

Checking house building quality condo Pattaya, Phuket

Property for sale:

Purchaser:

→ Underground structures	Slightly	Yes	No
1. Is the masonry or floor damp?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the damp course functional?		<input type="checkbox"/>	<input type="checkbox"/>
3. Is the outer wall seal functional?		<input type="checkbox"/>	<input type="checkbox"/>
4. Are salt formations visible on walls?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is mould visible on walls?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there flaking of plaster or paint?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are the basement rooms adequately ventilated?	n/a	<input type="checkbox"/>	<input type="checkbox"/>
→ On the façade			
8. Condition of pointing and stone surfaces?		Ok / problematical?	
9. Is there stone / plaster flaking, concrete chipping?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Are efflorescence or algae visible?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. In what condition is the plinth plaster?		Ok / problematical?	
12. Are steel parts rusting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Terraces <small>n/a</small> , Balconies <small>n/a</small> , Door seal <small>n/a</small> ,		Ok / problematical?	
→ On walls			
14. Are there cracks?		<input type="checkbox"/>	<input type="checkbox"/>
15. Damp patches?		<input type="checkbox"/>	<input type="checkbox"/>

→ **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?	<input type="checkbox"/>	<input type="checkbox"/>
38. Is the paintwork OK?	<input type="checkbox"/>	<input type="checkbox"/>
39. Do all fittings work properly?	<input type="checkbox"/>	sticking
40. Are there still single-pane windows present?	<input type="checkbox"/>	<input type="checkbox"/>
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)

electric bill was available

Yes No

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.