

HOUSE FINDERS NORTHERN ITALY GEOMETRA SERVICES

**We engage a trusted, licensed, professional English-Speaking Geometra to provide the following services in the
Greater Asti/Moncalvo/Alessandria Regions**

1. Geometra PRE-BUY On-Site Inspection, Ownership Verification, Condition Checklist US\$700 to \$750 (if >40km Asti)

- Licensed geometra professional inspection.
- Professional opinion focusing on structural soundness.
- Checklist of house and property covering existence of utilities, roof condition, structural soundness.
- Check of ownership through current catasto (county tax agency) records. This information is included in the Proposta – the initial Document of Sale between Buyer and Seller. Ownership should always be confirmed before making a down payment.
- Provide the current approximate cadastral value of the house from the county agency to plan for sale and annual taxes. This value will often change after seller conforms plans.

2. Geometra PRE-BUY On-Site Inspection as Above AND Technical Report US\$1,600

- All of the services listed above.
- 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, if different, from the Cadastrale – the local governmental taxation agency.
- 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 Inspections do not include cost estimates to repair, renovate, or restore the house, as it is not possible to give cost estimates without plans. The Geometra Pre-Buy Inspections do not include Plan Conformity. The Geometra can be hired at a later date for all plan, plan conformity, repair, renovation, and restoration needs.

3. Geometra Post-Offer/Post-Sale Price Negotiated directly with Geometra

- 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
- Advice on 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. As of January 2023, this bonus is no longer available for projects that have not already been started.