

GENERAL INFORMATION BUILDING INSPECTION 2026

NOK Bouwadvies

This general information document forms an integral part of the building inspection carried out by NOK Bouwadvies and serves to explain the contents of the inspection report, the inspection methodology, and the underlying principles applied during the assessment.

1. Purpose of the Building Inspection

The purpose of a building inspection is to provide an independent assessment of the visible structural and technical condition of a building at the time of inspection.

The inspection is carried out by means of a non-destructive visual assessment of the building elements that are accessible for inspection. No structures are opened, finishes removed, or specialist measurements performed unless explicitly stated in the inspection report.

The inspection provides insight into:

- The current technical condition of the building;
- Visible defects and deficiencies;
- Deferred maintenance;
- Anticipated maintenance measures;
- Indicative repair costs;
- Matters requiring attention for future maintenance.

The inspection represents a snapshot in time. Hidden defects cannot be excluded.

2. Scope of the Inspection

During the inspection, only components that are:

- Safely accessible;
- Visually observable;
- Accessible without special equipment;
- Not requiring dismantling,

are assessed.

The following, among others, cannot be assessed:

- Concealed structures;
- Structural elements behind ceilings, floors, or walls;

- Underground foundations;
 - Pipework within service shafts;
 - Underground tanks;
 - Installations without visible components;
 - Hidden moisture problems;
 - Concealed timber deterioration;
 - Hidden structural defects. Where findings indicate that further investigation is advisable, this will be explicitly stated in the report.
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3. Condition Assessment

Condition Rating According to NEN 2767

The technical condition of building elements is assessed in accordance with the NEN 2767 methodology.

The NEN 2767 methodology evaluates the severity, extent, and intensity of identified defects, resulting in an objective condition rating for the relevant building element.

Condition Score	Description
1	Excellent Condition
2	Good Condition
3	Fair Condition
4	Moderate Condition
5	Poor Condition
6	Very Poor Condition

Interpretation

Condition 1-2

Building elements are in good technical condition. Only routine maintenance is required.

Condition 3

Normal wear, aging, and usage-related deterioration are present. Maintenance should be planned accordingly.

Condition 4

Significant defects are present. Maintenance or repairs are required to prevent further deterioration.

Condition 5

Serious defects are present, affecting functionality. Replacement or major repairs are necessary.

Condition 6

The component is in very poor condition and has reached the end of its technical service life.

4. Cost Estimates

Any cost estimates provided are indicative budgets based on market conditions and price levels prevailing at the time of inspection.

Actual costs may differ due to:

- Market price developments;
- Regional cost variations;
- Material selection;
- Construction methods;
- Accessibility;
- Permit requirements;
- Additional works becoming apparent during execution.

No rights may be derived from cost estimates. Unless stated otherwise, all amounts are inclusive of VAT.

5. Structural Elements

The inspector visually assesses visible structural components. Attention is paid to:

- Cracking;
 - Deformations;
 - Settlement;
 - Timber deterioration;
 - Concrete damage;
 - Visible structural alterations. No structural calculations are performed. Where there is doubt regarding structural safety, additional investigation by a structural engineer is recommended.
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6. Roofs

Pitched and flat roofs are assessed for:

- General condition;
- Watertightness;
- Junctions and detailing;

- Drainage systems;
- Expected service life;
- Maintenance condition.

Roof coverings have a limited service life. Timely maintenance can significantly extend their lifespan.

When roof insulation upgrades or sustainability measures are implemented, particular attention should be paid to ventilation, condensation, and building physics-related risks.

7. Facades and Foundations

Facades are assessed for:

- Brickwork;
- Pointing and mortar joints;
- Cracking;
- Moisture exposure;
- Window frame connections;
- Stability.

Foundations are assessed solely on the basis of visible indications, such as:

- Settlement;
- Cracking;
- Sticking doors and windows;
- Floor deformations.

The actual condition of the foundation cannot be determined without specialist investigation.

8. Window Frames, Windows and Doors

Window frames, windows, and doors are assessed for:

- Material condition;
- Wood rot;
- Glazing;
- Functionality;
- Ironmongery and locking systems;
- Draught proofing.

Security and burglary resistance are outside the scope of the inspection unless stated otherwise.

9. Floors, Crawl Spaces and Basements

Assessment focuses on:

- Supporting structures;
- Ventilation;
- Moisture exposure;
- Deterioration;
- Insulation provisions.

Crawl spaces are inspected only if they are safely accessible.

Where visibility is limited, the absence of defects cannot be guaranteed.

10. Building Services Installations

Installations are assessed exclusively by visual inspection. No:

- Capacity measurements;
- Safety inspections;
- Pressure tests;
- Efficiency measurements;
- Specialist investigations

are performed.

The following installations may be visually assessed:

- Electrical installation;
- Water installation;
- Drainage system;
- Heating installation;
- Mechanical ventilation system.

For a complete technical assessment, engagement of a certified installation contractor is recommended.

11. Electrical Installation

The visual inspection includes assessment of, among other things:

- Distribution board;
- Residual current devices (RCDs);

- Visible wiring;
- Accessible connection points.

Compliance with current NEN standards can only be established through specialist inspection and testing.

12. Ventilation and Indoor Climate

A healthy indoor climate depends on:

- Adequate ventilation;
- Proper air supply;
- Proper air extraction;
- Effective moisture management.

Insufficient ventilation may lead to:

- Condensation;
- Mould growth;
- Health-related complaints;
- Deterioration of building materials.

Particular attention should be paid to ventilation when implementing energy-efficiency improvements to residential properties.

13. Insulation and Sustainability

Where visible, attention is given to:

- Roof insulation;
- Wall insulation;
- Floor insulation;
- Glazing;
- Energy-saving measures.

The actual thermal performance of constructions cannot be determined without specialist investigation.

A building inspection is not an Energy Performance Certificate (EPC) assessment.

14. Asbestos

Materials potentially containing asbestos can only be identified on an indicative basis through visual observation.

A building inspection cannot determine whether a material actually contains asbestos. Only laboratory testing or an asbestos survey conducted by a certified asbestos inspection company can provide definitive confirmation.

Buildings constructed prior to 1994 should be considered as potentially containing asbestos-containing materials.

15. Timber Infestation and Fungal Growth

Visible signs of:

- Woodworm infestation;
- Longhorn beetle infestation;
- Fungal growth;
- Moisture-related deterioration,

will be reported where observable.

The actual extent of deterioration often can only be established through additional invasive investigation.

16. Hidden Defects

A visual inspection does not guarantee that all existing defects will be identified.

The following situations may occur:

- Hidden structural defects;
- Concealed leaks;
- Hidden installation defects;
- Non-visible deterioration;
- Defects concealed by finishes.

These matters fall outside the inspector's responsibility unless explicitly stated otherwise.

17. Liability

The report provides a professional assessment of the visible condition at the time of inspection.

NOK Bouwadvies accepts liability only within the limits of the agreed assignment and the applicable General Terms and Conditions.

The report shall not be regarded as:

- A warranty certificate;
- A maintenance contract;
- A structural calculation;
- An installation inspection certificate;
- An asbestos survey;
- A valuation report.

18. Final Remarks

A building inspection provides valuable information regarding the technical condition of a building. However, it remains a visual snapshot of the observable condition at the time of inspection.

Where there is uncertainty regarding specific elements, we always recommend further investigation by a specialised expert.

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Version: 2026.08

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