

Housing Trade Condition Evaluation

By following these instructions, you can make sure that you will benefit as much as possible from the condition evaluation and will receive the best security possible for your housing transaction. Please read the instructions carefully!

Interviews

The condition inspector must have the opportunity to interview the user or owner of the subject site at the beginning of the site visit. The interview is carried out in order to acquire information needed by the inspector to specify the contents of the condition evaluation as well as assist the seller in meeting their duty to disclose as defined in the Finnish Housing Transactions Act or Code of Real Estate. The preliminary interview form delivered when an order for a condition evaluation is placed must be filled out in advance, or at the very least, the information requested in the form must be made available prior to the site visit. In case of an evaluation of an apartment in a housing company, the general manager is also interviewed whenever possible, and the client must study the division of responsibility regarding maintenance from the articles of association.

Documentation

The client must provide the inspector any available documents concerning the survey site for the inspector to use during the site visit. Important documents include, for example:

- Floor plan*, building permit drawings, revised drawings
- Heating, water, plumbing, ventilation and electricity system drawings and specifications
- Maintenance records* etc.
- Oil tank inspection records
- Structural drawings and specifications
- House manager's certificate*
- Final inspection record(s)

- Condition evaluations* and any other inspection or survey reports*

- Description of the property's wastewater system (in sparsely populated areas)

The documents marked with an asterisk (*) suffice in the case of a condition evaluation of an apartment. Furthermore, any fire inspection records, energy certificates, water-proofing inspection records, inspection records of the health authorities, etc. must be presented if any such inspections have been performed at the subject site.

Instructions regarding actions to be taken before the site visit

The client must take care that these instructions are followed before the condition evaluation site visit.

- The client is obliged to take care that they have the necessary authority when placing an order for a condition evaluation and that the site can be inspected
- If the site is an apartment in a housing company, the client must notify the housing company of the condition evaluation site visit and acquire permission from the housing company for the visit.
- The site may not be effectively ventilated before or during the site visit (normal ventilation/air conditioning systems must be kept on).
- Doors to all rooms must be kept shut before the site visit (normal access to the rooms is allowed, however).

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- Large pieces of furniture, goods, non-fixed cupboards and any other furnishings that could prevent the inspector from surveying the premises must be moved so that the premises can be inspected. Especial attention must be paid to moving any large obstacles close to any ground supported walls, washroom walls and exterior walls, as well as clearing the floors of all washrooms, walk-in closets and storage rooms, etc.
 - All loose goods must be removed from cabinets below kitchen sinks and other cupboards through which a water pipeline or a sewer travels.
 - The floor or wall surfaces in washrooms, bathrooms, shower rooms and saunas, vestibules, etc. must not be allowed to get wet for one day before the site visit (toilet seats, washing machines and sinks may be used, however).
 - Floor drains in washrooms must be cleaned so that the drains can be properly inspected.
 - Any shower basins or covering plates of bathtubs must be removed so that the floor and wall surfaces under the basin or tub can be inspected.
 - All weeping drain manholes must be made accessible for inspection.
 - The location to which water from the weeping drains is discharged must be determined and excavated, if it is in an open ditch or a similar place.
 - Any manholes inside flue casings, walls or floors must be opened before the site visit.
 - The opportunity to open any manholes leading to an attic must be verified and safe access to the attic must be ensured before the site visit.
 - There must be catwalks or other safe access routes in the attic so that the entire attic can be inspected.
 - If there is a crawlspace below the base floor, it must be ensured that there is proper access to the crawlspace in order to inspect all accessible parts.
 - Access routes in the attic and the crawlspace must be made open and safe so that the condition evaluation can be safely performed without damaging the structural elements, pipelines, etc. (in the summertime, wasp nests must also be taken into account).
 - The existence of are ladders, catwalks, etc. to the roof must be ensured and they must be made safe to use in order to enable inspecting of the roof.
 - In the case of sites with no municipal engineering, the opportunity to open the covers of all waste wells or wells can must be ensured so that they can be inspected.
 - The client must study the KH 90-00393 instructions to the client (which will be delivered to the client when an order is placed).
- ### Important issues to be taken into account!
- The condition inspector will not be liable for any damage caused to the building due to access routes that are in poor condition or missing, etc.
 - The price of the condition evaluation includes one visit to the site, and the site will be surveyed to the extent possible during that visit. The client must take care that the instructions have been followed before the condition evaluation site visit and that the inspector is able to access all rooms and premises to be inspected. If some structural elements cannot be inspected because the instructions have not been followed or because the elements are covered with snow, and the elements must be inspected during a second visit at a later date, a separate order for the subsequent inspections must be placed and a separate fee based on our price list will be charged. If all the structural elements included in the scope of the condition evaluation are not inspected, the benefits offered by the condition evaluation to the parties of a housing transaction may be essentially reduced.
 - Photographs taken in connection with the site visit will be included in the report. ■

