

TECHNICAL REPORT OF THE RESEARCH OF THE QUALITY OF HOUSES

Part A: Identification data

A.1. Identification data of the research

File number (of the house in the building): _____
 Date of the research: _____
 First and last name of the researcher: _____
 Capacity of the researcher: _____
 Administrative unit: _____
 Address: _____

 Telephone number: _____ Signature: _____

A.2. Identification data of the building (in which the house is located)

File number (building): _____
 Address: _____

 Cadastral location: _____
 General description of the building: _____

A.3. Additional identification of the home

(You only have to enter this section if the house is only a part of the building)

Number, letter, floor: _____
 Description: _____

A.4. Identification data of the holder of the right in rem on the property

First and last name: _____
 Address: _____

 Date of birth or national register number: _____
 Trade register number: _____
 VAT number: _____ Social Security number: _____
 Nature of the right in rem: full ownership
 usufruct
 right of building or leasehold
 Indivisibility: Yes. State the details of the other holders of the right in rem in an appendix.
 no

A.5. Identification details of the possible lessor of the primary residence or room

(You only need to complete this section if the lessor is not the holder of the right in rem.)

(State the details of any co-lessees in an appendix.)

First and last name: _____
 Address: _____

 Date of birth or national register number: _____
 Trade register number: _____
 VAT number: _____ Social Security number: _____

Part B: Building

In this section you give an overall assessment of the building in which the house is located.
The building is in principle assessed from the inside.
The assessment is limited to the observable defects that have an immediate negative effect on the occupation of the entire building.

| categorie | | | |
|-----------|----|-----|----|
| I | II | III | IV |
| 1 | 3 | 9 | 15 |

| SHELL | | categorie | | | |
|---|--|-----------|----|-----|--------------------------|
| | | I | II | III | IV |
| 1 ROOF(S) | | | | | |
| STABILITY of the roof structure (truss, beams, roof plate ...) | | | | | |
| 11 | damage and / or deflection of the load-bearing roof elements | | | | |
| 12 | outside roof chimney unstable / ... | | | | |
| 2 OUTDOOR WALLS (and common walls) | | | | | |
| STABILITY | | | | | |
| 21 | deformation and / or cracking of façade or façade elements | | | | |
| HUMIDITY DAMAGE | | | | | |
| 26 | humidity damage in the common part of the building (staircase, entrance hall, basement ...) | | | | |
| INTERNAL STRUCTURE | | | | | |
| 3 LOAD-BEARING INTERIOR WALLS | | | | | |
| STABILITY | | | | | |
| 31 | deformation and / or cracking of load-bearing interior walls or elements | | | | |
| HUMIDITY DAMAGE | | | | | |
| 36 | humidity damage in the common part of the building (staircase, entrance hall, basement ...) | | | | |
| 4 LOAD-BEARING FLOOR(S) | | | | | |
| STABILITY | | | | | |
| 41 | under-dimensioning and / or deterioration of the supporting structure | | | | |
| TECHNICAL INSTALLATIONS | | | | | |
| 5 ELECTRICITY | | | | | |
| 51 | indication of a risk of electrocution / fire | | | | <input type="checkbox"/> |
| 6 GAS OR FUEL OIL INSTALLATION | | | | | |
| 61 | indication of a risk of explosion / fire | | | | <input type="checkbox"/> |
| 7 WATER | | | | | |
| 71 | main crane not accessible to all residents | | | | <input type="checkbox"/> |
| 8 FIRE SAFETY | | | | | |
| 81 | The fire brigade report shows fire safety from the report of the fire brigade or fire supervisor designated by the mayor | | | | <input type="checkbox"/> |
| 9 ENERGETIC PERFORMANCE | | | | | |
| 91 | <input type="checkbox"/> From an EPC * it appears that a different R-value roof insulation than the default value is lower than 0.75 m²K/W. | | | | |
| | <input type="checkbox"/> There is no EPC * with a different R-value roof insulation than the default value, but actual observations show that there is no roof insulation present. | | | | |
| (tick as applicable) | | | | | |
| | from 01/01/2015 to 31/12/2017 | | | | |
| | from 01/01/2018 to 31/12/2019 | | | | |
| | from 01/01/2020 | | | | |
| * EPC = energy performance certificate, as shown by the data, made available by the Flemish Energy Agency | | | | | |

| FINAL ASSESSMENT PART B | I | II | III | IV |
|---|---|----|-----|----|
| Number | | | | |
| TOTAL PART B = (column Ix1) + (column IIx3) + (column IIIx9) + (column IVx15) = | | | | |

If the total of part B is 15 or more points, the certificate of conformity is refused for the WHOLE BUILDING.
If the total of part B is 15 or more points, the regional official advises ALL HOMES IN THE BUILDING to be declared unfit.

The regional official advises the mayor to carry out an investigation into fire safety.

COMMENTS:

Part C: Home

In this section you only give an assessment of the individual house in the building.
The home is in principle assessed from the inside. The assessment is limited to the *observable defects that have an immediate negative effect on habitation.*

| |
|-----------|
| floor: |
| number: |
| location: |

surface house m²

| category | | | |
|----------|----|-----|----|
| I | II | III | IV |
| 1 | 3 | 9 | 15 |

SHELL OF THE HOUSE

10 ROOF (S) OR (inclined and flat) CEILINGS

HUMIDITY DAMAGE

| | | | | |
|-----|-------------------------------|-----------------------------|--------------------------|--------------------------|
| 101 | ingraining humidity | local / in different places | <input type="checkbox"/> | <input type="checkbox"/> |
| 102 | condensing humidity with mold | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |

FINISHING from the upper ceilings

| | | | | |
|-----|---|-------------------|--------------------------|--------------------------|
| 103 | damage (excluding moisture damage) or weathering / necessary finishing is missing | limited / serious | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|---|-------------------|--------------------------|--------------------------|

11 EXTERIOR WALLS (and common separation walls)

HUMIDITY DAMAGE

| | | | | |
|-----|---|-----------------------|--------------------------|--------------------------|
| 111 | ascending humidity | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |
| 112 | perspiring humidity | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |
| 113 | condensing humidity with mold formation | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |

FINISHING of the exterior walls

| | | | | |
|-----|--|-------------------|--------------------------|--------------------------|
| 114 | beschadiging (excl. vochtschade) of verwerking / noodzakelijke afwerking ontbreekt | limited / serious | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|--|-------------------|--------------------------|--------------------------|

12 WINDOWS AND DOORS

| | | | | |
|-----|--|-----------------------|--------------------------|--------------------------|
| 121 | either: serious shortcomings (wood rot / corrosion / dysfunction) (from 1/1/2020 only check if living rooms and bathroom have double glazing) | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|--|-----------------------|--------------------------|--------------------------|

either: single glass in living rooms and bathroom / serious shortcomings (wood rot / corrosion / dysfunction)
(check with single glass in at least 1 living room or bathroom, whether or not in combination with dysfunctions of windows or doors)

Double glazing: consists of at least two glass plates that are airtight at a certain distance from each other and that are connected to each other, so that an insulating space is created between the glass plates or cavity.

| | | | |
|-------------------------------|-----------------------|--------------------------|--------------------------|
| from 01/01/2020 to 31/12/2022 | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |
| from 01/01/2023 | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |

13 LOWER (load-bearing) FLOOR (S)

HUMIDITY DAMAGE

| | | | | |
|-----|-----------------|-----------------------|--------------------------|--------------------------|
| 131 | humidity damage | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|-----------------|-----------------------|--------------------------|--------------------------|

SCREEDS

| | | | | |
|-----|---|-------------------|--------------------------|--------------------------|
| 132 | damage (excluding moisture damage) or weathering / necessary finishing is missing | limited / serious | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|---|-------------------|--------------------------|--------------------------|

INTERNAL STRUCTURE

14 CELLAR (S)

HUMIDITY DAMAGE

| | | | | |
|-----|--|--|--------------------------|--------------------------|
| 141 | damp basement walls / floors | | <input type="checkbox"/> | <input type="checkbox"/> |
| 142 | under water / house or cellar fungus present | | <input type="checkbox"/> | <input type="checkbox"/> |

15 INTERIOR WALLS

HUMIDITY DAMAGE

| | | | | |
|-----|---|-----------------------|--------------------------|--------------------------|
| 151 | rising damp | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |
| 152 | condensing humidity with mold formation | not general / general | <input type="checkbox"/> | <input type="checkbox"/> |

FINISHING of the inner walls

| | | | | |
|-----|---|-------------------|--------------------------|--------------------------|
| 153 | damage (excluding moisture damage) or weathering / necessary finishing is missing | limited / serious | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|---|-------------------|--------------------------|--------------------------|

16 INTERIOR FLOOR (S) inside the house

FINISHING of the ceilings

| | | | | |
|-----|---|-------------------|--------------------------|--------------------------|
| 161 | damage (excluding moisture damage) or weathering / necessary finishing is missing | limited / serious | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|---|-------------------|--------------------------|--------------------------|

SCREEDS

| | | | | |
|-----|---|-------------------|--------------------------|--------------------------|
| 162 | damage (excluding moisture damage) or weathering / necessary finishing is missing | limited / serious | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|---|-------------------|--------------------------|--------------------------|

17 STAIRS, COUNTERS, PARAPETS

| | | | | |
|-----|---|---|--------------------------|--------------------------|
| 171 | Stairs, counters, parapets | limited / serious with user-unsafe elements (too steep / defects ...) | <input type="checkbox"/> | <input type="checkbox"/> |
| 172 | stairs to a residential function is missing | | <input type="checkbox"/> | <input type="checkbox"/> |

INSTALLATIONS AND COMFORT REQUIREMENTS

Comments:

- The sanitary functions / kitchen functions are considered as not present if they are housed in a room with a ceiling height of less than 180 cm.
- Non-functioning installations and installations that have not been carried out according to the rules of art are regarded as non-existent.

18 SANITARY FUNCTIONS / KITCHEN FUNCTION

| | | | | | | |
|-----|---|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 181 | lavabo with supply of hot and cold water (unless sink available) | with defects / not present | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 182 | sink (with supply of hot and cold water) | with defects / not present | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 183 | bath or shower (with supply of hot and cold water) | with defects / not present | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 184 | bathroom function not heatable / not frost-free | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 185 | private toilet (with supply and disposal) in or next to the house | with defects / not present | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 186 | The toilet is not separated from living / kitchen function. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

19 ELECTRICITY

| | | | | | | |
|-----|--|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 191 | no socket in the living room function | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 192 | no socket in one or more bedroom functions | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 193 | no 2 grounded outlets in the kitchen function next to those in use for the fixed devices (such as refrigerator, oven, microwave, hood, boiler ...) | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 194 | a light spot is missing in a living room or sanitary room | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 195 | indication of a risk of electrocution | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

20 HEATING

| | | | | | | |
|-----|--|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 201 | the installation of a fixed heating device in the living room is not possible (customized drain is missing and adapted electrical energy supply via separate circuit is missing) | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--|--------------------------|--------------------------|--------------------------|--------------------------|

21 LIGHT

| | | | | | | |
|-----|--|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 211 | either: no possibility of natural lighting in the home either: the total glass surface above the ground level (vertical + sloping) is less than 1 m ² either: insufficient natural lighting in the living room function insufficient natural lighting in one or more bedroom functions | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 212 | ceiling in the living rooms is less than 1 m above ground level | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

22 AIR QUALITY

| | | | | | | |
|-----|---|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 221 | there is insufficient aeration possible in the living room function | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 222 | insufficient aeration is possible in one or more bedroom functions | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 223 | there is not enough aeration in the kitchen function | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 224 | there is not enough aeration in the bathroom function | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 225 | insufficient aeration is possible in function WC | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 226 | indication of a risk of CO poisoning | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

23 ACCESSIBILITY

| | | | | | | |
|-----|--|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 231 | the house is not directly accessible from the common room / public domain | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 232 | the house is not safely accessible (eg defects in average corridors, stairs ...) | limited / serious | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 233 | missing or insufficient high / strong parapet at low windows (from first floor) | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 234 | another home is only accessible through the assessed property | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 235 | house not lockable | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 236 | the house does not have a mailbox and call | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

24 TOTAL NET FLOOR SURFACE FROM LIVING AREAS

| | | | | | | |
|-----|--|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 241 | total net floor area living areas is smaller than 18 m ² (For a house built or licensed before 01/10/2016, the separate bathroom is counted for a maximum of 3 m ² .) | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--|--------------------------|--------------------------|--------------------------|--------------------------|

FINAL ASSESSMENT PART C

| | | | | |
|--------|--------------------------|--------------------------|--------------------------|--------------------------|
| | I | II | III | IV |
| Number | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

TOTAL PART C = (column Ix1) + (column IIx3) + (column IIIx9) + (column IVx15) =

TOTAL PART B (transfer) =

TOTAL PART B + PART C =

FINAL EVALUATION OF RESIDENCE

If the total (part B + part C) is 15 or more points, the certificate of conformity is refused for the HOUSE.
 If the total (part B + part C) is 15 or more points, the regional official advises declaring the HOUSE unfit.

COMMENTS:

Part D: Occupancy norm

EXPLANATION

- D.1.** The calculation is based on the number of living areas (living room (s), kitchen and bedroom (s)) and the total net floor area.
For a house with a total net floor area of the living areas smaller than 18 m² and built or licensed before 01/10/2016 the area of the separate bathroom is counted for a maximum of 3 m².
- A living space of at least 8 m² with open kitchen counts as two living rooms. Open kitchen means: the only cooking space that is integrated into the living space.
- The net floor area is measured in the zone with a ceiling height of at least 220 cm.
In addition, for inclined ceilings, the net floor area is taken into account with a free height of more than 180 cm.
- The following premises are not taken into account:
- premises where the net floor area to be taken into account is less than 4 m²;
 - rooms that have no ceiling height of at least 220 cm.

CALCULATION

D.2.

| | | | | | | | | | | | | | |
|---|-----|----|----|----|----|----|----|----|----|----|-----|-----|--|
| total net floor area (in m ²) | van | 0 | 18 | 27 | 40 | 50 | 60 | 70 | 79 | 87 | 96 | 104 | |
| | tot | 18 | 27 | 40 | 50 | 60 | 70 | 79 | 87 | 96 | 104 | 112 | |
| possible number of persons (to circle) | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |

From a 96 m² net floor area each additional 8 m² applies to one additional person.

| | | | | | | | |
|------------------------|---|---|---|---|---|----|--|
| number of living rooms | 1 | 2 | 3 | 4 | 5 | 6 | |
| | 2 | 2 | 3 | 5 | 8 | 10 | |

From 6 living rooms each additional room applies to one additional person.

Decision on the occupancy standard

- D.3.** This property has been adapted for an occupation of persons (= smallest number) ←