

TERRA FIRMA

ISRAEL

Inspecting Engineer's Report English Translation

To: [REDACTED]

Re: Inspection of construction defects

Report date: 09.08.2026 (9 August 2026)

Original Hebrew report by [REDACTED]

[REDACTED] · Registered Engineer, Registrar of Engineers and Architects No. [REDACTED]

The signed Hebrew original accompanies this translation.

Sample report — client and engineer identifying details redacted for privacy. English convenience translation of a signed Hebrew original. In any conflict between the versions, the Hebrew original governs.

Expert Opinion

Name of inspecting engineer: [REDACTED].

Registration number with the Registrar of Engineers and Architects: [REDACTED]

Education Details

- 2013–2015 – Bachelor's degree in Civil Engineering, Ariel University.
- 2010–2013 – Practical Engineer (Handasai) in Building, Ariel University.

Experience Details

- 2015–2018 – Project manager at the B.A. Eichenbaum company.
- 2015–2016 – Management and execution of projects for the Ministry of Health, Clalit Health Services, the Mor Institute, and private clinics.
- 2016–2017 – Establishment of a CT institute.
- 2017–2018 – Establishment of a medical center including operating rooms, preparation and recovery rooms, and physicians' rooms.
- 2018–2020 – Performance of engineering opinions for more than 2,000 dwelling units, pre-purchase and new from a contractor.
- 2020–present – Engineering reports for over 6,000 residential units (houses, penthouses, and apartments).
- 2023 – Officially appointed as a court-appointed expert.

Declaration

I, the undersigned, have been requested to give my detailed professional opinion in the matter under reference.

I give this opinion of mine in lieu of testimony in a court of law, and I hereby declare that I am well aware that, for the purposes of the provisions of the criminal law concerning false testimony under oath in court, this opinion of mine, when signed by me, has the same standing as testimony under oath that I have given in court.

Introduction

Documents I reviewed for the purpose of preparing my opinion:

- 1. The Planning and Building Regulations (Application for a Permit, its Conditions and Fees), 5730 – 1970.
- 2. The Sale (Apartments) Law, 5733 – 1973.
- 3. The Provisions for Sanitary Installations (HALAT), 5741 – 1970, and updates from later years.
- 4. The Electricity Law, 5714 (1954), and regulation annexes from additional years.
- 5. Standards and specifications of the Standards Institution of Israel.

Guiding principles of my opinion:

The inspection of the building is conducted in the spirit of the matters detailed in Teken 789 (Israeli Standard SI 789) – "Deviations in buildings: permitted deviations in building works". The standard is detailed below:

Introduction

When carrying out building works, it is impossible to achieve absolute accuracy in accordance with the dimensions specified in the plans. Inaccuracies arising at each of the stages of the building process – both on site and in the manufacture of the fittings and elements, and in their installation and fitting in the building – stem from several factors:

- the construction of the measuring instruments and their accuracy;
- the manner of use of the measuring instruments (the skill of the surveyors);
- the site conditions at the time the measurement works are carried out.

In addition, deviations in shape and in dimensions are caused as a result of physical changes (such as thermal changes and changes in humidity), of changes in the loads acting on the building, and of other varying conditions (acquired deviations – inherent deviations). Such deviations are detailed in Appendix A of this standard.

This standard is intended for designers and executors. The purpose of the standard is to give the designers and executors tools for a self-checking system for the purposes of planning and quality control at the various stages of the building process and immediately thereafter, in order to ensure an adequate level of construction and performance.

In order to prevent difficulties liable to be caused by deviations of the dimensions from the planned dimensions, both in the execution of the building work and in the performance of the finished building, the limits of the permitted deviations for all stages of the construction must be determined in advance, at the design stage.

The degree of accuracy required of the structure or of its parts is affected by the character and intended use of the structure or of its parts, by the performance requirements demanded of them, and by other laws that apply to them (such as the Planning and Building Regulations).

The deviation values specified in this standard were determined according to the requirements specified in Israeli Standards that apply to building products or building trades, where such standards exist; according to the requirements in foreign standards, after their adaptation to the conditions of this country; and according to measurements carried out at various building sites in accordance with Standards Institution of Israel Specification MIFMAK 326.

In any case where a conflict exists between the requirements of this standard and requirements in Israeli Standards that apply to specific trades or products, the requirements of the specific standard prevail.

And in addition, per Clause 2.1, Chapter B of the standard:

General

The permitted deviations of the structure or of its parts – in accordance with their character, with the performance requirements that apply to them, and with their conformity to the laws that apply to them (such as the Planning and Building Regulations) – shall be determined by the designer and shall be clearly indicated.

When determining the dimensions, the designer shall take these factors into account:

3. the permitted deviations according to this standard;
4. anticipated changes in dimensions as a result of physical(3) or other changes;
5. anticipated changes in dimensions as a result of settlement of parts of the structure(3);
6. conformity to the minimum and maximum dimensions required in the regulations, taking into account the finishing works and the deviations permitted in the works and the products.

In order to meet the requirements for the deviations permitted in the standard, and in order to prevent an accumulation of deviations during the erection of the structure, the contractor shall use the services of a licensed surveyor, as needed or as required by the designer. This is in addition to what is required in the Planning and Building Regulations concerning the performance of measurements of the location of the excavations intended for the casting of the foundations and of the base storey.

As needed, the designer shall determine the stages during the construction at which the measurements shall be carried out.

The defects detailed in this opinion are examined according to several categories and standards:

The Planning and Building Law, 5725 – 1965, which includes:

- The Planning and Building Regulations (Application for a Permit, its Conditions and Fees), 5730 – 1970.

In this regard, the regulations must be adhered to even if they stand in conflict with the technical specification, in accordance with court rulings.

- The Provisions for Sanitary Installations (HALAT), 5730 – 1970, and updates from later years; the requirement is set out below:

Sanitary installations shall be built and installed, for the purpose of compliance with these provisions, in accordance with the HALAT and with the Water Rules (Household Fittings), 5724 – 1964.

- The Electricity Law, 5714 (1954), and regulation annexes from other years.
- The Civil Defense Law, 5711 (1951), including the Civil Defense Regulations (Specifications for the Construction of Shelters), 5750 (1990), and updates from later years.
- Official Israeli Standards for the building works.
- The Sale of Apartments Order, 5734 (1974)

General Notes

- This opinion relates only to defects in works that have already been carried out.
- In general, the opinion deals with the quality of execution of the works, by comparison with the requirements of the standards, the regulations, the specification, and documents presented to me.
- This opinion does not address conformity between the physical condition of the property and records held by various authorities, such as the municipality, the Land Registry (Tabu), the Israel Land Administration, etc.
- The inspections are primarily visual and do not derogate from the liability of the contractor and of the parties involved in the design and the execution.
- There may be concealed defects that cannot be detected at present, and additional defects/damage may be added that are not detailed in this opinion.
- This opinion is prepared according to the requirements of standards and/or regulations that were in force at the time of the building works.
- It is entirely possible that in the future cracks and/or dampness will appear in the property which do not exist at the time of the inspection and are therefore not included in this opinion.
- This opinion does not give any warranty whatsoever for the inspected property; for the avoidance of doubt, it is clarified that the information provided in this opinion is in the nature of a recommendation, and we are not responsible for any damage or defect that may be caused as a result of activities carried out following the use of this report.
- It is possible that some of the items detailed in the opinion are not repairable (a permanent defect); therefore, where necessary, an additional opinion of an appraiser is required in order to obtain findings concerning the decrease in the property's value and for the purpose of proper decision-making.
- It is possible that some of the items recorded in this opinion require an additional opinion of a specialist in his field, or alternatively laboratory tests authorized to determine data attesting to a defect and to the manner of its treatment.
- Where necessary, prices and repair costs are presented in this opinion. This opinion does not come in place of price quotations, and the resident has the obligation to take the prices as a parameter that may change significantly.

Useful Information

Definition of terms per the Sale (Apartments) Law, 5733 – 1973:

1. "Defect" – a defect in the functioning and durability of the product or the system, including failure to maintain stability, integrity, quality and appearance, both of each component separately and of the whole assembly.
2. "Failure" – a full or partial failure in the functioning of the product or the system.
3. "Right to repair a non-conformity" – where a repairable non-conformity or fundamental non-conformity has been discovered, the buyer or the subsequent buyer must give the seller a proper opportunity to repair it, and the seller must repair it within a reasonable time.
4. "Buyer" – a person who purchases an apartment from a seller.
5. "Subsequent buyer" – a person who purchases an apartment from a buyer, as well as his successors and the buyer's successors.
6. "The Building Regulations" – the Planning and Building Regulations (Application for a Permit, its Conditions and Fees), 5730–1970.
7. "Defects liability period" (bedek period) – the period fixed in the Schedule, commencing when the apartment is placed at the buyer's disposal.
8. "Warranty period" – a period of three years commencing at the end of the bedek period.

The Contractor's Liability

- 1. A defect in metalwork and carpentry products, including aluminum and plastic – two years.
- 2. A defect in flooring and interior cladding, including settlement and wear – two years.
- 3. A failure in the functioning and durability of machinery and boilers – three years.
- 4. A defect in yard development (site works), including settlement – inter alia of paving tiles at ground-floor level, in parking areas, on sidewalks and on paths within the building grounds – as well as defects in surfaces made of various finishing materials – three years. For this purpose, "yard development" includes paths, paved surfaces, walls, fences, built components and systems, including water, sewage, drainage, electricity, lighting and communications systems.
- 5. A failure in the functioning and durability of components of the thermal insulation systems – three years.
- 6. A failure in piping systems, including water, the heating system and downpipes, greywater and sewage – four years. For this purpose, "failure" includes leaks.
- 7. A failure in the waterproofing of the building, including in underground spaces, in walls, in ceilings and in roofs, including lightweight roofs with sheeting – four years.
- 8. Cracks wider than 1.5 mm (approx. 1/16 in) in non-load-bearing components – five years.
- 9. Detachment, peeling or disintegration of exterior cladding – seven years.
- 10. Any other non-conformity that is not a fundamental non-conformity – one year.

Property Details

Address: [REDACTED].

Apartment details: Floor 4, Apartment 9, a 3-room apartment.

Findings

1. Flooring and Cladding

1.1. Spare tiles

The contractor is requested to hand over to the residents spare tiles for the purpose of localized repairs (after execution of the required flooring repair works).

As required per Teken 1555 (Israeli Standard SI 1555), Part 3 (2003), Clause 2.2.11

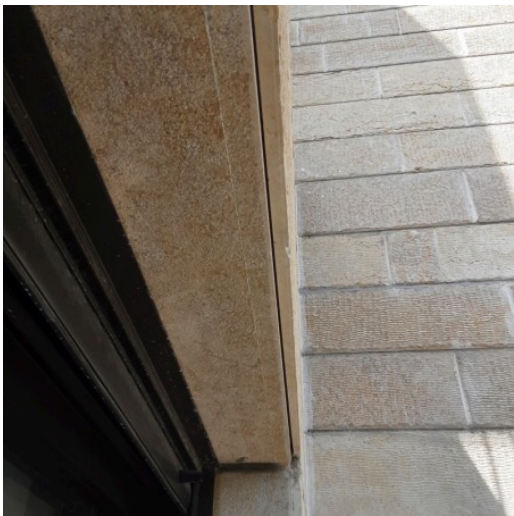
Quantity of the tiles:

The tiles shall be supplied in a production size (Definition 1.3.14) that is uniform for the same production run, the same model and the same shade. At the time of ordering, tile wastage in the tiling process and maintenance considerations shall be taken into account, and additional tiles shall be ordered, to be handed over by the contractor to the user upon handover of the building, for the purpose of carrying out repairs in the future.
The filling materials for ordinary joints shall be ordered from a single batch, in order to ensure uniformity of the shade.

1.2. Filling material

Fill material for the flooring joints (grout) must be executed in a uniform and aesthetic manner and without shade differences, holes and over-filling.

1.2.1. Balcony – completion of pointing (kuchala) to the stone cladding tiles



Teken 1555 (Israeli Standard SI 1555), Part 3, Clause 2.1.9.1:

And also per Clause 2.1.9.3

And also per Clause 4.3.4

And also per Clause 5.1.5.1

Filling materials for ordinary joints

For the filling of ordinary joints, a ready-mixed cement-based compound shall be used, colored or non-colored, to which water or a polymeric admixture is to be added on site, in accordance with the instructions of the manufacturer of the filling material. The shade of the filling material shall conform to the designer's requirements.
The filling materials for ordinary joints shall have low capillary absorption, good adhesion to the sides of the tiles, and resistance to various environmental conditions (such as a marine environment) as required. The manufacturer of the filling materials must be consulted regarding their suitability to the design requirements detailed in this standard

And also per Clause 2.1.9.3

Sealing materials for expansion joints and separation joints

The selection of the sealing materials for expansion joints and separation joints (see also Clause 4.7) depends on many factors, such as: extensibility, resistance to chemical attack, resistance to UV radiation, bond strength, durability, staining, abrasion, susceptibility to damage in the cleaning process. Ease of application is also a factor influencing the selection of the sealing materials. In any case, the manufacturer's instructions must be taken into account.

The sealing materials shall conform to the requirements of the Israeli Standard SI 1536.

And also per Clause 5.1.5.1

Inspection of the joint filling

The joint filling is uniform and without holes and matches the shade ordered.

And also per Clause 4.3.4

In selecting the filling materials for ordinary joints (see Clause 2.1.9.1), the designer shall specify additional requirements according to the place of installation of the flooring system, such as: heat resistance for a flooring system installed above an underfloor heating system; resistance to acids; resistance to water; resistance to mold for wet areas, such as showers.

Additional requirements shall be in accordance with the designer's requirements.

1.3. Height Differences Between Adjacent Tiles

It is required to carry out dismantling of flooring tiles having height differences - above 1.5 mm (0.06 in).

1.3.1. Entrance entryway



Annotation in the photograph: "Height difference 1.5 mm (0.06 in)"

Per the Correction Sheet to Teken 1555 (Israeli Standard SI 1555), Part 3, Clause 3.2

3.2. Floor surface level and conformity to the design

In the third line, the sentence beginning with the words "the maximum permitted deviations" and ending with the words "as detailed in Israeli Standard SI 789" shall be deleted, and in its place shall be written:

The maximum permitted deviations from the design shall be as detailed below:

- The maximum permitted height difference between adjacent tiles (see Clause 5.1.4.5.1):
- shall not be greater than 1.5 mm [0.06 in] where the width of the joint between the slabs or the tiles is 3 mm [0.12 in] to 5 mm [0.2 in];
- shall not be greater than 1.8 mm [0.07 in] where the width of the joint between the slabs or the tiles is greater than 5 mm [0.2 in].

1.4. Damaged flooring/cladding

Replacement of damaged flooring tiles must be carried out, for a more uniform and aesthetic appearance, in a scattered number of areas

1.4.1. Entrance entryway – 2 units marked for replacement



1.4.2. Protected space (mamad)



Per Teken 1555 (Israeli Standard SI 1555), Part 3, Clause 3.1

Appearance of the tiles

The finish of the tiles shall match the finish ordered. The overall appearance of the flooring layer shall match the sample ordered. The joints between the tiles shall be straight and their width shall be uniform (taking into account the deviations in the straightness of the side edges permitted in the Israeli Standard SI 314), unless otherwise required by the designer, or in cases where the tiles are designed in shapes that are not straight. The joint filling shall be uniform and without voids, and it shall match the shade ordered.

1.5. Completion of flexible and sealing material

Balconies – completion of flexible material must be carried out at the seam line of the skirting panels and the flooring, to prevent the entry of water inwards



Teken 1555 (Israeli Standard SI 1555), Part 2, Clause 1.3.19 + 2.2.5.1

Teken 1555 (Israeli Standard SI 1555), Part 2 (2014)

2.2.5. Filling and sealing materials

2.2.5.1. Filling materials for ordinary joints(6)

For the filling of ordinary joints in interior walls, filling materials shall be used that conform to the requirements of Israeli Standard SI 1661 Part 1 and to the intended use of the space, as detailed in Clause 4.6.3 below.

The shade of the filling material shall conform to the design requirements.

2.2.5.2. Sealing materials for expansion joints

The sealing material shall be flexible and shall comply with the requirements of Israeli Standard SI 1536, and in accordance with the use recommended in Table B-1 in Appendix B there.

At the time of design, the type of the flexible sealing material shall be determined also according to the service conditions.

The sealing materials shall be resistant to the development of mold (see Appendix C in the Israeli Standard SI 1536).

2.2.5.3. Backing components for the sealing materials

The backing components for the sealing materials in expansion joints shall be easy to compress, shall support the sealing material and shall not contain bitumens or fats. The components shall be made of soft materials, such as foamed polyethylene, and shall have a round cross-section.

2. Window Sills and Windows

2.1. Cleaning of windows of paint marks

Window + living-room vitrina [large glazed unit] – cleaning of the aluminum and window glass of paint marks must be carried out, for a final and more aesthetic finish appearance of the installed product



Recommendation: the cleaning of the glass is to be carried out in such a way that scratches and damage are prevented.

General Specification, Clause 11020.

Throughout all the painting works, care shall be taken not to soil with paint the floors and the rest of

the unpainted surfaces, including sanitary fixtures, hardware, other accessories and the like. The floors, the fixtures and the accessories shall be covered, for protection, with plastic sheeting, with paper or with another suitable material.

No paint traces shall be left on building parts that were not intended for painting.

3. Electrical and Communications

3.1. Light fixtures are not installed as required

General note for the entire apartment - installation of light fixtures is to be carried out as required, such that the lamp holder is flush against the ceiling and without exposed electrical conductors.



Per the Electricity Regulations (Final Circuits Fed at a Voltage of up to 1000 Volts) 1984, Clause 28, (a)

A luminaire mounted on a wall or on a ceiling shall be fixed in a stable manner and with durable fastening.

3.2. Work – the electrical panel

Signage + marking of the switches must be carried out for the electrical panel according to the designation of the circuit breakers.



Recommendation: the signage and the work on the electrical panel shall be carried out by means of an electrician certified for this purpose.

Per the Electricity Regulations (Final Circuits Fed at a Voltage of up to 1000 Volts) 1984, Chapter D, Clause 14

Per the Electricity Regulations (Final Circuits Fed at a Voltage of up to 1000 Volts) 1984, Clause 2, (a)

Protective devices (fuses), switches and equipment serving for measurement, control and warning shall be marked in accordance with their designation.

A person shall not design a final circuit, shall not install it, shall not inspect it and shall not supervise its installation, unless he is an electrician.

3.3. End-point accessories (wiring devices) of the electrical system

Completion of end-point accessories for the electrical outlets and lighting must be carried out, for a final finish of the system and for the prevention of a safety hazard

3.3.1. Corridor – completion of installation of an end-point accessory



3.3.2. Children's room – shifting of switches away from the doorframe for a more aesthetic appearance



Recommendation: installation of the end-point accessories shall be carried out in a manner that prevents, as far as possible, a gap between the end-point accessory and the walls.

Per the Electricity Regulations (Installation of Switchboards at a Voltage of up to 1000 Volts), Chapter D, Clause 6.

6. Protection against accidental contact

Electrical equipment of a final circuit shall be installed in a manner that prevents accidental contact with live parts.

3.4. Apartment intercom system

Entrance entryway – completion of the intercom system and its activation per specification must be carried out.



4. Paint

4.1. Filler (skim coat) and paint

During the inspection, several areas were discovered in which filler and paint repairs are required for a more uniform and aesthetic appearance

4.1.1. Entrance entryway – paint repairs around the doorframe perimeter



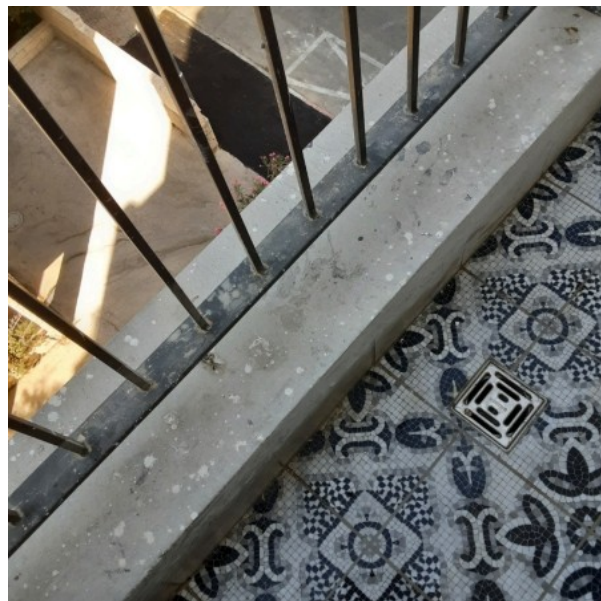
4.1.2. Kitchen – filler and paint repairs around the window perimeter



4.1.3. Protected space (mamad) – minor paint repairs on the walls and along the ceiling seam line



4.1.4. Balconies – additional painting of the coping



Recommendation: several actions must be strictly observed in carrying out the repair:

1. Preparation work – care must be taken to remove the entire loose filler (skim-coat) layer.
2. Bonding coat – a bonding coat (primer) must be applied for full adhesion of the new paint layers.
3. Final paint – application of the paint layer while ensuring full coverage in at least 2 coats.

Per Teken 1922 (Israeli Standard SI 1922), Part 1, Clause 3.3 + Clause 6.2

Per Specification 216, Clause 10.

Per the definition of the Client in Clause 1.3.9

Finish:

In addition to the protection of the substrate, the top layer of the paint system serves in determining the appearance of the painted component, for purposes of decoration and ornament and for purposes of identification (for example: painting piping in different shades according to use). The finish shall conform to the Client's requirements.

The Client:

The owner of the property, or a person whom the owner of the property has empowered to engage contractors for the execution of the painting work, in whole or in part.

6.2 Repairs and finish

Any mechanical defect formed in the plaster layers as a result of any action whatsoever shall be repaired immediately at the time of execution or at the time of the inspections after completion of the execution. Repairs are made while maintaining the imperviousness and the other properties required of the system, and according to the instructions of the plaster manufacturer.

5. Doors

5.1. Door and doorframe paints

Additional paint must be applied to the entrance doorframe for a more aesthetic appearance.



5.1.2. Blast door – repair of mechanical damage by means of auto-body filler and overall painting for a more uniform and aesthetic appearance



Per Teken 1922 (Israeli Standard SI 1922), Part 2, Clause 4.3.3.2

Painting

A. Painting of door leaves

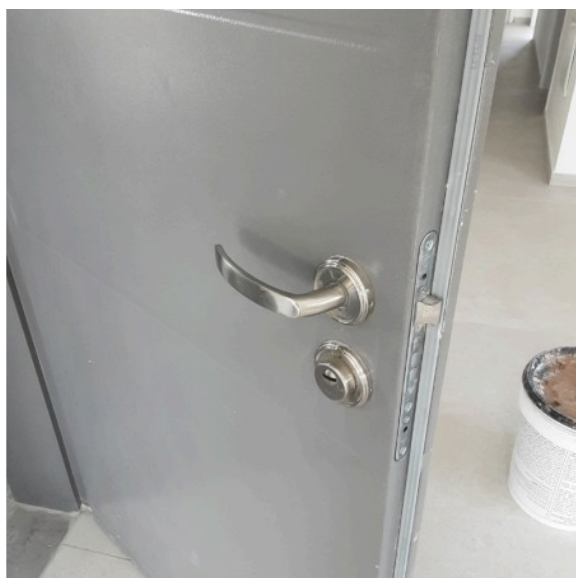
Painting is performed by means of airless spraying (Clause 4.3.1.2); the waiting time and the operations carried out between the application of the different layers shall conform to the requirements of Clause 4.3 of the standard. One layer of primer paint (primer layer) is applied, an epoxy polyamide [paint] possessing

good adhesion properties. The dry thickness of the layer shall be at least 50 micrometers (approx. 0.002 in). Care is taken to spray in the contact areas between the sheets composing the door leaf. Afterwards an additional layer of the same paint is applied (intermediate layer), in a shade different from the shade of the paint in the primer layer, and with a dry thickness of at least 100 micrometers (approx. 0.004 in). After the drying of the paint (see Clause 3.4 of the standard), a top layer of a tintable polyurethane paint is applied, whose dry thickness is not greater than 50 micrometers (approx. 0.002 in). If a synthetic paint system is used, the thickness of the paint layers may be smaller than detailed above, but shall not be smaller than that specified in Table 1 of the standard.

B. Painting of door frames – painting is as detailed in item A above, except that the painting is carried out with a brush (Clause 4.4.1) or by means of regular spraying (Clause 4.3.1.1).

5.2. Doors

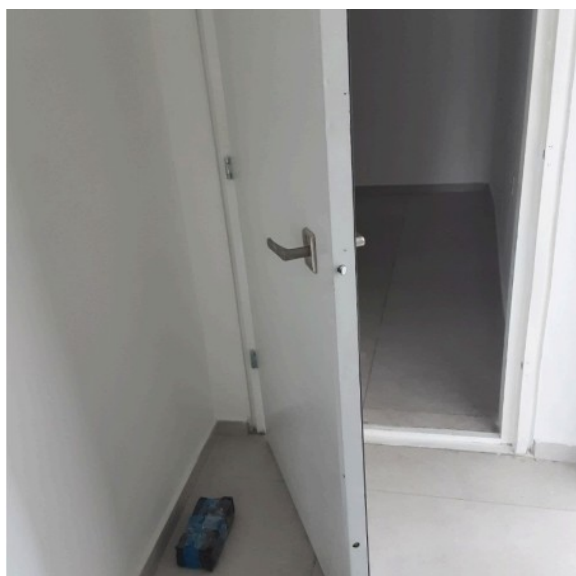
5.2.1. Main entrance door – tightening of the handle for proper opening and closing



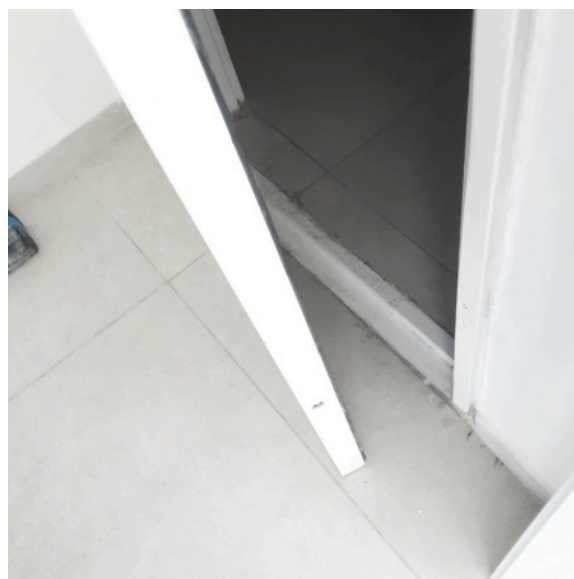
5.2.2. Main entrance door – bringing the leaf flush against the doorframe



5.2.3. Protected space (mamad) door – adjustment of the leaf for balance (equilibrium)



5.2.4. Protected space (mamad) door – adjustment of the leaf for easy closing without striking the doorframe



5.2.5. Main entrance door – adjustment of the leaf for balance (equilibrium)



Per Teken 23 (Israeli Standard SI 23), Part 3, Clause 3.4.2.2

Per Teken 1525 (Israeli Standard SI 1525), Part 1, Clause 3.2

Visual defects

In this test the top face and the side faces of the door are also examined.

In an inspection from a distance of 2 m (6.6 ft) from the door, none of the defects described in the clause "Visual defects" of Israeli Standard SI 23, Part 1 shall be visible in the facing, and no separation of the facing shall be visible at the arrises (corner edges) of the door.

Per Teken 1525 (Israeli Standard SI 1525), Part 1, Clause 3.2

3.2. Metalwork components

3.2.1. General

The maintenance instructions in this clause come in addition to what is detailed on the subject of metalwork components in Clause 2.8, "Carpentry assemblies of wood, metal, plastic and combinations thereof", and in Clause 2.9, "Grilles, railings, covers, ladders and signs", and likewise in addition to what is detailed in Clause 3.1, "The shelter and its components".

The following metalwork components are discussed below:

- A. Blast doors and gas doors;
- B. Blast windows, fragment [shrapnel] windows, internal security windows and shutters;
- C. Internal doors;
- D. Ventilation pipes;
- E. Railings and ladders and equipment permanently installed in the shelter.

3.2.2. Routine maintenance operations

The following operations must be carried out:

- A. Opening and closing of all the moving components (doors, windows, shutters);
- B. Greasing or lubrication of the moving parts;
- C. Visual examination of the integrity of the gaskets and of their functioning;
- D. Removal and re-installation of all the removable covers;
- E. Checking the stability of the railings, the ladders and the equipment permanently installed in the shelter.

3.2.3. Examples of defects in the metalwork components

- A. Defects in the stability, functioning, connections or shape of the railings, of the ladders and of the equipment permanently installed in the shelter, or of their components;
- B. Lack of ability to open or to close, fully, doors or windows;
- C. Lack of full sealing of doors, windows and other openings requiring sealing;
- D. Damage to the integrity of the nets and of the protective screens over the openings.

3.2.4. Repair of the defects

If a defect is discovered in one of the metalwork components, the required repairs must be carried out as quickly as possible.

5.3. Completion of door stops

Completion of door stops for the doors must be carried out at the time of handover of the apartment, with emphasis on the installation of a stop for the main entrance door



This is in accordance with the ruling of the Magistrates' Court in Krayot, Lobel Meir and Yifat v. Avraham Yitzhak Ltd., Civil Case (T.A.) 2279/01, according to which: "the installation of a stopper [door stop] is included within the term of reasonable construction quality, and that it was incumbent upon the defendant to install it even though this was not explicitly noted in the specification".

6. Aluminum and Glazing Works

6.1. Window sealing

Sealing must be carried out around the perimeter of an exterior window for the prevention of future dampness and the entry of water inward.

6.1.1. Balcony vitrina – completion of sealing to the bottom track



6.1.2. Kitchen window – exterior sealing material was applied in an unaesthetic manner - it must be replaced



Per Teken 4068 (Israeli Standard SI 4068), Part 1, Clause 4.1

And also per Clause 5.2 of the standard.

The defect is also prohibited per Clause 5.32 of the Planning and Building Regulations (Application for a Permit, its Conditions and Fees), 5730 – 1970.

There shall be no infiltration of water to the inner side of the wall, neither through an installed window nor through the outer perimeter of an installed product.

6.2. Defects in window frames or glass

6.2.1. Balcony vitrina – repair of scratches in the aluminum of the right leaf



6.2.2. Balcony vitrina – replacement of the scratched glass of the right leaf



6.2.3. Children's room vitrina – cleaning and repair of scratches on the roller shutter box



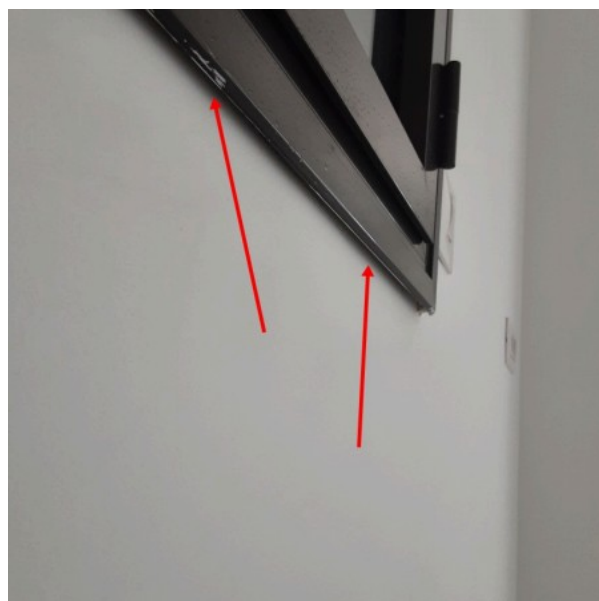
Per Teken 4068 (Israeli Standard SI 4068), Part 1, Clause 4.2

The installed product shall withstand the static and dynamic loads acting upon it at its place of installation.

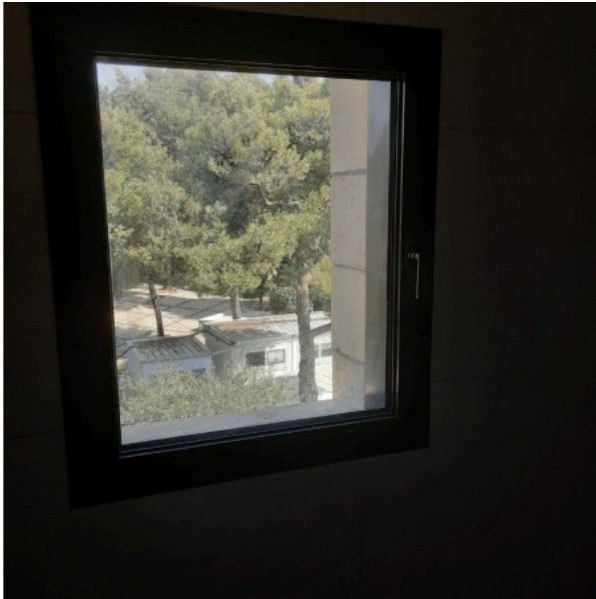
All the installed products shall be whole and clean, and there shall be no signs in them of mechanical damage, such as: creases, scratches, breakage, or of chemical damage, such as: corrosion, roughness caused by mortar or lime, pitting, staining. Residues of protective material shall be removed from the products by suitable means.

6.3. Windows and aluminum

6.3.1. Dining-corner window – fastening of the window to the wall



6.3.2. Children's bathroom window – replacement of the clear glass with frosted glass to obtain privacy



Per Teken 4068 (Israeli Standard SI 4068), Part 1, Clause 4.1

4.1 Performance of the installed product

The operation of the installed product shall be proper.

There shall be no infiltration of water to the inner side of the wall, neither through an installed window nor through the outer perimeter of an installed product.

The installed product shall withstand the static and dynamic loads acting upon it at its place of installation.

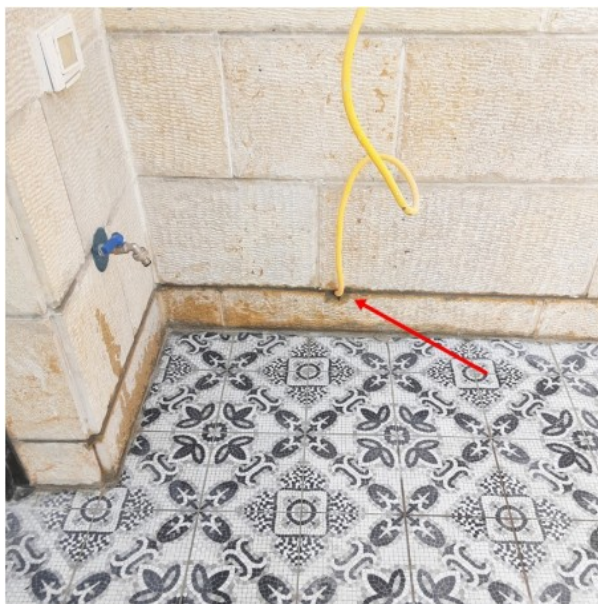
All the installed products shall be whole and clean, and there shall be no signs in them of mechanical damage, such as: creases, scratches, breakage, or of chemical damage, such as: corrosion, roughness caused by mortar or lime, pitting(6), staining.

Residues of protective material shall be removed from the products by suitable means.

7. Plumbing and Waterproofing

7.1. General notes on the plumbing system

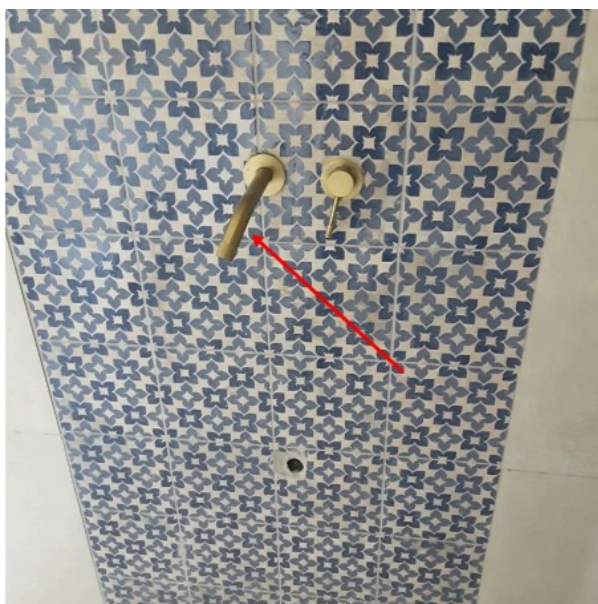
7.1.1. Balcony – completion of the closure around the perimeter of the gas piping to prevent the entry of water inside



7.1.2. Kitchen – relocation of the drainage riser to outside the wall zone.



7.1.3. Children's bathroom – securing the sink faucet to prevent future leaks



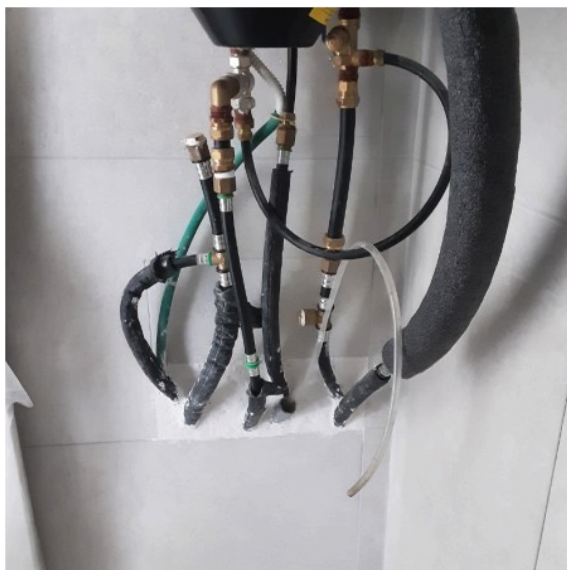
7.1.4. Children's bathroom – affixing the rosettes [escutcheon plates] and sealing around their perimeter



7.1.5. Children's bathroom – completion of sealing around the perimeter of the drain



7.1.6. Apartment water heater – completion of the connection to the water-discharge tube



7.1.7. Guest bathroom and shower – completion of sealing around the perimeter of the drain



Per Teken 1205 (Israeli Standard SI 1205), Part 2, Clause 2.5.1.

Per Teken 1205 (Israeli Standard SI 1205), Part 2, Clause 2.4.

And also per the HALAT, Clause 4.10.6.

Dirt in inspection boxes per the HALAT, Clause 4.10.6.3

2.5 Traps

2.5.1 For each individual fixture a separate trap shall be installed.

Cleaning and inspection openings shall be provided for the fixtures and shall be accessible (K.B. [inspection boxes])

Per Teken 1205 (Israeli Standard SI 1205), Part 2, Clause 2.4

2.4 Cleaning and inspection openings

2.4.1 Cleaning and inspection openings (made of a pipe section or a pipe fitting having an inspection eye) shall be installed in the drainage piping at locations that allow cleaning of all sections of the piping, and at least at these locations:

Access to drains

2.4.2 All the cleaning and inspection openings shall be accessible.

2.4.3 The size of the cleaning openings in the piping or in the pipe fittings shall be as specified in Table 3.

Table 3 - Diameter of the cleaning openings in the piping

Diameter of the pipe or the fitting (mm) | Minimum opening diameter (mm)

50, 63 | 44

75, 110 | 65

125, 160 | 98

>=200 | 110

[Translator note: diameters in mm; approximate inch equivalents – 44 ~ 1.7 in, 50 ~ 2 in, 63 ~ 2.5 in, 65 ~ 2.6 in, 75 ~ 3 in, 98 ~ 3.9 in, 110 ~ 4.3 in, 125 ~ 4.9 in, 160 ~ 6.3 in, 200 ~ 7.9 in]

And also per the HALAT, Clause 4.10.6

Attached is a quotation from the HALAT, cleaning openings 4.10.6:

Cleaning openings in soil and waste stacks shall conform to the following conditions:

4.10.6.1 The cleaning openings shall be arranged in sufficient number and in a position that will make it possible to clean easily at every branch and at every point at which the direction of the pipes changes at an angle of 45° or more than that;

4.10.6.2 Every cleaning opening shall have convenient access;

4.10.6.3 Cleaning openings in concealed piping shall be extended through the wall or the floor and shall terminate flush with their finished faces; it is permitted to leave recesses or pipe housings in walls or in floors for cleaning openings on condition that:

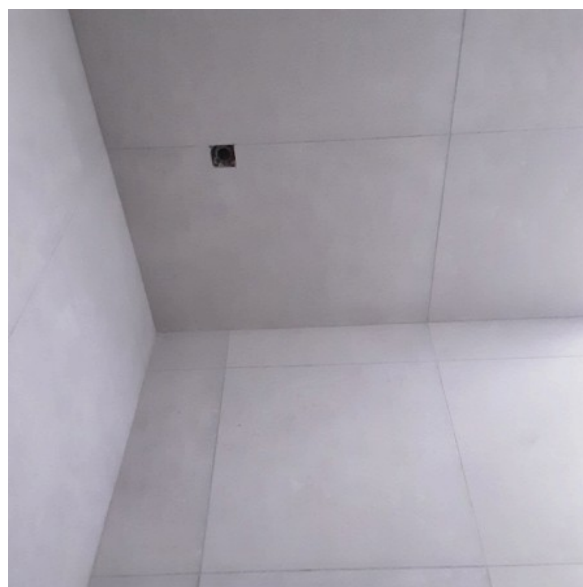
(a) the recesses or the pipe housings shall be of sufficient size allowing the removal of the plug or of the cleaning cover for the efficient cleaning of the piping;

(b) the recesses or the pipe housings shall be in conditions that allow keeping them in a clean and sanitary state;

4.10.6.4 The cleaning opening shall not be covered with cement, with plaster or with any other permanent coating material;

7.2. Separation joints and intermediate joints in wet rooms

Wet rooms – completion of the separation and intermediate joints at the seam line of walls and floor to prevent the entry of water inside



4.7.2. Intermediate joints

The intermediate joints (Definition 1.3.18) shall pass through the adhesive layer and the layer of tiles or slabs.

The width of the intermediate joints shall be at least 6 mm (approx. 0.24 in).

Vertical joints shall be at the meeting of planes (such as: internal and external corners - see examples in Figures 2 and 5).

Horizontal joints shall be in these locations:

- at the meeting between a wall and the floor and the ceiling (see example in Figure 4);
- at the meeting between two planes (such as: beneath projections).

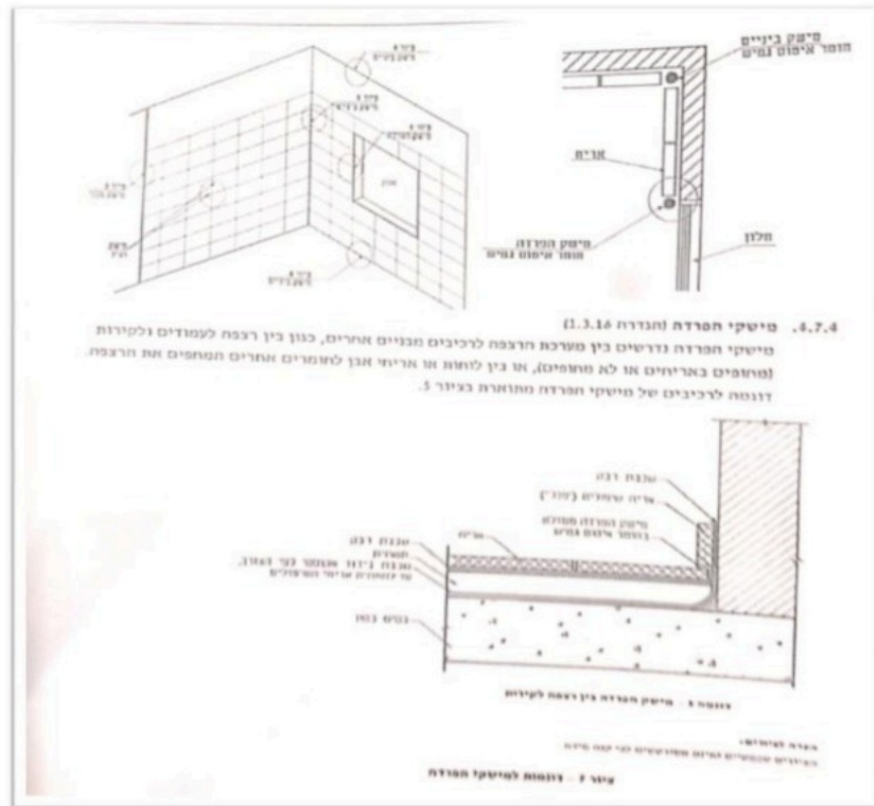
The distances between one horizontal joint and the next and between one vertical joint and the next shall be in accordance with the design.

4.7.3. Separation joints

The separation joints (Definition 1.3.19) shall pass through the adhesive layer and the layer of tiles or slabs.

Separation joints shall be in locations where the background material changes, and at the locations of the meeting between the tiles or slabs and building components, such as windows (see examples in Figures 2 and 5).

The width of the separation joints shall be at least 4 mm (approx. 0.16 in).



Scanned standard figure reproduced from the original.

Figure – axonometric view of a tiled wall corner with a window opening; alongside it, a section detail of a window jamb. Labels:

Intermediate joint

Flexible sealing material

Tile

Separation joint

Flexible sealing material

Window

4.7.4. Separation joints (definition 1.3.16)

Separation joints are required between the floor system and other structural components, such as between a floor and columns and walls (clad with tiles or unclad), or between stone slabs or tiles and other materials bounding the floor. An example of the components of separation joints is depicted in Figure 5.

Figure – section through a floor-wall junction. Labels:

Bed layer

Skirting tile ("panel")

Separation joint filled with flexible sealing material

Bed layer

Tiles

Example 1 - Separation joint between a floor and walls

Note to the figures: the figures are not drawn to scale.

Figure 5 - Examples of separation joints

8. Miscellaneous

8.1. Apartment air-conditioning system

An initial start-up of the system shall be performed, including handover of the remote controls and a warranty certificate – everything by final completion



9. Guardrails, handrails and handholds

9.1. Defects in the painting of a guardrail

Balcony – cleaning and painting of the guardrail shall be performed for a more aesthetic appearance



Per Teken 1142 (Israeli Standard SI 1142), Clause 8.1.1.

And per Clause 8.1.3 of the standard.

And the method of inspection per Teken 1922 (Israeli Standard SI 1922), Part 2, Clause 4.3.1 is presented below.

And the preparations required for the paint per Teken 1922 (Israeli Standard SI 1922), Clause 3 are presented below.

General

The finish of the guardrail and the handrail (hereinafter: the element) shall impart safety to the users of the element. The finish shall protect the element, its components and their connections, and the connections to the building against weathering.

And per Clause 8.1.3 of the standard

Metal element

8.1.3.1 General

The finish of an element made of metal shall be by one of the methods suitable for protecting the metal against corrosion, such as: galvanizing, paint, a combined system of galvanizing and paint, anodizing. The finish shall be suited to the metal of which the element is made, to its location in the building (internal or external) and to the conditions of the environment in which the element is installed. The finish shall be of uniform thickness, continuous and without defects.

8.1.3.2 Element made of steel

The galvanizing of an element made of steel shall conform to what is detailed in the Israeli Standard SI 1225, Part 2

The painting of an element made of steel shall be done after thorough cleaning of rust and removal of all welding residues and its defects, and shall conform to what is detailed in the Israeli Standard SI 1922, Part 2

A steel element that is not galvanized shall be brought to the building site only after it has been painted with primer.

Repairs to the primer shall be made after the installation of the element in the building.

And the method of inspection per Teken 1922 (Israeli Standard SI 1922), Part 2, Clause 4.3.1 is presented below

Visual inspection

The paint is inspected in a visual inspection, at a diagonal angle and at a distance of 0.5 m (1.6 ft) from the surface

being inspected. Blisters, craters, pinholes, scratches, run marks or tears [sagging] shall not be visible on the paint.

The finish of the paint and its shade shall conform to the design requirements.

And the preparations required for the paint per Teken 1922 (Israeli Standard SI 1922), Clause 3 are presented below

Preparation of the substrate for painting

3.1 General Before the painting, the substrate is prepared as detailed in Clauses 3.2.1 or 3.2.2, as applicable.

The cleaning method is selected as suited to the substrate material, the performance requirements demanded of it and the cleaning grade required in the standard. The cleaning work is done by skilled professionals according to all accepted rules of the trade.

3.2 Cleaning methods

For the cleaning of steel, these cleaning methods are used:

- Removal of the grease by means of detergents, solvents or steam.
- Manual cleaning - removal of rust by means of a steel brush or coarse sandpaper, and cleaning of the surface by means of a thinner.
- Mechanical cleaning - removal of rust by means of a steel brush mounted on a disc or a drill.
- Abrasive cleaning - removal of rust by blasting a granular material under pressure (see Clause 2.2 - abrasive material, in the standard).

3.2.1 Cleaning of non-galvanized steel Before the painting, the substrate is cleaned of rust, scale (mill scale), grease and foreign bodies. The cleaning grade shall conform to what is required in Table in the standard. Before the start of the painting works, it is verified that the substrate is clean of any foreign material.

3.2.2 Cleaning of galvanized steel

The grease and zinc efflorescence (which constitute the beginning of a corrosion process) are removed by means of

10. General Notes

10.1. During the inspection the apartment was not connected to permanent electricity, and therefore the electrical outlets, lighting fixtures and electric rolling shutters were not checked

I hereby declare that I have made this opinion of mine according to the best of my professional judgment and my experience, and that I have no interest whatsoever in the property in question and/or in the claim in question.

This is my opinion.



[Ink stamp: "[REDACTED] – Building Inspection and Engineering Consulting", with handwritten signature over it]

With regards,



About This Translation

Scope. This document is a complete English rendering of the inspecting engineer's report for the property covered by this job. The translation mirrors the original page for page: each "Page N of 35" in this document corresponds to the same page of the Hebrew original. The Terra Firma cover is page 1 of both documents; the report body runs from page 2.

Original Hebrew report by [REDACTED]
[REDACTED] · Registered Engineer, Registrar of Engineers and Architects No.
[REDACTED]

The signed Hebrew original accompanies this translation.

Governing version. The binding professional document is the signed Hebrew opinion, which is delivered together with this translation. The English version is a convenience translation only and is not an independent engineering opinion. In any conflict between the versions, the Hebrew original governs.

Method. Human translated and inspected by native engineering experts, with algorithmic validation checks. Israeli Standard (Teken) references are preserved in their original form alongside an English explanation; metric measurements carry approximate imperial equivalents in parentheses; the engineer's findings and recommendations are rendered literally, faithful to the original's own wording.

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