C.PETRAKIS
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Survey Report

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Executive Summary

Item	Summary
Property	[redacted] Horizontal Division Development, Peyia, Paphos
Property Type	Residential dwelling forming part of a horizontally divided development
Construction Type	Reinforced concrete framed structure with masonry/blockwork infill walls
Approximate Year of Construction	2004
Inspection Type	Visual, non-invasive building survey
General Structural Condition	No significant visible signs of major structural instability, excessive movement, or severe structural distress were observed within the accessible areas inspected at the time of survey.
Overall Property Condition	The property was found to be generally in serviceable condition for its age and type of construction, subject to the defects, maintenance items, and limitations outlined within this report.
Main Defects Identified	Localized deterioration and weathering to external tiled areas; cracking to roof garden tiled surfaces; localized concrete spalling to external fascia/roof overhang element; moisture-related deterioration to sections of internal perimeter walls and plant room areas; aging/weathering of certain service installations.
Moisture-Related Observations	Minor localized signs of possible rising damp/moisture-related deterioration were noted to lower sections of certain internal perimeter walls. Additional dampness and moisture staining were observed within the heating and pool plant room areas.
Mechanical / Service Installations	Signs of aging, corrosion, weathering, and maintenance requirements were noted to sections of the solar hot water installation and mechanical/service equipment.
Plumbing & Water Supply	Full functional testing of plumbing, sanitary fittings, drainage, and hot water systems could not be completed due to the absence of running water supply within the property at the time of inspection.
Planning / Building Compliance	The main residence generally appears consistent with the approved architectural drawings reviewed. However, external mechanical room/heating installations were observed which do not appear on the approved plans.
Legalization Considerations	The external mechanical room installations may be challenging to legalize due to boundary setback limitations and the horizontal division status of the development.
Overall Conclusion	Subject to the recommendations outlined within this report, the property appears generally suitable for continued residential use.

Introduction and Property Description

The property under survey comprises a residential dwelling forming part of the "FANTASTICO 1" horizontal division development, situated within the administrative boundaries of Peyia Municipality, Paphos District, at the location known as "ΣΑΛΑΤΖΙΑ". The property corresponds to House No. 10 and is registered under Registration No. 0/48618.

The development is constructed on Parcel No. 956, Sheet/Plan 44/16, within the Akamas – Peyia area of Paphos District.

Parent Parcel Information

Planning Zone Information

Planning Zone	Affected Percentage	Building Density	Coverage Ratio	Maximum Floors	Maximum Height
H5	100%	0.30	0.20	2 Floors	8.30 m

The property falls within Planning Zone H5, which permits residential development with a maximum building density coefficient of 0.30, site coverage coefficient of 0.20, maximum two floors, and maximum building height of 8.30 metres, subject to the applicable planning policies and development control regulations in force at the time of application.

Property Under Survey

According to the available Land Registry records and property information provided, the subject property is registered as a residential dwelling (Residence) constructed in approximately 2004. The property is classified as Category "B", recorded in generally good condition, and appears to comprise a reinforced concrete framed structure typical of residential developments in Cyprus.

Item	Description
Property Reference	House No. 2
Registration Number	[redacted]
Property Type	Residential Dwelling
Development Type	Horizontal Division Development
District	Paphos
Municipality / Community	Peyia
Development Name	[redacted]
Year of Construction	Approx. 2004
Property Classification	Category "B"
Registered Condition	Good
Floor Level	Ground Floor
Total Floors	1
Internal Enclosed Area	Approx. 152 m²
Covered Area	Approx. 3 m²
Swimming Pool Area	Approx. 32 m²
View	Normal / Standard
Structural System	Reinforced concrete framed structural system comprising reinforced concrete columns, beams, and slabs with masonry/blockwork infill walls
Unit Frame Type	Reinforced Concrete
Roof Type	Combination of pitched roof and flat reinforced concrete roof sections
External Walls	Masonry/blockwork construction with rendered finish
Internal Wall Finish	Painted plastered finish
Floor Finishes	Ceramic floor tiling
Window Type	Aluminum-framed glazed openings
Water Heating	Solar water heating system
Sewerage System	Private septic tank system
Title Deed Status	Separate Title Deed Issued

The property forms part of a horizontally divided residential development, with individual residences registered under separate title deeds together with allocated exclusive-use areas and corresponding co-ownership rights over the common property of the development.

The above information has been extracted from available Land Registry records, title deed documentation, and information provided at the time of inspection and should be read in conjunction with any approved architectural drawings, planning permits, building permits, certificates of final approval, and horizontal division documentation where applicable and available.

Building Regulation Checks

Verified Approvals and Documentation

Date	Permit / Document Type	Reference No.	Authority	Key Details
27/09/2004	Building Permit	2107	Peyia Municipality	Building Permit issued for the construction of thirteen (13) residences with swimming pools and perimeter fencing at location "Ζαλατζιά", Parcel 711, Sheet/Plan 44/16, Peyia. The approved building volume stated within the permit is approximately 2,333 m³.
06/06/2007	Certificate of Approval / Final Approval	1041	Peyia Municipality	Certificate issued confirming completion of the development in accordance with Building Permit No. 2107 dated 06/06/2007, relating to a complex of thirteen (13) residences with swimming pools and perimeter fencing situated on Parcel 711, Sheet/Plan 44/16, Peyia.

Note: The planning permit of the development was not provided for review.

Horizontal Division Context

The property forms part of a horizontally divided plot, which is a common legal arrangement in Cyprus for residential developments comprising multiple houses or units constructed on a single parent plot. Under this form of ownership, each individual residence is recognized as a separate immovable property unit with its own Title Deed, while all unit owners share undivided ownership of the land and communal areas in proportionate shares.This arrangement is governed by the Immovable Property (Tenure, Registration and Valuation) Law, Cap. 224, and the Regulations for Jointly Owned Buildings, which outline the respective rights and obligations of unit owners.

Property Description

The surveyed property corresponds to a **two-storey residence (House No. 2)** forming part of the development.

Exclusive Use Areas

Yards:

- **Yard No. 27:** Exclusive right of use

Swimming Pool:

- **Swimming Pool No. 27:** Exclusive right of use

These exclusive-use allocations are recorded in the Horizontal Division plans filed with the Land Registry and are reflected in the corresponding Title Deed of the property. The horizontal division plans of the plot can be seen below:

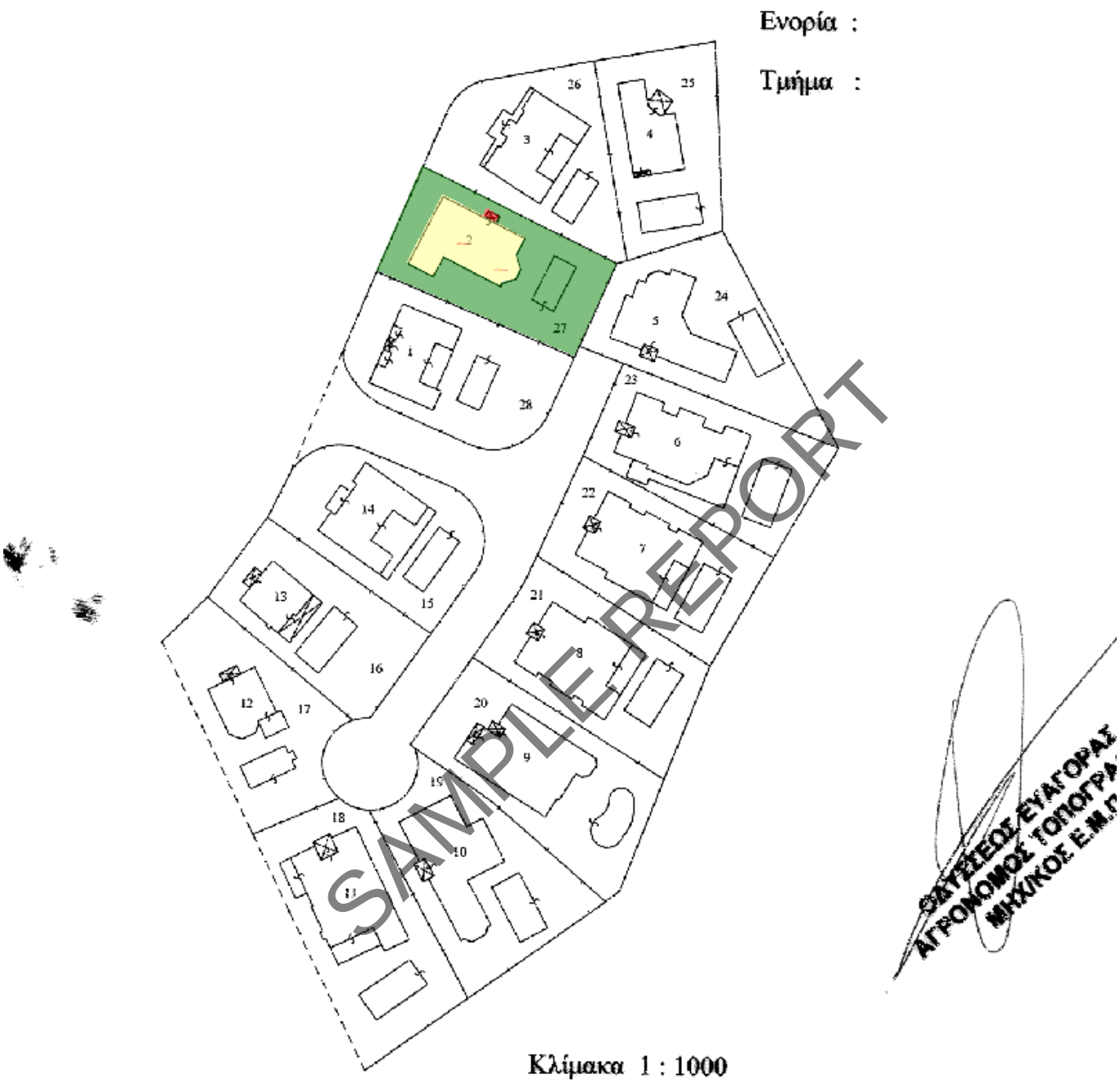


Photo 1: *Ground Floor Horizontal Division Plans (file plans) of the Development. The enclosed area of the property can be seen with green hatch color. The covered verandah with red hatch. The green hatch represents the yards exclusively allocated to the property and the swimming pool.*

Nature of Ownership and Shared Elements

In horizontally divided developments, ownership is divided between:

- **Individual (Private) Ownership**, which pertains to the interior of each residence.
- **Jointly Owned Property**, which includes all structural and functional elements serving the entire development, such as:
    - The main structure, roof, foundations, and retaining walls
    - Common access roads or driveways
    - Shared boundaries, walls, and fencing
    - Communal utility networks (water, sewage, electricity)
    - Shared landscaping and open areas

Each co-owner holds an *undivided share* in the jointly owned property proportional to the relative value of their individual unit, as specified in the division statement. This share is expressed as a percentage in the Title Deed.

In addition, certain parts of the common property (such as private yards, patios, or parking spaces) may be assigned as **Limited Jointly Owned Property**—that is, areas that remain jointly owned but are allocated for the **exclusive use** of a specific dwelling. The surveyed property's **yard and parking space** fall under this category, meaning they are used exclusively by Residence No. 04, even though the underlying land remains under shared ownership.

Implications for Alterations and Legalization

Because all units are legally part of one shared parent parcel, any external additions or modifications—even small ones such as sheds, pergolas—technically alter the common property.
Under Cypriot property law, no owner can unilaterally modify or extend structures located within the jointly owned or limited jointly owned areas without the written consent of all co-owners.

This principle ensures:

- Uniformity of design and aesthetics across the development;
- Protection of shared ownership rights and avoidance of disputes; and
- Consistency with the approved architectural and planning permits, which typically apply to the entire complex rather than to individual houses.

Alterations from Approved Plans

Available Documentation

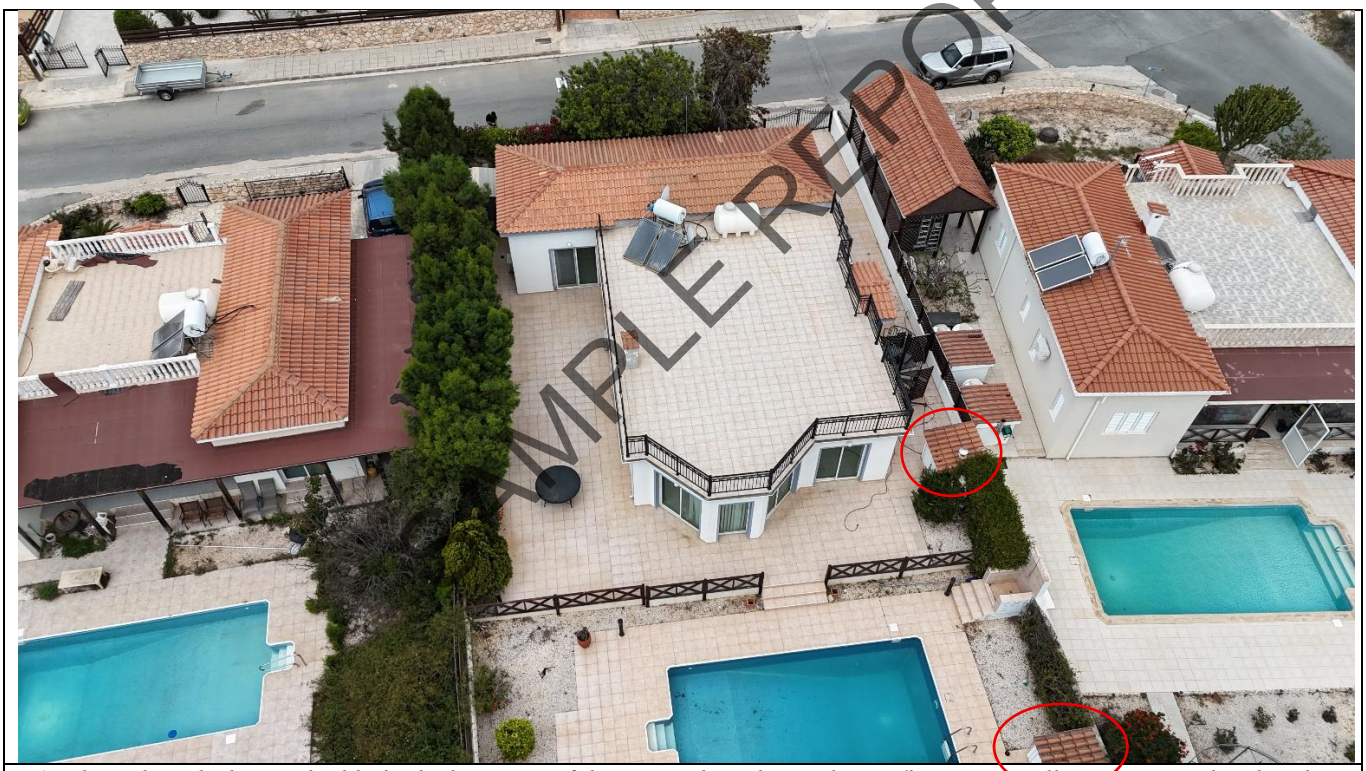
The assessment was undertaken based on the approved architectural plans provided at the time of inspection.

Observations

Based on a comparison between the approved plans and the site inspection findings, the main building appears to have been constructed generally in accordance with the approved design, with no significant deviations identified in terms of layout, footprint, or primary structural configuration.

However, it was noted that certain installations, specifically the pool and heating mechanical rooms, are not indicated on the approved architectural drawings.

Photos:



P1: The red marked areas highlight the locations of the external mechanical room/heating installations situated within the yard area of the property. These structures are positioned close to the property boundaries and are not indicated on the approved architectural drawings reviewed during the assessment.

Legalization Procedure

Based on the site observations, the mechanical rooms appear to be positioned at a distance of less than 1.80 m from the property boundaries. Under the provisions of Planning Order 4/2024, the minimum required boundary setback for such structures is generally 1.80 m from the property boundaries.

As a result, the legalization or formal regularisation of these structures may be difficult unless an exemption, amendment, or alternative approval approach is accepted by the relevant authorities.

Furthermore, as the property forms part of a horizontally divided development, and the installations are located within the yard area associated with the property, any legalization procedure will also require written consent from the other co-owners of the development, subject to the legal status of the external areas and the requirements of the relevant authorities.

Building Survey

Structural System

Element	Description
General Structural System	The property appears to comprise a reinforced concrete framed structural system typical for residential construction in Cyprus. The structure is understood to consist of reinforced concrete columns, beams, and slabs forming the primary load-bearing framework of the building.
Columns	Vertical load-bearing elements are understood to comprise reinforced concrete columns integrated within wall constructions and architectural finishes. The majority of the columns were concealed by finishes and were not fully exposed for inspection.
Beams	Horizontal reinforced concrete beams are understood to form part of the primary structural frame supporting slab elements and transferring loads to the vertical structural system. Many beam elements are concealed within ceiling and wall finishes.
Floor Slabs	Floor and roof slab construction is understood to comprise reinforced concrete slabs cast in situ in accordance with common local construction practice for residential developments.
Masonry Infill Walls	External and internal wall constructions generally appear to comprise non-load-bearing masonry/blockwork infill walls installed between the reinforced concrete structural frame elements.
Roof Structure	The property comprises a combination of flat and pitched reinforced concrete roof structures. The pitched roof sections are externally finished with clay roof tiles, while the flat roof sections are finished with waterproofing systems and associated external coverings typical for this type of construction.
Foundations	The foundation system is assumed to comprise reinforced concrete pad foundations typical for this type of residential construction in Cyprus. Foundations were concealed below ground level and could not be directly inspected.
Structural Stability (Visual Assessment)	Based on the accessible areas inspected, no significant visible signs of structural instability, excessive movement, differential settlement, major deflection, or structural distress were observed to the primary structural elements at the time of inspection.
Concrete Condition	Accessible concrete elements were visually assessed for common durability-related defects. No significant evidence was observed of spalling concrete, exposed reinforcement, severe honeycombing, or widespread corrosion staining affecting the visible structural elements.
Structural Cracking	No significant structural cracking patterns typically associated with structural movement, settlement, or overstressing were observed within the accessible areas inspected.
Seismic Design & Compliance	No review of structural calculations, reinforcement detailing, or seismic design documentation was undertaken. This assessment does not constitute a structural

	adequacy verification or seismic evaluation in accordance with Eurocode 8 (CYS EN 1998).
Inspection Limitations	The structural assessment was limited to a non-invasive visual inspection of accessible areas only. Concealed structural elements, reinforcement arrangements, foundations, and hidden construction details could not be verified without intrusive investigation and review of structural documentation.

Geological Suitability Zone

Based on data from the **Geological Survey Department** of Cyprus, the subject property is located within **Geological Suitability Zone 01**.

This classification system is used to assess the **geotechnical stability** and **suitability for construction**, and it ranges from **Zone 00A (very poor)** to **Zone 03 (excellent)**. The purpose is to identify the degree of risk or restrictions related to ground conditions, such as soil stability, slope movement, or subsidence potential. The detailed description of each geological zone can be seen on **Appendix "A".**

Findings for the Subject Property

- The development lies within **Geological Suitability Zone 01**, indicating low geological suitability conditions.
- This classification provides a general indication of ground conditions; however, actual site-specific conditions can only be confirmed through in-situ testing, borehole investigations, and a detailed geotechnical study undertaken by a qualified specialist.
- No detailed geological or geotechnical study specific to this parcel was made available for review at the time of inspection.

From a visual inspection:

- No obvious signs of active ground movement were observed at the time of inspection, such as major cracking, soil displacement, or distress to the visible structures.

Photos:

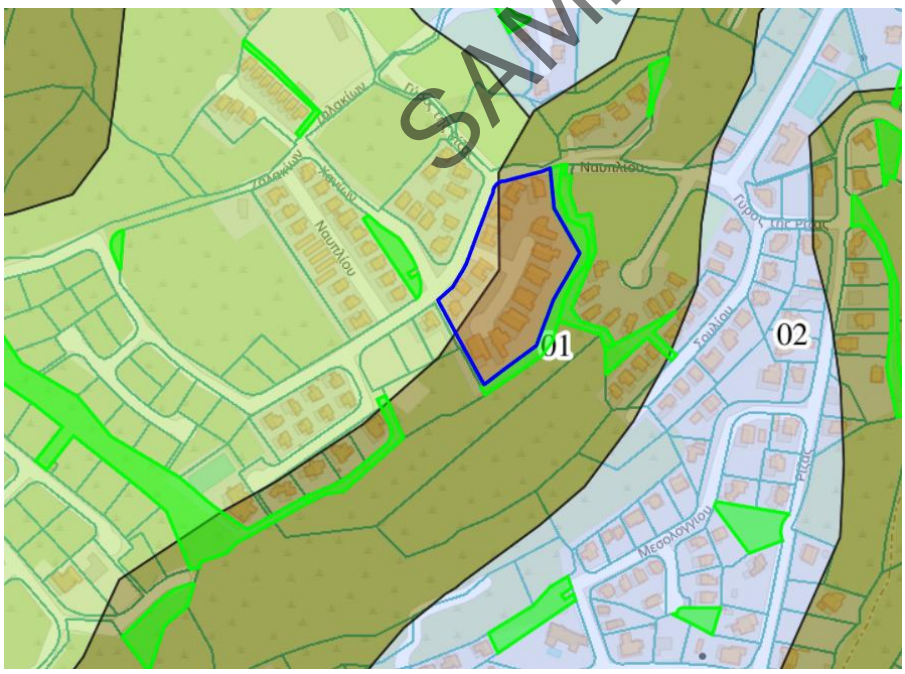


Photo 1: Geological suitability zone of the property.

Internal Walls & External Walls:

Element	Description
Internal Wall Finishes	Internal wall surfaces are generally finished with painted plastered surfaces applied over masonry wall construction. The finishes extend throughout the living areas, bedrooms, kitchen, circulation spaces, and sanitary areas. Decorations generally appeared smooth and consistent at the time of inspection, subject to normal minor wear associated with occupancy and use. However, localized signs of dampness/moisture-related deterioration were observed at low level to several wall areas and are discussed further within the relevant section of this report.
External Wall Construction	The external walls are understood to comprise masonry/blockwork wall construction finished externally with cement-based render and decorative paint coating.
External Wall Finishes	External rendered wall surfaces generally appeared to be finished with textured and painted protective coatings intended to provide resistance against external weather exposure. The finishes appeared generally uniform and maintained at the time of inspection.
Thermal Insulation (External Walls)	No external thermal insulation system (ETICS) installation was observed to the external wall surfaces at the time of inspection. The external walls appear to comprise conventional rendered masonry construction without additional visible external thermal insulation.
Moisture Protection & Waterproofing	Waterproofing or damp-proof detailing within external wall systems, wall-to-floor junctions, and concealed interfaces could not be visually confirmed due to the completed finishes in place at the time of inspection. No destructive or intrusive testing was undertaken within the scope of this survey.
Decorative Coatings & Maintenance	Internal and external painted wall finishes will require periodic maintenance and repainting over time due to normal weathering, thermal movement, and general occupancy-related wear.
General Condition •	The wall finishes generally appeared to be in serviceable condition, subject to the localized observations and maintenance items noted elsewhere within this report.

Details / Defects / Issues: No, at the time of the inspection no defects were noted.

Photos:

P1: Internal walls were found in sound condition.

*P2: **In**ternal walls were found in sound condition.*

P3: External walls were found in sound condition.

P4: External walls were found in sound condition.

Internal & External Floors:

Element	Description
Internal Floor Finishes	The internal floor surfaces are predominantly finished with ceramic floor tiles laid over a cement-sand screed substrate. Tiled finishes were observed throughout the principal living areas, bedrooms, kitchen, circulation areas, and sanitary accommodation. Grouted joints are provided between tiles, with perimeter junctions generally sealed where visible and accessible at the time of inspection.
External Floor Finishes	External surfaces, including verandas, terraces, circulation areas, and pool surround zones, are generally finished with external-grade ceramic.The finishes appear to be laid over a screeded concrete base in accordance with typical local construction practices.
Roof Garden	The property includes an accessible roof garden/roof terrace area constructed over a flat reinforced concrete roof structure. The surface is finished with external-grade ceramic tiles laid over a screeded substrate.Perimeter edge protection is provided by painted metal balustrading.
Floor Construction (Assumed)	Based on visual inspection and standard construction practices commonly adopted in Cyprus for similar residential developments, the floor construction is assumed to comprise reinforced concrete structural slabs with cement-sand screed and tiled finishes above. No intrusive investigations were undertaken to verify the exact floor build-up, thicknesses, reinforcement arrangement, or substrate condition.
Waterproofing (Wet Areas & External Areas)	Waterproofing systems beneath tiled finishes in bathrooms, verandas, terraces, and poolside areas could not be visually confirmed, as all finishes had already been completed at the time of inspection. No intrusive opening-up works or flood testing, were undertaken within the scope of this survey.
External Ground Finishes / Perimeter Areas	Areas surrounding parts of the dwelling where tiled finishes are not installed are generally finished with decorative gravel/stone surfacing laid over compacted ground. These areas appear intended to provide low-maintenance external landscaping and assist in surface drainage around the building perimeter.
General Condition	At the time of inspection, the floor finishes generally appeared to be in serviceable condition, subject to the localized defects and maintenance observations noted below.

Details / Defects / Issues: Yes, defects have been listed below:

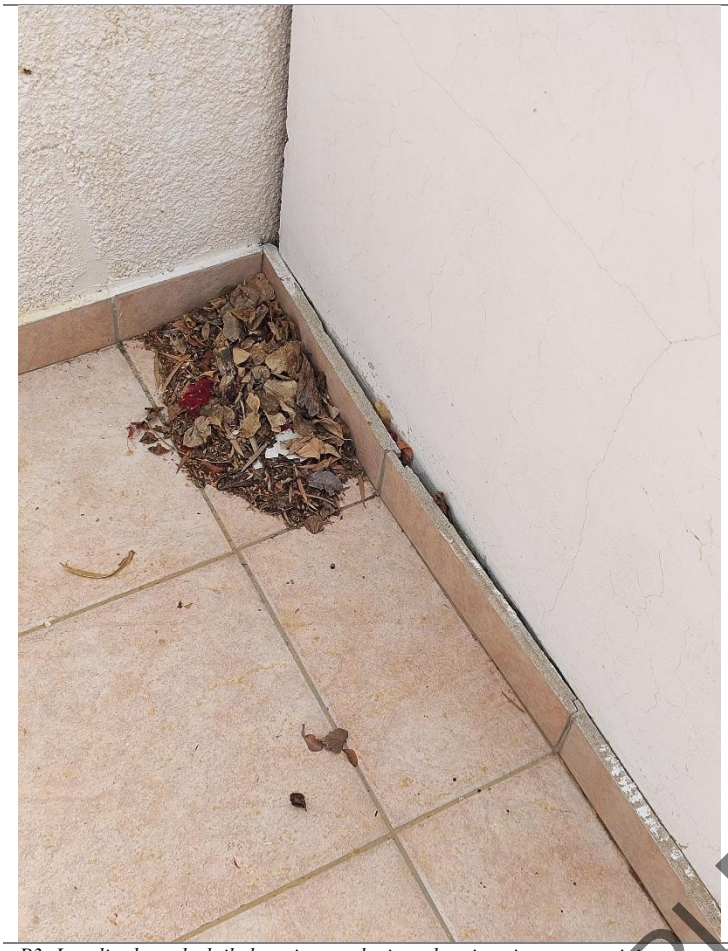
Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-01	External Tiled Areas	General weathering and deterioration of external ceramic tiled finishes noted to various external areas consistent with age and external exposure. Localized cracked tiled sections and minor deterioration to grout joints were also observed in isolated areas.	Routine maintenance, localized regrouting, cleaning, and monitoring recommended. Any loose or cracked tiled sections should be repaired as required to prevent further deterioration and reduce potential trip hazards.	01,02, 03

D-02	Roof Garden / Roof Terrace	Long continuous crack observed extending through multiple tiled sections across the roof garden tiled surface, including localized opening of grout joints. The cracking may indicate movement within the screed/substrate or roof build-up beneath the tiled finish. At the time of inspection, no visible signs of associated structural distress were noted to the accessible internal ceilings below the affected area.	It is recommended that the affected tiled areas are removed locally in order to assess the condition of the underlying screed, substrate, and waterproofing system. Necessary remedial repairs should then be undertaken based on the findings prior to reinstatement of the tiled finish.	04,05

Photos:

P1- General weathering and deterioration of external ceramic tiled finishes noted to various external areas consistent with age and external exposure.

P2: Localized cracked tiled sections and minor deterioration to grout joints were also observed in isolated areas.



P3: Localized cracked tiled sections and minor deterioration to grout joints were also observed in isolated areas.

P4: Long continuous crack observed extending through multiple tiled sections across the roof garden tiled surface, including localized opening of grout joints.

P5: Long continuous crack observed extending through multiple tiled sections across the roof garden tiled surface, including localized opening of grout joints.

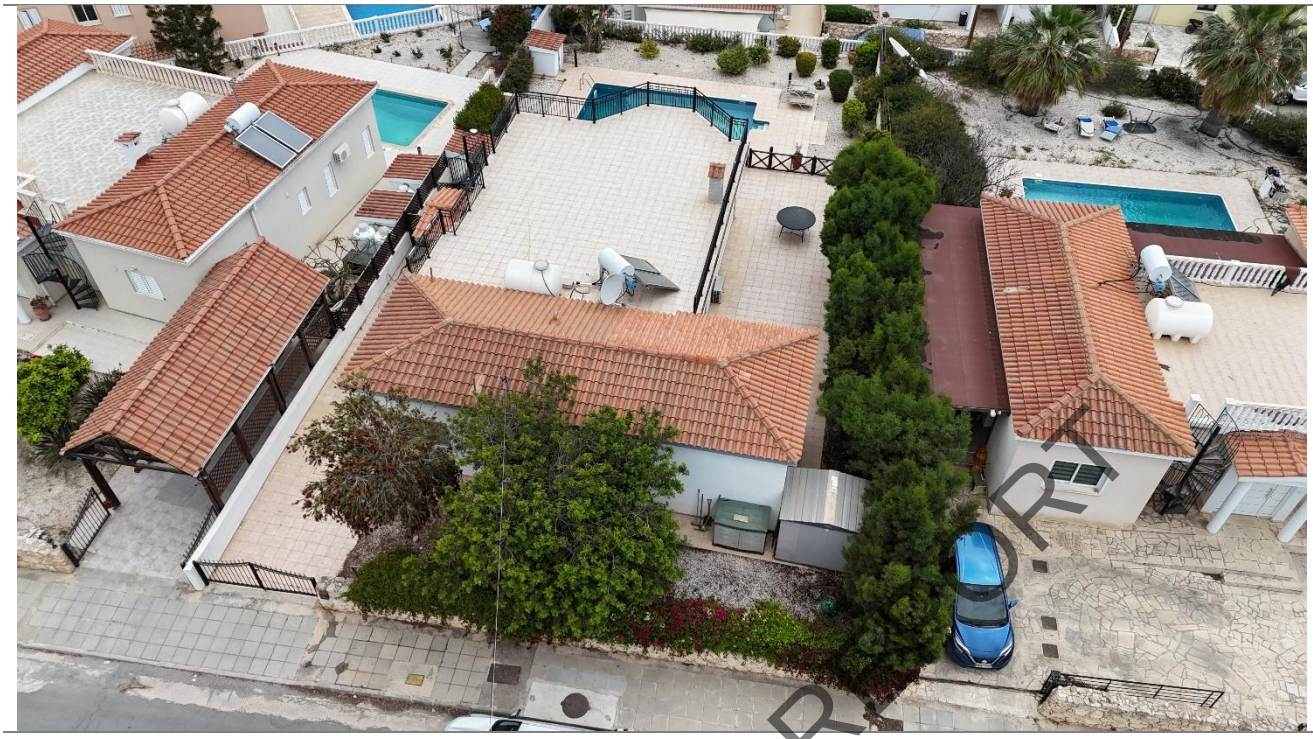
Roof:

Element	Description
Main Roof Type	The property comprises a combination of pitched and accessible flat roof construction. The pitched roof sections are generally finished with clay roof tiles, while the central roof terrace/roof garden area comprises an accessible flat reinforced concrete roof structure finished with external ceramic tiling.
Pitched Roof Construction	The pitched roof areas compromises reinforced concrete framing supporting clay roof tile coverings in accordance with typical local construction practices. The roof coverings appeared generally aligned and serviceable from visible external viewpoints at the time of inspection. No intrusive inspection of concealed roof elements was undertaken.
Flat Roof / Roof Garden Construction	The accessible roof garden area comprises a flat reinforced concrete roof slab construction finished with external-grade ceramic tiling laid over a screeded substrate. Painted metal balustrading has been installed around the perimeter edges for fall protection. The roof terrace appears intended for recreational external use.
Roof Waterproofing	Waterproofing systems beneath the roof garden tiled finishes could not be visually confirmed due to concealed construction. Based on typical local construction practices, waterproofing membranes are understood to be installed beneath the screed and tiled finishes. The waterproofing layers beneath the pitched roof coverings were also concealed and not accessible for inspection.
Thermal Insulation	No visible evidence of thermal insulation systems was observed to the accessible roof areas at the time of inspection. Confirmation of any concealed thermal insulation would require intrusive investigation and review of construction documentation/specifications where available.
Rainwater Drainage	Rainwater drainage to the accessible flat roof/roof garden areas appears to be achieved through surface falls directing water towards perimeter rainwater gutters/drainage channels installed along the roof terrace edges. The adequacy and performance of the drainage system were not tested during the inspection. No significant standing water was observed at the time of survey. |
Roof-Mounted Installations	The roof accommodates a solar water heating system comprising solar collector panels and associated water storage tanks mounted on metal support frames. Additional service installations and pipework associated with the system were also observed at roof level.
General Condition	The roof areas inspected appeared generally functional at the time of inspection, subject to the localized defects, maintenance observations, and cracking to sections of the roof garden tiled finishes noted elsewhere within this report.

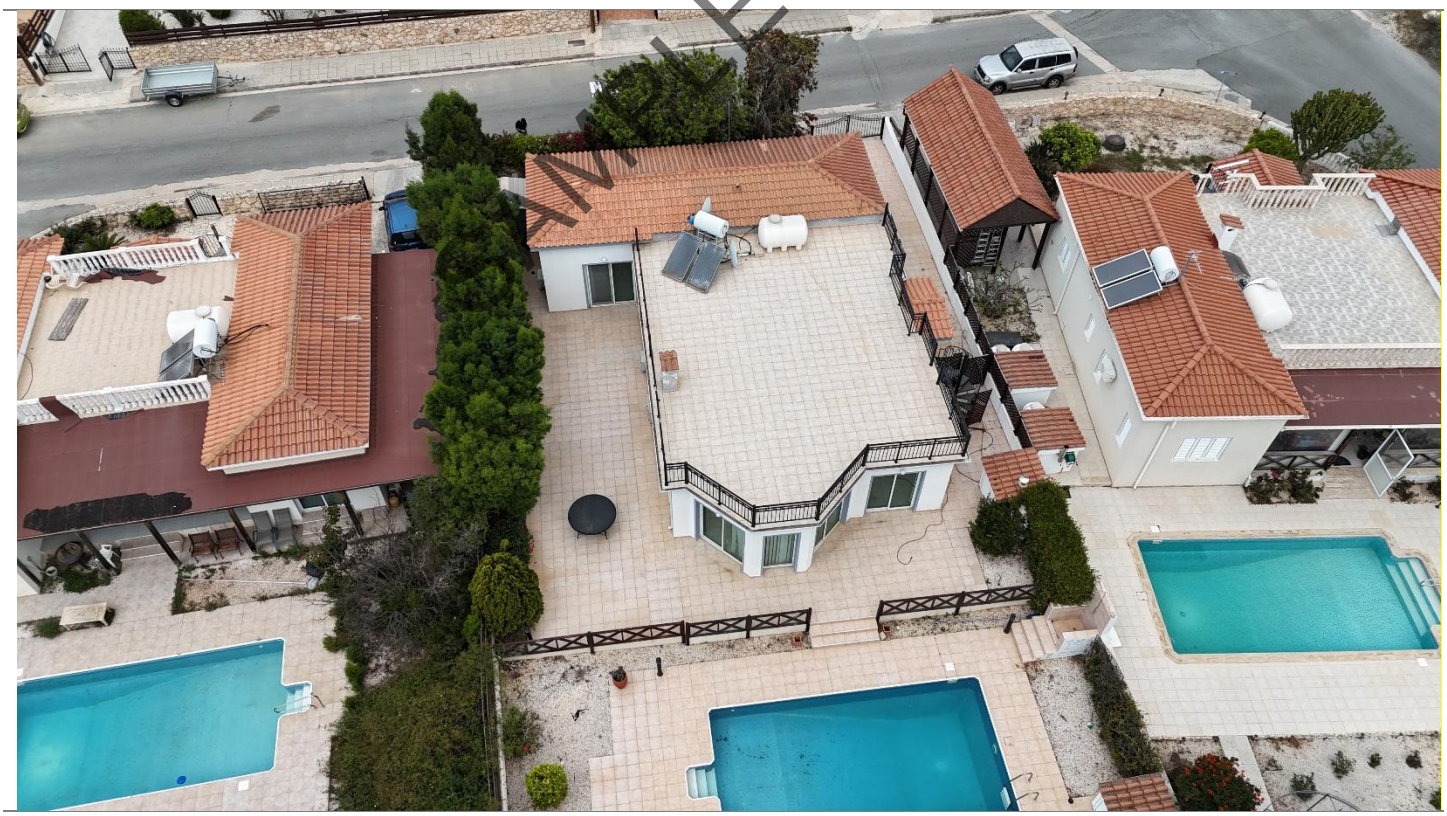
Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-03	Roof Garden / Perimeter Gutters	Debris accumulation noted within sections of the perimeter rainwater gutters/drainage channels serving the roof garden area. Accumulated debris may restrict the efficient discharge of rainwater if not regularly maintained.	Cleaning and maintenance of the rainwater gutters/drainage channels recommended to ensure proper water flow and reduce the risk of blockage or localized water accumulation.	02

Photos:



P1: The roof of the property was found in sound condition.



P2: Debris accumulation noted within sections of the perimeter rainwater gutters/drainage channels serving the roof garden area.

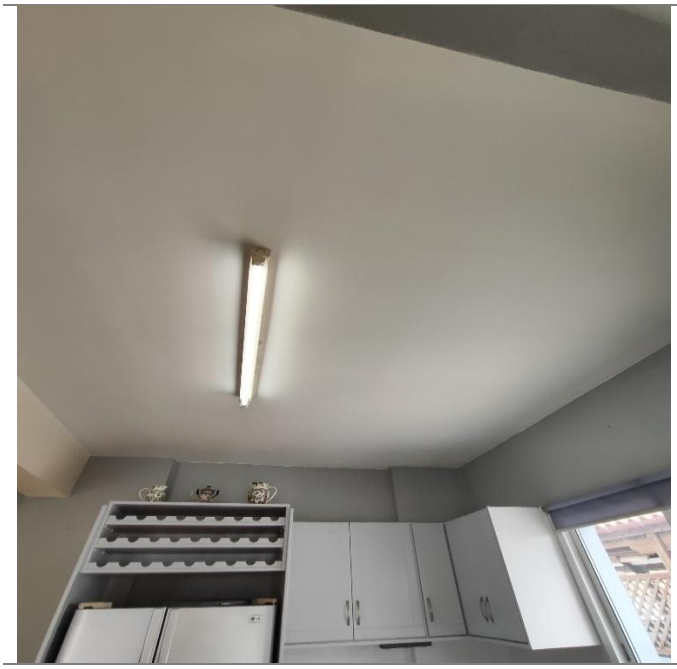
Internal & External Ceilings:

Element	Description
Ceiling Construction	The property comprises a combination of flat and vaulted/pitched internal ceiling construction. The principal living areas generally incorporate flat plastered reinforced concrete ceilings, while parts of the bedroom accommodation include vaulted/pitched plaster-finished ceilings following the roof profile.
Ceiling Finish	Internal ceiling surfaces are generally finished with smooth painted plaster finishes in accordance with typical residential construction practices. The vaulted ceiling areas contribute to increased internal ceiling height and architectural character within parts of the property. Suspended decorative light fittings and recessed ceiling transitions were also observed within various areas.
General Condition	The ceiling finishes generally appeared to be in serviceable condition at the time of inspection with no significant visible cracking, distortion, or widespread moisture staining observed to the accessible areas inspected, subject to normal ongoing maintenance and localized minor decorative imperfections consistent with age and use.

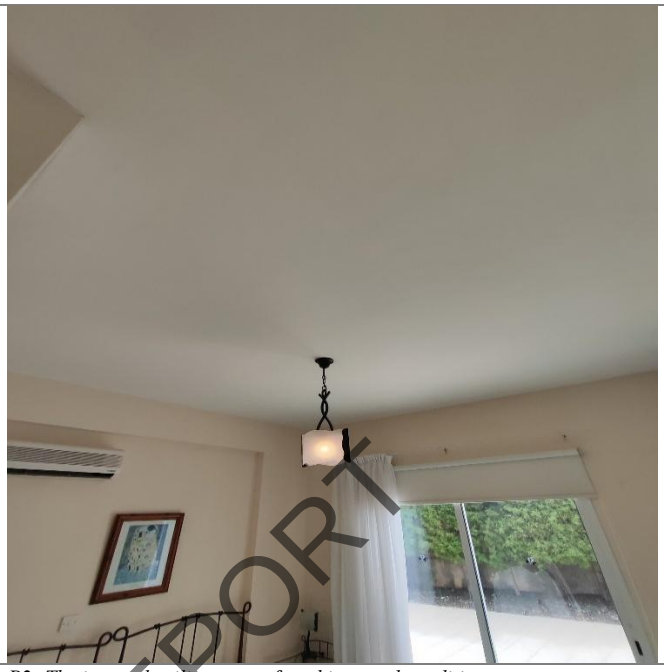
Details / Defects / Issues: Yes at the time of the inspection the following defects were noted.

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-04	External roof overhang / fascia beam area	Localised concrete spalling and deterioration noted to the external fascia/beam element beneath the roof overhang, with exposed and potentially corroded reinforcement visible. Minor cracking and deterioration to adjacent finishes were also observed.	It is recommended that the affected area is repaired by a qualified contractor. Repair works should include removal of loose and deteriorated material, treatment and protection of any corroded reinforcement steel, application of suitable concrete repair mortar, and reinstatement of the protective finishes to prevent further deterioration and moisture ingress.	P04
D-05	Bedroom ceiling area	Signs of localised mould formation related staining were noted to the ceiling area within one of the bedrooms, potentially associated with condensation and/or localised moisture ingress.	The affected surfaces should be cleaned and treated using a suitable anti-fungal/mould treatment system, with localised repairs and redecorations undertaken as necessary. Adequate ventilation and monitoring of humidity levels within the room are also recommended.	P05

Photos:



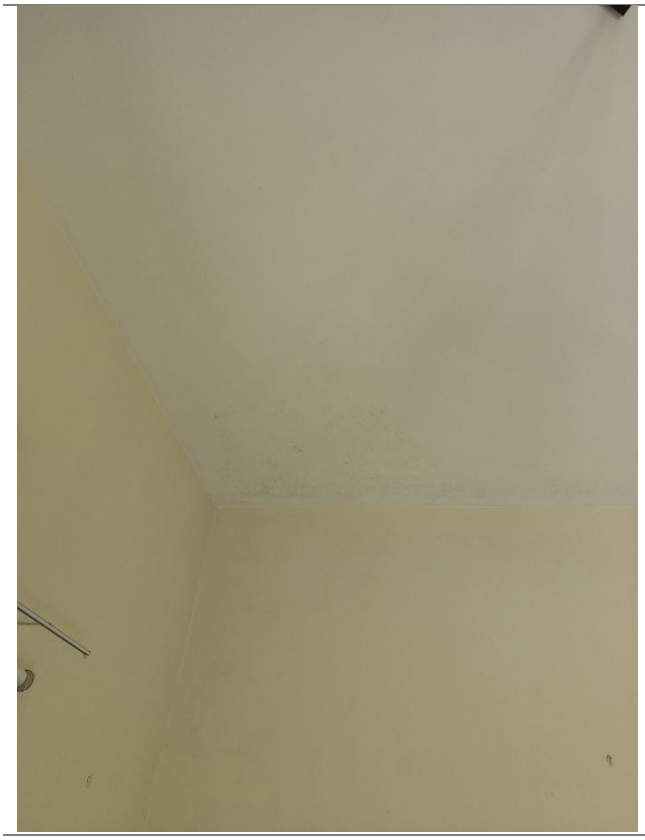
P1- The internal ceilings were found in sound condition.



P2- The internal ceilings were found in sound condition.

P3- The internal ceilings were found in sound condition.

P4- Localised concrete spalling and deterioration noted to the external fascia/beam element beneath the roof overhang, with exposed and potentially corroded reinforcement visible.



P5:Signs of localised mould formation were noted to the ceiling area within one of the bedrooms, potentially associated with condensation.

Sanitary Ware

Element	Description
General Sanitary Ware	The property is fitted with standard residential sanitary ware including wash hand basins, WCs, shower enclosures, bath installations, kitchen sink units, taps/mixers, and associated plumbing fixtures typical for residential use.
Bathroom Fixtures	Bathroom areas are generally fitted with ceramic sanitary fittings including pedestal wash hand basins, close-coupled WCs, shower enclosures with glazed screens, and bath installations with associated mixer tap fittings and shower attachments. Heated towel rail/radiator installations were also observed within certain bathroom areas.
Kitchen Sink & Fixtures	The kitchen is fitted with an inset sink unit installed within the kitchen worktop together with mixer tap fittings and associated visible waste/drainage connections beneath the sink area.
Plumbing Installations	Water supply and drainage installations are generally concealed within wall and floor constructions. Only visible and accessible sections of pipework, waste connections, valves, and plumbing fittings were inspected at the time of survey.
Wall & Floor Finishes (Wet Areas)	Bathroom and sanitary areas are generally finished with ceramic wall and floor tiling intended for wet-area use. Grouted tile joints and silicone-sealed junctions are provided around sanitary fittings and perimeter interfaces where visible and accessible at the time of inspection.
Functional Testing	Functional testing of the sanitary fittings and plumbing installations was limited at the time of inspection as no running water supply was available from the fixtures during the survey. Accordingly, taps, showers, WCs, drainage flow, water pressure, leakage performance, and hot water operation could not be fully tested or verified.
Waterproofing (Wet Areas)	Waterproofing systems beneath tiled wet-area finishes could not be visually confirmed as finishes had already been completed at the time of inspection. No intrusive testing, opening-up works, or flood testing was undertaken within the scope of this survey.
General Condition	The sanitary fittings and visible plumbing fixtures generally appeared to be in serviceable visual condition at the time of inspection, subject to the limitations relating to the unavailable water supply/testing and any localized observations noted elsewhere within this report.

Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-06	Plumbing / Sanitary Installations	No running water supply was available from the sanitary fixtures at the time of inspection. Accordingly, functional testing of taps, showers, WCs, drainage flow, water pressure, leakage performance, and hot water operation could not be fully undertaken or verified within the scope of the survey.	It is recommended that all plumbing and sanitary installations are functionally tested once the water supply is fully operational to confirm satisfactory operation, drainage performance, and absence of leaks.	N/A

Photos:

P1: Sanitary ware were found in sound condition.

P2: Sanitary ware were found in sound condition.

P3: Sanitary ware were found in sound condition.

Moisture Readings:

A non-invasive electronic moisture meter was used during the inspection to assess moisture levels within accessible wall surfaces for indications of dampness or water ingress. Measurements were taken at multiple locations throughout the property, focusing on areas typically susceptible to moisture accumulation, including:

- Internal ground floor perimeter walls
- Walls areas adjacent to external openings (doors and windows)

Limitations

It should be noted that moisture readings represent conditions at the time of inspection only and may vary depending on environmental factors such as recent weather conditions, humidity levels, and ventilation. The inspection was non-invasive, and no finishes were removed.

Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D0-7	Internal Side of External Perimeter Walls – Ground Floor	Minor localized signs of possible rising damp/moisture-related deterioration noted to lower sections of the internal side of external perimeter walls, particularly adjacent to external openings, including localized paint deterioration, minor plaster damage, and surface staining at low level.	As a cost-effective initial approach, it is recommended that the affected localized areas are repaired and replastered using a suitable breathable plaster system, followed by monitoring of the affected areas over time to assess whether the condition progresses or stabilizes. If moisture-related deterioration continues or worsens, further localized investigation and remedial measures may be required. Typical remedial measures for this type of defect may include localized removal of a strip of external tiled finishes adjacent to the affected perimeter walls in order to inspect and improve the damp-proofing/waterproofing detailing externally, and/or installation of a chemical damp-proof injection system where considered necessary by a specialist contractor. Damaged internal finishes should be repaired following completion of any remedial works.	1-6

Photos:

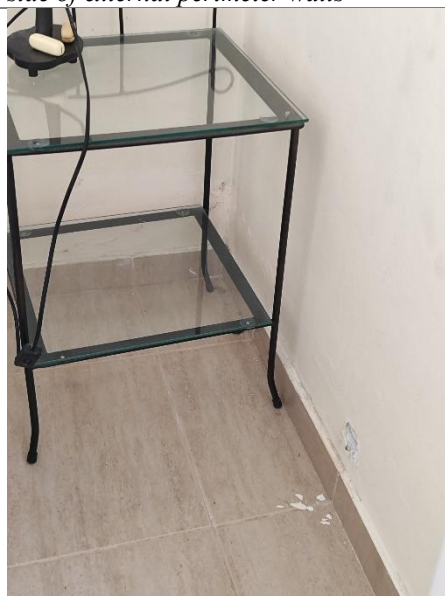
P1: Localized signs of possible rising damp/moisture-related deterioration noted to lower sections of the internal side of external perimeter walls

P2: Localized signs of possible rising damp/moisture-related deterioration noted to lower sections of the internal side of external perimeter walls

P3: Localized signs of possible rising damp/moisture-related deterioration noted to lower sections of the internal side of external perimeter walls

P4: Localized signs of possible rising damp/moisture-related deterioration noted to lower sections of the internal side of external perimeter walls

P5: Localized signs of possible rising damp/moisture-related deterioration noted to lower sections of the internal side of external perimeter walls



P6: Localized signs of possible rising damp/moisture-related deterioration noted to lower sections of the internal side of external perimeter walls

Openings

Element	Description
General Openings	The property is fitted with aluminum-framed external openings comprising sliding windows, sliding patio doors, and hinged external door units.
Window Frames	Window units generally comprise powder-coated aluminum frames with glazed panels installed within masonry wall openings.
Glazing	The openings are fitted with clear glazing panels. The exact glazing specification and thermal performance could not be verified within the scope of this visual inspection.
Weather Protection & Sealing	Openings appear to incorporate perimeter sealing and external cill details intended to reduce water ingress around frame junctions.
Thermal Insulation	The openings appear to comprise standard aluminum frame systems without visible thermal break technology. The exact thermal performance characteristics of the frames and glazing could not be confirmed during the inspection.
Ventilation & Natural Lighting	The window and door openings generally provide adequate natural lighting and natural ventilation to the internal spaces inspected.
General Condition	The openings generally appeared to be in serviceable condition, subject to localized maintenance observations and defects noted elsewhere within this report.

Details / Defects / Issues: No, at the time of the inspection no defects were noted.

Photos:

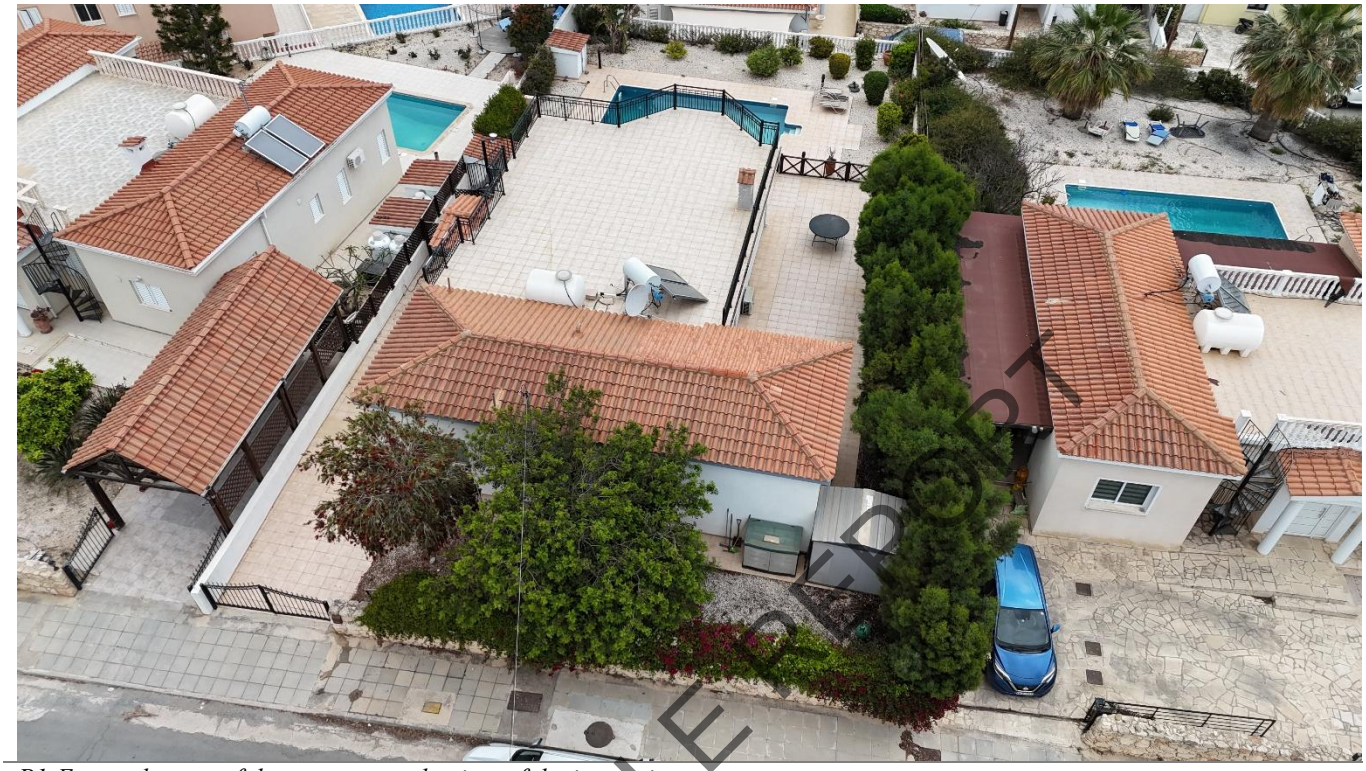
P1: Opening were found in sound condition.

External Areas

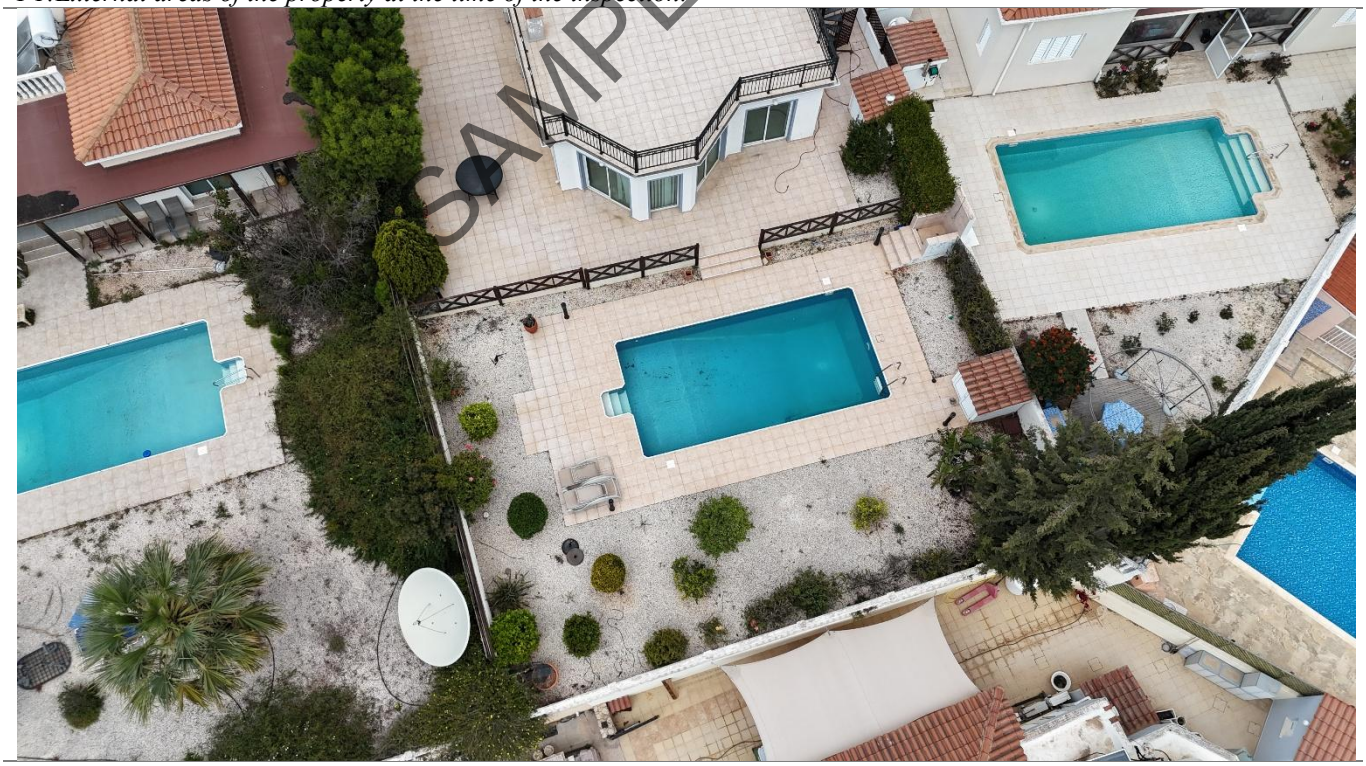
Element	Description
General External Areas	The property comprises landscaped and hardscaped external areas including extensive external tiled terraces/verandas, roof garden areas, pool surround paving, gravel-covered landscaped zones, external circulation paths, boundary walls/fencing, and external recreational/seating areas. The external layout appears designed to provide low-maintenance landscaping together with usable outdoor recreational space.
Swimming Pool Area	The external areas incorporate a private in-ground swimming pool surrounded by external tiled paving suitable for wet-area and external use. The pool area includes perimeter paving, pool access steps, surrounding seating/recreational space, and associated pool plant/service installations. No specialist swimming pool inspection, pressure testing, or leak detection testing was undertaken within the scope of this survey.
External Paving & Hard Landscaping	External circulation, terrace, and seating areas are predominantly finished with external-grade ceramic/porcelain tiled surfaces laid over prepared sub-base construction in accordance with typical local construction practices. Extensive tiled external surfaces were observed surrounding the dwelling and pool areas.
Gravel Perimeter Areas	Significant portions of the external landscaped areas are finished with decorative gravel/stone surfacing incorporating planted vegetation, shrubs, and ornamental landscaping features intended to provide low-maintenance external areas and assist with surface water management around the property.
Boundary Walls & Railings	The site boundaries generally comprise masonry/blockwork perimeter and retaining walls with rendered finishes together with timber and metal fencing/railing elements installed to sections of the site perimeter and elevated terrace areas.
Retaining Structures	Retaining wall structures and stepped level changes are present along sections of the site due to the surrounding sloping topography and varying external ground levels. The retaining structures appear to comprise masonry/blockwork construction typical for this type of residential development.
External Drainage	Surface water drainage appears to be managed through localized falls to the external tiled areas together with external drainage outlets/discharge points around the property. Gravel landscaped areas also assist with localized surface water dispersion and drainage.
Site Topography	The property is situated within an elevated residential area characterized by surrounding sloping terrain and neighboring residential developments positioned at varying levels.
External Structures & Features	External ancillary elements include plastic storage spaces and mechanical rooms.
General Condition	The external areas generally appeared to be in serviceable condition at the time of inspection, subject to the localized maintenance observations, weathering, tiled surface defects, and moisture-related observations noted elsewhere within this report.

Details / Defects / Issues: No, at the time of the inspection no defects were noted.

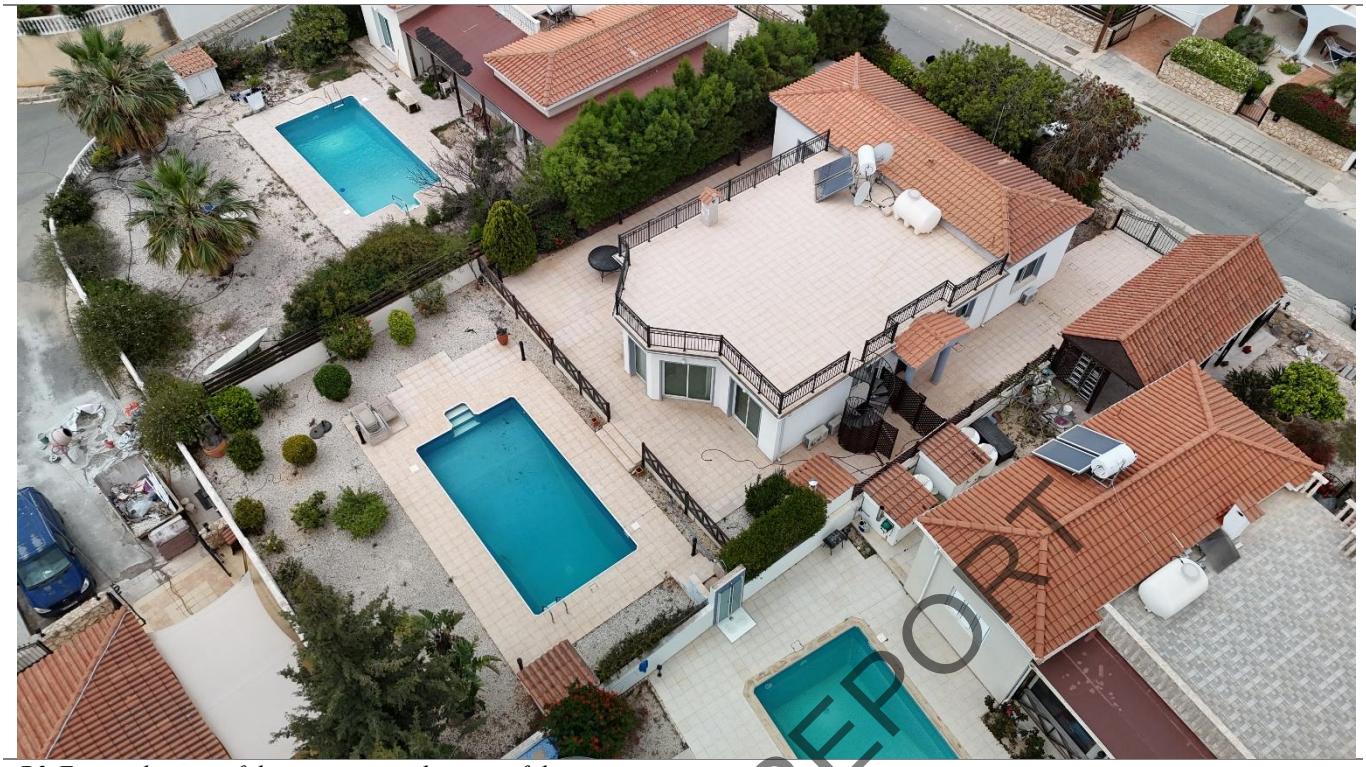
Photos:



P1:External areas of the property at the time of the inspection.



P2:External areas of the property at the time of the inspection.



P3:External areas of the property at the time of the inspection.

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services. Only detailed specialist tests will confirm the adequacy, efficiency and/or safety of services' installations. We are not qualified to undertake these tests. Any comments on services in this report are made by way of general observation of the visible parts only. Overall, we recommend having the property checked by a qualified electrician before taking over.

Electrical Installation

Element	Description
General Electrical Installation	The property is supplied with electrical power through a single-phase electrical installation typical for residential properties in Cyprus. The installation appears to comprise a consumer/distribution arrangement supplying lighting, socket outlets, air conditioning units, water heating equipment, and general domestic electrical services.
Electricity Meter & Supply	An external electricity meter and associated electrical supply equipment are installed within an external meter enclosure. The installation includes meter equipment, protective devices, and associated cabling connected to the property supply.
Wiring Installation	Electrical wiring installations are predominantly concealed within wall, ceiling, and floor constructions.
Electrical Fixtures & Fittings	The property is fitted with standard residential electrical fixtures and fittings including socket outlets, switches, lighting points, and external electrical equipment connections typical for residential use.
Testing & Certification	No specialist electrical testing, load testing, insulation resistance testing, or certification review was undertaken as part of this survey. The assessment of the electrical installation was limited to a basic visual inspection of accessible elements only.
General Condition	The visible electrical installation generally appeared serviceable at the time of inspection, subject to normal maintenance requirements.

Photos:

P1: The electrical meter of the property.

Air Conditioning

Element	Description
General Air Conditioning Installation	The property is fitted with wall-mounted split-unit air conditioning systems serving the principal living areas and bedrooms. The installation appears typical for residential properties and is intended to provide both cooling and heating functions.
Internal Units	Internal air conditioning units comprise wall-mounted fan coil units installed at high level within the rooms inspected.
External Condenser Units	External condenser/compressor units are installed externally adjacent to the building perimeter areas and appear mounted on brackets or ground-supported positions typical for residential installations.
Pipework & Electrical Connections	Refrigerant pipework, condensate drainage, and electrical supply connections are generally concealed or surface-mounted where accessible and visible during inspection.
Functional Testing	Basic operational testing of accessible air conditioning units was undertaken under normal operating conditions only. No specialist servicing, refrigerant pressure testing, output measurement, or dismantling of equipment was undertaken within the scope of this survey.
Maintenance Requirements	Air conditioning systems require periodic servicing and maintenance, including cleaning of filters, inspection of condensate drainage lines, and servicing of external condenser units in accordance with manufacturer recommendations.
General Condition	The visible air conditioning installations generally appeared serviceable at the time of inspection.
Details / Defects / Issues: No, at the time of the inspection no defects were noted.	

Photos:

P1:Ac unit installation within the property.

P2:Condenser/compressor units are installed externally

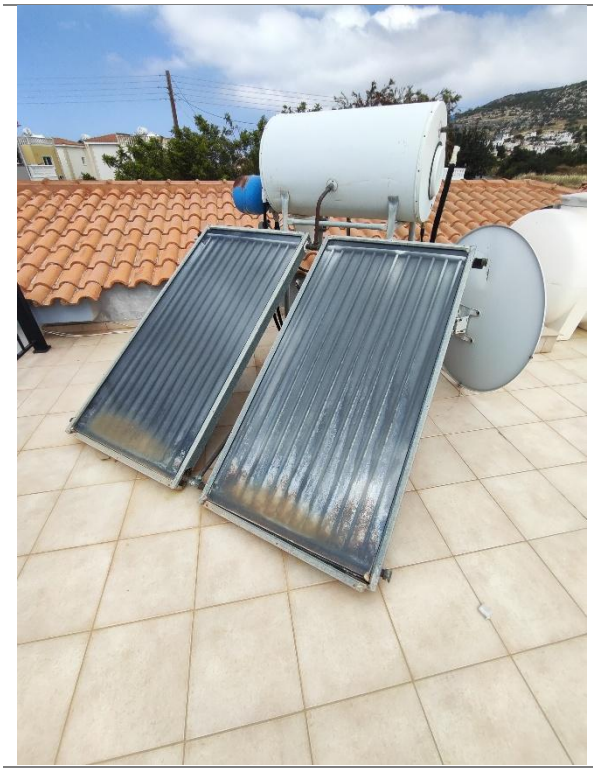
Solar Hot Water System

Element	Description
General System Description	The property is fitted with a roof-mounted solar water heating system typical for residential properties in Cyprus, intended to provide domestic hot water through solar energy collection.
Solar Collectors	The installation comprises roof-mounted flat plate solar collector panels positioned to receive direct solar exposure.
Hot Water Storage Tank	A roof-mounted hot water storage cylinder is installed above the collector panels and connected through associated plumbing pipework and circulation components.
Support Structure	The solar water heating system is supported on an exposed steel support framework fixed to the flat roof structure.
Pipework & Connections	Visible plumbing pipework and associated service connections were observed between the solar collectors, storage tank, and building services installation.
Electrical Components	The installation incorporates auxiliary electrical heating elements and associated electrical supply/control components typical for combined solar hot water systems.
General Condition	The solar water heating installation appeared with signs of aging, weathering, and maintenance requirements associated with prolonged external exposure. Future upgrading or replacement of certain system components may be beneficial to improve operational efficiency and long-term reliability.

Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-08	Roof Level – Solar Water Heating System	Localized weathering, surface corrosion, and general aging noted to sections of the solar water heating installation and associated metal support frame/components at roof level consistent with prolonged external exposure conditions. The solar collector panels also appear aged.	Routine maintenance and servicing of the solar water heating installation recommended, including inspection of support fixings, pipe connections, and treatment of corroded metal components as necessary. Replacement of the solar collector panels and/or associated system components may be considered in the future in order to improve operational efficiency.	01

Photos:



P1: Localized weathering, surface corrosion, and general aging noted to sections of the solar water heating installation and associated metal support frame/components at roof level consistent with prolonged external exposure conditions.

Plumbing

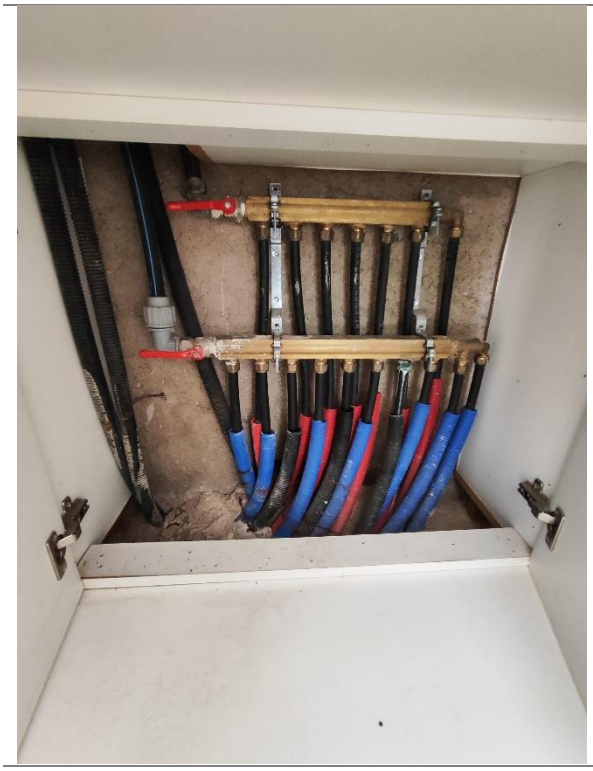
Element	Description
General Plumbing Installation	The property is fitted with a domestic plumbing installation serving the kitchen, bathrooms, sanitary fittings, external taps, hot water system, swimming pool services, and associated drainage installations typical for residential use. Visible plumbing infrastructure associated with water distribution and pressure management systems was also observed at roof and service cupboard locations.
Water Supply Pipework	Water supply pipework is generally concealed within wall, floor, and ceiling constructions, with only limited visible sections accessible during the inspection. Visible sections comprise modern plastic distribution pipework and associated manifolds/distribution headers supplying hot and cold-water services throughout the property.
Water Meter	An external water meter installation was observed at the property boundary together with associated incoming supply pipework and isolation valves. Water supply appeared to be available up to the meter position at the time of inspection.
Water Pressure System	A localized water pressure/booster pump installation was observed at roof level associated with the domestic water supply system. The installation appears intended to improve water pressure and distribution throughout the property. No operational testing of the system was undertaken due to the unavailable running water supply at the time of inspection.
Hot Water Supply	Domestic hot water is understood to be primarily provided through the roof-mounted solar water heating system supplemented by auxiliary electrical heating elements typical for this type of residential installation.
Water Pressure & Flow	At the time of inspection, no running water supply was available from the internal fixtures and fittings and therefore functional testing of the plumbing installation, water pressure, flow performance, drainage operation, and hot water supply could not be fully verified. However, water supply was understood to be available up to the external meter position at the time of survey. The reason for the absence of running water within the property could not be confirmed within the scope of this inspection.

Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-09	Plumbing Installation / Water Supply	No running water supply was available from the internal fixtures and fittings at the time of inspection. Functional testing of taps, showers, WCs, drainage flow, water pressure, and hot water operation could not therefore be fully undertaken or verified. However, water supply was understood to be available	It is recommended that the cause of the unavailable internal water supply is investigated by a qualified plumber or relevant utility/service provider. Following restoration of the water supply, all plumbing installations, sanitary fittings, hot water systems, and drainage components should be fully functionally tested to confirm satisfactory operation, adequate water	N/A

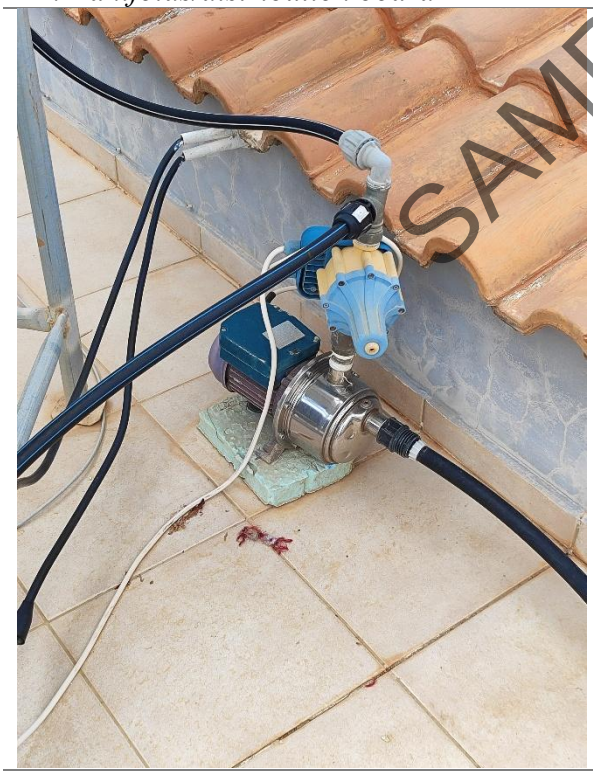
	up to the external meter position at the time of survey.	pressure, and absence of leaks or defects.

Photos:



P1:Manifolds/distribution board

P2:Water meter of the property.



P3:Water pressure pump of the property.

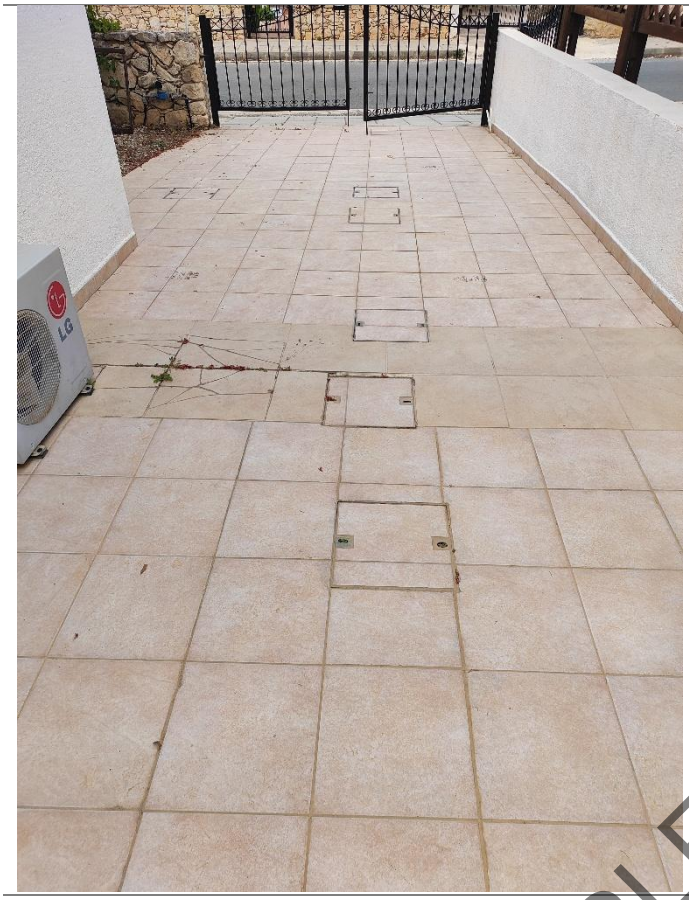
Sewerage

Element	Description
General Sewerage Arrangement	Based on visual observations, site characteristics, and typical infrastructure arrangements for similar properties in the area, the property is understood to discharge foul wastewater through a private septic tank/septic drainage system rather than a centralized public sewer network.
Foul Drainage System	Foul wastewater from the kitchen, bathrooms, WCs, and sanitary fittings is understood to discharge through concealed underground drainage pipework connected to the septic system.
Drainage Pipework	Underground foul drainage pipework serving the property is concealed below ground level and was not directly inspected.
Testing Limitations	No drainage flow testing, dye testing, CCTV inspection was undertaken as part of this survey.
Maintenance Requirements	Septic tank systems require periodic inspection, emptying, and maintenance in accordance with manufacturer recommendations to ensure satisfactory operation and reduce the risk of overflow or drainage failure.
General Condition	No obvious signs of active drainage failure or overflow were observed at the time of inspection within the accessible areas inspected.

Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-10	External Sewerage / Inspection Chamber	Damage and deterioration noted to the external sewerage inspection chamber cover and surrounding tiled finishes, including cracked/broken cover sections and localized displacement/damage to adjacent tiles. Debris accumulation was also noted within the surrounding area.	Replacement/repair of the damaged inspection chamber cover and associated surrounding tiled finishes recommended. The chamber should also be cleaned and inspected to ensure continued safe access and satisfactory operation of the drainage system.	02

Photos:



P1: Sewerage manholes around the property.

P2:Damage and deterioration noted to the external sewerage inspection chamber cover and surrounding tiled finishes, including cracked/broken cover sections and localized displacement/damage to adjacent tiles

Heating

Element	Description
General Heating System	The property appears to be fitted with a wet central heating system serving the dwelling through concealed pipework and wall-mounted heat radiators installed internally. The system appears typical for residential installations of this type.
Heating Plant & Equipment	Heating equipment observed externally/in the plant room area includes circulation pumps, expansion vessel, associated pipework, electrical control panels, valves, pressure gauges, and a floor-standing heating boiler unit connected to the system pipework.
Pipework Installation	Visible heating pipework comprises a combination of insulated flexible pipework and rigid metallic pipe installations serving the heating system. Sections of pipework exhibited surface corrosion and age-related oxidation to exposed metallic components and fittings.
Internal Heating Distribution	Wall-mounted radiators radiators were observed internally within sections of the property connected to the wet heating system through concealed distribution pipework.
Functional Testing	Full operational testing of the heating installation could not be completed at the time of inspection. A thermostat/control interface for the system could not be located internally during the survey and the method of operating the system could therefore not be confirmed. No specialist testing of boiler efficiency, circulation performance, or internal pipework condition was undertaken.
Recomendation	It is recommended that the heating installation is inspected and serviced by a suitably qualified heating/plumbing contractor. Full operational testing of the system could not be completed at the time of inspection as no internal thermostat/control interface could be located and the method of operation could not be confirmed. The contractor should confirm the operational status of the system, identify and demonstrate the heating controls/thermostat, inspect circulation pumps and associated components, and undertake any maintenance or repair works considered necessary. Routine maintenance and cleaning of exposed metallic components affected by surface corrosion is also recommended.

Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-11	Mechanical / Plant Room	Localized dampness, moisture staining, and deterioration to wall finishes were noted within the mechanical/plant room area, particularly at lower wall sections and around service penetrations.	It is recommended that the heating plant room is further inspected by a suitably qualified contractor to determine the exact source and extent of the moisture-related deterioration. Based on the observed conditions, possible contributing factors may include elevated humidity and condensation within the confined plant room, inadequate ventilation, minor plumbing or equipment leakage,	01

	moisture penetration through surrounding walls/floor surfaces.Any identified defects should be repaired accordingly, including rectification of leaks, improvement of ventilation where necessary, and localized repair of affected finishes. Cleaning, maintenance, and general improvement of housekeeping within the plant room are also recommended to help reduce moisture accumulation and allow easier future monitoring of the area.

Photos:

P1:Localized dampness, moisture staining, and deterioration to wall finishes were noted within the mechanical/plant room area, particularly at lower wall sections and around service penetrations.

Pool

Element	Description
General Pool Plant Installation	The property is fitted with a private in-ground swimming pool served by an external pool plant/mechanical installation located within a dedicated plant room enclosure adjacent to the pool area.
Filtration System	The pool installation incorporates a sand filtration vessel connected to associated circulation pipework, valves, and filtration control components typical for residential swimming pool systems.
Electrical Installation & Controls	Electrical supply/control equipment associated with the pool installation was observed within the plant room area. Surface corrosion and weathering were noted to sections of the electrical control cabinet enclosure. No specialist electrical testing was undertaken within the scope of this inspection.
Plant Room Condition	The pool plant room exhibited localized dampness, moisture staining, and general deterioration to wall and floor finishes. Debris and general maintenance-related cleanliness issues were also noted within the enclosure.
Functional Testing	No specialist testing of the pool filtration system, circulation performance, water quality, pumps, timers, electrical controls, or leak testing was undertaken as part of this survey.
General Condition	The visible pool mechanical installation appeared generally operational at the time of inspection, subject to routine maintenance requirements, localized corrosion/weathering to components, dampness within the plant room enclosure, and the maintenance observations noted elsewhere within this report.

Details / Defects / Issues: Yes, defects have been listed below:

Ref.	Location	Defect Observed	Recommendation	Photo Ref.
D-12	Pool Plant / Mechanical Room	Localized dampness, moisture staining, and deterioration to wall and floor finishes were noted within the pool plant room enclosure. Minor corrosion and weathering were also noted to sections of the electrical control cabinet and associated components. The exact source of moisture could not be conclusively confirmed during the inspection.	It is recommended that the pool plant room is further inspected by a suitably qualified contractor to determine the exact source and extent of the moisture-related deterioration. Based on the observed conditions, possible contributing factors may include elevated humidity and condensation within the confined plant room, inadequate ventilation, minor plumbing or equipment leakage, moisture penetration through surrounding walls/floor surfaces, and/or possible rising damp affecting the lower wall sections.Any identified defects should be repaired accordingly, including rectification of leaks, improvement of ventilation where necessary, and localized repair of affected finishes. Cleaning,	01,02

maintenance, and general improvement of housekeeping within the plant room are also recommended to help reduce moisture accumulation and allow easier future monitoring of the area.

Photos:

P1: Localized dampness, moisture staining, and deterioration to wall finishes were noted within the mechanical/plant room area, particularly at lower wall sections and around service penetrations.

P2: Minor corrosion and weathering were also noted to sections of the electrical control cabinet and associated components.

Summary of Defects and Recommendations

Summary of Defects

Condition Rating Guide

Rating	Description
Minor	Minor defect, maintenance item, or cosmetic deterioration noted. Typically non-urgent but repairs/maintenance are recommended to prevent gradual deterioration over time.
Moderate	Defect requiring repair, further investigation, or maintenance within a reasonable timeframe to prevent further deterioration, moisture ingress, damage to building fabric, or reduction in performance.
Significant	Significant defect or condition requiring timely investigation and remedial works due to ongoing deterioration, moisture ingress, safety concerns, or potential impact on the building fabric and associated elements.
Further Investigation / Testing Required	Full assessment of the element could not be completed within the scope of the visual inspection and/or specialist testing was not possible at the time of survey. Further specialist inspection, testing, or operational verification is recommended.

Defects Table

Ref.	Location / Element	Defect Summary	Recommendation / Priority Action	Severity / Priority
D-01	External Tiled Areas	General weathering, local cracking, and minor deterioration to external tiled areas and grout joints.	Undertake routine maintenance, localized regrouting, cleaning, and repair/replacement of cracked or loose tiles where required.	Minor
D-02	Roof Garden / Roof Terrace	Long continuous cracking through multiple roof garden tiles, possibly indicating movement within the screed/substrate or roof build-up.	Locally remove affected tiles to inspect the underlying screed, substrate, and waterproofing system before repair and reinstatement.	Moderate
D-03	Roof Garden / Perimeter Gutters	Debris accumulation within perimeter gutters/drainage channels.	Clean and maintain gutters/drainage channels to ensure effective rainwater discharge.	Minor
D-04	External Roof Overhang / Fascia Beam	Localised concrete spalling and deterioration, with exposed and potentially corroded reinforcement visible.	Remove loose material, treat/protect reinforcement, apply suitable concrete repair mortar, and reinstate protective finishes.	Moderate

D-05	Bedroom Ceiling Area	Signs of localised mould formation and moisture-related staining noted to the bedroom ceiling area, potentially associated with condensation and/or localised moisture ingress.	Clean and treat affected surfaces using a suitable anti-fungal/mould treatment system, undertake localized repairs/redecoration, and improve ventilation and humidity control.	Moderate
D-06	Plumbing / Sanitary Installations	No running water supply was available; sanitary fittings could not be fully functionally tested.	Test all taps, showers, WCs, drainage flow, water pressure, leakage performance, and hot water operation once water supply is restored.	Further Investigation / Testing Required
D-07	Internal Side of External Perimeter Walls – Ground Floor	Minor localised signs of possible rising damp/moisture-related deterioration to lower wall sections.	As a cost-effective initial approach, replaster affected areas with breathable plaster and monitor. If deterioration continues, further damp investigation/remedial works may be required.	Moderate
D-08	Roof Level – Solar Water Heating System	Weathering, surface corrosion, and aging to solar water heating installation and support components.	Service and maintain the system, treat corroded components, inspect fixings/pipe connections, and consider future replacement of aged components.	Minor / Maintenance
D-09	Plumbing Installation / Water Supply	No running water supply from internal fixtures; full plumbing, pressure, hot water, and drainage testing could not be completed.	Investigate cause of unavailable internal water supply and fully test all plumbing/hot water/drainage systems once restored.	Further Investigation / Testing Required
D-10	External Sewerage / Inspection Chamber	Damaged inspection chamber cover and surrounding tiled finishes, with debris accumulation.	Repair/replace the chamber cover and surrounding tiles; clean and inspect the chamber for safe access and proper operation.	Moderate
D-11	Mechanical / Heating Plant Room	Localised dampness, moisture staining, and deterioration to wall finishes.	Further inspect to confirm moisture source. Possible causes include condensation, poor ventilation, minor leaks, external moisture penetration, or low-level moisture. Repair defects, improve ventilation where required, and reinstate finishes.	Moderate
D-12	Pool Plant / Mechanical Room	Dampness, moisture staining, deterioration to finishes, and minor corrosion/weathering to	Further inspect to confirm moisture source. Repair leaks/moisture ingress, improve ventilation if required, clean	Moderate

	electrical cabinet/components.	plant room, maintain equipment, and reinstate affected finishes.

General Recommendations

Item	Recommendation
Specialist Service Checks	Consideration should be given to obtaining specialist inspections/testing of the electrical, plumbing, air conditioning, swimming pool, and drainage/sewerage systems where considered necessary.
Planned Maintenance	The property should be subject to regular maintenance and periodic inspection in order to preserve the condition of finishes, timber elements, roof waterproofing systems, drainage installations, and external painted surfaces.
Moisture Monitoring	Areas affected by moisture and dampness should continue to be monitored, particularly during winter periods and following heavy rainfall events.
Roof Maintenance	Roof areas, rainwater drainage points, and waterproofing systems should be periodically inspected and maintained to reduce the risk of future water ingress.
Heating System Maintenance	The heating installation should be periodically inspected and serviced by a suitably qualified heating/plumbing contractor. This should include inspection of the boiler unit, circulation pumps, expansion vessel, valves, exposed pipework, and associated controls to confirm satisfactory operation and identify any leaks, corrosion, or maintenance requirements. As the thermostat/control interface could not be located during the inspection, the Client is also advised to obtain confirmation regarding the operation and control arrangement of the heating system.
Drainage Maintenance	Surface drainage channels, outlets, gullies, and surrounding ground areas should be maintained clear of debris and vegetation to ensure satisfactory rainwater runoff around the property.
Septic System Maintenance	The septic tank/sewerage system should be periodically inspected and emptied/maintained by a qualified contractor in accordance with manufacturer recommendations and local authority requirements.
Air Conditioning Maintenance	Air conditioning systems should be periodically serviced, including cleaning of filters and inspection of condensate drainage lines, in accordance with manufacturer recommendations.
Pool Plant & Equipment	The pool filtration equipment, pumps, electrical controls, and associated plant room should be periodically serviced, cleaned, and maintained to ensure satisfactory operation and reduce moisture accumulation within the enclosure.

Conclusion

Based on the visual, non-invasive inspection undertaken and subject to the limitations outlined within this report, the property was found to be generally in serviceable condition for its age and type of construction. No significant visible signs of major structural instability or severe structural distress were observed within the accessible areas inspected at the time of survey.

The main observations identified relate primarily to localized maintenance requirements, moisture-related deterioration to certain areas, external tiled surface defects, aging/serviceability of mechanical and service installations, and the need for further functional testing of plumbing and water-related systems due to the unavailable water supply at the time of inspection.

It should also be noted that certain external mechanical/heating room installations do not appear on the approved architectural drawings.

Overall, subject to the recommended repairs, maintenance works, further investigations, and ongoing routine maintenance outlined within this report, the property appears generally suitable for continued

Declaration

I declare that I have personally inspected the above property and have prepared this report.

Signed

Dated 11 May 2026
Name Christos Petrakis (ETEK Membership: A178646)
Title Civil Engineer
Address Agiou Georgiou,4, Petridia, Empa, Paphos,8250
Telephone +357 99096385
Email cpetrakis@cpetrakisconsulting.com
Web www.cpetrakisconsulting.com

Thank You

Thank you for asking C. Petrakis Building Surveyors & Civil Engineers to carry out your property survey.

We hope you have found the Survey Report clear and easy to understand. If you have any questions regarding any of the points in the Report, please do not hesitate to contact us.

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Contact

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APPENDIX A-GEOLOGICAL SUITABILITY ZONES DESRIBTION

Meaning of Geological Zones

Zone	Suitability
00 – Very Poor (Prohibited Development Zone)	**Zone 00 – Description** Zone 00 consists of **areas threatened by geohazards and characterized by instability and high risk**.These geohazards can have **very negative and catastrophic impacts on the built environment**.In this zone, **new development / building construction is not permitted**, according to a decree of the Council of Ministers.The decree **designates the area as a "White Zone"** in order to **restrict building development**.All building works or development activities must **stop** within this zone.
00A – Very Low Suitability	Zone 00A consists of **areas threatened by geohazards and characterized by instability and increased danger**. These geohazards can have **negative and catastrophic impacts on the built environment**. The hazards in this zone are associated with: • **Active landslides**, e.g., Mathikoloni, Pisouri, Armu, etc. • **Unstable rocky slopes**, e.g., Pafos Episcopi, Aglandjia Cliff, etc. • **Large excavations**, e.g., Vati, Kotsiatis, Ayia Marinaouda, Cape Greco, etc. • **River estuaries**, e.g., Kourris, Diarizos, etc. • **Very high groundwater table**, e.g., lakes/wetlands (Voroklini, Paralimni), salt lakes (Akrotiri, Larnaca) and dam-adjacent areas. • **Cliffs**, e.g., Pyrgos, Maroni, Pera Chorio – Nisou, etc.
01 – Low Suitability	Zone 01 – This area is suitable for development, but it **requires a preliminary geotechnical study before a town-planning/building permit is issued**. This area is threatened by geohazards that may have negative impacts on the built environment. The geohazards in this zone vary in degree of risk and are related to: • areas where landslide phenomena may occur, or areas containing paleolandslides that are inactive, • steep slopes and slopes with rockfall or rock detachment hazards, • areas where quarries are operating or have operated, and therefore must be assessed and stabilized before development, • areas with underground cavities, • areas where collapses may occur — usually areas classified as Zone 00A in relation to collapses, but also areas with large streams where loose geological layers exist,

	• areas containing large bodies of groundwater where there is **large seasonal fluctuation of groundwater level** (e.g., Lake Paralimni, Voroklini) or **areas with high salinity** (e.g., Akrotiri Salt Lake, Larnaca), • areas where **tectonic zones** are crossed by faults, or where seismic activity has been recorded (e.g., the Gerasa Basin, Troodos foothills, Tseri plain), • areas where **recent fill materials** have been deposited, such as sand mines, old landfills, abandoned quarries (Orounta, Xylofagou, Lefkoniko), lakes (Paralimni and Oroklini), • areas with **expansive soils** — i.e., clay formations with high organic content and high plasticity index. In such an area, 1, 2 or more of the above geotechnical/geohazard problems may occur.Furthermore, although geohazards vary in degree of risk, the **method of investigation and approach remains consistent across the entire zone**. In this zone, **a geological / geotechnical investigation is mandatory for all development / building construction**. The geological/geotechnical study evaluates the geohazards and proposes: • measures for the safe design of the building structure, and • construction methods to avoid possible geohazards that may threaten the development or the wider built environment.
02 – Moderate Suitability	Zone 02 consists of land that is **threatened by geohazards that are likely to have negative impacts on the built environment**, especially for **large constructions**.In this zone, **a geotechnical / geological investigation is required for all types of developments**, **with the exception of developments up to two floors without a basement and without swimming pools** (the number of floors includes any ground floor and piloti/open ground floor).
03 – High Suitability	Zone 03 includes areas where **there is no indication of geohazards that threaten the built environment**.In this zone, **a geological / geotechnical investigation is not required with regard to geohazards**.However, conducting such a study **can still be useful**, as it provides the designer/engineer with information about the **geological and geotechnical conditions of the construction site**, allowing for better planning of: • excavation, • foundation design, • and/or retaining structures.