



BER SUPPLEMENTARY REPORT

Address,

Date of Inspection: 7/6/2023

This is a sample “BER Supplementary Report” of a fictitious property that provides the client with a better understanding of what a “BER Supplementary Report” will contain.

BER Supplementary Report

Purpose of Report

This report has been generated from observations made during a **BER** assessment. It includes information about the property's location, construction dates, exterior photos and any potential changes to the property observed during the BER assessment.

The report also includes sketches of the property's measurements and main features.

This BER Supplementary Report is intended to provide the client and their professional adviser with an indication of potential changes to the property to be considered during the conveyancing process (e.g. compliance certification may be required).

It is important to note that any comments made in this report are indicative only and cannot be relied on for conveyancing purposes.

For queries regarding compliance with planning or boundary certificates, please contact customer care at info@propertyhealthcheck.ie or on 0818-787839.

Satellite Image of Property

1. The satellite image (and other photos) of the property will allow a general comparison to be made with the Land Registry Compliant or Lease Map when they become available.



View of site at front of property



View of site at back of property



View of site at left side of property



Satellite image of property

Construction Dates

The dates of construction are taken from the BER report. Construction dates are provided to the BER assessor by the vendor and while acceptable for the production of a BER report, they are not conclusive for conveyancing purposes.

1. The original property was constructed circa 1970. (Refer to sketch at end of report).
2. The extension to the back of property was constructed circa 2016. (Refer to sketch at end of report).
3. The garage conversion was constructed circa 2005. (Refer to sketch at end of report).

Images of the Property Exterior

This section includes a number of photos that may assist your Solicitor / Advisors to get a better visual perspective of the property.

1. See exterior photos of property below.



Front of property



Back of property



Left side of property



Shed to back of property.

Potential Changes to Property

Photos are provided to give a "Heads-Up" of potential changes that may need to be considered during the conveyancing process.

1. Potential changes to the property, as observed during the BER assessment.



Potential rear extension.



Potential rear extension.



Potential wall removed / changes between Living room and Kitchen

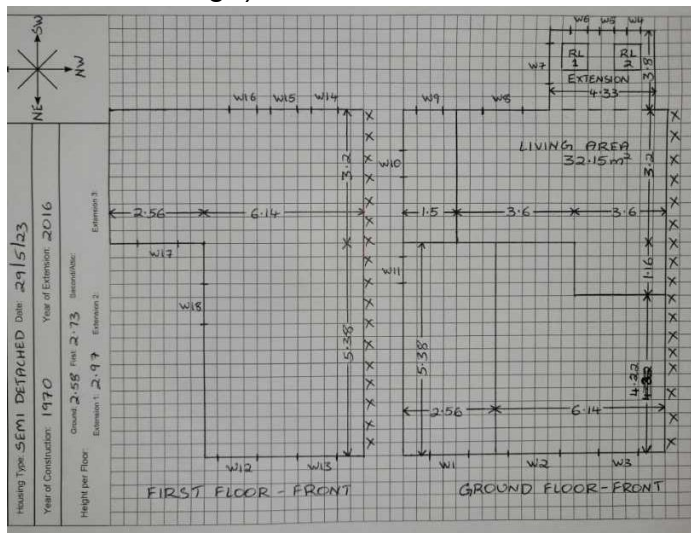


Potential wall removed / changes between Living room and Kitchen

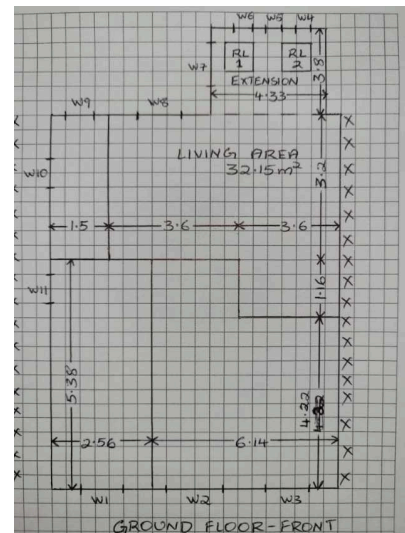
Property Sketches

The following sketches may provide a better understanding of the property and (where applicable) potential changes that may have taken place at this property. Note: W1, W2 etc are short for window 1, window 2, D1 is short for D2 etc. The windows and doors can be seen in the Section above, referred to as "Images of the Property Exterior"

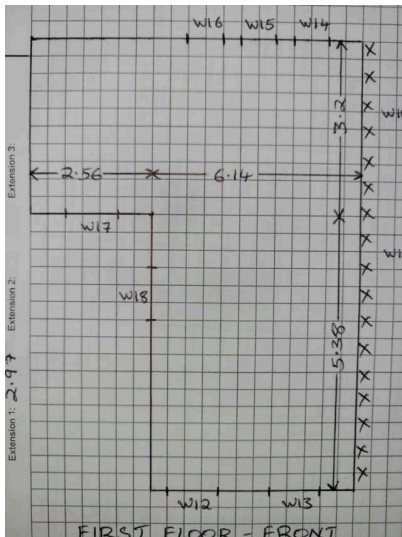
1. These sketches record the internal measurements of the external walls of the habitable sections of the property and will allow your professional advisor/s to better understand the property as it currently stands against what is allowed under planning permission/s. (Click on photo of sketch below to enlarge).



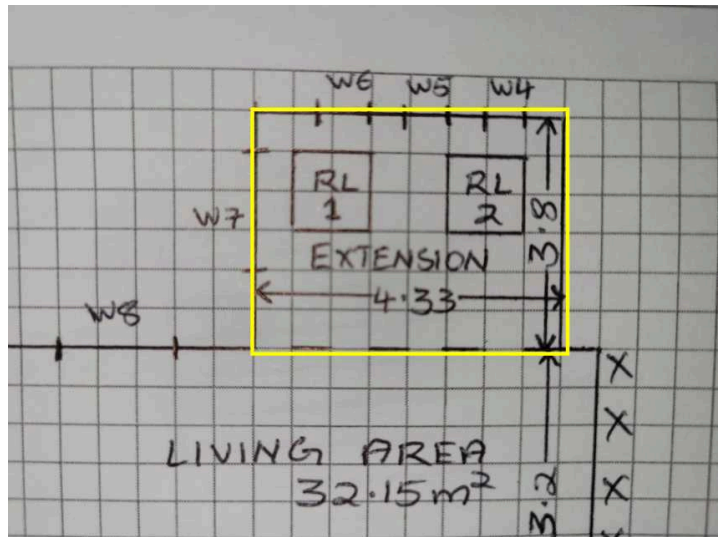
Property Sketch.



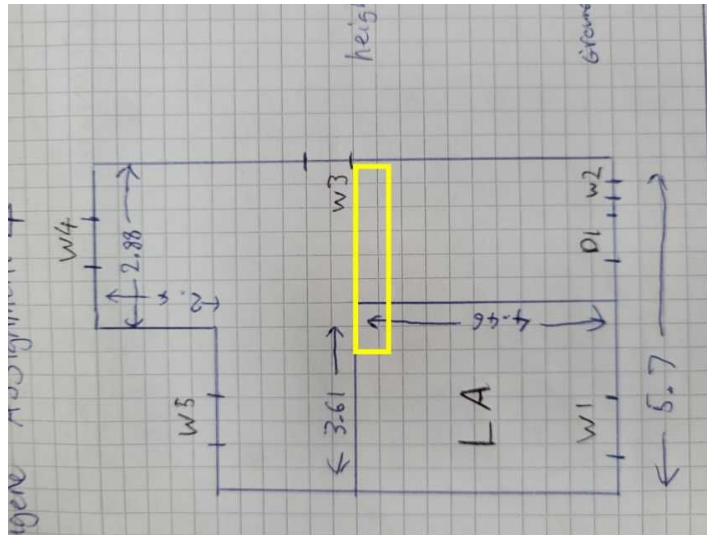
Ground floor sketch



First floor sketch



Potential rear extension, outlined in yellow.



Potential wall removed / changes between Kitchen and living room, outlined in yellow.