CHAPTER 2 · ASSESSMENT

The house: use and documents

ASSESSMENT OF PAGES 18–23

1 context 1 check first

Check first

The cadastre records a residential building (Buchenweg 13) with a footprint of 115.56 m². Only the building file shows whether it is approved as it stands.



2550 (red) on the aerial photo, with the neighbouring parcels (white), with the mapped buildings (blue). Cadastral map on a photo, not a survey. Aerial photo © Geobasis NRW, dl-de/zero-2.0

115.56 m²
footprint

2
buildings

residential land
use

open
building permit

What the data says

READING	FINDING	PAGE
CONTEXT	residential building in ALKIS, as of 20 August 2024.	p. 18
CHECK FIRST	Building file and building permit; Energy certificate were not supplied.	p. 20

What we would do next

1. If a building stands on the plot: ask for the energy certificate at the viewing.
2. Inspect the building file at the building authority (Stadt Brühl), with written authority.
3. Ask the seller for the number of flats and the year of construction.

The 6 data pages of this chapter

18 The house on the plot
19 The house in the Land's 3D model
20 House, use and documents
21 Land cover 2018, CORINE 5 ha
22 Impervious surfaces
23 Tree canopy density

The house on the plot

ALKIS records on the plot: residential building, Buchenweg 13.



- footprint according to ALKIS: **115.56 m²**
- use according to ALKIS: **residential land**
- buildings on the plot: **2**

WHAT IT MEANS FOR YOUR PLOT

- The footprint is the outline in the cadastre; the building was last updated there on 20 August 2024 (cadastre extract of 3 December 2024). Later extensions may be missing.

BEFORE YOU BUY

- Inspect the building file (Bauakte) with the permit and the approved drawings and compare them with the house.

SOURCES AND LIMITS ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024 · © OpenStreetMap contributors (ODbL)

THE HOUSE

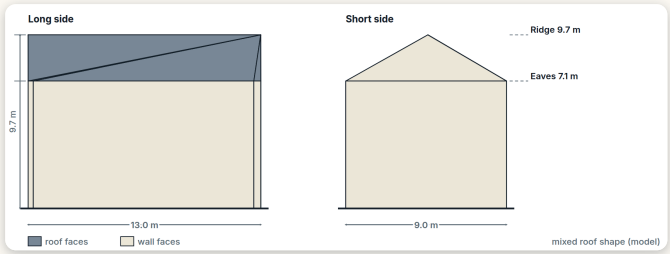
The house in the Land's 3D model

For context

Height, roof and distances to the boundary from the official building model; a model, not a survey.



Buildings on the parcel and the shortest distances of the main building to the boundary sides. Outlines from the 3D building model (Bezirksregierung Köln, Geobasis NRW), boundary from the cadastre.



Elevations of the main building from the 3D building model with standard roof shape (Bezirksregierung Köln, Geobasis NRW). Heights above the lowest ground point at the building; a model, not a survey.

MAIN BUILDING: MIXED ROOF SHAPE, RIDGE HEIGHT 9.7 M, EAVES HEIGHT 7.1 M

Estimate from the eaves height: about 2 storeys below the eaves. Heights above the lowest ground point at the building, from the 3D model with standard roof shapes; not a survey. **What to do:** Compare storeys, roof conversion and floor area with the building file and the seller's floor plans.

Source: Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0), as of 22 Jan 2026, read 16 Nov 2026

FOOTPRINT OF THE MAIN BUILDING 116 M² (13.0 × 9.0 M), BUILT VOLUME ABOUT 970 M³ (BODY OF THE 3D MODEL)

Building outlines from ALKIS (page 8) cover 163.26 m² within the parcel, 19.48 % of its outline area of 838.14 m². The volume is a model figure, not a DIN 277 calculation. **What to do:** Compare with the permitted site coverage (GRZ) in the development plan before planning an extension or garage.

Source: Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0), as of 22 Jan 2026, read 16 Nov 2026

Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0)

THE HOUSE

House, use and documents

Clarify first

What is officially known about the building, and what only the files show.

BUILDING FUNCTION: RESIDENTIAL BUILDING; OPENSTREETMAP: BUILDING OUTLINE

This is how the official cadastre records the building; OSM is kept by volunteers, and where they differ the cadastre counts. **What to do:** Ask the seller how many flats the house has.

Source: ALKIS NRW, as of 20 August 2024; OpenStreetMap, extract of 22 September 2026

ACTUAL USE: RESIDENTIAL LAND

Describes the use in the cadastre, not what planning law allows (page 27).

Source: ALKIS NRW, as of 20 August 2024

BAUAKTE (BUILDING FILE): PERMIT, APPROVED DRAWINGS, INSPECTIONS

Only the file shows whether the house, the flats, any extensions and any loft conversion are approved. **What to do:** Inspect it with the owner's written authority.

Source: not public; building authority (Stadt Brühl)

ENERGIEAUSWEIS (ENERGY CERTIFICATE)

Request the current energy certificate and match it to the building viewed. Record its type, energy value, energy source, construction year and class; ask an energy adviser to resolve missing evidence. **What to do:** If a building stands on the plot: ask for it at the viewing and note the energy class and the year of construction.

Source: Purchase checks: energy certificate and building records

ADVICE MEETING ON THE ENERGY CERTIFICATE

On buying a residential building with at most two flats, the buyer must have an information meeting after receiving the energy certificate with a person authorised under § 88, if offered separately free of charge (§ 80(4) GModG). Exceptions apply, among others, to listed buildings; this report does not confirm whether the building is one.

Source: § 80(4) GModG, gesetze-im-internet.de/geg/__80.html

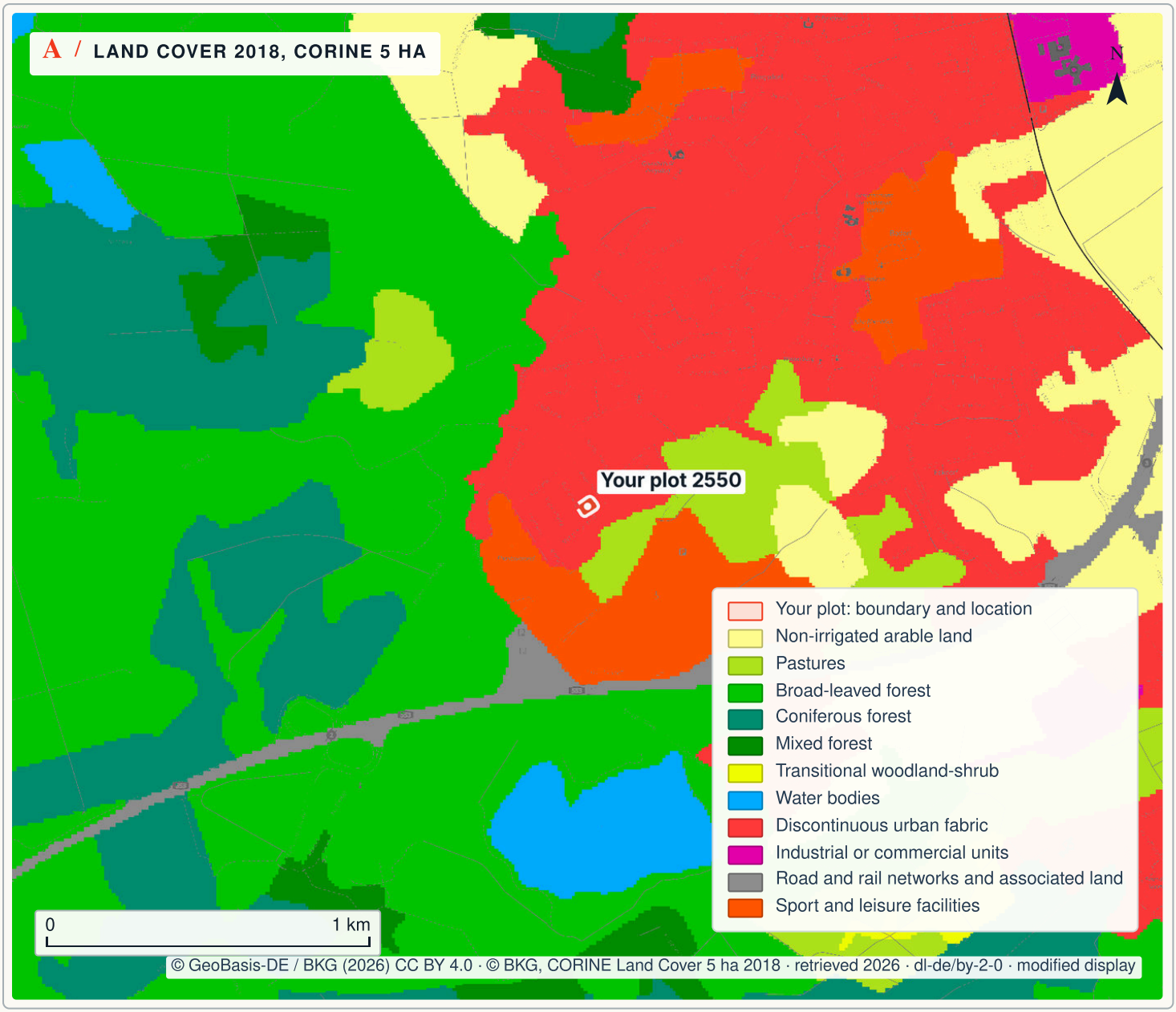
FROM THE SELLER: FEUERSTÄTTENBESCHEID (CHIMNEY SWEEP NOTICE), FLOOR PLAN, LIVING-AREA CALCULATION

The notice shows the heating, the chimney and inspections due; the living area is not an official figure and drives the price per square metre. **What to do:** Ask for copies and compare them with the building file.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

Land cover 2018, CORINE 5 ha

Land cover 2018, CORINE 5 ha at the marked plot.



- Minimum mapping unit: **5 ha**
- Read for this order: **16 Nov 2026**
- Frame width: **3.5 km**

WHAT IT MEANS FOR YOUR PLOT

- Land cover at the plot in 2018: Discontinuous urban fabric. The 5 ha overview is not parcel-level land-use zoning.

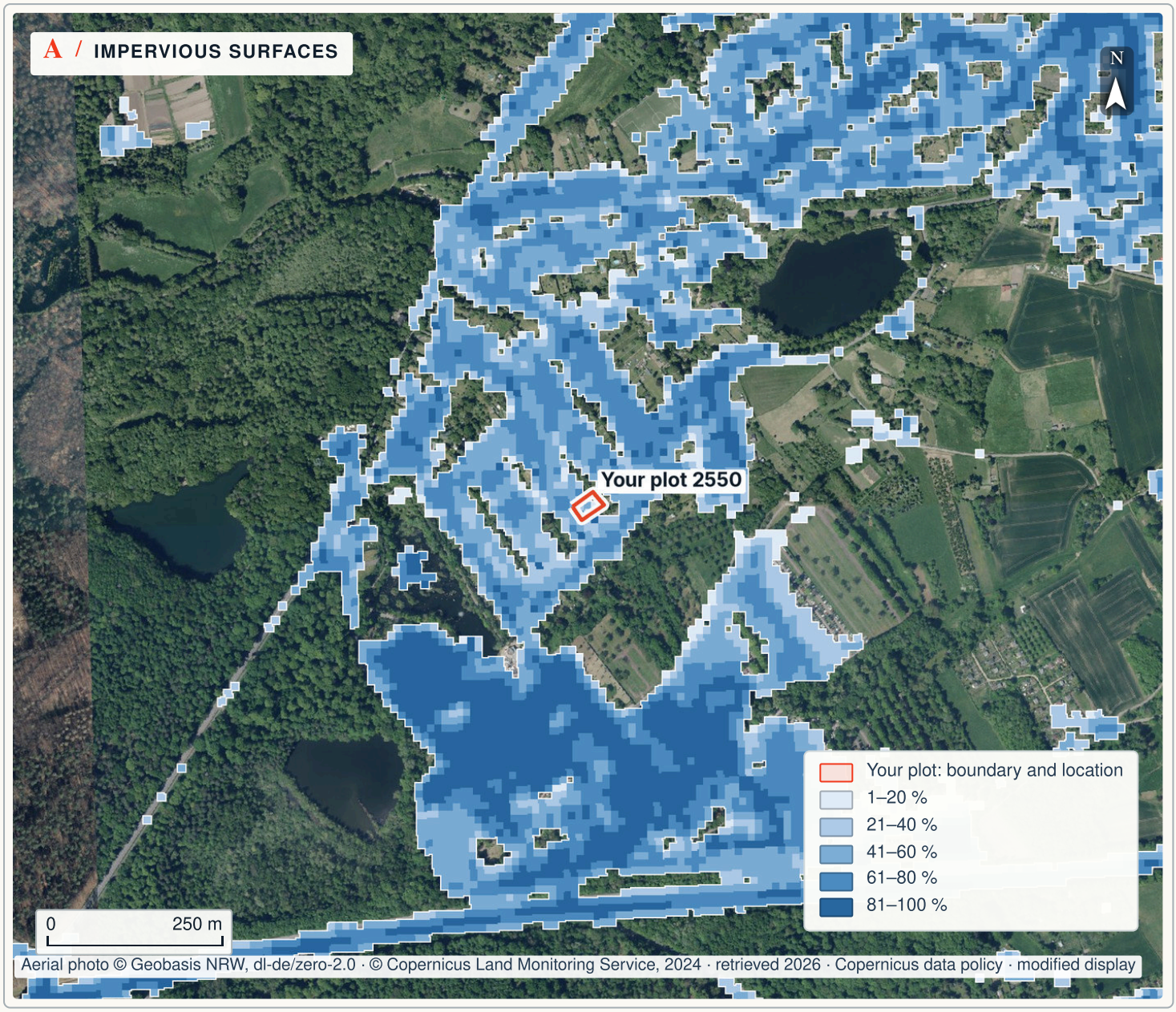
BEFORE YOU BUY

- Confirm local details with the responsible authority before buying.

SOURCES AND LIMITS © BKG, CORINE Land Cover 5 ha 2018 · retrieved 2026 · dl-de/by-2.0 · modified display · 16 Nov 2026

Impervious surfaces

Impervious surfaces at the marked plot.



- impervious cover in the 10 m grid: **47 %**
- Read for this order: **16 Nov 2026**
- Frame width: **1.6 km**

WHAT IT MEANS FOR YOUR PLOT

- Imperviousness in the 10 m cell at the plot: 47% (2024). This does not establish local drainage capacity.

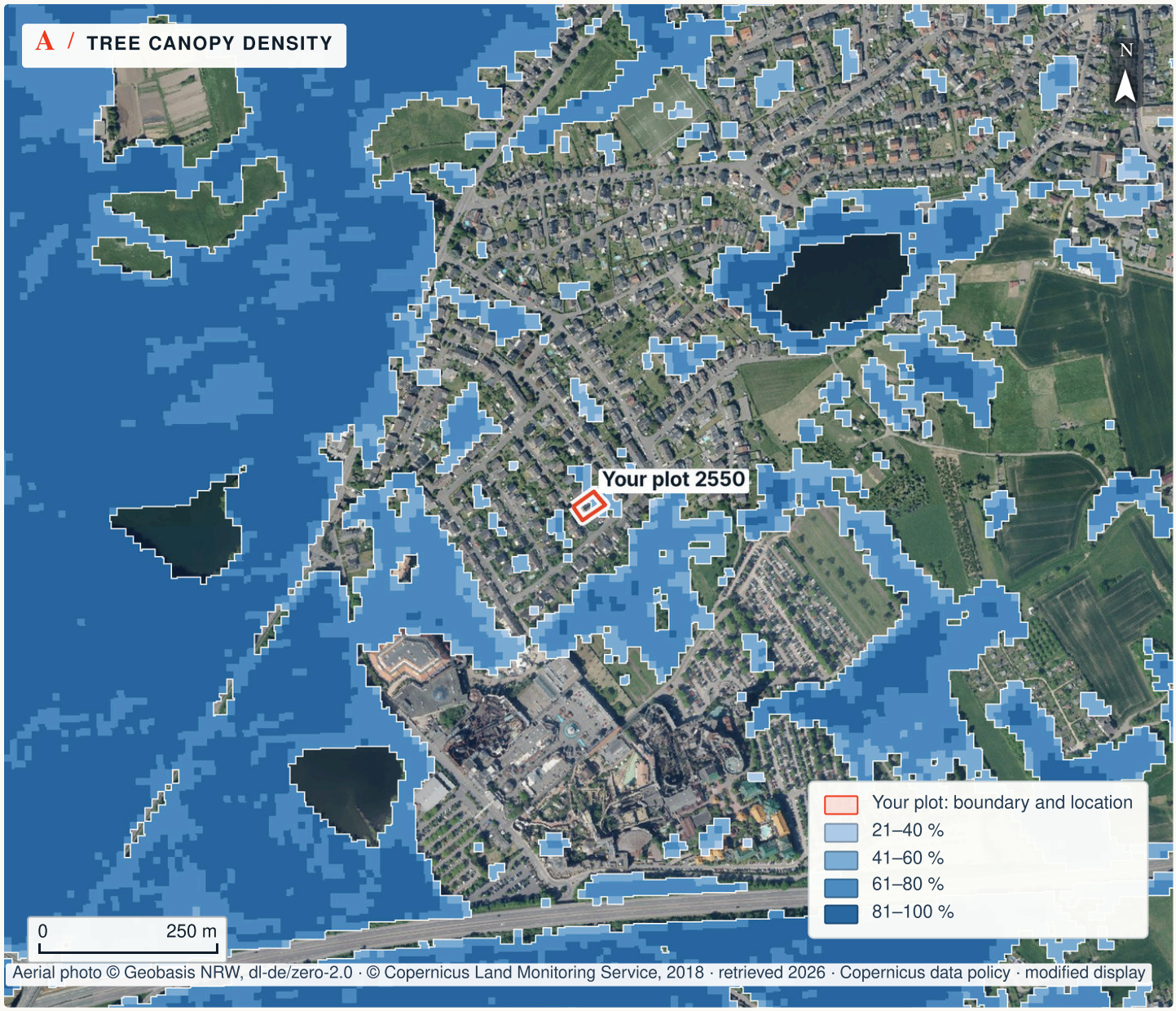
BEFORE YOU BUY

- Before adding paving, measure the actual roof and yard areas and ask the municipality about permitted rainwater discharge.

SOURCES AND LIMITS © Copernicus Land Monitoring Service, 2024 · retrieved 2026 · Copernicus data policy · modified display · 16 Nov 2026 · Source cell: 10 m; frame: 1.6 km; read: 16 Nov 2026

Tree canopy density

Tree canopy density at the marked plot.



- value at the plot location: **0**
- Read for this order: **16 Nov 2026**
- Frame width: **1.6 km**

WHAT IT MEANS FOR YOUR PLOT

- Point query, not inferred from the map colour: Tree canopy covers 0.0% of the 10 m cell at the plot (2018). This does not establish legal forest status.
- The map is an overview only; its colour at the plot does not confirm this point reading.

BEFORE YOU BUY

- Confirm local details with the responsible authority before buying.

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