

STUDIO TECNICO

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EXAMPLE ONE – Property Survey Extract

- CURRENT CADASTRAL REGISTRATION DATA:

..... Cadastral description

CLARIFICATIONS AND NOTES:

- The plans of the house and garage were registered at the Cadastral Offices in 1986, however these are not in conformity with the current factual state of the property due to that restructuring works were carried out and the new plans were not presented to these offices.
- Before signing the Purchase Deed, the current owner should therefore carry out the following activities:
 - 1) present the up-to-date plans of the house and garage to the above mentioned offices, using the DOCFA (online) procedure
 - 2) Insert the swimming pool on the cadastral map (by presenting a "Tipo Mappale" document)
- The land represented as parcel 793 of sheet 10, which was previously the position of parcel 51, sheet 10, has been registered as a vineyard, and is not used as such today.

- EXAMINATION OF TOWN PLANNING PERMISSIONS:

LEGAL DESIGNATED USE: CIVIL HABITATION

..... Description of the permits

CLARIFICATIONS AND NOTES:

Comparing the current factual state of the property with the Building Permits and plans attached, the following differences have been found:

HOUSE:

Ground Floor:

- the dividing wall between the kitchen (3) and the bedroom (4) is positioned differently. The kitchen is in fact larger than it should be and the bedroom size has been reduced;
- the sitting room (2) width is different;
- there is a false ceiling over a part of the sitting room where the central heating pipes are situated;
- the windows are smaller due to the construction of stone window sills and window jambs.
- external wooden shutters at the windows and doors;

First Floor:

- the existence of two built-in dressing rooms situated in the bedrooms;
- the door to the main bathroom is in a different position;
- small differences to the stairs leading to the first floor;
- smaller windows due to the construction of stone window sills and window jambs;
- the existence of external wooden shutters at the windows;

- small differences in the measurement of the size and height of the rooms;

ANNEXES:

Cellar:

- The size and height measurements of the building are different by comparison to the drawings attached to Building Permit no.71/87;
- The window is not present in the plans attached to Building Permit no.71/87. It is however shown on the prospect drawings but is bigger than the actual existing window.

External Storage room:

- The measurements of the building indicated in Building Permit 362/89 are (3x2.60m) whereas the actual measurements of this building are (2.62x2.84m);
- The drawings attached to Building Permit 362/89 indicate a large entrance door when there is in fact a small door and a window;

Garage:

- The current owner has undertaken complete restructuring works without a Building Permit. During these works, the two entrance doors were modified, the perimeter walls were positioned differently, a bathroom and a larger window were built and the roof was modified;

SWIMMING POOL and YARD:

- The stairs, paths and brick planters have not been built in accordance with Planning Permission no.72/88;
- Planning Permission no.72/88 did not authorize the construction of a gate for pedestrian access to the property;
- The size and position of the swimming pool is not in accordance with Planning Permission no.72/88;
- Planning Permission no.72/88 did not authorize the swimming pool utility room housing the pump, filtration system and overflow tank;
- Planning Permission no.72/88 stated that the swimming pool should not be filled using water from the town aqueduct (but water from a well which should have been built on the property after obtaining the necessary permission). The Architect, Mr. ***** referred that the swimming pool was filled by a water tank truck

FINAL EVALUATION

In order to regularize the above, the current owner should present a request for Retrospective Planning Permission ("Accertamento di Conformità") to the Comune of ***** before the Purchase Deed is signed.

SURVEYOR

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