

GEOMETRA SERVICES – HOUSE FINDERS NORTHERN ITALY

Geometra Pre-Buy Inspection Services

US\$ 1,600

We strongly advise clients to engage a Geometra before they send a down payment in order to:

- Provide an ownership record on the house from the county agency
- Assess the soundness of the structure
- Obtain a copy of the most current plans from the Comune/locality/municipality and report on the adherence of those plans to the house in its current condition
- Obtain a copy of the plans from the Cadastrale – the government agency that governs transfer of title and taxation
- Advise if future repairs, renovations, restorations to the property are prohibited by the Comune because of historical significance, geographical conditions (landslides, floods, fault lines) or other

The Geometra Pre-Buy service and inspection does not include a discussion or creation of repair, renovation, or restoration plans. The Geometra Pre-Buy inspection does not include cost estimates to repair, renovate, or restore the house, as it is not possible to give cost estimates without plans. The Geometra can be hired at a later date for all plan, repair, renovation, and restoration needs.

The Geometra Pre-Buy Inspection service will provide a written report on the following:

Ownership – Verify ownership and property description through the Cadastrale Agency. This is information that is included in the Proposta – the initial Document of Sale between Buyer and Seller. Ownership should always be confirmed before making a down payment.

Structure – An opinion and report on the soundness of the structure.

Plan check – The Geometra will obtain the most recent plans from the Comune/locality/municipality and determine:

Geometra Post-Offer/Post-Sale

Price Negotiated directly with Geometra

We advise clients to engage a Geometra after the sale is completed for:

- Creation and submission of plans for renovation, restoration, construction, Etc.,
- Architectural and engineering drawings
- Supervision of work and of sub-contractors including plumbers, electricians, masons, plasterers, painting, roofing, heating, landscaping contractors
- 110% Eco Bonus – This is an incentive program offered by the Italian Government which could cover up to 110% of work done if that work improves the energy efficiency of a house by 2 grades (insulated roof, double-paned windows, etc). It is offered to Italian Residents but ex-pats with holiday homes in Italy can benefit if the work is done by an Eco-Bonus experienced Geometra. We advise clients NOT to build an EcoBonus rebate into the price and renovation cost of a house. It really is not possible for a Geometra to give an opinion on the possibility of receiving this bonus and to give an estimate of what that bonus would be without plan creation. You will read a lot about this but obtaining this is much easier said than done.

A more detailed outline of our Geometra Pre-Buy Inspection services as well as our helpful debate “Should I Hire A Geometra for a Pre-Buy Inspection” is available upon email request.