



Real Estate Diagnostics

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Mandatory when selling a property, diagnostics are essential for both the buyer and the seller.

The diagnostics exempt the seller from the “guarantee against hidden defects” in the event of a sale. The seller is no longer responsible, after the sale, for the different points checked by the diagnosticians. The diagnostic firm will be financially and legally liable in the event of an error that would lead to a financial dispute or an incident.

Surface area certificate (Carrez law 1996)

When? Mandatory in the event of the sale of condominium properties; excluding car parks, garages, terraces, loggias and other lots of less than 8 sq m. For terraces, if they are closed and private (the private nature must be mentioned in the by law of co-ownership) a report is required.

Validity period? Unlimited (unless work is carried out or the co-ownership lot is modified).

The measurement by Carrez Law is an exact confirmation of the surface area of the private areas used exclusively by the occupant of a co-ownership in comparison with the common parts used by all co-owners. The Carrez Law measurement is used to define the share of co-owned buildings, itself divided into thousandths of the said property.

Asbestos report prior to sale

When? Mandatory in the case of the sale of a property whose building permit was issued before 1 July 1997, the date on which asbestos was removed from use during construction in France.

In the collective areas of residential buildings (co-ownership or not).

Validity period ? Unlimited unless negative.

Widely used as insulation by flocking, or within false ceilings, asbestos disintegrates and releases fibers and particles that cause pleural cancer and lethal pulmonary disease. The report is carried out by an approved expert and is used to warn future buyers or stakeholders of the possible presence and associated risks.

Status of termite presence

When? Mandatory in the event of the sale of all or part of a building (detached house or rental building) declared «at risk» by prefectural decree.

Validity period? 6 months. When the property is part of a co-ownership building, the diagnosis concerns only the private part of the lot.

For houses, the reporting includes the area within a 10m perimeter of the house. The process used aims to detect the presence of wood-eating insects in the construction.

Termites feed on cellulose from wood and other woody materials. They degrade the structure and framework invisibly until collapse. Termite diagnosis is used to inform a future buyer of possible infestation by parasites that could damage the property.

Determination of the risks of lead exposure

When? Mandatory in the event of the sale of all or part of a residential building (apartment or house) built before 1 January 1949, date on which the use of certain lead paints was prohibited. The diagnosis is also to be made in the collective part of residential buildings.

Validity period? 1 year.

Once widely used in construction and paints, lead has a high risk of intoxication causing lead poisoning and fetal abnormalities.

Energy performance diagnostics

When? Mandatory in the event of the sale of a property which is equipped with a fixed heating system.

Validity period? 10 years.

The energy performance diagnostics together with the estimated annual energy charges must be included in the description of real estate advertisements offering property for sale.

For buildings with a high level of energy consumption, the DPE must be accompanied by an energy audit.

The energy performance of a property determines the amount of energy required to heat, cool and produce domestic hot water and the amount of greenhouse gases emitted by the associated equipment.

State of the indoor gas installation

When? Mandatory for the sale of a residential property with a gas installation that is more than 15 years old.

Validity period? 3 years.

The gas diagnosis includes reviewing the entire distribution network from the gas meter, cylinder or tank distribution to the fixed gas-fired appliances, including pipes, safety devices and mandatory ventilation.

State of the indoor electricity installation

When? Mandatory in the event of the sale of a residential property whose electrical installation is more than 15 years old.

Validity period? 3 years.

During the diagnostic, the expert checks the entire electrical installation from the meter to the connection terminals of the devices and checks that the protection volumes are respected as well as the dimensions of the electrical installation with regard to the power of the fixed electrical devices.

Risk and pollution state

When? Mandatory in the event of a sale of a real estate property.

Validity period? 6 months.

The Environmental code has introduced an obligation to inform purchasers of major natural and technological risks. Sellers, of any kind, located in areas covered by one or more risk prevention plans, an area of moderate or strong seismicity or in a soil information area or in an area with a level three radon potential must inform their buyers as soon as possible of the existence of these easements.

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