

Executive summary

Pre-acquisition technical due diligence of a residential property

Anonymised extract from a completed report. Names, exact location, title and permit references, itemised costs and parts of the methodology have been removed or generalised.

ASSET

Detached residence on two main levels, with an elevated basement and a usable loft. Reinforced-concrete frame with masonry infill; original permit from the early 1980s, later extended.

LOCATION

Coastal settlement, Western Greece

CLIENT

Private buyers based abroad

PURPOSE

Decision support before purchase

REPORT

Bilingual (English / Greek), structured along the RICS Level 3 building-survey format. Not a RICS-certified report.

1 • Scope of inspection

- Visual, non-invasive inspection of all accessible internal and external areas.
- Measured capture with handheld LiDAR and a 360° camera, so the clients abroad could review the property remotely.
- Review of the building permit, cadastral records and title documents against the building as found.
- Desk review of ground, groundwater and seismic conditions from public mapping.
- Planning check of the plot: minimum plot size, permitted floor area and remaining capacity.

2 • Executive findings

Legal status

The built areas exceed the permitted ones on two levels, and the loft is neither permitted nor registered. Legalisation is required before transfer; the remaining development capacity of the plot is effectively used up.

Roof

Broken and displaced tiles with no boarding or underlay beneath them; early discolouration of the timber rafters.

Services

Electrical and plumbing installations were not live and could not be tested.

Structure

The main frame shows no signs of distress. A later, shallow-founded extension shows marked differential settlement, with detachment from the main building and secondary cracking in the adjacent stair walls.

Moisture

Rising damp at ground-floor wall bases and efflorescence in the basement, consistent with a shallow water table and inadequate drainage.

Ground

Soft, compressible alluvial soils with shallow groundwater: the likely cause of the settlement and a factor in any future works.

3 • Risk classification

ISSUE	SEVERITY	URGENCY	EFFECT ON THE DECISION
Settlement of the extension	High	Immediate	Works cost; possible rebuild
Deviations from permit and title	High	Before contract	Legalisation cost and timing
Roof covering and timber	Medium	0–12 months	Works cost; further damage if delayed
Basement moisture and drainage	Medium	0–12 months	Works cost
Building services	Medium	Before occupation	Testing, then repair or renewal
Ground and seismic conditions	Medium	Before design	Site investigation required
Unregistered borehole	Low	Before contract	Regulatory registration

4 • Recommended actions

Before contract

Confirm the legalisation route and its cost with the seller; have services tested by licensed installers; register the borehole.

First 12 months

Roof repair with boarding and breathable underlay; perimeter drainage and waterproofing; geotechnical investigation and crack monitoring at the extension.

Medium term

Stabilise or rebuild the extension; local strengthening where the structural assessment shows it is needed; renewal of services.

5 • Indicative intervention considerations

Two scenarios were costed to support the decision. Figures are order-of-magnitude, excluding VAT and including a contingency.

A • Repair and stabilise

Underpinning of the extension, roof and moisture works, partial upgrade of services.

€80–95k

B • Rebuild and renew

Demolition and rebuilding of the extension, full renewal of bathrooms and electrical installation.

€110–130k

OVERALL

Medium-to-high risk. The property can be a sound purchase only if the price reflects the works and the legalisation, and both are planned before completion.

6 • Assumptions and limitations

- The inspection was visual and non-destructive. Concealed or latent defects may exist that could not reasonably be found.
- Services were not operational; no functional testing was possible.
- No laboratory, geotechnical or invasive tests were carried out; these are recommended above where relevant.
- Areas are approximate and based on the measured survey, not on a formal measurement standard.
- Costs are indicative and depend on the final design, tender prices and timing.
- This is not a valuation, a legal title review or a guarantee.