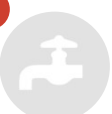




7 KEY RISKS

PROPERTY BUYERS SHOULDN'T IGNORE

	Typical signs	Diagnostic techniques	Repair cost
1	 MOISTURE INGRESS & DAMP - Bubbling paint or freshly painted walls - Musty smell - Mold behind furniture - Efflorescence (white salt deposits)	- Indoor air moisture testing - Conductive & contact floor & wall humidity measurements - Thermal imaging	€1K-20K
2	 STRUCTURAL CRACKS & SETTLEMENT - Cracks in walls or foundation - Leaning retaining walls - Doors or windows that stick - Uneven floors, indoor and outdoor	- Visual inspection - Level survey & laser alignment - Crack width measurement	€1K-50K
3	 OUTDATED ELECTRICAL INSTALLATION - Old fuse box, no RCD/GFCI protection - Burn marks on sockets - Extension leads used permanently - Mixed old and new wiring	- Distribution board inspection and thermal imaging - RCD/GFCI testing, socket testing - Earth continuity checks - Voltage measurements	€2K-8K
4	 POOR INSULATION & THERMAL BRIDGES - Cold interior walls in winter, excessive heat in summer - Condensation on walls or windows - High energy bills - Uneven room temperatures	- Thermal envelope survey - Thermal bridge identification - Indoor/outdoor temperature comparison	€2K-15K
5	 HVAC DEFICIENCIES - System struggles to cool or heat - Weak airflow, excessive noise - Bad odors when operating	- Thermal imaging - Temperature differential measurements - Airflow assessment - Equipment sizing review	€1K-7K
6	 ILLEGAL ALTERATIONS - Visible construction quality differences between original and altered sections - Rooms not shown on plans - Different floor area than advertised - Different floor levels	- Floor area measurement - Room layout verification, comparison with plans and cadastral records - Visual construction assessment	?
7	 PLUMBING - Low water pressure & flow - Slow drains - Sewer odors - Water meter moving when no water is used	- Pressure and flow assessment - Moisture detection - Drainage flow testing - Visual inspection of exposed pipework	€1K-10K

