



## Technical Inspection Report



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gekeurd**  
VastgoedPRO keurmerk  
Bouwkundig keurders

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Perfectkeur B.V. guarantees objectivity and complete independence in the survey carried out by him/her. Perfectkeur B.V. declares to have no commercial connections to third parties whatsoever, who could influence the outcomes of the survey.

### Declaration and liability

The information and judgements that are included in this report have been presented by Perfectkeur B.V. to the best of his/her knowledge and expertise and stated as faithfully as possible. Perfectkeur B.V. is however never liable for an incorrect and/or incomplete report, nor is he/she liable for the consequences of faults made in the context of an assignment with the exception of malicious intend or, to be considered similar, gross negligence.

With damage based on malicious intend or gross negligence, this must be reported in writing and proven within a period of 6 months maximum after the date on the report. This report is valid for 6 months after the date the survey was carried out.

Every and all other liabilities and/or claims for damages will not be accepted by Perfectkeur B.V.



Perfectkeur

# Technical Inspection

Report number: 209343

02.16.2018

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Toegepaste software: Raak-BTI 10.12.16 - Raak Software Applicaties.



Perfectkeur


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## Inspection details

Client	Inspection authority
Organization : N.a. Name : T.E. Vreden Address : Woonstraat 10 Zip code / City : 1212 BB Demodrecht Telephone : 0102020202	Name : Perfectkeur B.V. Address : Postbus 38 Zip code / City : 3340AA HENDRIK-IDO-AMBACHT Telephone : 0786849750 Mail address : info@perfectkeur.nl
Object	Justification
Address : Demolaan 100-B Zip code : 1212 AA City : Overal Date of inspection : 02.01.2018	Report number : 209343 Report date : 02.16.2018 Auditor : M. Philips Authorization : A.C. Vuijk  (Signature) 

## Are you content?

You have in front of you the results of our survey of the house Demolaan 100-B in Overal. We would like to thank you very much for your trust in us and we hope that the performed survey and this report exceed your expectations. If this is not the case, we would like to know as we strive as a company to improve ourselves constantly. Within a few weeks after the survey you will receive an invitation via email from us to participate in our customer survey. This questionnaire only contains a few questions. You will also find the opportunity to share with us your suggestions to improve our service even further.

If you have any queries about the content of the report please contact us, preferably by email, with our reportnumber, to helpdesk@perfectkeur.nl

## The technical report.

### Aim of the technical survey

The first goal of the survey is to gather insights in the costs of immediately necessary repairs of defects to the house (overdue maintenance). This is important for the owner, the buyer, the lender and possibly the Nationale Hypotheek Garantie. Costs of immediately necessary repairs include the expense that will have to be incurred to avoid further damage, or consequential and/or more extensive damage to the house.

In addition, the maintenance costs or the to be expected defects for the next 5 years are presented. These are the costs for necessary maintenance that will avoid consequential damage.

Costs for improvement are presented as an extra. These costs will increase the safety and/or the comfort and are recommendations. Execution is not necessary, no direct damage will occur but it is an improvement on the existing situation. In this report the technical building elements of importance are indicated. Because defects to these elements are expensive, these technical building elements have been surveyed in any case, as far as was possible.



## Reading advice for technical report

To be able to read and interpret the content of this report the right way it is recommended that you read the advice below carefully.

### Main groups

The content of the survey is summarized in main groups. These main groups provide a logical and clear insight in the condition of the house. A summary of these main groups can be found in the table of contents (page 3) under the heading 'Detailed information survey results in main groups'.

### Summary


On page 5 you will find the total of all costs per main group, in a clear overview.


### Survey details


In the pages after the summary, it is explained in detail, per main group, what the found defects are. You will find, where relevant, also a summary of the costs with the detailed information. With every survey result you will find in the first place an important text with explanations and information about the noticed defect. This is possibly supported with a photograph of the noticed defect or shortcoming.


### Information and remarks concerning survey details.

The detailed information is made extra clear with the use of these four symbols.

 After this symbol you will find extra information and tips on for example the maintenance or the lifespan of selected materials.

 Where you see this symbol you will find comments about elements that we were not able to survey or warnings relating to elements that cannot be excluded.

 After this symbol you will find the costs of noticed defects. These costs are divided into three categories. More information on page 5.

 After this symbol you will find the total costs for the VvE (Association of Owners) for a noticed defect. If your house is part hereof and the costs for this element will be paid for by the Association of Owners, then the real costs will be divided among the number of owners and their share in the Association and mentioned with the defect. The higher costs are therefore the total amount for the Association of Owners, the lower costs are the amount for your house according to your share in the whole.

### NHG report

The report of Perfectkeur B.V. can be used for the NHG and is accepted by all lenders (financial institutions) in the Netherlands. The foundation Waarborgfonds Eigen Woning (NHG) has a program of demands that the report of the technical survey has to comply with. The NHG report and the accompanying demands are included in the back of the report as an explanation of the assessments and the outcomes of the survey. From page 29 you will find the so called NHG supplement. Please note: The cost of the NHG report and our complete technical survey can be different. The reason for this is that the NHG does not view all elements of the house as being relevant for the cost calculations.

### Important information regarding this survey and report.

This technical survey is a visual inspection and reflects a moment in time. The non-destructive manner of this survey has its limitations. For defects that were not visible at the time of the survey the Perfectkeur B.V. is not liable. Gathered information, which is provided by others, is not the responsibility of the Perfectkeur B.V.

All roofs, gutters and such are if necessary and possible surveyed by using a ladder. The survey can only take place if auxiliary equipment can be used without any risk. Crawlspace are visually surveyed in the direct vicinity of a hatch if present and reasonably accessible.

Survey of electrical and natural gas installations, present ducting/piping, other installations, foundations, sewerage systems, asbestos, mildew, wood worm or other vermin are not a part of a technical survey. When in this report remarks or findings are included about these topics, this does not mean in any way that a full survey has been carried out, but that it is based on visual observation during the technical survey. For these topics a specific additional specialist survey is always necessary.

Invisible and/or by the owner/seller unmentioned defects or risk factors fall outside the responsibility of Perfectkeur B.V. During the survey there is no check if the building is according to the current building regulations or the NEN standards. There where the surveyor thinks it is important relevant standards are indicated.



## Costs summary

Cost estimate total inspection (Summary list)	Direct costs (0 to 1 year)	Longer term costs (0 to 5 years)	Improvement costs	Total costs excl. improvement costs	Page
General	€ -	€ -	€ -	€ -	6
Structure and stairs	€ -	€ -	€ -	€ -	7
Roof, chimney	€ 280,00	€ -	€ -	€ 280,00	8
Gutters, rainwater discharges, overhang	€ 836,00	€ -	€ -	€ 836,00	10
Ceilings, walls and frames (interior)	€ -	€ -	€ -	€ -	11
Window/door casings and glazing (exterior)	€ -	€ -	€ -	€ -	12
Kitchen, toilet and bathroom	€ 160,00	€ 325,00	€ -	€ 485,00	14
Heating and warm water	€ -	€ -	€ -	€ -	17
Electrics and fire safety	€ -	€ -	€ -	€ -	18
Water and gas	€ -	€ -	€ 160,00	€ -	20
Ventilation	€ -	€ -	€ -	€ -	21
Crawlspace and basement	€ -	€ -	€ 1.500,00	€ -	22
Floors	€ -	€ -	€ -	€ -	23
Foundation	€ -	€ -	€ -	€ -	25
Drainage and sewerage	€ -	€ -	€ -	€ -	26
Balcony, roof (garden) terrace	€ -	€ -	€ 315,00	€ -	27
Outer walls / outside walls	€ -	€ -	€ 460,00	€ -	28
<b>Total</b>	<b>€ 1.276,00</b>	<b>€ 325,00</b>	<b>€ 2.435,00</b>	<b>€ 1.601,00</b>	

### Explanation of the cost estimates in the report.

The costs are divided in three categories.

- Direct costs : Costs which will have to be incurred immediately to avoid further damage or consequential damage.  
Term costs : Non-regular costs that can occur within a term of 5 years in the maintenance of the house.  
Improvement : Costs that relate to improvements you may want to execute in the house.

### Important information relating to the cost calculations

- Mentioned separately (immediately necessary; necessary in due course; improvement)
- Based on contractors' prices inclusive of labour (no DIY activities)
- Stated including VAT
- Intended as an indication
- If possible and economically justified, budgeted based on repairs and not based on complete replacement.
- Determined on the basis that the contractor can work uninterrupted (without delays)
- Based on national average prices from several official databases for building costs
- Based on a standard finish of 'average luxury', basic execution and including materials and labour

### Other remarks regarding the cost calculations and additional surveying

The detail information may refer to an additional survey to exclude risk. Costs for supporting, demolition, scaffolding and for consequential or more extensive damage are not included. Mentioned amounts are indications, no rights can be derived from this information. For a costing it is recommended to obtain a specified quotation. You will have to take into account costs for DIY labour, elements that were not estimated and regular maintenance.

## 1. General

- ⚠ For the complete survey it should be taken into consideration that all remarks, defects, judgements, findings only relates to that which has been visually perceptible. Defects to structural element can become visible still – while these have been judged as sufficient in this report - after the removal of finishing, rolling shutters, sunscreens, coverings or other elements or changes which where not possible during the survey/ inspection. On the bases of this visual survey all conclusion hereafter have been drawn, it can be that a conclusion is not correct after the performance of an additional or destructive survey.
- ⚠ Locally defects can occur. "Regulating maintenance" should be taken into account. Our prices are based on a repair restoring functionality and not aesthetic improvement, also we limit ourselves to necessary restoration / repair and not complete renewal, all these aspects can influence to prices greatly. With "smaller" repairs you should take into account the starting or call out charges that can vary per supplier.

### Questions concerning constructional details for those concerned

Questions if possibly not visible constructive defects, leaks or leaking double glazing are not visible, but known or present, have been put to the party selling or his/her representative. You will find the information obtained in the results.

The vendor has been explicitly asked if there are structural problems that may not be visible. The response has been negative.

### Questions for those concerned about technical installation particulars

The vendor has been explicitly asked if there are installation problems that may not be visible. This has been confirmed. The defects are briefly mentioned here and will be detailed further on in the survey (results).

### General

Specific extraordinary conditions can influence the outcome of the survey. During this inspection there was heavy rainfall.

At the time of the survey the building is inhabited and/or only furbished. Floor and wall finishing are present. The furniture and such have not been moved during the survey.

- ⚠ There is thus always the risk that after removal of furniture, floor or wall coverings problems and/or defects become visible.

### Asbestos

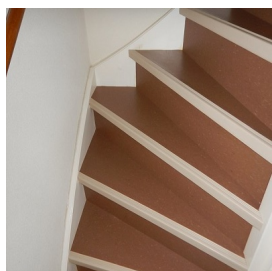
- ⚠ In no house with a year of erection until the mid of 1993 the presence of asbestos can be excluded by means of this visual inspection because it is formally not a part of the survey. Asbestos can be present in roof boarding, linoleum, separations, insulation, cord, corrugated sheet, panels, window breast, adhesives, cloth, spray cement, tiles etc. If certainty about this is desired, an additional survey or an asbestos inventory should always be carried out.

## 2. Structure and stairs

### Roof structure/construction



The roof construction has not been surveyed because of inaccessibility and/or invisibility (because of covering). Therefore no comments can be made regarding the potential presence of insulation and/or if this has been applied correctly. It is also not possible to see if there are leaks and/or wood infesting insects present. The roof construction has not been surveyed.

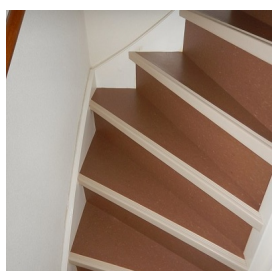


### Stairs: no comments/defects

The staircase(s) in the house is/are in sufficient condition and are sufficiently stable. The going and step are sufficient.

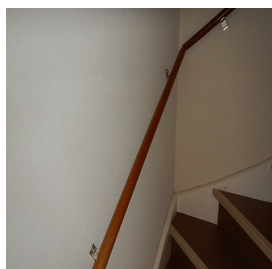
### Stairs: stability

The staircase(s) in the building is/are in (a) sufficient condition(s) and is/are sufficiently stable.



### Staircases: tread

The going (the part on which you stand) of the staircase is sufficient. The step (height to the next going) is sufficient. In summary the going and steps are sufficient and the staircase can function. This has not been measured according to the building regulations, but judged on the basis of is the pitch of the stairs (going) comfortable or not.

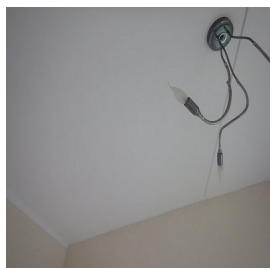


### Stairs: banister and railing wall fixing


The balustrade / handrail has been checked for stability and safety. No constrive defects have been found. The whole can function safely and sufficiently.



## 3. Roof, chimney





### Sandwich elements


-  The sandwich elements have a type of insulation in the core or on the outside. This material is fire retardant modified according to NEN 6065/6066.

### Roof boarding defects

The roof boarding is in sufficient condition. No defects have been noticed.

-  The roof sheeting has been surveyed only partly and very locally. It is naturally impossible to survey the whole roof area.
-  After removal of finishes, wooden cladding etc, problems or defects can still become visible.

### Main roof (defects)

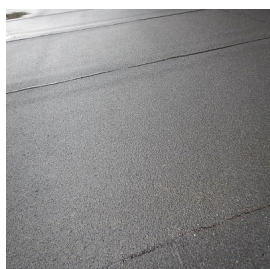
-  Over the year's dirt and nesting material collects under (neath) the roof tiles. This affects the ventilation and can cause rotting of the roof sheeting or battens. Many roof tiles should be retrofitted at some point to guarantee ventilation.

### Lead on roofs

The lead flashings are in sufficient condition. No defects have been noticed here. The overlap is sufficient. The material is of sufficient thickness. The whole can function according to it's purpose, check lead flashing regularly, if needs be hammer down where necessary.



### Roof or exterior wall lead-throughs

No defects have been noticed in relation to the roof/elevation lead-throughs. These are in good condition. The connection with the roof and/or the elevation is sufficient.




### Roof extension

The roof covering is in sufficient condition. The technical condition of the materials is sufficient. Recommendation: annual inspection on defects.

-  All types of roofing material need maintenance. Clean your roof twice a year and pay special attention to keeping gutters and rainwater discharges open (clear). However never walk on the roof in either very low or high temperatures. This can cause damage. Pay attention that you do not bump against ventilation units and/or lead troughs.
-  Notification in case of wooden (roof) sheeting: A (flat) roof and/or a shingle roof should always be insulated on the outside and never from underneath. If the roof is insulated from underneath without cavity and/or compartment ventilation, the wooden sheeting will start to rot as an effect of condensation against the cold bituminous roof sheeting.

### Extension:slope of the roof area

The slope of the roof is sufficient

-  With severe rainfall it can always be that in some areas water remains. This is not a problem. We do advise to remove soil and leaves on a regular basis.


### Extension: rood edges flat roof

There are no defects to the edges (part of the roofing material). The connections with the (exhaust) lead-through and chimneys (if applicable) show no visible defects.



### Lead (counter) flashing extension: vertical cracks

The lead work shows multiple cracks. With this it loses a part of its function and leaks may occur. As yet, we assume that by means of repairs the defects can be fixed. In due course the whole needs to be replaced. Until the replacement you have to take into account higher costs for maintenance. Repairs are possible in this case with for example 'batuband' or a similar product.

	Direct costs	€ 140,00	Longer term costs	-	Improvement costs	-
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## 3. Roof, chimney



### Lead counter flashing extension: defects edge joint

Several pieces of point work (bed joint) above the lead strip are missing or are disconnecting from the elevation, the lead is in sufficient condition still. Here simple repair is possible and the point work can (partly) be replaced or refitted.



Direct costs

€ 140,00

Longer term costs

-

Improvement costs

-





The old pointing should be removed completely and sufficiently deep preferably the new point work should be introduced 3 to 4 cm deep, if necessary grind out, this is usually necessary to create a solid base for the new point work.

## 4. Gutters, rainwater discharges, overhang

### Gutters




There are no visible defects to the gutter, the whole is in sufficient condition and can function as intended.

### Gutters: zinc

-  Zinc gutters have, with normal maintenance, a lifespan of approximately twenty years. After this the material deteriorates and possibilities to repair are very restricted. Zinc and copper guttering have a long life span, because of a self protective layer, also known as patina layer. To keep this layer it is important to clean the gutter on a regular basis.
-  Clean gutters regularly (annually) and keep the downpipes free of leaves and other dirt.

### Overhang(ings): wood decay (limited)




In the eaves, the sideboard and so on, wood rotting is visibly present. Affected parts should be repaired or replaced. Replace rotten parts (possibly the whole element), after which the finishing can be done in accordance with the existing work.

-  Direct costs € 330,00 Longer term costs - Improvement costs -
-  It is well possible that with major maintenance (paintwork) more wood decay will become visible or is present after removal of the paint.
-  With new woodwork all sides have to be treated twice at a minimum. Treat the visible side three times with a covering (non-transparent) varnish or in accordance with the existing work.




### Overhangs: bad paintwork (immediately)

The paintwork is very poor and should be repaired / replaced immediately.

-  Direct costs € 506,00 Longer term costs - Improvement costs -
-  We note that woodrot can become visible during service or removing the finishing. Woodrot is never visible in its full scope and can not even be visible completely. During the survey no destructive inspection was performed.
-  With the use of the right materials and application in accordance with the instructions of the supplier new paintwork is necessary one in every seven years.




### Overhang(ings): complete or limited survey

-  The eaves (overhang), side board, verge board etc. have been partly surveyed or surveyed from street level. Therefore it is possible that defects have not been noticed or have been noticeable. Because of, for example paint work or other limitations defects and/or wood rot cannot be visible but nevertheless be present.

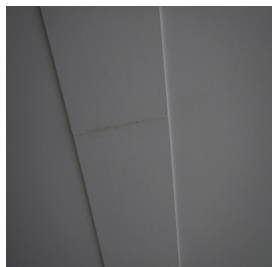
### Condition rainwater discharge

The rainwater downpipes are in sufficient condition. The water discharge is sufficient. The whole can operated as intended and sufficiently.

-  Rainwater downpipes are installed to remove rain water sufficiently in relation to the roof area. Per 20 m2 roof area one down pipe needs to be present. With pitched roof area's there needs to be one down pipe per 50 m2. Of course frequent cleaning and removing dirt is a requirement.



## 5. Ceilings, walls and frames (interior)

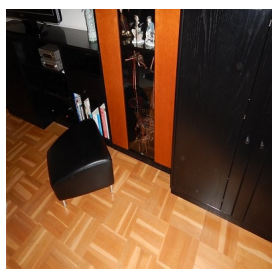


### Ceiling: leakage mark(ing)s

There are (older) leakage areas visible. The possible causes of these have been mentioned elsewhere in this report, after repair of the cause esthetical repairs can be carried out in accordance with the existing finishing.



If paintwork or wall/ceiling painting is carried out these spots should be pre-treated, the spots should be isolated or fixed, after which covering paint work in accordance with the existing work can be repaired or introduced. If an appropriate and sufficient pre-treatment is not carried out these spots will become or remain visible, even after the introduction of new paintwork or wall/ceiling painting.



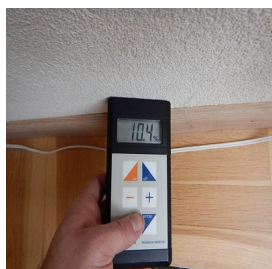
### Walls (partitions): covered



The walls/partitions have, where a wall covering is present, not been surveyed. No remarks can be made about the condition of the plasterwork, the brickwork behind, rising moisture and such. We recommend, if certainty is required repeating the survey for this element as soon as the possibility arises and/or the wall covering has been removed.

### Walls: plasterwork

The presence of loose or hollow (sounding) plasterwork has been checked incidentally. This has not been found, there where checked. The walls are in sufficient and good condition.



### Walls/ partitions) moisture measurement

A moisture measurement has been carried out in the wall(s) and/or ceiling(s). The measured percentage of moisture is lower than 15%. The current situation can be maintained. Assuming that the measured value is an average, we conclude that the moisture level is normal.



With the measuring instrument that has been used, a measurement is taken with a sensor up to a depth of 20 millimetres into the material. There where wall covers, such as front walls, are present such a measurement is not possible.

### Paintwork casings inner side

The interior frames, windows, doors and paintwork are in sufficient condition. Regular maintenance to paintwork should be carried out at some point.

### Furniture casings in the dwelling


The hinges and locks are sufficient. Regular maintenance needs to be carried out at some point.

## 6. Window/door casings and glazing (exterior)



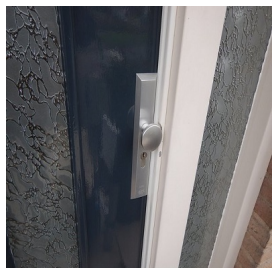
### Window / door casings: fixing/fastening

It has been checked if the fixing of the door/window frame posts is in order. The door/window frames are secured and have been mounted soundly. No defects have been noticed. The assembly is sufficient.

-  Generally wooden casing are manufactured of hard wood, for example Meranti. From an environmental point of view a type of wood, with FSC- certificate, an approved wood logo and/or KOMO certificate, can be selected. Some properties (advantages) of this are: less maintenance, sufficiently insulating in itself, classic appearance, easy to paint or maintain yourself. Generally it is not possible to determine the type of wood because of paint finish present.



### Window/door casing: no particulars

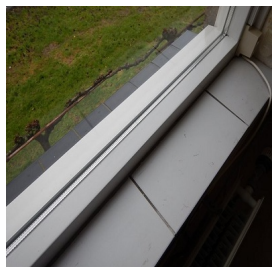
In relation to the exclusion of draft a survey has been carried out at the moving elements of the windows, under the windowsills and along the walls. During this, no defects have been noticed that make a repair necessary.



### Window/door casings: fixtures and closing mechanism


The fixings have been checked. The material is well maintained and functions fine.

-  The fixings have not been checked for security, like for example the police's standard for home safety recommendations (PKVW). Only the functioning of the present fixings has been checked. With the police's safety recommendations, you have up to 90% less chance of a successful burglary. For more information, please visit <http://www.politiekeurmerk.nl/>
-  Regular maintenance to door- and window furniture should be carried out annually, like (if necessary) the refitting of hinge pin(s) and the spraying of penetrating oil (for example WD40) on turning parts.






### Glazing: is there breakage in the double glazing

The present glazing has been checked for fracturing, this has not been noticed. The whole is in sufficient condition.

-  Double glazing exists in several varieties. For example, there is HR, HR+ or HR++, of which HR++ has the best insulation properties and delivers a good result in relation for example to the energy label.

### Glazing: is there leakage in the double glazing?

The double-glazing has been as far as possible checked for leaks or condensation on the inside, this has not been found during the survey.

-  Leakages in insulating and/or double glazing are not always immediately, fully but also certainly not easily visible, leaks are often only determinable with a certain incidence of light or changing weather circumstances. With advantageous weather circumstances leaks are even completely unnoticeable or contrarily perceptible. In some cases a white efflorescence is noticeable on the aluminium strips between the glazings, this might corrode with older glass.
-  If leaking double glazing has been found this is mentioned of course, the not mentioning of existing leaking double glazing is because of earlier mentioned not to be influenced circumstances no guarantee, even after several months of use of the house this can become visible still.
-  Nowadays double-glazing has a technical lifespan of approximately 45 to 50 years. The earlier double-glazing will not last as long. The adhesive will disconnect, whereby the glass on the inside will become opaque (dull) or will condensate on the inside.




### Window/door casings paintwork

We point out that the paintwork has been surveyed at random. It is also possible that deficiencies become visible during sanding or during the other works. The layers of paint seem to have proper adhesion.

### Window/door casings: condition paintwork good

The exterior paintwork is (partly) in sufficient condition.

-  The color and weather conditions can influence the quality of the paintwork. Regular maintenance of the paintwork is important. Especially the horizontal parts should be inspected every 2 years and repaired/maintained where necessary.



## 6. Window/door casings and glazing (exterior)

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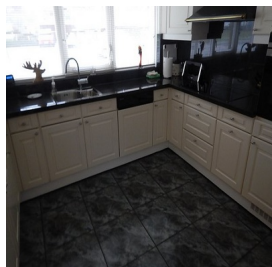
### Window sill

There are no defects to the windowsill (tiles) or window ledges, the whole can function as intended.



Water layers are made of several materials such as plastics, metals (aluminium, typesetting), concrete or stone materials (stone, brick, window sill stones). In stone or concrete one often speaks of window sill, while with metal it is called water hammer. Stony window sills are having a so called dripping or waterhole at the bottom, so the water cannot crawl along the bottom and thus draws in the facade.

## 7. Kitchen, toilet and bathroom



### Kitchen(s)

The building has a kitchen. This is fit for purpose and can, with exception of named defects, function sufficiently. The kitchen has been surveyed technically, aesthetic appraisal has not been performed and is of course only personal.

### Kitchen: no defects

The existing kitchen is surveyed for defects of e.g. tile work, caulking, grouting, kitchen cabinet doors, furniture fixings, cabinet bottoms, back covers, moisture, laminated layers, worktop, sink, tap and such. No defects have been noticed, the whole can function as intended.

### Kitchen: tilework

The attachment of the tile work (tiling) has been checked in several places (if and as far as present). The tile work is sufficiently attached/fixed.

### Kitchen: grout, caulking or sealing

The grouting (jointing) and/or elastic cement (sealant) has been checked. These are in sufficient condition. No defect has been noticed.



Caulking should be replaced roughly once every seven years. It starts to disconnect along the connections then and leakage or moisture penetrations to underlying materials may occur. In case of intensive use it is sensible for sure to check this regularly.

### Kitchen: kitchen cabinet doors

Some door(s) of the kitchen cabinets have been tested and checked. No defects have been found.

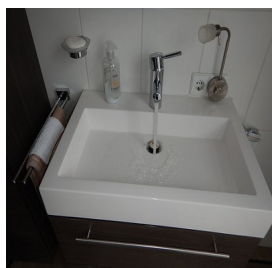
### Kitchen: fixtures and fittings cabinets

The hinges and locks of the kitchen cabinets doors are in sufficient condition. The whole can function sufficiently. There are no defects.



### Kitchen: appliances and discharges

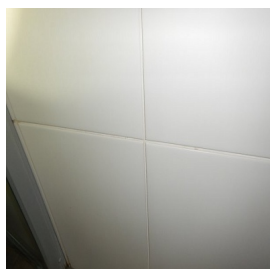
The existing appliances as far as present have not been tested, but have been exclusively visually surveyed. No defects have been noticed. The other devices such as taps, drains, sinks etc. function sufficiently.



### Bathroom: sanitary fittings

The bathroom has been surveyed, there are no defects to the present appliances such as tap, drain, sink etc, these components can function sufficiently and as intended.

## 7. Kitchen, toilet and bathroom



### Bathroom: defects to caulking (limited)

The elastic cement (sealant) is in insufficient condition. In due course the elastic cement needs to be partially replaced and defects repaired.

€ Direct costs - Longer term costs € 120,00 Improvement costs -

! A bathroom or "wet group" always forms a potential risk for leakage. Especially when the sealant or the grouting have been assessed to be in moderate or bad condition. With concrete, but certainly also with wooden floors, the risk of rot in the floor and/or joists is present because of this. If the underlying space has not been or been insufficiently surveyed, or could not be inspected, this forms a risk that requires attention and an additional survey.

i Caulking should be replaced roughly once every seven years. It starts to disconnect along the connections then and leakage or moisture penetrations to underlying materials may occur. In case of intensive use it is sensible for sure to check this regularly.

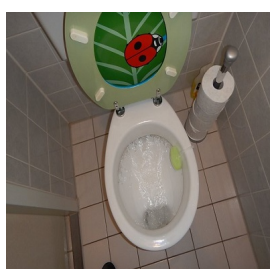
### Bathroom: attachment tiling

The attachment of the tile work (tiling) has been checked in several places (if and as far as present). The tile work is sufficiently attached/fixed.

### Bathroom: pointing moderate

Het voegwerk is gecontroleerd. Er zijn gebreken opgemerkt. Bij intensief gebruik kan dit lekkage of vochtdoorslag elders veroorzaken. Vooralsnog wordt ervan uitgegaan dat e.e.a. kan worden hersteld conform het bestaande werk. Daar waar nodig kunnen bestaande slechte voegen worden verwijderd en vervangen.

€ Direct costs € 160,00 Longer term costs - Improvement costs -



### Toilet: defects mounting toilet

There are no defects found in the mounting of the toiletbowl and/or free-hanging toiletbowl. The whole can function sufficiently. It is advised with hanging toiletbowls to check the suspension and sealing on a regular base. In case of a standing toiletbowl do so for the sealing on the bottom.

### Toilet: flush mechanism

The flushing mechanism of the toilet has been checked and tested. It functions sufficiently.

### Toilet: flushing

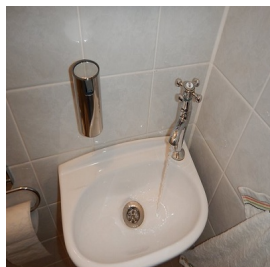
During the check of the toilet it has also been tested if the water (flows) washes away smoothly and does not remain behind. Possible delays in flush through of the waste water can be an indication of the beginning of sewerage problems. In this case no problem has been noticed during the survey. The flush through is quick and sufficient.

### Toilet: reservoir

The reservoir of the toilet starts refilling after a flush however the speed (pace of) refilling is very slow and produces for example long term noise disturbance. Possibly lime sediment on the inside or another defect is present. It would be better to replace the water supply tap. No replacement costs have been budgeted.

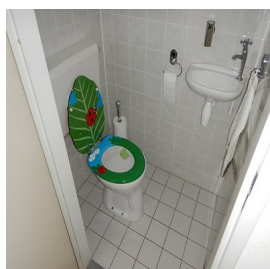


## 7. Kitchen, toilet and bathroom



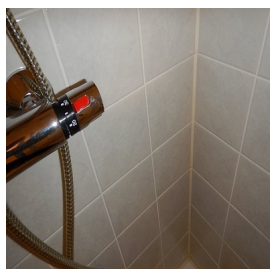
### Toilet: sink

The wash basin has been checked. Here no defects have been noticed. The whole can function sufficiently.



### Toilet: tiling

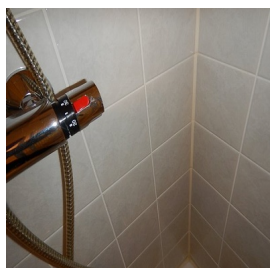
The attachment of the tile work (tiling) has been checked in several places (if and as far as present). The tile work is sufficiently attached/fixed.



### Other "wet room": poor jointing

The jointing (grouting) has been checked. Defects have been noticed. As of yet it is assumed that repairs in accordance with the existing work can be carried out. Existing bad grouts can be removed and replaced where necessary.

€ Direct costs	-	Longer term costs	€ 85,00	Improvement costs	-
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### Other "wet room": limited defects to caulking

The elastic cement (sealant) is in insufficient condition. In due course the elastic cement needs to be partially replaced and defects repaired.

€ Direct costs	-	Longer term costs	€ 120,00	Improvement costs	-
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⚠ A bathroom or "wet group" always forms a potential risk for leakage. Especially when the sealant or the grouting have been assessed to be in moderate or bad condition. With concrete, but certainly also with wooden floors, the risk of rot in the floor and/or joists is present because of this. If the underlying space has not been or been insufficiently surveyed, or could not be inspected, this forms a risk that requires attention and an additional survey.



## 8. Heating and warm water



### Heating: main (principal) installation

A heating system and/or sources of heat are available in the house.

The whole heating system CQ heater sources in the building can function sufficient and well.



Because district heating is present in the house we make an extra remark that this system has not been tested in relation to functionality, heat exchangers, pumps, valves and all specific elements also including pipe work that is related to this system have not been surveyed unless otherwise mentioned.

### Heating: no defects

No defects have been noticed of the radiator(s). These are in a sufficient and good condition.



Old radiators can still function. These radiators are, if present, only inspected visually on the outside. They can be corroded on the inside.

### Pipework system heating

The installation of piping is visible for the main part and has been checked. No defects have been noticed, the whole can function as intended and sufficiently.



As far as present underground pipe work behind walls, is of course visually not perceptible and not surveyed. No remarks can thus be made about the couplings, rust, insulation and such.

## 9. Electrics and fire safety

### Electrics general

⚠ Although the installations are not a part of the structural part, they are included in the assessment due to the importance in relation to the whole of the house. The assessment is therefore limited, but is performed as completely as possible. The particulars are mentioned per installation. The installations have been surveyed visually and thus not tested (technically assessed). For a technical assessment a NEN 3140 test can be performed of the electro technical installation.

⚠ Since September 1 20015 it is mandatory for houses for which the building permit has been issued after aforementioned date to only apply a ground fault interrupter with an operating current of 30 mA. In case of more than one end group, two ground fault interrupters should be installed making sure that smaller house installations have an undisturbed light supply when one ground fault interrupters cuts of the power. One ground fault interrupter per 4 groups is standard. Such interrupters are only tested on presence and functioning. No comments will be as to the group division of the electrical installation.



### Electrics: age groups and meter cupboard

The group (fuse) board is a recent system and could be maintained.

### Electrics: general impression groups and meter cupboard

The group (fuse) board and the meter cupboard are in sufficient condition. No defects have been found. The whole (system) seems to be able to function sufficiently and is also safe.

### Electrics: number of groups

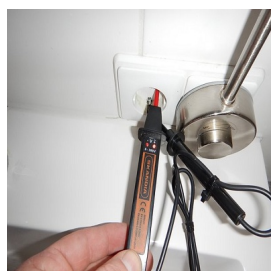
There are sufficient groups present. This is in de current situation and of course with normal use and normal habitation. This judgement is not related to the current building regulations.

### Electrics: ground-fault circuit interrupter (GFCI)

⚠ Because the electrical system was in use during the survey the earth leakage circuit breaker has not been tested by using the test button. If you wish to be sure about safety and functionality of these switches they will have to be continuity tested.

### Wiring: recent (Brown, blue, black, yellow/green)

ⓘ The wiring is recent and in accordance with the present building regulation. The current colours are used.

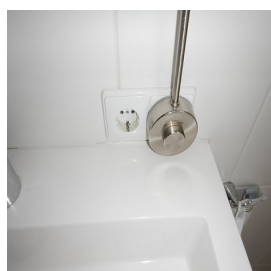


### Electrics: earth connection

As far as this restricted/limited measurement of the earthing (grounding) has been carried out, the system seems sufficiently.

### Electrics: sockest and (on-off) switches

The sockets outlet and the switches are in a adequate condition.



### Electrics: socket nearby wet supply

Cantilever means that the intermediate floor, the gallery and/or the balcony consist of in fact one floor. Investigations that have been done lead to obligating building owners to investigate their own building.

ⓘ In this case there is no risk. Further investigation is not necessary.

ⓘ Association of owners (VvE's) are as of 1 July 2017 obligated to investigate the constructive safety of gallery floors and balconies. It follows from the Ministerial decree of 14 December 20015. In this case, such n investigation has not been done.

ⓘ It mostly concerns apartment building that were built in the period between 1950 and 1970. If investigation shows that the safety regulations are not met, the constructions need to be fortified or replaced.



## 9. Electrics and fire safety



### Fire safety: smoke detectors

Smoke detectors are present in this building. They are fitted with a test button. We recommend that you test the (acoustic) signal, preferably twice a year. The smoke alarm should be maintained (cleaned) and may not be covered with paint. Smoke detectors should be present on every floor.



It has not been checked if the smoke detectors present are mounted correctly and/or operate correctly.

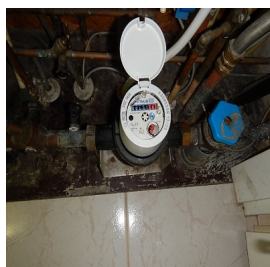


If smoke detectors are battery operated we recommend replacing the batteries annually. Don't take any risks and put the annual replacement in your diary.

### Flammable materials: PVC

In this building no (combustible) materials have been found which present a higher risk for a fire safety. With planned adjustments (building works) make sure that this remains so.

## 10. Water and gas



### Water supply: water transport

In the house possibilities for water transport are present. Starting at the meter (mains supply) water can be transported to the available draw-off points.



Let op afgedopte waterleidingen (stilstaand water). Indien er waterdruk op staat is er een risico op dood water en legionella, wat bij drukverlies in standleidingen terecht kan komen. Hierop is niet gecontroleerd omdat dergelijke leidingen ook in muren of achter afwerkingen aanwezig kunnen zijn.

### Water supply: waterpressure cold water

Some draw-off points have been checked. The quantity of water or flow levels is sufficient. The system as a whole is working sufficiently. No peculiarity has been found.



A "perlator" is the nozzle of the tap. It ensures that air enters into the water jet, as a result of which less water will be used in a unit of time. The air also ensures that the water jet maintains its water pressure and that the jet remains strong. Clogging in the "perlator" gives a decrease impression of the water pressure. It is important that the "perlator" is kept clean and is clear of for example lime scale. You can simply unscrew the "perlator" off the tap (yearly) and clean it.

### Water supply: waterpressure hot water

Some draw-off points have been checked. The quantity of water or flow levels is sufficient. The system as a whole is working sufficiently. No peculiarity has been found.

### Water supply: pipework

Using the warm and/or cold water causes water shock in the water conduits and/or the conduits are not strapped sufficiently in the entire house. There is water hammer. Recommendation: if possible and accessible strap the water conduits and/or an install an expansion conduit.

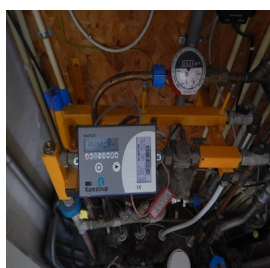


Direct costs	-	Longer term costs	-	Improvement costs	€ 160,00
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### Water supply: lead piping



In the house lead piping has not been seen (visually) during the survey. Water transport in the house occurs by means of brass or tylene piping. (this cannot be checked for sure, but is plausible.) The waterworks supplier is responsible for the piping until the supply meter.



### Gas supply: no gas connection because of district heating

There is no gas(meter) present in the house. The house has central/district heating. Therefore no gas-consuming facilities can be used in this house.



## 11. Ventilation



### Ventilating system: electrical ventilators

The functioning of the electrical ventilation units (exhauster) has been tested but not their exhaust- or air inlet capacity. These devices can operate sufficiently. No defects have been noticed. As far as perceptible and audible the bearings etc. also, are still in sufficient condition. There is no direct noise nuisance.



By means of electrical ventilation system (exhauster) the ventilation in the building is improved. The capacity decreases with 10% per year with none or insufficient maintenance to the ventilation units. Please note that also by using the ventilation grills in windows or openings under the doors (20 mm gap) enough compensation air can enter.



It is always possible that such ventilation units, because of for example an attachment to a fixed base, produce annoying noises in other spaces.

### Imperfections (defects) ventilation system

No problems have been found or visibly noticed that are caused by ventilation issues.



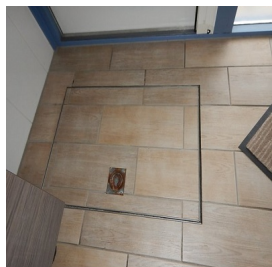
### Ventilation: grids/grilles

Above the glazing ventilation units are placed for drawing in and supplying fresh air. The mechanism has been checked at random. No defects have been found.



Although the installations are not part of the buildings structure, there are included in the report/comments because of the importance to the whole of the house. The comments are still limited, but the survey is performed as complete as possible. The importance of proper ventilation is usually underestimated. Both in relation to structural as well as health aspects proper ventilation is necessary.

## 12. Crawlspace and basement



### Location floor-hatch(s)

The inspection of the floor(s) and crawlspace(s), hereinafter referred to as this is processed in the report, is performed from the following floor hatch(s) / location(s): In de aanbouw.

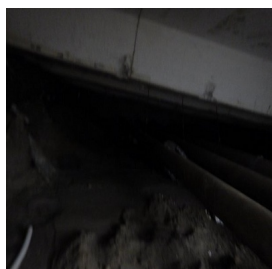


All visual judgements, which are related to the crawlspace and floors, are of course only valid for the visible parts from the trapdoor or opening.



### Crawlspace

A "trapdoor" is present that can be opened. The survey of the crawlspace has been carried out.



### Crawlspace: fungi

There is no fungus visibly present.



Fungus growth in the house is harmful to health. Some types of fungus namely produce toxins, known as mycotoxins. In addition, with fungus growth enzymes are produced, which causes certain degradation (breakdown) processes, whereby a musty/mouldy smell can arise!



### Crawlspace: condensation floor

The bottom of the floor shows condensation. There is dampness in the crawl space. To avoid condensation, a bottom sealing (lining) can be introduced to improve the situation (for example shells or insulation (EPS) chips). Depending on the thickness of the bottom sealing the price can vary.



Direct costs - Longer term costs - Improvement costs € 1.500,00



The crawlspace needs to be able to ventilate sufficiently. The underside of the floor should be dry.

### Crawlspace: height

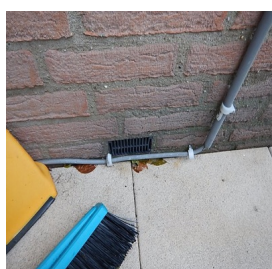


There is sufficient height in the crawlspace. Accessibility is good. There is a safe crawl space available. This facilitates maintenance. When you enter the crawlspace make sure somebody stands guard at the trapdoor.

### Crawlspace: overview



The crawl space, insofar accessible during the survey, can be (from the floor hatch) completely viewed. The survey is from this location a visual inspection. Earlier remarks and limitations (light and pollution) are relevant still in relation to the survey results.



### Crawlspace: ventilation

The crawlspace is sufficiently ventilated. The ventilation of the crawlspace via the elevations is sufficient.





Be aware that the ventilation in the crawl space remains sufficiently. Please make sure that you clean (remove the dirt from) the ventilation grates and the weep holes regularly. Check the in and outlet of air/ventilation in the crawlspace regularly too.





## 13. Floors


### Floor type first floor

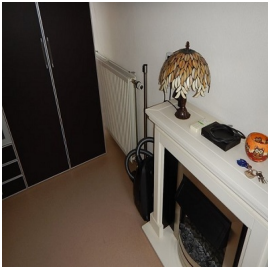
-  The floor has not been surveyed under the possibly present finishing on the topside. It is possible that after removal of the floor finish/cover defects become visible still.
-  The floor of the first level is stony and/or made of concrete. With stony and/or concrete floors you should always take sound transfer into account. Fitting floor tiles for example may cause unpleasant noise disturbance on lower floor levels.

### Type of floors 2e floor


-  The floor has not been surveyed under the possibly present finishing on the topside. It is possible that after removal of the floor finish/cover defects become visible still.
-  The floor(s) of the other floor levels is/are stony and/or made of concrete. These have not been surveyed underneath the existing floor finish which might be present. You should be aware that stony and/or concrete floors will always cause noise disturbance. Introducing floor tiles for example may cause unpleasant sound transport on lower floor levels.

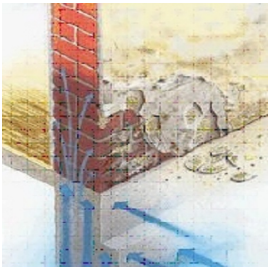
### Floor finish

-  The top of the underlying floor construction has not been surveyed because of the presence of floor finishes. If pieces of furniture and such were present, these have not been moved. Carpets have not been lifted or (partially) removed to inspect the underlying construction.





### Floors: moisture percentage ground level

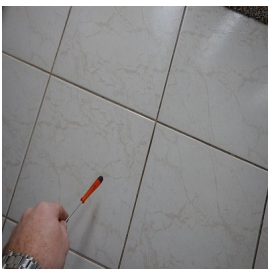
-  A moisture test has not been performed. There is no reason for it and/or there has been no opportunity to perform a correct test.



### Tiled/terrazzo floor

-  In the building is a tiled / terrazzo floor present. The furniture (possibly) present has not been moved. After removal of furniture, (more) defects may become visible.
-  If tiles (stone flags) are fitted to a wooden underlay there will be a higher risk for disconnecting of tile work at an always unexpected and not foreseeable moment. At some a point the tension in a wooden floor can change easier than in a concrete floor whereby spontaneously breakage or loosening of tile work can occur.

If tiles (stone flag) are fitted to a concrete or a similar underlay can at some point the tension in the floor can change, whereby spontaneously breakage or loosening tile work can occur.



### Tiled/terrazzo floor: hollow sounding tiling

The terrazzo / floor tiles are firmly attached. In several places it is however audible that there is no connection of the tiles with the floor surface underneath. In the long run tiles may become loose, joints may crack etc.. The current situation can as yet be maintained.



## 13. Floors



### Concrete floors: insulation

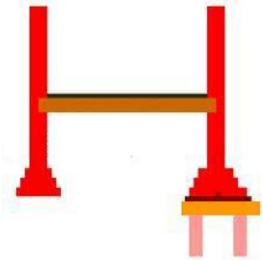
The floor has been insulated from below. Due to this insulation it is not possible to survey the floor underneath.

The existing insulation is in good condition. There are no defects visible.

The (floor and insulation as a) whole will positively influence the living conditions (comfort) and result in a savings in relation to the energy costs/expenses.



## 14. Foundation



### Foundation: pile foundation

The building has a pile foundation. No survey of the foundation has been performed.

The foundation beams consist of concrete

There is no visible damage to the foundation (beams) present. These are in a good condition.



The foundation (beams) is not entirely visible and/or there is insufficient visibility to inspect this well and fully. The foundation (beams) has been therefore only partly surveyed. Light, pollution, bottom lining (insulation) can always influence the survey results.



If a foundation code has been stated, then this has to be interpreted as follows: class 1: casco in good condition, upholding period at least forty years // class 2: good to reasonable; upholding period at least 25 years // class 3: casco foundation moderate; upholding period at least fifteen years // class 4: casco foundation poor: upholding period not to be determined.



Concrete foundations have a less high risk with regard to rising damp and such then for example brickwork foundations.



Please pay attention that the subsoil/base underneath the foundation beams remains filled up. It is possible in certain areas that the subsoil subsides and the foundation beams 'hang free'. In particular rodents can then without any hindrance move from crawlspace to crawlspace.

## 15. Drainage and sewerage



### Sewerage

It is unknown if the slope of the discharges and the sewerage is appropriate/sufficient or not, because of limitations or restrictions during the survey this cannot be determined. A proper slope (fall) is necessary. When changing your system, we recommend to always taking this into account.

The sewerage (and possible waste stack) is/are in sufficient condition. As far as visible survey determines, the sewerage operates sufficiently.

- ⚠ Exterior sewerages cannot be surveyed visually, therefore these could not be assessed. The possible presence of a septic tank should be mentioned to the buyer by the (selling) estate agent / seller.
- ⚠ The sewerage is partially visible only. The part outside the house (premises) has not been surveyed at all. The discharge pipe(s) and sewerage system have only been surveyed visually on the outside. Logically, the inside of the sewerage system has not been checked.
- ⚠ Naturally we cannot make any remarks about discharges which are incorporated in walls/partitions, behind woodwork or in other, non-visible, locations.
- ⚠ Regular maintenance should be taken into account, such as the flushing through (cleaning) of the sewerages system.
- ℹ Most sewerage systems drain not only wastewater, but also rainwater. These often called 'mixed sewerage systems'. There are also 'separated sewerage systems'. These drain the wastewater to the purification plant. The rainwater will drain via a separate system to the surface water (such as lakes and rivers). Another system is the 'pressure sewerage'. Via small fibre transport pipes a pump forces the wastewater in an underground pit towards purification. Rainwater may not be connected to a pressure sewerage system.

### Sewerage: strapping

The sewerage system is connected to the floor or foundation. The strapping is sufficient.

- ℹ The suspension of sewers can be divers. In older buildings often (bent) steel rods have been used. This steel can rust under certain circumstances and weaken. In newer buildings usually plastic or rubber strips are being used. These rubber strips can lose their functionality because of dehydration. The control of these suspensions is therefore recommended annually.

### Sewerage material: PVC

- ℹ The sewerage is made of PVC or PE material. These pipes are resistant to aggressive groundwater and wastewater without the need of additional protection. They can be used covered or uncovered by soil for the transport of waste water and/or as sewer system. Inspection of dug up pipes has shown that "old" systems in most cases still meet modern requirements. There is no reason to expect a restricted life span. We can therefore assume that the technical life span of sewerage systems to using current criteria is in excess of eighty years.



## 16. Balcony, roof (garden) terrace



### Roof (garden) terrace floor

The rooftop (garden) terrace is surveyed on the top side (floor), no defects have been noticed.



### Balustrade / railing

The rooftop (garden) terrace is provided with a fencing/railing. This whole is in sufficient condition, to the fencing/railing no defects have been noticed. The fencing can function safely and as intended.

### Balcony: zinc or bitumen floor not protected

The zinc or bitumen of the balcony or roof (garden) terrace is not protected, there is now with regular walking an increased chance for the beginning of defects with possible leaks as result. We recommend introducing (wooden) platforms or drainage tiles on rubbers. Please note that with wooden platform there is a risk for slipping when platforms are wet.



Direct costs

-


Longer term costs

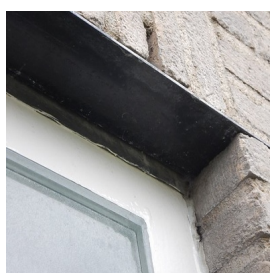
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Improvement costs € 315,00

## 17. Outer walls / outside walls


### Type of elevation: brickwork

 Brickwork is the most commonly used and traditional way of building. The technique has been improved considerably over the years. Where earlier hardly any dilatations (a dilatation (joint) has as its purpose to cope with the expanding and shrinking of materials, also known as movement) were applied in brickwork. Nowadays this is the opposite. No dilatations generally mean a higher risk of cracks without an underlying constructive problem, but as an effect of the movement of materials. Certainly there where houses are built on a so called steal foundation (without (driven) piles) cracks appear without a constructive cause. Newer houses are provided with sufficient dilatations. If the house is also built on a driven piles foundation, the risk's of cracking is minimal.




### Structure outer walls: window head

The head (lintel) above the window unit i.e. weight bearing/supporting constructing is in sufficient and good condition. No defects have been noticed here. No cracks have been observed, the whole can function as intended.

 In older window heads/ lintels the reinforcement (steel) can rust (expand), because of which damage can arise to the concrete. This can be forced off the reinforced steel.



### Structure outer walls: concrete window head dilatation

 Because different materials are present, a dilation should be present at the end of the head which makes make sure that not cracks will occur because of movement and settlement; a dilatation (joint) has as its purpose to cope with the expanding and shrinking of materials, also known as movement. Ideally this dilatation is filled with flexible cement (sealant). In this case, this dilatation is present and can function as intended. The elevation as well as the head (lintel) can release their tension.

### Facade structure: facade supporter / lintel


As construction above the camber an elevation supporter is present. No defects have been noticed here. The whole can function as intended and is in good and sufficient condition.




### Outer walls: crack formation

In de rechtergevel is cracking or damage present.

This damage is limited and not construction-related, possibly aesthetic repairs can be performed. The cracks in the joint and brick can be repaired in (the right) colour.

 Direct costs - Longer term costs - Improvement costs € 460,00

 In the existing build(ings) there is always a limited risk that because of movement and settlement or the materials or the lacking of sufficient dilatations thermal crack formation will occur and/or is already very limitedly present.

### Outer walls / elevation: pointing brickwork


The jointing is, as far as visible, in sufficient and good condition. No defects have been noticed.

### Outer walls / elevation: condition stones ( brickwork)

The quality of the bricks i.e. brickwork has been surveyed on the outside. The bricks are in sufficient and good condition.

The brick veneer of the brickwork (i.e. the bricks) is intact. If the brick veneer is affected, the brick loses its water draining capacity partly. Moisture will then penetrate and remain in the brick.

The bricks have been surveyed for flaking and chipping. No defects have been noticed.

 Particularly in the winter with frost of the elevation/facade this can lead to more extensive damage to the brickwork. This freezing will then again lead to flaking, in other words chipping of the brickwork as an effect.



## BOUWKUNDIG RAPPORT NATIONALE HYPOTHEEK GARANTIE

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### TOELICHTING

#### Inleiding

Bij de aanvraag voor Nationale Hypotheek Garantie moet in een aantal gevallen een bouwkundig rapport worden opgemaakt. Indien het rapport wordt opgemaakt door de gemeente of door de 'vereniging eigen huis' gelden ten aanzien van het bouwkundig rapport geen vormvoorschriften. In alle overige gevallen dient het rapport te worden opgemaakt overeenkomstig bijgevoegd Model-Bouwkundig Rapport Nationale Hypotheek Garantie. Het staat bouwkundige bedrijven uiteraard vrij een eigen (mogelijk uitgebreider) bouwkundig rapport aan de klant te overleggen. In dat geval dienen de voor de aanvraag van Nationale Hypotheek Garantie van belang zijnde gegevens te worden samengevat in het Model-Bouwkundig Rapport.

#### Toetsingskader voor de keuring

In het rapport zijn de bouwtechnisch belangrijke bouwdelen aangegeven in een checklist. Deze bouwdelen worden in ieder geval geïnspecteerd, omdat gebreken aan deze onderdelen kostbaar kunnen zijn. Aan de hand van de checklist wordt per bouwdeel aangegeven op welke kosten gerekend moet worden om de gebreken op te heffen. Grote kostenposten die zich in andere bouwdelen voordoen, moeten worden verantwoord onder 'diversen', evenals gebreken aan niet nader benoemde bouwdelen die van invloed zijn op veiligheid, gezondheid en gebruik. Het toetsingskader voor de keuring is vastgelegd in het programma van eisen en aanbevelingen op bladzijde 3 en 4 van het Model-Bouwkundig Rapport. Bij de inspectie worden alleen de zichtbare bouwdelen gecontroleerd. Op deze manier is het niet mogelijk om een oordeel te geven over bijvoorbeeld fundering, riolering, etc.. Als de inspecteur aanvullend specialistisch onderzoek nodig vindt, dan dient dat in het rapport te worden vermeld (opmerkingen).

#### Kostenindicaties


- De kostenindicaties kunnen betrekking hebben op:
  - direct noodzakelijke kosten: kosten van het direct noodzakelijke herstel van gebreken;
  - kosten op termijn: kosten van toekomstig onderhoud (naar keus binnen 5, 10 of 15 jaar) op basis van een bij het rapport te voegen onderhoudsplan;
  - kosten voor verbetering: kosten van verbetering op basis van een bij het rapport te voegen verbeterplan danwel een offerte ter zake.
- De kostenindicaties worden:
  - afzonderlijk vermeld (direct noodzakelijk;
  - op termijn noodzakelijk; verbetering);
  - gebaseerd op aannemersprijzen (geen doe-hetzelf-werkzaamheden);
  - vermeld inclusief BTW;
  - indien mogelijk en economisch verantwoord, geraamd op basis van herstel en niet op basis van complete vervanging;
  - vastgesteld ervan uitgaande dat de aannemer achter elkaar kan doorwerken;
- De kosten van stut-, sloop-, en steigerwerk en de kosten van vervolgschade worden niet in de kostenindicaties opgenomen.

#### Fiscale aspecten

Indien de keuring is uitgevoerd om te voldoen aan de voorwaarden en normen van de Nationale Hypotheek Garantie en de hypothecaire lening is verstrekt met Nationale Hypotheek Garantie, dan zijn de kosten van deze keuring, evenals de kosten voor het verkrijgen van de Nationale Hypotheek Garantie, aftrekbaar voor de inkomstenbelasting.



# BOUWKUNDIG RAPPORT NATIONALE HYPOTHEEK GARANTIE (pagina 1)

ADMINISTRATIEVE GEGEVENS	
<b>AANVRAGER</b>	<b>KEURINGSINSTANTIE</b>
naam: T.E. Vreden	bedrijf: Perfectkeur B.V.
adres: Woonstraat 10	adres: Postbus 38
postcode: 1212 BB	postcode: 3340AA
plaats: Demodrecht	plaats: HENDRIK-IDO-AMBACHT
telefoon: 0102020202	telefoonnummer: 078-6849750
	naam inspecteur: M. Philips
	nummer Kamer van Koophandel: 24397277
	ingeschreven als:
	<input type="radio"/> (bouwkundig)schade expertisebureau <input type="radio"/> architectenbureau
	<input checked="" type="radio"/> bouwkundig adviesbureau <input type="radio"/> aannemersbedrijf
<b>WONING</b>	<b>VERANTWOORDING</b>
adres: Demolaan 100-B	Datum inspectie: 01 feb 2018
postcode: 1212 AA	Aldus naar waarheid ingevuld en ondertekend:
plaats: Overal	
bouwjaar (indicatie): 1992	(handtekening inspecteur)

KOSTENRAMING TOTALE INSPECTIE (verzamelstaat)			
	Direct noodzakelijke kosten	Op termijn noodzakelijke kosten	Totale kosten
Totaal algemeen	€ 280,00	€ 0,00	€ 280,00
Totaal bouwlagen	€ 836,00	€ 0,00	€ 836,00
<b>TOTAAL WONING</b>	<b>€ 1.116,00</b>	<b>€ 0,00</b>	<b>€ 1.116,00</b>

Verbetering	Verbeteringskosten op basis van bijgevoegd verbeterplan/offerte:	€ 0,00
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## OPMERKINGEN:

**LET OP:** Dit is de verplichte NHG bijlage die u kunt gebruiken, indien nodig, voor de financiering van uw woning.  
 In deze bijlage zijn alleen de gegevens en kosten verwerkt die relevant zijn conform de normen van de NHG. Voor de volledige informatie over de toestand van de woning verwijzen wij u naar het rapport wat u hier voorgaand aantreft.

## BOUWKUNDIG RAPPORT NATIONALE HYPOTHEEK GARANTIE (pagina 2)

KEURINGSRESULTATEN ALGEMENE BOUWDELEN						
CODE	ELEMENT	LOCATIE EN OMSCHRIJVING GEBREK	ACTIE	K.V.(%)	DIRECT NOODZAKE-LIJKE KOSTEN	OP TERMIJN NOODZAKE-LIJKE KOSTEN
A.0	Fundering	-	-		€ 0,00	€ 0,00
A.1	Kruipruimte	-	-		€ 0,00	€ 0,00
A.2	Portiek / galerij	-	-		€ 0,00	€ 0,00
A.3	Dak	-	-		€ 0,00	€ 0,00
A.3.1	Dakbedekking	Zie voorgaande rapportage	H	N.V.T.	€ 280,00	€ 0,00
A.3.2	Schoorstenen	-	-		€ 0,00	€ 0,00
A.4	Brandveiligheid	-	-		€ 0,00	€ 0,00
A.5	Ongedierte / zwam	-	-		€ 0,00	€ 0,00
A.6	Diversen	-	-		€ 0,00	€ 0,00
<b>TOTAAL</b>					<b>€ 280,00</b>	<b>€ 0,00</b>

KEURINGSRESULTATEN BOUWLAGEN						
CODE	ELEMENT	LOCATIE EN OMSCHRIJVING GEBREK	ACTIE	K.V.(%)	DIRECT NOODZAKE-LIJKE KOSTEN	OP TERMIJN NOODZAKE-LIJKE KOSTEN
B.1.1	Betonwerk gevels	-	-		€ 0,00	€ 0,00
B.1.2	Metselwerk / Gevels	-	-		€ 0,00	€ 0,00
B.1.3	Metalen constructiedelen	-	-		€ 0,00	€ 0,00
B.2.1	Kozijnen / ramen / deuren buiten	-	-		€ 0,00	€ 0,00
B.2.2	Schilderwerk buiten	Zie voorgaande rapportage	H	N.V.T.	€ 836,00	€ 0,00
B.3	Vloeren, houten constructiedelen	-	-		€ 0,00	€ 0,00
B.4	Sanitair	-	-		€ 0,00	€ 0,00
B.5	Ventilatie / vocht	-	-		€ 0,00	€ 0,00
B.6	Diversen	-	-		€ 0,00	€ 0,00
<b>TOTAAL</b>					<b>€ 836,00</b>	<b>€ 0,00</b>

### TOELICHTING

- Code: Verwijst naar bijgevoegd programma van eisen en aanbevelingen.
- Locatie en omschrijving gebrek: De plaats waar de voorziening moet worden getroffen en een omschrijving van het gebrek.
- Actie: S= slopen; H= herstellen; V= vervangen; N= nieuw aanbrengen; O= overig (toelichten)
- k.v(%): Kostenverdeling bij gestapelde gebouwen; k.v. geeft aan welk percentage van de totale kosten aan de woning wordt toegerekend op basis van de splitsingsakte, of een inschatting van de inspecteur. Een voorbeeld: totale kosten € 10.000,- bij 4 appartementen => k.v.= 25%, noodzakelijke kosten: € 2.500,-.
- Direct noodzakelijke kosten: Kosten die direct moeten worden gemaakt ter voorkoming van verdere schade of vervolgschade.
- Op termijn noodzakelijke kosten: Kosten van toekomstig onderhoud (naar keuze binnen 5, 10 of 15 jaar) op basis van een bij het rapport te voegen onderhoudsplan.

## BOUWKUNDIG RAPPORT NATIONALE HYPOTHEEK GARANTIE (pagina 3)

### PROGRAMMA VAN EISEN EN AANBEVELINGEN (vervolg)

CODE	KEURINGSRESULTATEN ALGEMENE BOUWDELEN	BOUWBESLUIT
A.0	FUNDERING Bij scheefstand en/of scheurvorming in muren moet door een deskundige de oorzaak worden onderzocht. Voorzieningen moeten overeenkomstig het rapport van de deskundige worden uitgevoerd.	§ 2.1.2 + § 2.2.2
A.1	KRUIPRUIMTE Bij een gevelbreedte van ten hoogste 5 meter moeten tenminste twee muisdichte ventilatieopeningen ten behoeve van kruipruimteventilatie aanwezig zijn. Bij grotere gevelbreedten minimaal drie. In de kruipruimte moet voldoende luchtcirculatie mogelijk zijn (let op puinstort).	§ 3.17.2
A.2	PORTIEK/GALERIJ Aangetaste betonplaten en lateien herstellen of vervangen. Scheuren in metsel- en pleisterwerk uithakken en herstellen overeenkomstig bestaand werk. Beschadigde en gescheurde stenen vervangen. In het metselwerk (of beton) opgenomen stalen constructiedelen inspecteren op roest. Zonodig behandelen of vervangen. Ernstig aangetaste consoles, balken en kolommen herstellen of vervangen. Uitgesleten of beschadigde vloerdelen en traptraden aanhalen of vervangen. Losse leuningen vastzetten. Ontbrekende leuningen opnieuw aanbrengen. Beschadigd of aangetast hekwerk en borstweringen herstellen of vervangen.	
A.3	DAK Bij een kap gebreken aan de constructie zoals spanten, muurplaten, gordingen, dakbeschot, tengels en panlatten opheffen door herstel of vervanging van onderdelen. Bij een plat dak gebreken aan de constructie zoals dakbeschot, balklaag en onderslagen opheffen door herstel of vervanging van onderdelen.	§ 3.6.2 § 3.6.2
A.3.1	DAKBEDEKKING Kapotte en poreuze pannen of leien en vorsten vervangen. Scheefliggende dakpannen of leien en vorsten herleggen. Opgewaaide en losgeraakte shingels opnieuw bevestigen of de bedekking geheel vervangen. Loodaansluitingen nazien en indien nodig herstellen of vervangen. Gebreken aan zinken-, bitumineuze-, mastiek- of kunststofdakbedekking opheffen (bedekking zo nodig geheel vervangen). Indien nodig ballast (grind, tegels) aanvullen of vervangen. Gebreken aan goten en randafwerking opheffen.	§ 3.6.2
A.3.2	SCHOORSTENEN EN VENTILATIEKANALEN BUITENDAKS Gebreken aan het metsel-, voeg-, en stucwerk herstellen. Gebreken aan schoorsteenkoppen herstellen of geheel vervangen inclusief de potten. De afwaterende afwerklaag herstellen en impregneren of geheel vervangen en impregneren. Gebreken aan het loodwerk herstellen of het loodwerk geheel vervangen.	§ 3.10.2 + 3.11.2 / § 3.6.2
A.4	BRANDVEILIGHEID Tempex verwijderen	
A.5	ONGEDIERTE/ZWAM Bestrijding van ongedierte/zwam dient te gebeuren overeenkomstig een door een deskundige opgemaakt rapport.	

## BOUWKUNDIG RAPPORT NATIONALE HYPOTHEEK GARANTIE (pagina 4)

### PROGRAMMA VAN EISEN EN AANBEVELINGEN (vervolg)

CODE	KEURINGSRESULTATEN ALGEMENE BOUWDELEN	BOUWBESLUIT
B.1.1	BETONWERK GEVELS Aangetaste betonelementen herstellen of vervangen.	§ 2.1.2 + § 2.2.2
B.1.2 B.1.2.1 B.1.2.2	METSELWERK/GEVELS Optrekkend vocht bestrijden. Gevolgschade herstellen. Scheuren in metsel- en pleisterwerk, alsmede loszittend pleisterwerk, uithakken en herstellen overeenkomstig bestaand werk. Beschadigde en gescheurde stenen vervangen.	§ 3.6.2
B.1.2.3	Gemetselde borstweringen met scheurvorming en losse stenen herstellen dan wel vervangen overeenkomstig bestaande toestand (eventueel in	§ 3.6.2
B.1.3	METALEN CONSTRUCTIEDELEN In het metselwerk (of beton) opgenomen stalen constructiedelen inspecteren op roest (indicator is scheurvorming en/of het uitduwen van stenen). Zonodig behandelen of vervangen. Ernstig aangetaste consoles, balken, kolommen en hekwerken herstellen of vervangen.	§ 2.1.2 + § 2.2.2
B.2.1	KOZIJNEN/RAMEN/DEUREN BUITEN Aangetaste delen herstellen of vervangen. Gang- en sluitbaar maken van slecht sluitende of klemmende ramen of deuren. Dakramen/dakkapellen wind- en waterdicht maken. Verrotte onderdelen (eventueel het gehele element) vervangen. Gang- en sluitbaar maken van te openen delen. Lood en zinkwerk zo nodig herstellen of vernieuwen. Waterslagen en onderdorpels zonodig vervangen.	§ 3.6.2 § 3.6.2
B.2.2	SCHILDERWERK BUITEN Bij bestaand houtwerk loszittende of ondeugdelijke verflagen verwijderen. Houtwerk schuren, stoppen, tweemaal gronden en aflakken. Bij bestaand staal het staal na ontroesting en reiniging tweemaal gronden eenmaal met corrosiewerende verf- en aflakken. Bij nieuw houtwerk alle in het zicht blijvende houtvlakken driemaal behandelen met een dekkende beits of overeenkomstig de bestaande situatie. Van onverzinkt staal walshuid/roesthuid verwijderen en conserverend behandelen. Bij verzinkt staal eventuele beschadigingen bijwerken met zinkcompound. Van een te schilderen element moet ook het binnenschilderwerk in goede staat verkeren (anders voor het element ook binnenschilderwerk opnemen) Kapot glas vervangen.	§ 3.6.2
B.3	VLOEREN, HOUTEN CONSTRUCTIEDELEN Door houtrot en/of zwam aangetast hout (balken, onderslagen, kolommen en hekwerken) vervangen. Indien nodig balken of onderslagen verzwaren. Bij constatering van zwam moeten maatregelen gebaseerd zijn op deskundigadvies (zie ook bij A.5).	§ 2.1.2 + § 2.2.2
B.4	SANITAIR Alleen indien een bruikbare voorziening geheel ontbreekt, moet een post opgenomen worden voor het alsnog aanbrengen ervan.	
B.5	VENTILATIE/VOCHT Bij inpanidige keukens, badkamers en wc's dient voldoende ventilatie mogelijk	§ 3.10.2 + § 3.11.2



## Perfectkeur

### Company information and other services

Perfectkeur B.V. is an autonomous, self sufficient, technical consultancy company. As a nation wide operating organization, the specialist for technical survey of homes. We offer an all-round and diversified package of services, for which our quality of customer service and finished product is the determining factor for the customer.

For many years Perfectkeur B.V. makes the difference in the market, by going just that little further in many ways! In the development of the reporting- and survey methods Perfectkeur B.V. is absolutely a trendsetter in the market. As ISO 9001, SC-540 en BRL-9500 certified company our level of quality is guaranteed.

#### Other services

You have already become familiar with us through of this report. Underneath you will find a selection of our other services that we can execute for you with equal pleasure, passion and accuracy.

Bouwkundig onderzoek	Energie label & -advies	0-Meting & Onderhoudsplan	Specialistische diensten
<ul style="list-style-type: none"><li>Bouwtechnische keuring</li><li>Betonrotkeuring</li><li>Asbestscan</li><li>Asbestconsult</li><li>Asbestinventarisatie</li><li>Bouwfasebegeleiding</li><li>Oplevering verbouw</li><li>Funderingsonderzoek</li></ul>	<ul style="list-style-type: none"><li>Energie label woning</li><li>Energie advies woning (EPA-W)</li><li>Energie label zakelijk</li><li>Energie advies zakelijk (EPA-U)</li><li>Plattegrond i.c.m. Energie label</li><li>Energie prestatie certificaat</li></ul>	<ul style="list-style-type: none"><li>Meerjaren Onderhoudsplan</li><li>Onderhoudsplan zelf maken</li><li>Vooropname / 0-meting</li><li>Vooropname Extérieur</li><li>Vooropname Basis</li><li>Vooropname Uitgebreid</li><li>NAP-Hoogtemeting</li><li>Deformatie basis</li><li>Deformatie uitgebreid</li><li>Depot Akte / Bouwexploot</li><li>Scheur meters</li></ul>	<ul style="list-style-type: none"><li>Technisch beheer vastgoed</li><li>Schade-expertise</li><li>Juridische geschillen</li><li>Videoscoop inspectie</li><li>Endoscoop inspectie</li><li>Gevel inspectie</li><li>Kruipruimte (speciaal)</li><li>Thermografische inspectie</li><li>Vochtproblemen inspectie</li><li>Veiligheidskeuring NTA8025</li></ul>

**For an up to date summary of all our services and rates you can always visit our website [perfectkeur.nl](http://perfectkeur.nl)**

#### Information about; elaborate energy efficiency advice.

An energy efficiency advice of Perfectkeur B.V offers considerable extra value when selling or purchasing a house. The inspector will list what the current situation of the house is, and where you can save energy. The feasibility of interventions is also looked at. A technical intervention never stands alone and always has consequences. Therefore our certified building engineer takes the whole of the house into account and takes measurements to avoid consequential problems. An energy efficiency survey pays itself in the short term!

#### Information about; concrete decay surveys and repair advice.

The problems with concrete decay are usually related to the use of Kwaaitaal and Manta floors. In a certain building period there has been a manufacturing fault that causes concrete decay over time. Perfectkeur B.V performs a survey and offers a detailed repair advice. Survey and repair advice are of the highest standards. These are documented in CUR recommendations 79 and the BRL 2818. For repair of floors we offer no less than a 20 years guarantee of the whole floor!

#### Information about; additional surveys when selling and purchasing houses.

You have here a technical survey that gives an assessment of a house. In addition to this technical survey Perfectkeur B.V has several extensive survey possibilities. For example guidance in the building process of new houses, video scope surveys for areas that have limited access and elevations. You are also in the right place for specialized surveys like thermo graphic inspections (infra-red), foundation surveying or air tightness measurements.

#### Information about; long term maintenance plans (MOP)

We offer a unique MOP. This varies from the possibility to carry out a survey on the spot by our building engineer, to a DIY MOP on our website. But also the most extensive form of MOP, which is the complete management and execution of the maintenance of buildings. All options provide a transparent and to the customer clear plan that can be checked online at all times.

#### Information about; pre-assessment or 0-measurement

If there are works in the vicinity of the buildings that carry a risk of cause damage to the building, then we can carry out a pre-assessment. By means of a technical assessment accompanied and photographic recording we capture the current state of a building. We also install crack registration devices in critical spots, so that potentially occurring damage becomes visible immediately.