applies to ventilation as to toilets: presence of a natural ventilation opening for the bathrooms and showers without a window, no presence of a ventilation opening for the bathrooms and showers with window.

Were the sanitary facilities properly attached and are they in a good general condition ?

MAINTENANCE NECESSARY

Visually, the devices are well attached and in good condition. Some tile joints are slightly contaminated or have traces of limescale. Several drain plugs show small traces of limescale and rust.



SECONDARY AND TECHNICAL PROVISIONS

93%

HALLS & STAIRS

92%

Do the floors, walls or ceilings have indications of structural or moisture defects ?

MAINTENANCE NECESSARY

Stairs in good condition. There are some non-structural cracks in the walls of the small spiral staircase that leads to the bedrooms.

Are the windows and doors functioning, and are they in good condition ?

NO PARTICULAR PROBLEMS

Are the steps and banister safe and in good condition ?

NO PARTICULAR PROBLEMS

ATTIC & ROOF ACCESS

100%

Does the house have visible defects of weakness, buckling or mold ?

NO PARTICULAR PROBLEMS

Do the floors, walls or ceilings have indications of structural or moisture defects ?

NO PARTICULAR PROBLEMS

CELLAR

83%

Does the house have a basement ?

YES

Does the basement have indications of abnormal humidity problems or mold ?

SMALL PROBLEM

The house is built on marshy grounds, which was also partly a public dumping ground. It was built on 14 reinforced concrete piles due to the very low load-bearing capacity of the soil (see plan photo 3). The execution of the poles and the beams between the poles was particularly careful, since there are no structural cracks in the house due to differential settlements.

The cellars that are in contact with the moist soil do not show leakage on the walls and the floor, except in one place in the wine cellar on an area of 10x10cm (see photo 4). The hygrometer indicates 30% humidity, which is not very high. The phenomenon should be monitored to see if it does not appear in other places. If the stains become larger, it may be necessary to inject a waterproofing product.

Is there sufficient ventilation in the basement ?

NO PARTICULAR PROBLEMS

Do the retaining walls or load-bearing walls have indications of visible cracks or weak spots ?

NO PARTICULAR PROBLEMS

INDOOR GARAGE

100%

Does the house have an indoor garage ?

YES

Do the floors, walls or ceilings have indications of structural or moisture defects ?

NO PARTICULAR PROBLEMS

Are the windows and doors functioning and in good condition ?

NO PARTICULAR PROBLEMS

Have any other details been established in the ancillary rooms and technical rooms ?

NO PARTICULAR PROBLEMS



TECHNICAL EQUIPMENT

100%

Is there evidence of regular maintenance of technical equipment ?

AVAILABLE

Is the heating system functioning and in good general condition ?

NO PARTICULAR PROBLEMS

The house is equipped with a Weishaupt Thermo Condens WTC 32-A gas condensing boiler for heating and hot water. The boiler is probably the original boiler. Very good quality boiler, from a pioneer brand in condensing boilers.

The regulation is done by room thermostat and thermostatic taps.

Is the hot water system functioning and in good general condition ?

NO PARTICULAR PROBLEMS

Presence of a Weishaupt buffer tank for the production of domestic hot water.

Are there any particular defects in city water supply and meter ?

NO PARTICULAR PROBLEMS

Is a draining system present and functional ?

NO PARTICULAR PROBLEMS

Is the entire electrical system (meters, switchboards and equipment) generally functional and in good condition ? (Excluding the remarks of the agreed electrical control)

NO PARTICULAR PROBLEMS