

Technical Inspection Report



of the technical inspection carried
out on:

Demolaan 1A
1234AB Demostad



Perfectkeur





Perfectkeur

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For your convenience

On 20 oktober 2025 I carried out a technical inspection on the demolaan 1A. I did that with great pleasure and to the best of my ability and knowledge. The results of my findings and advice can be found in this complete inspection report. This complies with NTA 8060:2021. This is the norm that describes an uniform methodology for reporting the structural condition.

Our company is progressive and always focused on optimally providing our customers with the most accurate information. That is why we developed a new standard for a technical inspection. The quality of the inspection carried out by the inspector remains at least the same, but the difference lies in the reporting of the findings we report. Instead of one extensive and detailed report, you now receive two documents: 1) a clear summary of all identified defects and risks and 2) a complete, extensive and fully renewed technical inspection report.

This technical inspection report is a very extensive document. In addition to defects and assessment of risks, you will gain insight into the structural condition of the object, along with interesting information and maintenance tips. This makes our technical inspection report a versatile source of information. You can use this in the context of your investigation or reporting obligation when purchasing or selling a home. As an additional bonus, the report also informs you about the expected, non-regular maintenance costs in the coming years.

I thank you very much for the confidence you have placed in us and trust that the inspection I carried out will exceed your expectations.

If you have any questions about the technical inspection carried out, please feel free to send an email to klantenservice@perfectkeur.nl.

Yours sincerely,

Gerrit van der Heide





Perfectkeur

Table of contents

Inspection details

Information in advance

Specifics in advance

Further investigation

Cost overview

Findings and defects

- Foundation
 - Crawl space and ground floor
 - Facades and window frames
 - Roofs and gutters
 - Installations, electricity, water and gas
 - Heating and ventilation
 - Kitchen and sanitary facilities
 - Interior
 - Outbuildings
-

Limited or not visually observable

Additional (maintenance) information

Other services

Liability

Annex: NHG structural report



Inspection details

Order details

Client name	T.E. Vreden
Client address	Woonstraat 10 1212 BB Demodrecht
Phone number	00102020202

Object details

Address	Demolaan 1A 1234 AB Demostad
Type	Appartement/Portiekflat
Construction year	1957
Occupancy	Empty

Authorisation

Technical inspector	Gerrit van der Heide
Report number / version	123456
Date of inspection	20 oktober 2025
Date of report	20 oktober 2025
Authorized by	Quality management



Information in advance

Scope of the technical inspection

A structural inspection is a visual inspection of all structural components at a specific moment in time. This, and the non-destructive method of this inspection has its limitations.

Roofs, gutters, etc. are inspected, if possible and if necessary, using a ladder (up to a maximum of 6 meters). Inspection can only take place if the use of tools can be deployed without risks. Crawl spaces are visually inspected in the immediate vicinity of an access hatch, if present and easily accessible.

The condition of the foundation is not part of a technical inspection. Should the inspector see signs that may indicate a problem with the foundation, the inspector will report this and - if he deems necessary - advise further investigation.

Perfectkeur is not liable for defects that were not visible within the scope of the technical inspection at the time of the inspection. Gathered information, provided by third parties, is not the responsibility of Perfectkeur. Invisible and/or by the owner/seler unmentioned defects or risk factors fall outside the responsibility of Perfectkeur B.V. The technical inspector does not check whether the object complies with the current building code or NEN standards. Where the inspector considers this important, reference is made to relevant standards.

Basic principles

The technical inspection and the technical inspection report comply with NTA 8060:2021. This is the norm that describes an uniform methodology for reporting the structural condition. The inspector will randomly assess the relevant parts during the inspection. For the entire inspection, therefore, all statements, defects, assessments, observations and findings relate exclusively to what is visually observable.

For parts that are not or difficult to observe, the inspector will base his assessment on characteristics that indicate a possible risk. If he sees reason to do so, he will recommend further investigation to identify or rule out risks. The role of the technical inspector can be compared to that of a general practitioner. The inspector assesses, analyzes and reports. If in doubt, we will refer you to specialist research.

Exclusions

Due to the fact that all elements are randomly inspected, Perfectkeur does not guarantee that all visible defects are identified. In addition, defects may still become visible in structural elements and/or (insulated) pipework after removal of finishes, false walls, roller shutters, awnings, cladding or other elements, while these have been assessed as sufficient or good in this report. Defects found during repair or replacement may also turn out to be larger in scale or have more consequential damage to underlying parts than is visually observable during the technical inspection, which may also result in higher costs.

Inspection of the electrical and gas installation, existing pipes, other installations, sewerage, asbestos, fungus, woodworm or other vermin are not part of a technical inspection. If this report contains comments or findings about these components, this only has a signaling function. A specially intended inspection must always be carried out for these parts.

Wood pests such as brown rot, woodworm and longhorn beetle are often very difficult to detect visually. To trace or recognize these, a destructive examination must often be carried out. Further investigation in which beam by beam is 'tapped off' may still reveal that damage is present to a greater or lesser extent.



If rising damp or another risk related to damage to the floors and walls is found, this will be mentioned in the inspection report. In most cases, further investigation is necessary, which also makes possible consequential damage clear.

Reading Guide

Principle groups

The results of the technical inspection are subdivided per principle group. These principle groups give you a logical and clear insight into the condition of the inspected object. We try to do this as structured as possible. The results are divided into five sections:

- Further investigation
- Cost overview
- Findings and defects
- Limited or not visually observable
- Additional (maintenance) information

Further investigation (NO)

If an element/defect is not visible, but the inspector suspects a risk of a defect or damage, the inspector will recommend further investigation. You can read more about this in the further investigation section.

Cost overview

The costs in the cost overview are:

- based on (necessary) repair and not on complete replacement or (aesthetic) improvement, if technically possible and economically justified;
- indicative, no rights can be derived from this. For a price calculation it is recommended to request a specified quote;
- based on execution by third parties, including materials and labor (no so-called do-it-yourself work);
- excluding shoring, demolition and scaffolding costs and any consequential damage, because this cannot be estimated;
- including VAT and based on national average prices from official construction cost databases and at an average luxury level.

The items above can strongly influence prices.

This report can be used for the NHG (Nationale Hypotheek Garantie). We have included a separate cost summary for this. This consists of the total costs that must be included in accordance with the NHG Schedule of Requirements. As a result, these costs may differ from the extensive cost overview.

Findings and defects

The "Findings and Defects" section lists all relevant inspected components and provides a condition assessment. A finding is rated as good or sufficient. If it is insufficient or poor, we refer to it as a defect (does not meet the original function).

Assessment	Meaning
Good	Meets the original function
Sufficient	Non-regular repair/maintenance within 1 to 5 years
Insufficient	Repair/replacement is necessary within 3-12 months
Poor	Repair/replacement is necessary within 0-2 months



Limited (BW) or not visually observable (NW)

There are situations and circumstances in which things are limited or not visually observable. Based on what he observed at the time of the inspection, the inspector saw no need to recommend further investigation. However, we find it important to bring this to your attention so that you are aware of this. The choice is then yours to have further investigation done based on this information to obtain certainty, or to estimate and accept the impact. That is why we mention these in a separate chapter.

Additional (maintenance) information

This technical inspection report not only shows the structural condition. An object is subject to weather and living conditions and therefore requires regular maintenance. In this part we provide you with additional information and tips about maintenance. This means that this document remains interesting to consult even after you have become the owner.



Details in advance

Details that are of interest for the inspection

Present during inspection

Buyer
Buying agent
Selling agent

Weather conditions

Specific weather conditions can influence the inspection results. The weather is cloudy at the time of this inspection.

Information from those involved/owner/selling agent

The question was specifically asked whether there were any known structural or installation defects that might not be visually observable. No details were known and/or reported at the start of the inspection.

Asbestos

It is not known whether asbestos/asbestos-suspected material is present.



In any object built before mid-1993, the presence of asbestos cannot be excluded through this visual inspection because it is not a formal part of the inspection. Asbestos may be present in roof boarding, floor cloth, walls, insulation, cord, corrugated sheets, panels, parapet, adhesives, cloth, spray cement, tiles, etc. If you want certainty about this, an asbestos inventory must be carried out.

Home Owners Association (VvE)

With the share in the VvE calculated or obtained by us, the necessary costs of only the general building parts are settled with other residents.

Costs related to maintenance and repairs are for the V.v.E. For example, the roof needs to be replaced at a total cost of € 1,000.00 and your share in the VvE is 25% or 1/4 part, then € 250.00 costs will be included for your object.

Elements such as facade, window frames, balconies, etc. are usually a structural part of the homeowners' association. If a defect is noted in such an element, this always only concerns the defect in this inspected object, the defects and costs for other objects (for example window frames) have not been calculated, therefore in several cases the costs are not offset against the percentage in the homeowners' association.

This VvE is active. There is an annual general membership meeting and maintenance is carried out regularly.

The VvE has planned maintenance in the coming years. It is important for you to know whether money has been reserved for this maintenance or whether the residents are expected to make an additional contribution in due course to finance this maintenance.



Further investigation

Explanation

A technical inspection is a visual, general inspection. This has its limitations. Sometimes the inspector cannot (fully) assess a component, but there are indications that cause the inspector to recommend further investigation. These components are listed on this page with an assessment of the risk. Failure to follow the inspector's advice regarding conducting further investigations could potentially have (major) financial consequences. We are happy to help you with this by giving you insight into the (financial) impact of the possible consequences. More information can be found at perfectkeur.nl/naderonderzoek.

Risk assessment

The risk assessments are indicated based on the knowledge, experience and interpretation of the inspector. He does this to the best of his knowledge and insight, but it remains an indication, the accuracy of which we cannot guarantee.

- High chance of (more) damage - further investigation is strongly recommended - high urgency.
- The risk appears to be acceptable, but in case of certainty - further investigation is recommended - medium urgency. Take the (financial) risk of damage into account when making your decision.
- Low risk – further investigation is only necessary if you want certainty.

Recommended further investigation

Risk	Principle group	Element
●	Installations, electricity, water and gas	Earthing

Cost overview

Principle group	Direct costs		Longer term costs	Total costs
	0 - 2 months	3 - 12 months	1 - 5 years	
Foundation				
Crawl space and ground floor				
Facades and window frames		48	298	345
Roofs and gutters				
Installations, electricity, water and gas		640	1.200	1.840
Heating and ventilation				
Kitchen and sanitary facilities				
Interior				
Outbuildings				
Subtotal	€ 0	€ 688	€ 1.498	€ 2.185
Total		€ 688	€ 1.498	€ 2.185

The direct item represents the costs of structural defects that need to be repaired/replaced immediately and/or within 1 year. These costs are often included as a resolutive condition in the purchase agreement.

Explanation

Cost	Within	Assessment	Meaning
Direct	0 - 2 months	poor	Repair/replacement is necessary at very short notice.
	3 - 12 months	Insufficient	Repair/replacement is necessary within a maximum of 1 year.
Longer term	1 - 5 years	Sufficient	Repair/maintenance is expected within 1 to 5 years.

Please note: The listed and mentioned costs are indicative. Please also read the explanation under "preliminary information." We emphasize that the prices charged by third parties, such as contractors and roofers, may differ significantly from those provided here. This is dependent on the region and other circumstances. These (regional) price differences cannot be accounted for in this cost overview. For this reason, no rights can be derived from the amounts stated here, and we recommend always obtaining multiple quotes from local suppliers for a more accurate cost estimate.



NHG cost overview

The costs below are the total amounts of the costs drawn up in accordance with the Program of Requirements (PoE) and recommendations of the NHG. This PoR has been added as an annex.

	Direct costs	Longer term costs	Total costs
Total	€ 48	€ 298	€ 345

Cost indication for further investigation

	Indication of costs
	€ 400



Findings and defects

Foundation

Foundation unknown

The foundation is a crucial part of a building or structure that ensures the transfer of its weight and external forces, such as live loads, snow, and wind pressure, to the load-bearing ground below.

Due to the dry summer of 2018, many homes and buildings face the risk of subsidence. Cracks may appear, particularly in structures built before 1970, as the soil contracts and the foundations settle. Additionally, the groundwater level was so low for an extended period that wooden piles were no longer submerged, leading to decay. The KCAF anticipates that many houses are now in a hazardous condition.

Typically, the foundation or its type is not visible. A property is evaluated for any tilt or sinking. Floors, facades, and walls are inspected for any damage resulting from a compromised foundation.

Houses built on wooden piles may encounter issues due to 'pile plague' affecting the timber. In structures erected on 'steel', soil subsidence can lead to the building settling. Conversely, houses constructed on concrete piles have virtually no risk of foundational issues. Persistent drought and fluctuating groundwater levels put many homes at risk of subsidence.

Particularly in houses constructed before 1970, cracks can form as the soil dries and the foundation lowers.

Should there be any uncertainty or detected flaws, they will be marked as a 'NO' in the assessment report.

It is unknown and could not be determined during this building inspection how the object is founded. No data is known regarding pile, steel or other types of foundation. If certainty or more information is desired, further investigation is recommended.



Findings

Foundation unknown

Foundation risk assessment

As far as this was visually observable during the investigation, no special features were found in the house that would suggest a problem with the foundation.



Crawl space and ground floor

Accessibility

A crawl space is nothing more than a small space between the foundation of the house and the ground floor. This space is usually between 50 and 80 centimeters high. So, as the word suggests, you can just crawl through it. The crawl space is usually not easy to reach.

Findings

Accessibility

Crawl space

During the investigation it appeared that there is no crawl space, or at least no access to the crawl space. This makes it impossible to make a statement about the condition of the underside of the floors, the situation under the floor and any pipes that may be present.

For your information



Facades and window frames

Balcony

In architecture, the balcony is a protrusion on a facade whose top surface (the balcony floor) is accessible from the building. The balcony is always open on at least one side and is located on a floor of a building. A balcony is often equipped with a balustrade or fencing.

Balustrade

A balustrade is a low fence or wall that protects against falls from, for example, a balcony, gallery, stairs or platform when there is a height difference.

Brick headers, lintels and masonry

A structural element (lintel) is a beam of concrete, wood, steel, stainless steel or masonry above a facade opening. Usually the lintel will be attached above a frame in the adjacent wall parts to transmit the load to that wall.

Facade construction

An exterior wall is the wall at the front, back or side of a house. In most cases, an exterior wall has a load-bearing or stabilizing function. Therefore, you cannot simply remove (partially) an exterior wall.

Facades are inspected for the condition of the materials used and the finishes. Facade parts behind vegetation or other obstacles have not been inspected.

Frames

Frames surround and support the entire window system with a framework that includes the header, sill and jamb. Frames hold glazing firmly in place within the wall of a home.

Glazing

If this object has wooden frames, additional costs must be taken into account, such as repairing the paintwork, etc. after installing the new glazing.

Leakages in insulating and/or double glazing are not always immediately, completely but certainly not easily noticeable; leaks can often only be detected in certain light or changed weather conditions.

In favorable weather conditions, leaks can sometimes be completely invisible or, on the other hand, visible. In some cases, a white rash is visible on the aluminum strip between the glazing, which can corrode older glass.

Water retaining facility

A flood defense is a facility that drains rainwater from a part that does not itself have a water retaining facility. This provision can also consist of different materials.



Findings

Facade construction - Concrete/gravel elements

Condition of the concrete facade

No unusual features were found on the concrete walls/facades. These are in sufficient condition and can function.

Assessment: **Good**



Facade construction - Brickwork

The condition of the masonry

The facades have been inspected for other defects. Damage has been noted. The damage must be repaired in accordance with existing work and finish.

Assessment: **Sufficient**

1 - 5 years: € 55

VvE: € 220



Brick headers, lintels and masonry

Concrete

Condition of roller layers & lintels

As far as visually observable, no deviations were noted in this structural part during the inspection. This element is in good condition and can function.

Assessment: **Good**



Water retaining facility

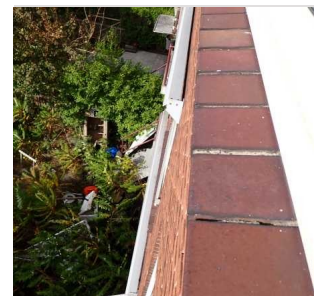
Window sill stones - en back

The condition of the mortar joints

The mortar joint of the water hammer has been washed out and/or is insufficiently present. This allows moisture to enter the facade with a risk of leakage. The defects in the joints must be repaired. Remove old joints, grind materials clean and clean them completely, after which the new mortar joint can be applied.

Assessment: **Sufficient**

1 - 5 years: € 140



Frames - Type of material

Aluminum (frame)

Frames

The frames are in sufficient condition. However, regular maintenance must be carried out, and any recommended repairs must also be carried out. Based on a sample, it has been determined that the rotating parts function sufficiently. The moving parts must be maintained and cleaned periodically.

Assessment: **Good**

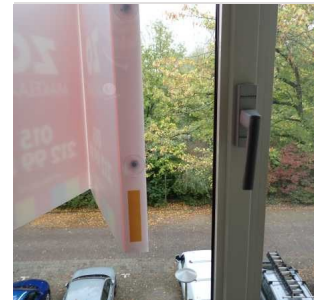


Aluminum (frame)

The hinges and locks

The hinges and locks have been checked. The material functions well and is well maintained. Regular maintenance must be carried out annually.

Assessment: **Good**



Plastic (frame)

Frames

The frames are in sufficient condition. However, regular maintenance must be carried out, and any recommended repairs must also be carried out. Based on a sample, it has been determined that the rotating parts function sufficiently. The moving parts must be maintained and cleaned periodically.

Assessment: **Good**



Plastic (frame)

The hinges and locks

The hinges and locks have been checked. The material functions well and is well maintained. Regular maintenance must be carried out annually.

Assessment: **Good**



Frames - Glazing

Double glazing - front

Sealing of the glazing

There are defects in the rubbers and/or seal between frames and glazing. If these connections/seals are not in optimal condition, moisture will enter and there is a high risk of leakage and/or deterioration of the material from the inside. The defects must be repaired immediately.

Assessment: **Sufficient**

1 - 5 years: € 65



Balcony - Floor

Concrete

Condition of the floor finish

As far as visually observable, no abnormalities were found on the floor of the balcony during the inspection. This part / facility is in good condition and can function.

Assessment: **Good**



Balcony - Balustrade

Steel - en back

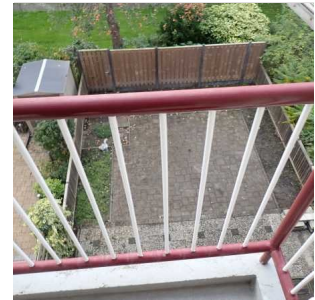
Condition of the paint work

The painting needs attention. Professional maintenance must be carried out. Specially treat sensitive parts, such as horizontal parts and connections. To the extent necessary, carry out inspection and repair of defects at weak points.

Assessment: **Sufficient**

1 - 5 years: € 38

VvE: € 150



Balcony - Further findings on the balcony

Paintwork balcony cupboard

The paintwork of the balcony cupboard is in poor condition. Maintenance will need to be carried out over time. When older layers of paint are removed, more wood rot may become visible. Defects in woodwork must be repaired. We assume that simple recovery is possible. Please seek advice regarding the paint system to be applied.

Assessment: **Insufficient**

Direct (3 - 12 months): € 48

VvE: € 190



Findings and defects

Roofs and gutters

Gutters

Gutters have an important function. Namely the drainage of rainwater in a controlled manner to the sewer. Without a gutter, water would drain directly from the roof surface. This can cause moisture problems and leaks. In addition, the facade can also be damaged if the gutter does not work properly or is not present. The functioning of the gutters cannot always be assessed during a technical inspection.

Overhang/fascia

A roof overhang is a part of the roof that extends just beyond the facade. This protrusion can vary from a few centimeters to about 25 centimeters.

A fascia is a finish of the roof and/or gutter. This provision is usually a wooden plank or solid core material.

Rainwater drains

A rainwater drain (HWA) ensures that rainwater is drained from the roof and gutter to the sewer. Every roof must be equipped with a rainwater drain. With the exception of thatched roofs, gutters and HWA do not have to be present. In that case, other facilities are available for draining rainwater.

Rainwater drains serve to drain rainwater in sufficient quantities in relation to the surface area. There must be one rainwater drain per 20 m² of surface area. For sloping roofs this is one rainwater drainage per 50 m² of sloping roof slope. Naturally, frequent cleaning and removal of dirt is a requirement.

Roof of main building

A roof surface can be constructed from several materials and must be finished waterproof. Any defects may have caused damage that is not visible during a visual examination.

No investigation has been carried out to determine whether the current roof, its entire structure and the roof coverings used are suitable for installing solar panels or whether work is required first.

Roofing

Roof coverings are, as far as possible, checked for age, processing and condition. The assessments are of course based on a visual snapshot.



Findings

Roof of main building - Roofing

Not inspectable

Roof inspection not possible

During the investigation, the roof was not or insufficiently inspected. The causes for this can be diverse, such as the height of the roof, the finish of the gravel layer or the presence of water on the roof. As a result, no judgment can be made about the structure and the general condition of the roof. In addition, any facilities, such as roof penetrations, chimneys and similar elements, were not or only very limitedly inspected.

For your information



Overhang/fascia

Volkern

Condition

No defects were found on the overhangs/fascia. The whole is in sufficient condition and can function. Of course, regular maintenance must be carried out. This maintenance depends on the current condition, material and color.

Assessment: **Good**



Gutters

inaccessible

Not reachable

The roof had not been inspected at the time of the inspection. The reasons can be various. In this case the roof is not accessible. No statement can therefore be made about the materials used and their condition.

For your information



Rainwater drains

Condition of the HWA (rainpipe)

As far as visually observable, no deviations were noted in this part during the inspection. The rainwater drains are in good/sufficient condition. The mountings and drainage are sufficient. The whole can function as intended.

Assessment: **Good**



Findings and defects

Installations, electricity, water and gas

Electricity

Although the installations do not form part of the structural part, they are visually assessed due to their importance in relation to the whole of the object, in order to immediately identify visible defects. This visual assessment is not in accordance with NTA 8025. No research is carried out into the correct functioning in relation to the components and/or devices present.

It is therefore not possible to make a definitive statement about the correct installation of the wiring in the entire house and the meter cupboard. Only four groups may be placed behind one earth leakage circuit breaker, but it is not possible to visually assess whether this is actually the case. With more than four groups, it is also not possible to confirm whether there are sufficient earth leakage circuit breakers present according to the applicable standard. This depends on the year the house was built and any changes over the years.

A certified installer must always be called in for the final assessment and possible adjustments.

Earthing

Earthing is an extra safety measure that ensures that the current flows into the ground in the event of a fault. In the Netherlands we use a ground-earth system. You can recognize the plugs by the 2 strips on the outside of the plug and the socket.

Ground fault

An earth leakage circuit breaker is a switch that automatically operates when it measures leakage current. The switch turns off and the entire distribution box is turned off. This is also called de-energizing the system. In an electrical installation there is usually a circuit.



Gas

Although the installations do not belong to the structural part, they are included in the assessment because of their importance in relation to the whole of the object.

The assessment is therefore limited, but is carried out as completely as possible. The gas installation is visually inspected and therefore not inspected. For a technical assessment, a safety inspection can be carried out during which the gas installation can be checked for pressure loss. For more information about a safety inspection, please call our experts.

Safety installation

Smoke, fire and carbon monoxide detectors were not checked for function or correct location during the inspection.

Sewerage / drainage

Most sewer systems drain rainwater in addition to wastewater. These are called 'mixed sewer systems'. There are also 'separate sewer systems'. These drain the wastewater to the water treatment plants. The rainwater goes to surface water (such as lakes and rivers) via a separate system. Another system is the 'pressure sewer'. A pump in an underground well pushes the wastewater to the treatment plant via thin plastic transport pipes. Rainwater may not be connected to the pressure sewerage system.

Outdoor sewers cannot be visually inspected, therefore they cannot be assessed. The presence of a septic tank must be indicated by the broker/seller to the purchasing party.

Where present, the underground pipework or the pipework behind false walls and/or behind paneling (such as pipe ducts) is not visually visible and has not been inspected.

Water

During the structural inspection, the water supply/water meter and the (visible) pipework are inspected. In addition, the water transport and the water pressure/tap points (hot and cold) are checked.



Findings

Water

Condition of water retaining facilities

As far as visually observable, no deviations were found in the water system during the inspection. This component / facility is in good condition and can function.

The following only applies if the water supply was not shut off during the inspection: The taps have been checked and the amount of water discharge is sufficient. The entire system functions sufficiently. No special features were found.

Assessment: **Good**



Electricity - Ground fault

Earth leakage circuit breaker is missing

One or more residual current devices are missing. Since 1975, residual current devices have been mandatory for new or modified electrical installations in homes. This applies to all circuits, not just wet areas. While there is no requirement for installations before 1975, installing residual current devices is strongly recommended for safety reasons. Consult a certified installer for advice on the correct application.

Assessment: **Insufficient**

Direct (3 - 12 months): € 380



Electricity - Distribution box

Condition of the distribution board

The distribution box is an older system, but it can function. In connection with current wishes and minimum standards, it is recommended to replace this distribution box when modernizing the home.

Assessment: **Sufficient**

1 - 5 years: € 1.200



Electricity - Earthing

NO ●

Earthing

To the extent that this limited measurement of protective earthing has been carried out, it does not appear to function sufficiently. It may be that part of the wiring is not connected at all or partly, and it may also be that the earth pin is not connected or is not even present. This makes the situation seem unsafe.

Assessment: **Insufficient**

Direct (3 - 12 months): € 260



Electricity - System

Condition of the system

As far as visually observable, no deviations from the system were noted during the inspection. The wall sockets and switching material are in good condition.

Assessment: **Good**



Gas

The condition of the installation

No defects were found in the gas system. The assessment is limited, but, as far as visible, is carried out as carefully as possible. The gas installation is visually inspected and therefore not inspected.

Assessment: **Good**



Safety installation - Smoke alarm

Sufficient present on every floor

There are sufficient smoke detectors in this object. There is a test button on the detectors. We advise you to test this for signal preferably twice a year. The detector requires further maintenance (cleaning) and may not be painted. Smoke detectors must be present on all floors.

For your information



Safety installation - CO detector

Carbon monoxide

Place these detectors between 15 and 80 centimeters from the ceiling, but higher than the top of existing doors and windows. At a horizontal distance between 1 and 3 meters from the CO source. Not next to air inlets or air outlets. Not behind objects such as curtains and cupboards.

For your information



Sewerage / drainage

Cast iron

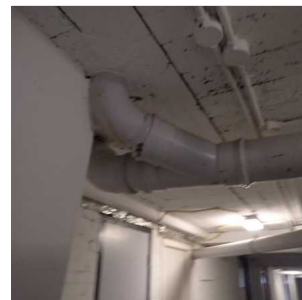
BW

Condition of the sewerage

With a sewer system made of such material, complete renovation is expected in the future. (The homeowners' association is responsible for the costs of this.)

Assessment: **Sufficient**

1 - 5 years: € 0



PVC

BW

Condition of the sewerage

The sewers (and any down pipes) are in sufficient condition. As far as visible, the sewerage system functions sufficiently and there is sufficient slope. The confirmation is sufficient. No unusual features were found.

Assessment: **Good**



Heating and ventilation

Heating system

A central heating boiler or full central heating boiler is the part of a central heating system that provides hot water to heat the accommodations in a building. This system is called central heating. A combination boiler also provides hot tap water in a home.

Where present, the underground pipework or the pipework behind false walls and/or behind paneling is not visually visible and has not been inspected. The insulated pipework also falls outside the scope of the inspection. Therefore no statements can be made about couplings, rust, insulation and the like.

Central heating boiler

A central heating boiler or full central heating boiler is the part of a central heating system that provides hot water to heat the accommodations in a building. This system is called central heating. A combination boiler also provides hot tap water in a home.

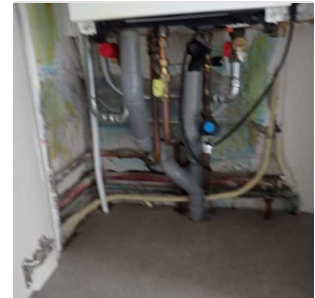
Findings

Heating system - Central heating boiler

The condition of the boiler

As far as visually observable, no abnormalities were found in the boiler during the inspection. This part / facility is in good condition and can function.

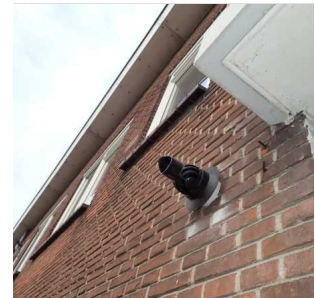
Assessment: **Good**



Flue gas discharge through the facade

Please note: the flue gas discharge from the boiler (or main fireplace/gas heater) runs through the facade through a horizontal outlet and is not subsequently discharged vertically to a higher level. This can lead to reduced air quality in the object when using open windows and/or the presence of (open) ventilation grilles in window frames. No costs have been budgeted to improve this situation.

For your information



Flue gas exhaust situation

There are no defects in the mounting of the flue gas exhaust. The flue gas exhaust is in good condition and can function.

Assessment: **Good**



Maintenance

Sufficient maintenance has been carried out. This central heating boiler has been demonstrably inspected in accordance with the Gas Boiler Act. The inspection sticker is present. This promotes the technical lifespan of the system and has a positive effect on energy consumption. Maintenance must be carried out periodically.

Assessment: **Good**



Technical lifespan

The heat generator has not yet reached its technical lifespan (15 years). It can last for a while with regular maintenance.

Assessment: **Good**



Heating system - Radiators

The condition of the radiators

As far as visually observable, no deviations were found in the system during the inspection. This part / facility is in good condition and can function.

Assessment: **Good**



Valves

The valves, insofar as they have been inspected, are in satisfactory condition. No details found.

Assessment: **Good**

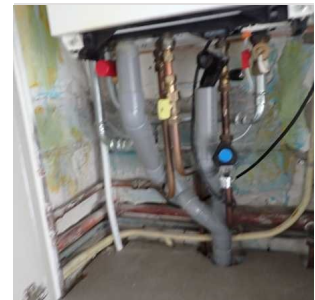


Heating system - Piping

Condition

As far as visually observable, no deviations were found in the pipework during the inspection. This part is in good condition and can function. The pipework is sufficiently braced. Please note that this remains the case with any adjustments to the system.

Assessment: **Good**



Indoor environment - Electric fan

Functioning of the electric fan

The electric fans have been checked for their function and not for their extraction or intake capacity. These devices function sufficiently. No defects were observed. As far as perceptible and audible, the bearings, etc., are also still in good condition. There is no direct noise pollution.

Assessment: **Good**



Findings and defects

Kitchen and sanitary facilities

Bathroom

The bathroom's technical assessment is based solely on its facilities, including the tap, drain, toilet, shower, sink, and others, as well as the tiling, sealant, and grout. No aesthetic evaluation has been conducted, as it is inherently subjective.

Bathrooms, or 'wet areas,' inherently carry a potential risk of leaks, particularly when the sealant or grout is deemed moderate to poor.

Kitchen

The kitchen is inspected for defects in, among other things, tiling, sealing, joints, kitchen cabinet doors, hinges and locks, moisture, laminate layers, worktop, sink, tap and the like. The kitchen is only assessed technically, not aesthetically. The existing equipment has not been checked for functioning. Therefore, no statement can be made about this.



Findings

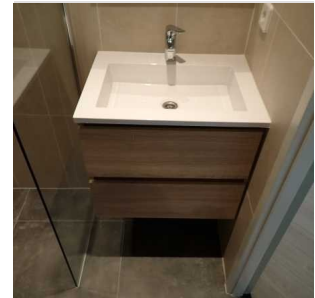
Bathroom - Geen gebreken geconstateerd

Floor

Bathroom is in good condition

The bathroom and the available facilities have been visually checked for defects. The bathroom is in good condition and can function properly apart from regular maintenance of the water-retaining seals.

Assessment: **Good**



Floor

Condition of the floor finish

The finish of the floor is in sufficient condition. No unusual features were found. The finish appears to function sufficiently and is sufficiently waterproof.

Assessment: **Good**



Floor

Condition of the wall finish

The finish of the wall is in sufficient condition. No unusual features were found. The finish appears to function sufficiently and is sufficiently waterproof.

Assessment: **Good**



Kitchen - Kitchen unit

Floor

Overall assessment of the kitchen

As far as visually observable, no deviations were found in the kitchen unit during the inspection. This part and/or this facility is in good condition and can function. The equipment present has not been checked for functioning. Therefore, no statement can be made about this.

Assessment: **Good**



Floor

Functioning of hinges and locks

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

Assessment: **Good**



Floor

Kit finishes

The sealant finishes for the sink and/or worktop must fit seamlessly to each other and to the walls and/or in any case the connection between these elements must be watertight. In this case no defects were found.

Assessment: **Good**



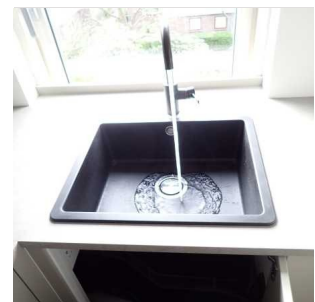
Kitchen - Additional facilities

Floor

Overall impression of the kitchen

As far as visually observable, no deviations were noted in this part during the inspection. This part / facility is in good condition and can function.

Assessment: **Good**



Findings and defects

Interior

Ceilings

A ceiling finish is defined as the finish that is applied directly or with the aid of a framework to the underside of a floor. There are many types of ceiling finishes.

Floors (constructive)

Floors are inspected visually only. In most cases, the floors have a finish (carpet, laminate, PVC, wooden floor). In that case, the floor under the finish cannot be inspected. After removing the finish, problems/defects may still become visible.

Interior walls

Internal walls refer to the ascending work. These walls can be made of different materials. Walls are checked on a random basis for cracks, subsidence and the condition of the finish.

Undoubtedly, when knocking on the walls, it will become apparent that loose plasterwork or defects are present that are not visually noticeable. Where there is a wall finish, the walls have not been inspected.



Findings

Floors (constructive)

Floor - Concrete

Floor

The floor is, as far as visually observable, flat and stable. No special features were found on the floor from above. No measurements were taken, the flatness was visually assessed.

Assessment: **Good**



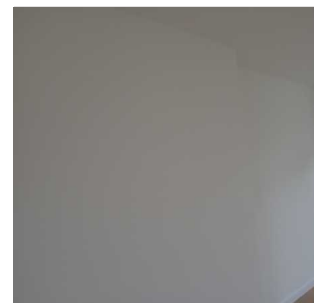
Interior walls

Interior in general

Condition

As far as visually observable, no deviations were noted in this part during the inspection. This part / facility is in good condition and can function.

Assessment: **Good**

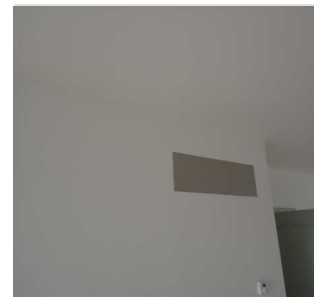


Interior in general

The condition of the plasterwork

In some places, if possible, the plasterwork has been tapped and it has been determined that the adhesion is sufficient. As far as can be observed during the inspection, the whole is in technically sufficient condition.

Assessment: **Good**



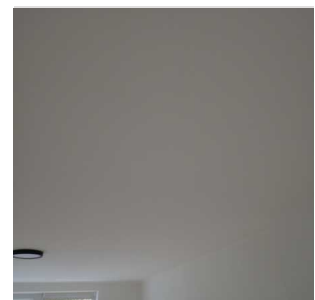
Ceilings

Interior in general - Plasterwork

The condition of the ceilings

As far as visually observable, no deviations from the ceilings were noted during the inspection. This part / facility is in good condition and can function.

Assessment: **Good**



Frames

Interior in general

Overall condition of the inspected interior doors and frames

As far as visually observable, no deviations were noted in the window frames during the inspection. This part / facility is in good condition and can function.

Assessment: **Good**



Interior in general

Hinges and locks

The hinges and locks function sufficiently. Regular maintenance must be carried out in due course.

Assessment: **Good**



Interior in general

Paintwork window frames

The interior frames, windows, doors and paintwork are in sufficient condition. Regular maintenance of paintwork must be carried out over time.

Assessment: **Good**



Outbuildings



Findings

Further outside the home

Bijgebouw -

Indoor storage

The storage rooms of the apartments are located in the basement of the building. No special features were found in the storage room of the apartment to be inspected.

For your information



Limited or not visually observable

There are situations and circumstances in which things are not visually observable. This may be due to the presence of wall-floor coverings, etc., but also because the height of the roof did not allow a proper inspection.

In this report we point out the parts that we have found to be limited or not observable. This way you can choose to make a reservation for this or to request more information about this part from the current owner.

Principle group	Element	
Installations, electricity, water and gas	Sewerage / drainage, Cast iron	BW
Installations, electricity, water and gas	Sewerage / drainage, PVC	BW
Heating and ventilation	Heating system, Expansion tank	NW

Please note: if the inspector suspects a relevant risk, he will recommend further investigation. However, there may be situations in which an inspector cannot inspect a component, but also cannot assess whether further inspection is necessary or desirable. We do advise you to check the impact of the limited or not observable components at www.perfectkeur.nl/naderonderzoek. This way you can make a responsible choice whether you want to have additional research done, or whether you accept the possible consequences.



Additional (maintenance) information

In this chapter we give you advice and tips about maintenance aspects, background information and points of interest of the object we inspected. This also concerns the materials we inspected. This information is focused on this object and therefore this report can also be used as a reference for future maintenance.

Facades and window frames

Balustrade

When the appropriate materials are used and applied according to the supplier's instructions, repainting is typically required every four to five years.

When the appropriate materials are used and applied following the supplier's guidelines, repainting is typically required only once every seven years.

The color and weather influences can affect the quality of the paintwork. It is important that regular maintenance is carried out on the paintwork. In particular, inspect the horizontal parts every 2 years and maintain them where necessary.

A rule of thumb is that paintwork should be updated approximately once every 4 to 5 years (regular maintenance). But this is highly dependent on the location of the home and the color or quality of the paint applied and the underlying materials.

Glazing

Preferably the rubbers should be replaced. If necessary, the rubber can be replaced with sealant, but this must always be done from corner to corner, so remove rubbers up to the corners after which sealant can be applied.

If this object has wooden frames, additional costs must be taken into account, such as repairing the paintwork, etc. after installing the new glazing.

Leakages in insulating and/or double glazing are not always immediately, completely but certainly not easily noticeable; leaks can often only be detected in certain light or changed weather conditions.

In favorable weather conditions, leaks can sometimes be completely invisible or, on the other hand, visible. In some cases, a white rash is visible on the aluminum strip between the glazing, which can corrode older glass.

Type of material

Regular maintenance of hinges and locks must be carried out annually, such as (if necessary) tapping in the hinge pins and applying lubricating oil to rotating parts.

Water retaining facility

A window sill stone (RDS) is a special hard-baked tile made of iron earth, which is shaped in such a way that it serves as a drip sill when placed under the sill of an exterior frame.

Interior

Ceilings

With plaster ceilings, there is an increased risk of cracking, particularly at the corners where they meet the walls or at the seams. This issue often arises from the thermal effects on the materials, and is more likely to occur during periods of dry and wet, cold and warm weather.

Frames

Regular maintenance of hinges and locks must be carried out annually, such as (if necessary) tapping in the hinge pins and applying lubricating oil to rotating parts.



Installations, electricity, water and gas

Sewerage / drainage

Cast iron has largely fallen into disuse due to the brittleness of the material and the low tensile loads it can withstand. One of the major advantages of cast iron is its sound-absorbing effect. Because the material is brittle, the acids from the waste water can enter the material and cause leakage. The technical lifespan of a cast iron sewer system has now been adjusted to 25 years with intensive use. With iron sewers, complete renewal in the long term must be taken into account.

The sewerage is made of PVC or PE material. The pipes are resistant to aggressive ground and waste water without the need for additional protection. They can be used both above and below ground for the transport of waste water and/or for sewerage. Research on excavated pipes has shown that 'old' pipes usually still meet today's requirements perfectly. There is therefore no reason to assume a limited lifespan. We can therefore assume that the technical lifespan of sewerage systems is more than eighty years according to current standards.

Heating and ventilation

Central heating boiler

In May 2022, the government announced that after 2026 you will no longer be allowed to replace your central heating boiler with a new central heating boiler. You must then choose whether you switch to a hybrid heat pump, heat network connection or a fully electric heat pump.

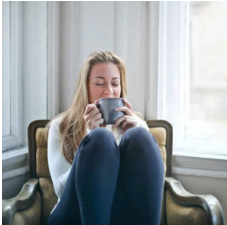
As of April 1, 2023, installation companies lacking certification are prohibited from working on gas combustion installations. Engaging in such work without certification is punishable by law. This regulation extends to consumers and other clients who hire uncertified companies for these services beyond the specified date.



Other services

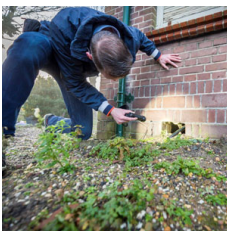
Research and advice

You have already met us through this report. Below is a selection of our other services that we can carry out for you with equal pleasure, passion and accuracy.



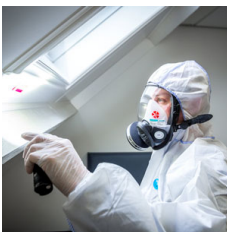
Energie Bespaar Advies (Energy Saving Advice)

Have you purchased the home that we inspected for you? Then it is worthwhile to look at the possibilities of sustainability. Many homes can still receive an 'upgrade' for more living comfort and lower costs. Perfectkeur's energy performance advisors are ready to give you independent advice on the most suitable energy-saving measures for your home. This way you ensure more comfort and lower living costs.



Foundation investigation

The problems surrounding foundation damage are increasing. There is also increasing attention from the government and the banking sector. Unfortunately, the problem is entirely at the expense and risk of the homeowner and is also not insurable. Perfectkeur carries out the so-called phase 1 investigation to identify the risk. Archive research, floor field and bed joint measurements are used to determine whether there are foundation problems and whether a phase 2 investigation is necessary.



Asbestos inventory

Perfectkeur can help you with both destructive and non-destructive testing for asbestos. Samples of material suspected of asbestos are taken by an Expert Asbestos Inventor. The risk class is determined based on the laboratory results. You will receive a report that is suitable for having a remediation carried out. This includes the type of asbestos involved, the percentage of asbestos and the application. Would you rather take a sample yourself? Then you can get started with our Asbestos Analysis Package.



Concrete decay inspection

Concrete decay concerns damage to ground floors in homes built between 1965 and 1983. This concerns the so-called Kwaaitaal or Manta system floors in which the reinforcement is "affected" from the inside by adding chemical agents. Perfectkeur can help you to have a thorough inspection carried out for this. You will also receive repair advice with a cost estimate.



Maintenance plan for your homeowners' association (VvE)

With an apartment you have to deal with annual maintenance of the building. That entails costs. The Owners Association (VvE) is obligated to draw up a maintenance plan to control these costs. Perfectkeur offers both a Multi-Year Maintenance Plan (MJOP) and a special Concise Maintenance Plan (BOP). The BOP is an ideal and affordable alternative for determining your reserve fund for smaller homeowners' associations.

For an up-to-date overview of all our services and rates, you can always visit our website www.perfectkeur.nl.



Liability

Independence and objectivity

Perfectkeur B.V. guarantees objectivity and complete independence in the inspections it carries out. Perfectkeur B.V. declares that it has no commercial ties with third parties that could influence the results of the inspection.

Declaration and Liability

The data and assessments included in this report, and the summary of structural defects and risks, have been provided by Perfectkeur B.V. to the best of our knowledge and presented as faithfully as possible.

The liability of Perfectkeur B.V. for incorrect and/or incomplete reporting and/or for the consequences thereof, errors made by it in the context of an assignment, is limited. These restrictions are laid down in the general terms and conditions of Perfectkeur B.V.



Bouwkundig rapport NHG

Nationale Hypotheek Garantie (pagina 1)

ADMINISTRATIEVE GEGEVENS			
AANVRAGER		KEURINGSINSTANTIE	
Naam	TE. Vreden	Bedrijf	Perfectkeur B.V.
Adres	Pootstraat 5	Adres	Pruimendijk 137
Postcode/plaats	2613 PE Delft	Postcode/plaats	2989 AH Ridderkerk
Telefoon	0040733129560	Telefoon	078-6849750
		Naam inspecteur	Gerrit van der Heide
		Nummer KvK	24397277
		Ingeschreven als	Bouwkundig adviesbureau
WONING		VERANTWOORDING	
Adres	Demolaan 1A	Datum inspectie	20 oktober 2025
Postcode/plaats	1234AB Demostad	Geautoriseerd door	Kwaliteitsmanagement
Woningtype	Appartement/Portiekflat		
Bouwjaar (indicatie)	1957		

KOSTENRAMING TOTALE INSPECTIE (verzamelstaat)			
	<u>Direct noodzakelijke kosten</u>	<u>Op termijn noodzakelijke kosten</u>	<u>Totale kosten</u>
Totaal algemeen	€ 47,50	€ 37,50	€ 85,00
Totaal verdiepingen	€ 0,00	€ 260,00	€ 260,00
TOTAAL WONING	€ 47,50	€ 297,50	€ 345,00

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

LET OP: Dit is de verplicht NHG bijlage die u kunt gebruiken, indien nodig, voor 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.

Dit NHG-rapport is conform MODEL BOUWKUNDIG RAPPORT NHG Voorwaarden & Normen 2025-1, geldig vanaf 1 januari 2025.

Bouwkundig rapport NHG

Nationale Hypotheek Garantie (pagina 2)

KEURINGSRESULTATEN ALGEMENE BOUWDELEN						
Code	Element	Locatie en omschrijving gebrek	Actie	K.v. (%)	Direct noodzakelijke kosten	Op termijn noodzakelijke kosten
A.0	Fundering	-	-	-	€ 0,00	€ 0,00
A.1	Kruipruimte	-	-	-	€ 0,00	€ 0,00
A.2	Portiek/galerij	zie rapportage	H	25	€ 47,50	€ 37,50
A.3	Dak	-	-	-	€ 0,00	€ 0,00
A.3.1	Dakbedekking	-	-	-	€ 0,00	€ 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
	TOTAAL ALGEMEEN				€ 47,50	€ 37,50

KEURINGSRESULTATEN PER BOUWLAAG						
Code	Element	Locatie en omschrijving gebrek	Actie	K.v. (%)	Direct noodzakelijke kosten	Op termijn noodzakelijke kosten
B.1.1	Betonwerk gevels	-	-	-	€ 0,00	€ 0,00
B.1.2	Metselwerk/ Gevels	zie rapportage	H	25	€ 0,00	€ 195,00
B.1.3	Metalen constructiedelen	-	-	-	€ 0,00	€ 0,00
B.2.1	Kozijnen/ramen/d euren buiten	-	-	-	€ 0,00	€ 0,00
B.2.2	Schilderwerk buiten	zie rapportage	H	25	€ 0,00	€ 65,00
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
	TOTAAL BOUWLAAG				€ 0,00	€ 260,00

OPMERKINGEN

- 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 NHG

Nationale Hypotheek Garantie (pagina 3)

Programma van eisen en aanbevelingen

Code	Eisen / aanbevelingen	Bouwbesluit
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).	§ 3.10.2
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 traptreden aanhelen of vervangen. Losse leuning vastzetten. Ontbrekende leuning 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.	§ 3.5.2
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.	§ 3.5.2
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	§ 3.5.2 § 3.6.2 § 3.7.2
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 NHG

Nationale Hypotheek Garantie (pagina 4)

Programma van eisen en aanbevelingen (vervolg)

Code	Eisen / aanbevelingen	Bouwbesluit
B.1.1	BETONWERK GEVELS Aangetaste betonelementen herstellen of vervangen.	§ 2.1.2 + § 2.2.2
B.1.2	METSELWERK/ GEVELS	§ 3.5.2
B.1.2.1	Optrekkend vocht bestrijden. Gevolgschade herstellen.	
B.1.2.2	Scheuren in metsel- en pleisterwerk, alsmede loszittend pleisterwerk, uithakken en herstellen overeenkomstig bestaand werk. Beschadigde en gescheurde stenen vervangen.	
B.1.2.3	Gemetselde borstweringen met scheurvorming en losse stenen herstellen dan wel vervangen overeenkomstig bestaande toestand (eventueel in samenhang met herziening draagconstructie).	§ 3.5.2
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/D EUREN 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.	§ 3.5.2
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.	§ 3.5.2
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 deskundig advies (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 in pandige keukens, badkamers en wc's dient voldoende ventilatie mogelijk te zijn.	§ 3.6.2 § 3.7.2

