

Summary of defects and risks



of the technical inspection carried out on:

**Demolaan 1A
1234 AB Demostad**



Perfectkeur



Perfectkeur

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Inspection details

Order details

Date of inspection 20 oktober 2025

Technical inspection report no. 123456

Date of summary 20 oktober 2025

Object details

Address Demolaan 1A
1234 AB Demostad

Type Appartement/Portiekflat

Construction year 1957

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Introduction

For your convenience

On 20 oktober 2025 I carried out a technical inspection on the Demolaan 1A. I have done that to the best of my ability and knowledge. The results of my findings and advice can be found in the complete technical inspection report numbered 123456 . This complies with NTA 8060:2021. This is the norm that describes an uniform methodology for reporting the structural condition of an object.

This document is a summary of the identified defects and risks from this report. This provides you with a clearly summarized overview of all essential information.

About this summary

Over 20 years of experience taught us that reading and interpreting an extensive technical inspection report has its limitations. This can lead to misunderstandings and unexpected surprises afterwards.

We therefore choose to provide you - in addition to a complete technical inspection report - with a summary containing the identified structural defects and risks. In this document you will find all the essential information, including costs, that you need to make a good assessment and choice. Please read the "Information in Advance" section from the complete technical inspection report for thoroughness.

The purpose of this summary is insight, convenience, transparency and clarity.

Reading guide for this summary

If it is necessary to conduct further investigation, to the best of the inspector's knowledge, you will find this in the Further Investigation section. This includes a risk assessment, so that you can decide for yourself whether you want to have further investigation carried out.

In the cost overview you can see at a glance the estimated costs for repairing or replacing the identified defects. A further explanation will follow on the following pages.

This summary is limited to the components that have been assessed as poor or insufficient. The "poor" rating requires almost immediate action. And the "insufficient" assessment must be resolved within one year (3-12 months).

The cost overview in this summary does not differ from that in the full technical inspection report. However, only the components that are assessed as poor or insufficient are explained in more detail here. The item 1-5 years concerns parts that are assessed as sufficient but will incur maintenance costs in the long term. These findings and explanations can be found in the technical inspection report.

For advice on how to deal with the further investigation and the cost overview, please refer to the section "How to proceed" at the end of this summary.

This summary is not intended to replace the technical inspection report. The content of the complete technical inspection report remains decisive for the presentation of our findings.

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. See the complete technical inspection report

Recommended further investigation

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

Cost overview

A detailed explanation of the cost calculations, their structure and their function is included in the complete technical inspection report.

Principle group	NO	Direct Costs		Longer term costs		Total costs	
		0 - 2 months	3 - 12 months	1 - 5 years			
Foundation							
Facades and window frames				48	298		345
Roofs and gutters							
Installations, electricity, water and gas				640	1.200		1.840
Interior							
Subtotal		€ 0	€ 688	€ 1.498		€ 2.185	
Total		€ 688	€ 1.498	€ 2.185			

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.
NO	✓	Further investigation	Further research is recommended. The costs thereof and possible repair costs as a result are not part of this overview.

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.

- * The direct item represents the costs of structural defects that must be repaired/replaced immediately and/or within 1 year. These costs are often included as a dissolving condition in the purchase agreement.
- ** In this summary, the costs for 1-5 years are only included in the cost overview to gain full insight into the costs. The findings are not included here. These can be found in the complete technical inspection report.



Cost overview further investigation

	€	400



Identified defects and risks

Facades and window frames

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



Roofs and gutters

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



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



Installations, electricity, water and gas

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 - 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



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.





How to proceed

With this summary, you now have all the essential information to make informed choices. How to proceed from here? We outlined the options for you below.

Further investigation

When the inspector recommends further investigation, it is very important to have insight into the financial consequences. You may value a large risk with a limited financial scope differently than an average risk with a large financial scope. To help you with this, we have listed a cost indication of the most common further investigations (perfectkeur.nl/naderonderzoek). We also provide an indication of the expected costs if the result of the further investigation is negative.

We also indicate who you can have the further investigation carried out. We do not carry out all tests, but we are happy to help you make the right choice. You are always free to make different choices. We see it as our duty to inform you as transparently and as well as possible.

Cost

The purchase agreement often includes an amount from the architectural survey as a resolute condition. Reports that have not been drawn up in accordance with NTA8060 also use the term "direct costs", whereby a recovery period of a maximum of one year applies.

Because the damage can increase significantly within a year, the "direct costs" have been split in the new standard.

The defects with a period of "direct 0-2 months" must also be repaired almost immediately. It is important to make agreements about this with the current owner, especially if the transfer of ownership will take some time. The other relevant period is "direct 3-12 months". These are the defects that must be reported within that period.

Together these costs form the item "direct costs total". This "Total" item can be compared with the "direct costs" item in reports that do not comply with NTA 8060. These two items are used as the amount for the included dissolving condition. If the costs exceed the amount agreed in the purchase agreement, you can make use of the dissolving condition.





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You can also discuss with the other party how best to resolve matters. One possibility is that the current owner resolves the defects under the term "direct 0 – 2 months" or that you make other arrangements about this. In the event of repairs by the current owner, it is important that it is independently determined whether this repair has been carried out correctly.

Important elements

In addition to the findings from the technical inspection, the foundation problem is an increasing point of attention. This often involves large costs. An investigation into the condition of the foundation is not part of the technical inspection. If the inspector suspects a risk of a foundation problem during the technical inspection, he will indicate this.

The (future) owner is the one responsible for the costs of repair. It is therefore better to know in advance what (financial) risks are involved, so that you can make agreements about them. More information about this can be found at perfectkeur.nl/naderonderzoek.

The complete technical inspection report

The technical inspection report is an extensive document. In addition to defects and assessment of risks, we provide you with insight into the structural condition of the object, including interesting information and maintenance tips. This makes our building report a versatile source of information. You can use it in the context of your duty to investigate or disclose during the purchase or sale of a property.

As an additional bonus, the report also informs you about the expected, non-regular maintenance costs in the coming years. You can also use the complete report as a reference for maintenance in the coming years.



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.