Checking house building quality condo Pattaya, Phuket

Property for sale:

Purchaser:

→ **Underground structures**	Slightly	Yes	No
1. Is the masonry or floor damp?	☐	☐	☐
2. Is the damp course functional?		☐	☐
3. Is the outer wall seal functional?		☐	☐
4. Are salt formations visible on walls?	☐	☐	☐
5. Is mould visible on walls?	☐	☐	☐
6. Is there flaking of plaster or paint?	☐	☐	☐
7. Are the basement rooms adequately ventilated?	n/a	☐	☐

→ **On the façade**			
8. Condition of pointing and stone surfaces?	Ok / problematical?		
9. Is there stone / plaster flaking, concrete chipping?	☐	☐	☐
10. Are efflorescence or algae visible?	☐	☐	☐
11. In what condition is the plinth plaster?	Ok / problematical?		
12. Are steel parts rusting?	☐	☐	☐
13. Terraces n/a, Balconies n/a, Door seal n/a,	Ok / problematical?		

→ **On walls**			
14. Are there cracks?		☐	☐
15. Damp patches?		☐	☐

→ Existing cold insulation

	Yes	No
16. Is external wall insulation adequate?	☐	☐
17. Blowing out of cavity walls, specialist firm: core insulation	☐	☐
18. Is the roof insulation adequate?	☐	☐
19. Insulation of aircon pipes/ inside aircon?	Ok / n/a / necessary	
20. How old is the aircon (after 2000 out)? Condition?	Ok / problematical?	
21. Economy of electric solar system	☐	☐

→ Wooden beam ceilings and screed

22. In what condition are the ceiling beams?	Ok / problematical?	
23. Defects in floor structure?	☐	☐
24. Is load-bearing capacity still assured?	☐	☐
25. Is the ceiling plaster OK?	☐	☐
26. Is there sound insulation installed?	☐	☐
27. Are there cracks visible in the screed?	☐	☐

→ Roof

28. General condition of roof covering?	Ok / problematical?
29. Roof: impervious to: rain	Ok / problematical?
30. Pointing of roof tiles, proof against: driven snow, backwater	Ok / Defects
31. Is the static integrity of the roof construction still given?	☐ ☐
32. In what condition is the woodwork? Are there pollutants:	Yes/possibly/No

Roof frameworks from older periods should always be investigated for harmful substances (PCB, DDT):

→ **Windows / Glazing / Doors** Yes No

33. General condition of windows? Ok problematical?
34. Skylights? Soffit sufficiently insulated n/a Ok problematical?
35. Skylights? Pane sufficiently insulated n/a Ok problematical?
36. Skylights? Sun-shading adequate n/a Ok problematical?
37. Is tightness adequate? ☐ ☐
38. Is the paintwork OK? ☐ ☐
39. Do all fittings work properly? ☐ sticking
40. Are there still single-pane windows present? ☐ ☐
41. Window / front door connection joints, ext. window sills? Ok problematical?
42. Front door tight? Ok problematical?
43. Balcony door tight? Ok problematical?
44. Internal doors: close firmly Ok warped

→ **Installations, visual inspection only, no guarantee**

45. Electrical system (have earthing measured at water, waste-water and rain pipes, heating pipes, solar systems and aluminium foil in roof-space)
46. Sound insulation, fire protection, valves, screw connections, circulation pump – better checked by fitter; chimney: have inspected by chimney-sweep!
    Not inspected, was in use; defects improbable.
47. Insulation of pipes is defectiv, the heating pipes, hot and cold water pipes are not adequately insulated, insulation is missing on cast parts. Also sound insulation: insulation of the pipes is defect.

→ Miscellaneous

Blower Door Test for energy optimization
(www.luftdicht.de)

	Yes	No
electric bill was available	☐	☐

1. aircon consumption in KWh/m²/Jahr

   in the year of annual bill / Living area: ____ KWh for __ m² ~ ____ KWh/m²a

Target <
KWh/m²/year, as in new building; __< 100 in KWh/m²/year pain threshold
By comparison:
8 KWh/m²/year = semi-detached house built by me in 1995
40 KWh/m²/year = KFW 40 Minergie.ch
70 KWh/m²/year = Newly built detached house
100 KWh/m²/year = Pain threshold
300 KWh/m²/year = Legacy building in Berlin
Purpose of insulation: Walls 15% savings; at 17,000 € makes 30 years
Windows 4% savings

	Yes	No
2. Investigation for thermal/ aircon bridges recommended	☐	☐

3. The greatest heat losses occur at the following elements: Windows?
   Pipe insulation in heating room, roof insulation, attic trap-door, insulation of___
   ceiling, draughty front door? Roller shutter housings thinly insulated, roller shutter

4. There are no signs of danger from asbestos, because there was no ventilation system in operation. Formerly, sprayed asbestos was used in industrial buildings, but not, as a rule, in detached dwelling houses.
5. Doors and windows must be worked over by a joiner: adjustment / re-blocking of the glass / new rubber seals necessary
6. _____

The building is in a condition that is commensurate with its age.
Purchase is not / recommended!

Painting and decorating _____
Floor-covering work _____
Demolition _____
Masonry / plastering work _____
Drying out _____
Roofing _____
Plumbing _____
Aircon/ Heating _____
_____
_____

The building has an estimated maintenance backlog of: ___ USD

This assessment is a rough estimate of whether the market value is realistic. Assessment of the actual market value is a different process.

Standard Ground Value X Area = Land Price

€ / m² X = _____

Mean price X Living area =

600 US / m² raw dimensions, old

800 USD / m² used

1200 USD / m² raw dimensions, new

1800 USD / m² newly built / m²

Basement
Garden
Total:

Valuation

The building has an estimated value of _____ USD.

The assessment of the structural condition of the building was made by visual inspection, and with due diligence.

The following measuring instruments were used for the assessment:

- GAN Hydromette, Compact B, electronic structural moisture indicator working on the high-frequency principle

Liability

The ordering party undertakes to provide all information about the property to be assessed that will further the purpose: sales particulars, ground value, building materials, previous damage, order, contract, tender specifications, age of building.
The Contractor is not liable for damages – on whatsoever legal basis – unless he or his employees have caused the damage by faulty work, either deliberately or through gross negligence. All further claims to damages and joint and several liability are ruled out. The on-site investigation takes place as a simple visual inspection, and with due diligence. No destructive tests are undertaken to determine the condition of the structure. For this reason, no statements can be made about concealed defects. Liability is excluded for concealed defects, or for elements that are not exposed or not accessible.
An on-site investigation is confined to a visual inspection of usability on the day of the on-site investigation. No liability can be assumed for non-exposed structural elements, such as seals (moisture protection), heat insulation (heat protection), supports, connectors (static properties) or sound protection, or for those characteristics of elements or materials, such as qualities of concrete, types of stone, insulating elements or similar that have not been subjected to material testing.

The following areas were assessed by the building surveyor:

- Functional inspection of main entrances and outer doors
- Inspection of outer walls and façade for cracks and damage; balcony and balustrades
- Inspection of external windows, window-sills and Venetian blinds
- Inspection of roof cladding and roof-top structures for damage and condition of insulation, as far as accessible
- Inspection of roof structure and roof-space for rain-proofing, gutters
- Notes on the chimney and kitchen extractor from the point of view of energy loss
- Interior walls and interior doors, staircase / stairways, floors / ceilings
- Visual inspection of heating and warm-water processing for maintenance / equipment
- Checking water and waste-water pipes for leaks, as far as visible
- House technology installations: List for living-unit ventilation devices, with and without heat recovery http://tzwl.de/marktundverbraucherinformationen/tzwl-ebulletin
- Inspection of basement for leaks and moisture
- Checking the backflow level of the basement, if possible
- In the winter months: cursory infra-red thermal inspection, which will show the energy-related condition of the property, is included.