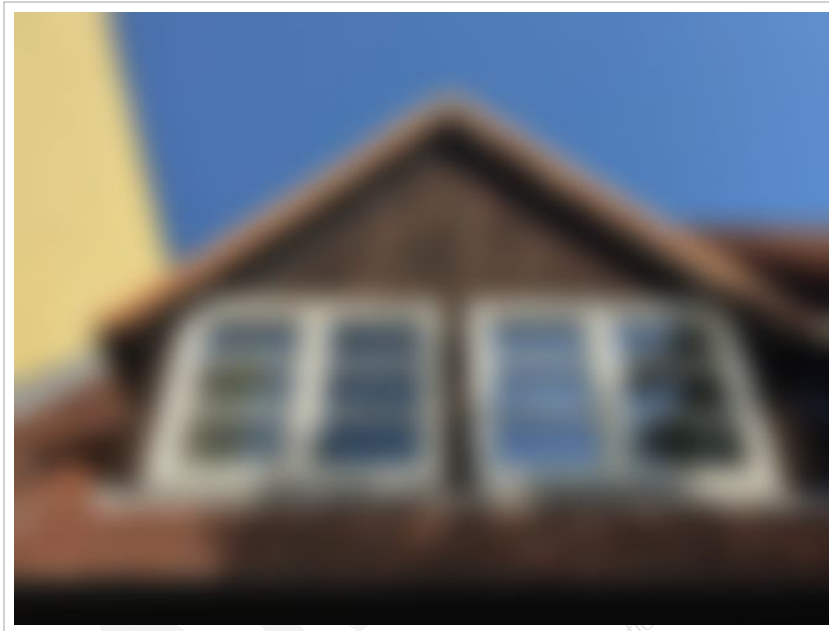


PRE-PURCHASE SURVEY (VOLLGUTACHTEN) — SAMPLE

Musterweg 12, 13437 Berlin (fictional district)

House 12 — 1 of 8 (WEG Musterweg 8–14) · Einfamilien-Reihenhaus, Baujahr 1986

REPORT DATED: 12.06.2026 · REF: ABC-2026-000 · Condition & renovation/lifecycle cost annex



Musterweg 12, 13437 Berlin — inspected 10.06.2026 (photo blurred for this public sample)

PREPARED FOR: M. & K. Mustermann (sample clients)

SIGNED BY: ALICE CARPENTER

Bausachverständige · DESAG B/250907

Sachverständige für Schäden an Gebäuden und Wertermittlung

This is a shortened public sample with entirely fictional data. A delivered Vollgutachten runs 12–18 pages with full photo documentation of every finding.

TABLE OF CONTENTS

1. Scope and Limitations
2. Property Overview
3. Technical and Substance Overview
4. Key Findings
5. The Attic (Spitzboden) Conversion — permits & consequences
6. Teilungserklärung & WEG Structure
7. Renovation & Lifecycle Cost Annex
8. Open Items — obtain before completion

1. SCOPE AND LIMITATIONS

Visual, non-invasive pre-purchase survey of the fictional terraced house Musterweg 12, combining an on-site inspection (10.06.2026, 10:00–13:00, dry, 19 °C, client present) with a review of the delivered documents: Teilungserklärung, Baubeschreibung (1986), WEG minutes 2022–2026, Wirtschaftsplan, Energieausweis and insurance schedule. Concealed construction, areas without access and systems out of season were not tested. All cost figures are indicative Berlin 2026 ranges ($\pm 20\text{--}30\%$), not quotations, and are subject to specialist contractor confirmation. This report is prepared for the named client and this transaction only.

2. PROPERTY OVERVIEW

Property	Musterweg 12, 13437 Berlin — mid-terrace Einfamilien-Reihenhaus in a WEG of 8 houses (fictional)
Built / type	1986 · two storeys + converted attic (Spitzboden) + full cellar · massive construction, timber attic floor
Living area	Approx. 112 m ² per Aufmaß — of which approx. 14,2 m ² attic space with contested Wohnfläche status (see §5)
Plot	139 m ² Sondernutzung garden + communal paths; terrace share approx. 8 m ²
Heating	Gas condensing combi boiler (2009) in the kitchen; radiators original 1986
Energy	EPC class E, 142 kWh/m ² a, valid to 2031
Hausgeld	€ 218/month incl. buildings insurance via the Verwalter; reserves € 31.400 building-wide

3. TECHNICAL AND SUBSTANCE OVERVIEW

Element	Rating	Observation
Structure & party walls	Good	Massive masonry, no settlement cracking observed; party walls dry.
Roof covering	Moderate	Original 1986 concrete tiles; serviceable, renewal horizon 10–15 yrs.
Attic conversion	Fair	Later conversion; permit status unresolved — the central finding, see §5.
1.OG floor	Fair	Localised dip in one corner room; timber attic-floor structure originally sized for an unconverted attic. Statik check recommended.
Windows	Moderate	Mixed: 2004 double glazing EG, original 1986 units 1.OG; seals ageing.
Heating	Moderate	2009 boiler serviceable; radiators and TRVs original, renewal medium-term.
Cellar	Good	Dry at inspection; minor efflorescence at one light-well, monitor.
Electrics	Moderate	Partially renewed 2004; E-Check recommended within first year.
Cracking	Moderate	Hairline/stepped cracks, cosmetic pattern; monitor 12 months (§4).
Bathroom (2004)	Moderate	Decorative renovation; seals at end of life, no verified Verbundabdichtung (§4).

4. KEY FINDINGS

Finding 1 — Attic conversion without documented approval (Fair). The 1986 Baubeschreibung delivered the Spitzboden “unausgebaut”, expressly with a loft ladder only. What exists today is a finished, heated bedroom with a retrofitted winder stair and two roof windows. No building permit and no structural sign-off for the conversion were among the documents. Full analysis and consequences in §5 — this is the report’s central finding.

Finding 2 — 1.OG floor dip below the attic stair (Fair). A perceptible dip in the corner room beneath the retrofitted stair. The attic floor is timber, originally sized for storage loads; the dip may relate to the added conversion loads or to a poor renovation build-up. A structural engineer (Statiker) should assess before completion — cost of assessment approx. € 600–1.200; remediation, if required, € 4.000–12.000.

Finding 3 — Heating and radiator lifecycle (Moderate). The 2009 condensing boiler is serviceable but in the final third of its typical life; radiators are original 1986. Budget € 9.000–14.000 for system renewal within 5–8 years; GEG requirements apply at replacement.

Finding 4 — Window generation split (Moderate). EG windows renewed 2004; 1.OG originals with hardened seals and single-point locking. Renewal 1.OG approx. € 6.000–9.000 at today’s prices; not urgent, but a fair negotiation item.

Finding 5 — Crack assessment (Moderate, monitor). Hairline diagonal cracking (< 0,3 mm) above the EG living-room lintel and stepped cracking at two stair risers. Pattern and width are consistent with normal thermal movement and with movement of the retrofitted stair — not with foundation settlement: no matching external cracking, door and window reveals square, party walls clean. Assessment: cosmetic at present. Recommendation: fit two crack monitors (Gipsmarken or measuring plates) and re-check at 6 and 12 months; re-assess only if progression is recorded.

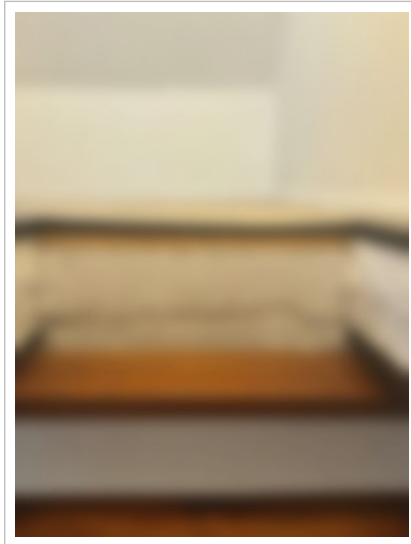
Finding 6 — Cellar damp, north light-well (Fair). Efflorescence and elevated moisture at the north cellar wall. Readings and thermal observation in the table below. The profile — highest at the base, falling with height, worst adjacent to the defective light-well drainage — indicates **penetrating damp from the light-well**, not general rising damp: a repair measured in hundreds of euros, not the tens of thousands a damp-proofing company might quote. Clear the drainage, renew the light-well seal, then re-measure after one winter. Full horizontal barrier NOT indicated on current evidence.

Finding 7 — 2004 renovation quality, bathroom (Moderate). The 2004 bathroom reads well at first glance; closer inspection shows a decorative rather than substantial renovation: silicone joints at end of life with hairline gaps at the shower perimeter, four hollow-sounding wall tiles (tapping test) suggesting tiling over the old substrate, and no verifiable bonded waterproofing (Verbundabdichtung) behind the shower — typical for the era. No active leak found; the reading behind the shower wall sits at the upper end of normal. Re-seal all joints now; budget a substantial bathroom renewal within 5–10 years.

Finding 8 — Ventilation and mould risk (Moderate). Window-only ventilation throughout. Surface temperature at the 1.OG bedroom external corner measured 3–4 K below room air — a classic winter condensation point. No active mould observed. Advice: consistent cross-ventilation; if staining appears at this corner, a dew-point analysis before any redecoration.

Measurement point	Method	Reading	Interpretation
Cellar N wall, 10 cm height	Capacitive (Digits)	98	Wet — at light-well
Cellar N wall, 80 cm height	Capacitive (Digits)	54	Elevated, falling with height
Cellar S wall, reference	Capacitive (Digits)	28	Dry — normal for the era
Bathroom, behind shower wall	Capacitive (Digits)	44	Upper end of normal — monitor
1.OG bedroom external corner	IR surface temp.	13,1 °C @ 19,4 °C room	Condensation risk point

Moisture and thermal readings, 10.06.2026 — capacitive meter and IR thermography (values fictional)



Patched and cracked plaster at a stair riser — consistent with movement of the retrofitted stair (blurred)

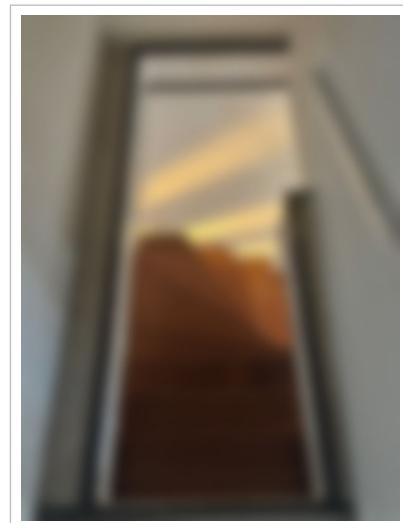
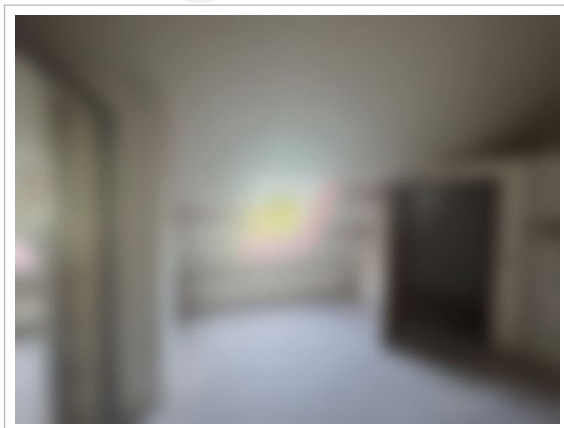
5. THE ATTIC (SPITZBODEN) CONVERSION — THE CENTRAL FINDING

Designed convertible, converted later — without the paperwork. The Baubeschreibung foresaw conversion only “entsprechend Sondervereinbarung”. A professional Aufmaß (04.2026) records 14,2 m² at ≥ 2 m height — but an area survey is not a building permit and not a structural sign-off.

WEG side — largely covered. Under §6.2 of the fictional Teilungserklärung, sloped roof windows are permitted without a separate owners’ resolution provided the roof construction is unaltered beyond the window width. The skylights themselves therefore need no WEG vote.

Public-law side — open. Two things must be confirmed before completion: (1) whether a Baugenehmigung and Bauabnahme exist for the change of use to habitable rooms (request the Bauakte from the fictional Bezirksamt); and (2) whether the timber attic floor carries residential loads — a Tragwerksplaner should confirm, together with the cause of the dipping floor below (§4, Finding 2).

If it is not approved. Tolerated use is not the same as approval. Without a permit the 14,2 m² may not count as legal Wohnfläche — affecting financing and resale. A retroactive permit (Bauantrag im Bestand) can require meeting current requirements: clear height over half the room, adequate stair, escape route, fire separation and GEG insulation — which the present winder stair may not satisfy. Indicative exposure if regularisation is required: € 8.000–25.000. These consequences are for the buyer’s bank, Notar and lawyer; this report flags the building facts and the checks to make.



Converted attic (left) and retrofitted stair (right) — photos blurred for this public sample

6. TEILUNGSEKTLÄRUNG & WEG STRUCTURE

Eight houses, each a 1/8 Miteigentumsanteil. Per §6 of the fictional TE, each owner maintains and renews their own house's roof, facade, windows, doors, terrace and cellar light-wells **at the owner's own cost** — only foundations, party walls and shared service lines are communal. Practical consequence: the € 31.400 communal reserve is nearly irrelevant to this purchase; the buyer alone carries this house's roof (€ 18.000–28.000 at renewal) and facade. This cost-allocation clause is the single most financially important sentence in the WEG documents — and it is invisible without reading them.

7. RENOVATION & LIFECYCLE COST ANNEX

Indicative Berlin 2026 ranges ($\pm 20\text{--}30\%$), tied to ages established from documents. Working planning numbers, not quotations; confirm by specialist tender.

Element (age)	Horizon	Indicative range
Statik assessment — attic & floor (now)	Before purchase	€ 600 – € 1.200
Attic regularisation, if required	0–2 years	€ 8.000 – € 25.000
Floor remediation 1.OG, if required	0–2 years	€ 4.000 – € 12.000
Crack monitors + 12-month re-check	Now	€ 150 – € 300
Cellar light-well drainage & seal	0–1 year	€ 500 – € 1.500
Bathroom re-seal now / renewal later	Now / 5–10 yrs	€ 400 – € 900 / € 12.000 – € 18.000
Windows 1.OG (1986)	2–5 years	€ 6.000 – € 9.000
Heating system renewal (boiler 2009)	5–8 years	€ 9.000 – € 14.000
Roof covering (1986) — owner's sole cost per §6 TE	10–15 years	€ 18.000 – € 28.000
TOTAL exposure band (excl. roof & bathroom horizons)		€ 28.650 – € 63.900

8. OPEN ITEMS — OBTAIN IN WRITING BEFORE COMPLETION

- 1 Bauakte / Baugenehmigung + Bauabnahme for the attic conversion — from the Bezirksamt (seller's consent speeds this up).
- 2 Statiker confirmation: attic floor load-bearing capacity and cause of the 1.OG floor dip.
- 3 Current Wirtschaftsplan and reserve statement; confirmation no Sonderumlage is pending.
- 4 Heating maintenance records (Wartungsprotokoll) for the 2009 boiler.
- 5 Buildings insurance schedule: self-retention, exclusions, claims history for this house.

A matching question list for the estate agent accompanies every delivered report.

Alice Carpenter*Bausachverständige · DESAG B/250907**Sachverständige für Schäden an Gebäuden und Wertermittlung**DESAG — Deutsche Sachverständigen Gesellschaft · Verifiziertes Mitglied*

THIS REPORT HAS BEEN PREPARED WITH DUE CARE AND PROFESSIONAL DILIGENCE. IT REFLECTS THE CONDITION OF THE PROPERTY AS OBSERVED ON THE DATE OF INSPECTION ONLY.

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