

5.3.2 Wohnung Nr. 3

Bodenbeläge, Wand- und Deckenbekleidungen

Wohn-/Schlafraum:

Bodenbeläge:	Fliesen oder Laminat
Wandbekleidungen:	glatter, einfacher Putz mit Raufasertapeten
Deckenbekleidungen:	Raufasertapete

Kochnische:

Bodenbelag:	Fliesen
Wandbekleidungen:	Fliesen an der Objektwand, darüber Tapete
Deckenbekleidungen:	Raufasertapete
Kücheneinrichtung:	nicht bekannt

Duschbad/WC:

Bodenbeläge:	Fliesen
Wandbekleidungen:	Fliesen, raumhoch
Deckenbekleidungen:	Raufasertapete

Loggia:

Bodenbeläge:	Fliesen
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Fenster und Türen

Fenster:	Fenster aus Kunststoff mit Isolierverglasung; Rollläden aus Kunststoff
Türen:	einfache Türen und Zargen aus Holzwerkstoffen oder Stahlzargen, beschichtet

Elektro- und Sanitärinstallation

Elektroinstallation:	baujahresgemäße Ausstattung; Türöffner, Klingelanlage, Telefonanschluss
Sanitäre Installation:	durchschnittliche Wasser- und Abwasserinstallation
Bad, WC (nach Plan):	Waschbecken, eingebaute Dusche, Stand-WC mit Aufputz-Spülkasten
Belichtung und Besonnung:	gut; Ausrichtung gegen Westen

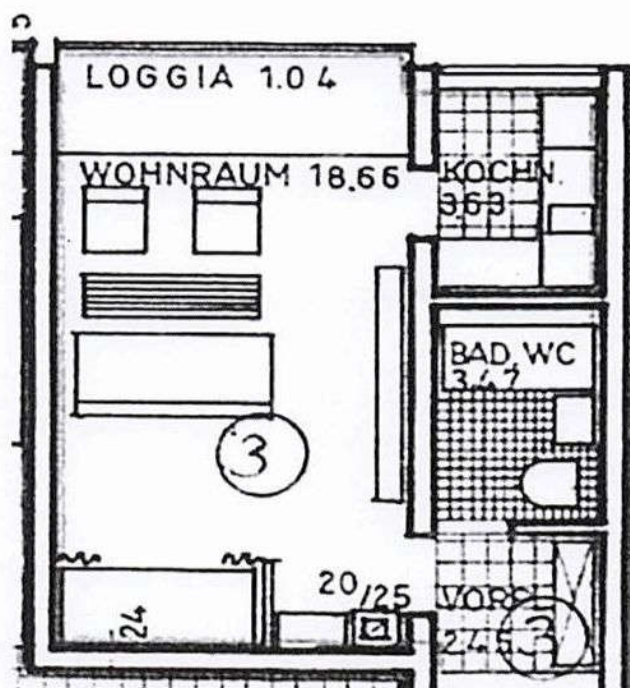
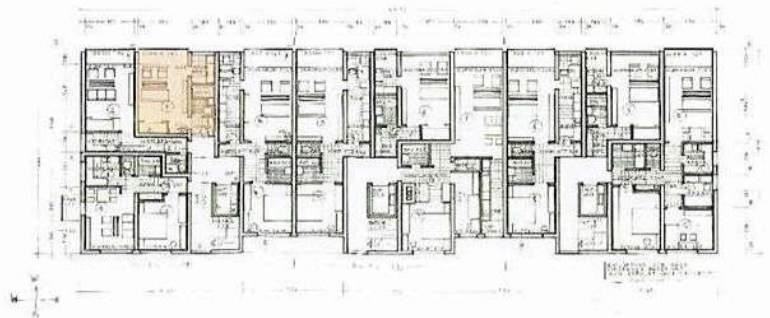
5.4 Bau- und Unterhaltungsmängel

In der zu bewertenden Wohnung ist es nach dem Bericht der WEG-Verwaltung zu einem Wasserschaden gekommen. Ursache war nach Kenntnisstand ein undichter Ablauf des Spülkastens am WC. Von einer Behebung des Schadens wird durch Zeitablauf ausgegangen. Das Risiko von Folgeschäden durch die eingedrungene Feuchtigkeit kann nicht ausgeschlossen werden. Mangels Prüfmöglichkeit wird das Kostenrisiko vorsorglich auf 500,00 € geschätzt.

5.5 Außenanlagen

Versorgungsanlagen vom Hausanschluss bis an das öffentliche Netz; gepflegte parkähnliche Gartenanlagen mit Solitärgehölzen und Rasen; Zuwegungen gepflastert; Einfriedung mit Metall-Gitterzaun.

Anlage 5 Grundrissübersicht 1. OG mit Markierung der WE 3 und Einzelgrundriss WE 3



Architectural floor plan of a residential building, likely a barracks or institutional housing, showing 12 units. The plan is symmetrical around a central corridor. Key features include:

- Units:** 12 units, each containing multiple rooms (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48).
- Central Corridor:** A long corridor running through the center of the building, with a staircase and a large hall.
- Rooms:** Various rooms are labeled, including "Küche" (Kitchen), "Wohnraum" (Living Room), "Schlafraum" (Bedroom), "Badezimmer" (Bathroom), "Kloset" (Toilet), "W.C.", "W.C. 205", "W.C. 206", "W.C. 207", "W.C. 208", "W.C. 209", "W.C. 210", "W.C. 211", "W.C. 212", "W.C. 213", "W.C. 214", "W.C. 215", "W.C. 216", "W.C. 217", "W.C. 218", "W.C. 219", "W.C. 220", "W.C. 221", "W.C. 222", "W.C. 223", "W.C. 224", "W.C. 225", "W.C. 226", "W.C. 227", "W.C. 228", "W.C. 229", "W.C. 230", "W.C. 231", "W.C. 232", "W.C. 233", "W.C. 234", "W.C. 235", "W.C. 236", "W.C. 237", "W.C. 238", "W.C. 239", "W.C. 240", "W.C. 241", "W.C. 242", "W.C. 243", "W.C. 244", "W.C. 245", "W.C. 246", "W.C. 247", "W.C. 248", "W.C. 249", "W.C. 250", "W.C. 251", "W.C. 252", "W.C. 253", "W.C. 254", "W.C. 255", "W.C. 256", "W.C. 257", "W.C. 258", "W.C. 259", "W.C. 260", "W.C. 261", "W.C. 262", "W.C. 263", "W.C. 264", "W.C. 265", "W.C. 266", "W.C. 267", "W.C. 268", "W.C. 269", "W.C. 270", "W.C. 271", "W.C. 272", "W.C. 273", 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