Inspection results

Pre-handover inspection of a newly completed apartment

PUBLIC SAMPLE - ANONYMISED AND ABRIDGED

PROPERTY	New apartment, Tallinn
INSPECTION TYPE	Pre-handover inspection
PERFORMED BY	Kodukontroll / Little Kris OU

Client details, exact address, report reference and dates have been removed.

1. Executive summary

Overall assessment. No critical, safety-related or material functional defects were identified within the agreed visual and functional inspection scope. The apartment was generally found to be in good condition and No observation made during the inspection indicated a critical obstacle to the handover process; the minor items listed in this report should nevertheless be corrected.

Thermal imaging did not indicate notable abnormal temperature patterns around the inspected windows, balcony door or accessible envelope junctions at the time of inspection. The underfloor heating showed active heat distribution. The observations requiring correction are predominantly cosmetic or finishing-related.

Developer representatives recorded the observations and marked the relevant locations on site for subsequent rectification.

2. Scope and inspection method

The inspection followed the Kodukontroll new-apartment handover checklist and covered accessible and visible elements of the apartment.

- walls and ceilings: visible cracks, scratches, paint finish and obvious surface irregularities;
- floors and skirting boards: visible damage, gaps, movement/noise and finish quality;
- windows and balcony door: glazing, frames, seals and basic opening/closing function;
- internal doors: visible damage, gaps, handles, locks and basic adjustment;
- plumbing: accessible taps, drainage, visible leakage and silicone joints;
- shower / floor drain: visible drainage arrangement and floor slope where accessible;
- accessible sockets and switches: basic functional check;
- ventilation: presence of airflow / draft at accessible points;
- heating and thermostats: visible condition, operation and error indications;
- balcony: surface, railing, door and visible drainage;
- general conformity with the available layout / specified fit-out; and
- thermal-imaging spot checks of windows, balcony door, accessible envelope junctions and floor-heating operation.

3. Summary of observations

The table below provides a concise overview. Detailed observations are provided below; inspection photographs are appended at the end of this report.

NO.	LEVEL	LOCATION / ELEMENT	OBSERVATION	RECOMMENDATION
01	Minor / cosmetic	Living room & kitchen – skirting boards	Visible nail heads / holes; in some locations nails are excessive or protrude.	Set protruding nails flush and finish nail holes neatly, e.g. with suitable acrylic filler.
02	Minor / cosmetic	Living room & kitchen – walls	Local paint / finish defects are visible.	Prepare locally and touch up the affected areas to achieve an even finish.
03	Minor / cosmetic	Kitchen / hall junction – ceiling / corner	A small chipped / damaged corner is visible at the junction.	Repair the corner and repaint the repaired area to match surrounding finish.
04	Minor / cosmetic	Balcony door	Paint / construction residue is visible in the corner areas of the door / frame.	Clean residue without damaging the frame, seals or finish.
05	Minor / maintenance	Bathroom – washbasin / wall joint	The junction between the washbasin and wall is not sealed.	Apply a neat sanitary-grade silicone seal, where required by the installed detail.
06	Minor / finish	Bathroom – tile-to-floor / edge junction	Grouting is incomplete at the junction where the tiled wall meets the floor.	Complete the grout or use an appropriate flexible sanitary sealant depending on the movement joint detail.
07	Minor / finish	Bathroom – tile joints	In several local areas the grout fill between tiles is insufficient / recessed.	Top up and finish grout consistently, subject to manufacturer's instructions.
08	Minor / cosmetic	Bathroom – silicone joints	Some silicone seams are visually uneven / untidy.	Remove and re-apply locally where necessary to achieve a continuous, clean and watertight finish.

Items checked without material adverse observations

Within the limits of the inspection, no material issues were noted in the general operation or visible condition of the inspected windows, balcony door operation, accessible doors, accessible plumbing fixtures and drainage, accessible electrical points, ventilation airflow, heating controls, balcony elements, or the thermal-imaging checks described above. This statement is limited to the condition and accessibility at the inspection time and does not constitute a destructive or specialist technical test.

4. Detailed observations

01 LIVING ROOM & KITCHEN – SKIRTING BOARDS	MINOR / COSMETIC
OBSERVATION	Visible nail heads and nail holes are present along the skirting boards. In several locations the number of fixings is visually excessive, and some nail heads are not fully flush with the finished surface.
WHY IT MATTERS	The condition is primarily cosmetic. Protruding fixings may also catch during cleaning or create a visibly unfinished result.
RECOMMENDATION	Set all protruding nails flush. Finish visible nail holes and fixing marks neatly with a suitable acrylic filler or equivalent finishing material, then touch up as required.

02 LIVING ROOM & KITCHEN – PAINTED WALL SURFACES	MINOR / COSMETIC
OBSERVATION	Localised paint / surface-finish defects are visible on the walls.
WHY IT MATTERS	The defects do not affect normal use but reduce the visual quality expected from a newly completed apartment.
RECOMMENDATION	Prepare the affected areas locally and repaint / touch up to achieve an even colour, texture and sheen with the surrounding surface.

03 KITCHEN / HALL JUNCTION – CEILING / CORNER	MINOR / COSMETIC
OBSERVATION	A small chipped / damaged corner was observed at the junction between the kitchen and hall area.
WHY IT MATTERS	The defect is cosmetic but is clearly visible at a finished edge.
RECOMMENDATION	Repair and reshape the corner as necessary, then prime and

	repaint the local area so that the repair blends with the adjacent finish.

04 BALCONY DOOR – FRAME / CORNER AREAS	MINOR / COSMETIC
OBSERVATION	Paint or construction residue is visible in the corner areas of the balcony door / frame.
WHY IT MATTERS	Residue may affect appearance and, if left on seals or moving interfaces, can make later cleaning more difficult.
RECOMMENDATION	Carefully remove the residue using a method compatible with the frame, glazing and seals. Do not use abrasive tools or aggressive solvents that may damage the finish.

05 BATHROOM – WASHBASIN / WALL JOINT	MINOR / MAINTENANCE
OBSERVATION	The junction between the washbasin and the wall is not sealed with silicone.
WHY IT MATTERS	An unsealed wet-area junction can allow water and dirt to enter the gap, making cleaning more difficult and potentially exposing adjacent materials to repeated moisture.
RECOMMENDATION	Apply a neat, continuous sanitary-grade silicone seal where appropriate for the installed detail. The surface should be clean and dry before application.

06 BATHROOM – TILE-TO-FLOOR / PERIMETER JUNCTION	MINOR / FINISH
OBSERVATION	The finish is incomplete where the tiled wall meets the floor; the grout / joint treatment has not been completed consistently.
WHY IT MATTERS	Incomplete wet-area joints can reduce cleanability and may allow water to remain in gaps. Perimeter and movement joints should also accommodate movement where applicable.
RECOMMENDATION	Complete the joint using the correct material for the detail: grout where it is a fixed grout joint, or a compatible flexible sanitary sealant where a movement / perimeter joint is required.

07 BATHROOM – TILE GROUT JOINTS	MINOR / FINISH
OBSERVATION	In several local areas the grout between tiles is insufficiently filled or visibly recessed compared with adjacent joints.
WHY IT MATTERS	Inconsistent grout fill is visually noticeable and can collect moisture and dirt more readily.
RECOMMENDATION	Top up and finish the affected grout joints to a consistent depth and surface, following the grout manufacturer's application requirements.

08 BATHROOM – SILICONE JOINTS	MINOR / COSMETIC
OBSERVATION	Some silicone seams are visually uneven or untidy.
WHY IT MATTERS	This is mainly an appearance and workmanship issue; in wet areas, continuity of the seal is also important for moisture protection and cleanability.
RECOMMENDATION	Where the seam is uneven, discontinuous or poorly bonded, remove the affected section and re-apply a smooth, continuous sanitary silicone joint.

5. Conclusion and recommended next steps

The overall condition of the apartment was good at the time of inspection. No critical or significant defects were identified within the agreed scope. The remaining observations are minor finishing and wet-area workmanship items that should be rectified before or as part of the final handover process.

- Provide this report and the on-site marked defect list to the developer / contractor.
- Agree a completion date for the listed rectification works.
- After rectification, visually verify that the repaired surfaces, grout and silicone joints have been completed neatly and consistently.
- A follow-up inspection may be arranged if the client wishes to verify the completed corrections before final acceptance.

6. Inspection status and limitations

This report records the results of a visual and basic functional inspection of accessible elements within the scope agreed with the client. The inspection was non-destructive: concealed structures, closed building services, areas requiring dismantling, and components inaccessible without damaging finishes were not opened or tested.

Thermal imaging is a condition-dependent screening method. The images and observations represent conditions at the inspection time and do not by themselves constitute a building-physics calculation, airtightness test or specialist energy audit.

This report is not a statutory building audit, forensic expert opinion, court expert report or insurance assessment and does not replace the opinion of a licensed or certified specialist where such specialist assessment is required. The report does not guarantee detection of hidden defects, intermittent faults, defects that become apparent only during use, or issues in areas that were inaccessible to the inspector.

The report is intended primarily to inform the client and to support discussion of observed defects with the developer, seller or contractor.

7. Confirmation

INSPECTION PERFORMED BY	Kodukontroll / Little Kris OÜ


23.6°C
26.0
17.7



