Part A: Official Authorization & Terms and Conditions (Mandatory)

- **Buyer's Details (Client):**
  - Full name: ……
  - Phone number: ……
  - Email address: ……
- **Details of the Property to be Viewed:**
  - Street name and house number: ……
  - Postal code and city: ……
  - Date & time of the viewing: ……
- **Details of the Selling Real Estate Agent:**
  - Name of real estate agency: ……
  - Name of the agent (if known): ……
  - Phone number of the agent/office:……
  - Email address of the agent/office: ……...
- **Legal Statement & Disclaimer:**
  - ☐ I hereby authorize **DeBezichtigingsExpert.nl** to view the aforementioned property on my behalf, perform a technical inspection, and ask critical questions to the selling real estate agent. **DeBezichtigingsExpert.nl** acts during this appointment as my independent representative on location to fulfill my statutory duty to investigate (*wettelijke onderzoeksplicht*).
  - ☐ *I declare that I agree to the following terms and conditions:*
    1. I have informed the sellinG real estate agent in writing or by phone in advance that **DeBezichtigingsExpert.nl** will attend the viewing on my behalf.
    2. The final decision whether or not to make an offer, as well as the amount and conditions of the bid, remains my own responsibility at all times.
    3. **DeBezichtigingsExpert.nl** provides an independent, visual, and verbal report based on a snapshot on location. **DeBezichtigingsExpert.nl** is in no way liable for rejected bids, missed properties, or any decisions I make based on the report.

Part B: The Questionnaire & Inspection Guide (Optional)

How does this list work? (Your guide & our joint plan)
Do not view this questionnaire as a simple checklist, but as your personal guide to thinking critically about the property. It encourages you to carefully examine the Funda photos and available documents beforehand. What have you already noticed? What have you already researched yourself?

By going through this list, you prepare yourself optimally. Next, you pick the most important points for my on-site inspection.

Important Rules & Expectations:

- **Choose your priorities (Maximum 12 points):** Check a maximum of 12 specific points that are most important to you. These will become the core focus points for my technical round and my conversation with the agent.
- **Research what is already known beforehand:** Many administrative matters (such as the amount in the Homeowners Association / *VvE* reserve fund or leasehold / *erfpacht* conditions) are already listed in the sales documents or the Move.nl account. It is a waste of our time if I ask obvious questions on location. Please go through these documents yourself first!
- **No guarantees on every answer (The hard reality):** Be realistic in your expectations. It may happen that I ask a critical question and the selling agent simply says: *"No idea, you'll have to look that up in the documents."* Unfortunately, that is also an answer. I push the agent on-site to be transparent, but I cannot conjure up answers.
- **Together we form a team:** You do the groundwork in the documents; I am your sharp eyes and critical voice on location. Together we ensure a watertight plan!

Section 1: Structural Shell & Construction

- ☐ **Cracks in exterior walls:** Are there large, continuous cracks visible in the brickwork or mortar joints (such as around bay windows or window corners)?
- ☐ **Foundation & Neighbourhood:** Are there known foundation issues in the immediate vicinity or neighbourhood (such as pile rot / *paalrot* or subsidence) that I should be extra alert to during the inspection?
- ☐ **Window Frame & Lintel Issues:** Is the lintel (the load-bearing beam above the window) sagging or bowed? Are there cracks visible around the window frames?
- ☐ **Cracked Window Sills:** Are the concrete or stone exterior window sills (*waterslagen*) cracked, creating a risk of leakage or penetrating damp?
- ☐ **Quality & Installation of Window Frames:** Do the hinges and locks function properly? And if new window frames were recently installed, is the structural finishing (sealant, expanding foam, insulation, connection to the facade) properly executed?

- ☐ **Condition of Wooden Frames & Roof Edge:** Is there overdue paintwork, soft spots in the wood, or wood rot on the window frames and fascias (*boeiboorden*)?
- ☐ **Roofs & Roof Drainage:**
  - *For flat roofs:* Does an excessive amount of water remain standing, do the roof trims fit tightly, or is there a risk of leakage due to clogged or poorly placed roof drains?
  - *For pitched roofs:* Are the roof tiles aligned properly, are there broken or porous tiles visible, and what is the condition of the ridge tiles (*nokvorsten*) and gutters?
- ☐ **Balconies, Drainage & Zinc Work:** Is there concrete rot (*betonrot*) or rust? Does water remain standing on the balcony because the drain is positioned too high, does the structure bounce when walked on, or is the zinc flashing poorly fitted?
- ☐ **Wooden Floors & Crawl Space:** Does the house rest on wooden floor joists on the ground floor, is the crawl space damp, and should I check the beams extra carefully for mold or wood rot? Is there sufficient crawl space ventilation?
- ☐ **Subsidence or Sloping:** Do interior doors jam, or do the floors in the house slope noticeably?
- ☐ **Interior Structural Alterations:** Do you suspect that interior walls were knocked down in the past to merge rooms? I will check extra carefully whether this affects the load-bearing structure and if a proper support beam is present.

Section 2: Insulation & Sustainability

- ☐ **Wall Construction & Cavity Insulation:** Would you like me to check how the exterior walls are constructed? Is it a solid, uninsulated single-brick wall, or is there a cavity wall that can be insulated (retroactively)?
- ☐ **Roof Insulation:** Should I investigate whether the roof is insulated from the inside or outside, or if it is an uninsulated cold roof?
- ☐ **Floor & Crawl Space Insulation:** Is the floor insulated from underneath, is there ground insulation in the crawl space, or is the floor structure completely bare?
- ☐ **Glazing:** What is the exact type of glass in the window frames (single glazing, old double glazing, or modern HR++/HR+++ glass)?
- ☐ **Solar Panels & Roof Capacity:** Are there already solar panels on the roof (and do they appear to be functioning)? If you want to install them yourself: is the roof surface suitable and is there enough space?

Section 3: Interior & Finishing

- ☐ **Flooring Type & Condition:** What type of flooring is installed (laminate, parquet, PVC, or tiles) and is it still in neat, reusable condition?

- ☐ **Floor Sound Insulation (Apartments):** Is there a certified sound-insulating underlay beneath the hard flooring to comply with strict Homeowners Association (*VvE*) rules?
- ☐ **Functional Condition of the Kitchen:** What is the general condition of the kitchen? Do the built-in appliances still work and is the kitchen immediately usable, or should it be viewed as a total renovation project?
- ☐ **Functional Condition of Bathroom & Toilet:** What is the condition of the sanitary ware and tiling? Are there directly visible defects or signs of leaks around sealant joints and drains?
- ☐ **Plasterwork & Paintwork (Walls/Ceilings):** What is the overall condition of the walls and ceilings? Is the plasterwork smooth, or are there visible cracks, holes, or loose sections?
- ☐ **Damp, Mold & Leak Traces:** Are there (active) damp spots, mold, or old leak stains visible on walls, ceilings, or near pipe connections?
- ☐ **Internal Staircase & Wear:** If the home has an internal staircase: what is the condition of the steps, handrails, and wall finishes around the stairs (such as peeling wallpaper or plaster)?
- ☐ **Interior Doors & Frames:** Do all interior doors and cupboard doors close properly, or do they stick due to building settlement?

Section 4: Technical Installations

- ☐ **Electrical Panel & Meter Cupboard:** How many circuits (*groepen*) does the fuse box have, is the meter cupboard located inside the home or outside in the shared hallway, and are the wall outlets grounded (*geaard*) or ungrounded?
- ☐ **Heating & Hot Water:** Is the house heated via a central heating boiler (*CV-ketel*), an old gas room heater (*moederhaard*), or separate gas heaters? And how is hot water supplied (geyser, electric boiler, or combi-boiler)?
- ☐ **Future Heat Pump Possibilities:** Would you like me to specifically assess whether the home and electrical panel are technically ready for a heat pump, or if the entire electrical installation needs to be upgraded first?
- ☐ **Accessibility of Pipes (Crucial):** Do pipes (water, gas, central heating) run visibly crisscross through rooms and the bathroom? And are they easily accessible during renovation or leaks via a crawl space, shaft, or lowered ceiling?
- ☐ **Sewerage & Drains:** What is the condition of visible drains and soil stacks? Is the plumbing still old cast iron or already updated to modern PVC, and are there signs of leaks at pipe joints?
- ☐ **Water Connection & Main Valve:** Where are the water meter and main shut-off valve located, and are there shared surface pipes running to neighbors that could hinder a renovation?

- ☐ **Ventilation:** How is ventilation arranged? Is there natural ventilation (vents/windows), or is mechanical extraction present in the bathroom, toilet, and kitchen?

Section 5: Surroundings, Garden & Livability

- ☐ **Storage Room:** Is the storage unit spacious and easily accessible for e-bikes, scooters, or strollers?
- ☐ **Garden & Back Entrance:** What is the orientation of the garden, is there sufficient privacy, and does it have a wide back entrance (*achterom*) without steps so you can easily bring in a bike or wheelbarrow?
- ☐ **Resident Parking:** What is the parking situation for you as a resident? Is it very busy during the day or evening, is there paid parking, and is a parking permit required?
- ☐ **Amenities & Schools:** Would you like me to check the immediate area for (primary) schools, childcare, playgrounds, or supermarkets?
- ☐ **Noise Pollution & Ambient Sound:** Is the property located on a busy road or corner, is there audible noise from outside (traffic/airplanes), or is the building itself poorly soundproofed between neighbors?
- ☐ **Accessibility & Highway:** What is the practical travel time from the highway? Is it a long drive through local streets, or are you on the main road quickly?
- ☐ **Neighborhood & First Impression:** How do the immediate street, the general neighborhood, and the central entrance/hallway of the building look (clean, safe, and well-maintained)?

Section 6: Renovation Potential & Construction Logistics

- ☐ **Pipes in Floors & VvE Restrictions:** Would you like me to check whether vertical soil stacks or heating pipes run centrally to neighbors (common in walk-up apartments)? I will assess whether the floor construction and piping technically and legally allow your renovation plans (such as moving or enlarging the bathroom/kitchen) under *VvE* rules.
- ☐ **Logistics & Accessibility:** Is there a wide back access or easily accessible garden where contractors can store building materials, tools, and waste containers, or does everything have to be carried up narrow shared stairs?
- ☐ **Parking & Loading/Unloading:** Is there sufficient parking and space in front of the door for contractors' vans, or is it a busy street with paid parking only?
- ☐ **Layout Adaptability (Extra Room):** Do the current window layout and position of load-bearing walls allow you to easily create an extra (bed)room or home office in the future?
- ☐ **Demolition & Load-Bearing Structure:** Would you like me to specifically look at which (non-load-bearing) walls could be easily removed for an open-plan kitchen or larger living room?

Section 7: Homeowners Association (VvE / HOA)

Note: Most general VvE information (such as the reserve fund balance or deed of division / splitsingsakte) is already in the Move.nl account or can be requested by phone from the selling agent beforehand. Only check these boxes if specific, critical questions need to be asked on-site due to visible defects.

- ☐ **VvE Cost Ratio (Administration vs. Savings):** I will ask the agent about the annual budget: what portion of the monthly contribution goes toward fixed association costs (management, administration, insurance) and what realistic share is actually saved for future maintenance?
- ☐ **The VvE Reserve Fund & Your Share:** I will ask critical questions on-site regarding the current balance of the joint reserve fund in relation to visible exterior defects and the fractional share (*breukdeel*) of this apartment.
- ☐ **MJOP & Quote Check:** I will check whether urgent exterior repairs (like balconies/facades) are included in the Multi-Year Maintenance Plan (*MJOP*) and specifically ask the agent if the budgeted amounts are backed by recent contractor quotes or are merely theoretical estimates.
- ☐ **Permissions & Renovation Rules:** Are there strict *VvE* rules or prohibitions in the deed of division or house rules (*huishoudelijk reglement*) that I should ask the agent about (e.g., regarding underlayment types or layout changes)?

Section 8: Administrative & Sales Matters

Note: General sales data (such as the List of Items / Lijst van Zaken or Leasehold / Erfpacht conditions) can be requested in advance via phone/email from the agent or viewed in the Move.nl account. Only check these options if something on-site warrants strategic follow-up during the viewing.

- ☐ **Bidding Procedure & Bid Form:** I will ask the agent exactly how the bidding process works. Is there a specific (digital) bid form, do they use an online platform (like Move.nl or Eerlijk Bieden), and what is the exact closing deadline?
- ☐ **Details in Questionnaire Part B (*Vragenlijst B*):** Have you noticed anything striking in the seller's Questionnaire Part B (such as a 'Yes' for defects or a 'No' for working installations)? I will press the agent on this on-site and inspect the physical spot extra carefully.
- ☐ **Rental, Lease, or Hire-Purchase Contracts (Crucial):** Are there installations in the home that are not owned outright, but rented or leased (such as the boiler, geyser, heat pump, air conditioning, or solar panels)? I will find out what the monthly costs are and whether the contract must be taken over or bought out.
- ☐ **Time on Market & Interest:** How long has the property actually been for sale, and how many active viewings and offers have there been so far?

- ☐ **Preferred Transfer Date:** What is the sellers' desired completion date (*oplevertermijn*) (a quick transfer or several months from now)?
- ☐ **List of Items (*Lijst van Zaken*):** What remains behind in the house (such as flooring, curtains, or kitchen appliances) and what does the seller take with them?
- ☐ **Reason for Selling:** What is the underlying reason the current owners are moving?
- ☐ **Freehold vs. Leasehold (*Eigen grond vs. Erfpacht*):** Is the property on freehold land, or is it leasehold? If leasehold: has the ground rent (*canon*) been bought off perpetually, or is a periodic fee required and when does the current period expire?
- ☐ **Easements & Land Acquisition (*Erfdienstbaarheden*):** Are there special easements or perpetual clauses (*kettingbedingen*) applicable to the plot (such as a right of way for neighbors, or agreements with the municipality)?
- ☐ **Underground Oil Tank:** Has there ever been an underground oil tank on the plot (especially in older homes with gardens)? If so, was it remediated (with a KIWA certificate) or decommissioned?
- ☐ **Asbestos & Flammable Materials (Question for Agent):** Was the building constructed before 1994? I will explicitly ask the selling agent on-site if asbestos is known to be present (e.g., in gas flues, roof boarding, or crawl space hatches), whether an asbestos clause will be included in the purchase agreement, and if flammable materials are known. *Note: I do not perform visual or certified asbestos testing myself.*
- ☐ **Cadastral Boundary & Access (Visual Check):** Does the cadastral map raise any doubts? I will perform a visual check in the garden where possible and ask critical questions to the agent. *Note: I do not perform exact land or boundary measurements.*

Part C: Space for Your Own Questions

Do you have any other specific questions, doubts, or unique focus points for this property that are not listed above? Type or write them below:

- ……
- ……
- ……
- ……
- ……
- ……
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- ……