

STANDARD INSPECTION · KITCHEN AND APPLIANCES · SAMPLE REPORT

Kitchen and built-in appliances

Independent inspection before the acceptance act is signed and the final payment made.

PROPERTY	3-room apartment, new build Tallinn, Kristiine district · address removed	INSPECTION	02.09.2026, 10:00–12:40 duration 2 h 40 min
CLIENT	Private client name removed	INSPECTOR	Kodukontroll, furniture and appliance specialist Little Kris OÜ
CONTRACTOR	Kitchen manufacturer and installer name removed	PRESENT	Client, installer's representative
TYPE	Standard · visual and functional no dismantling	DOCUMENTS	Quote no. 24-118, kitchen drawings (3 sheets), appliance installation manuals

CHECK POINTS 96 FINDINGS 11	CRITICAL 1 ■ BEFORE ACCEPTANCE	MAJOR 4 ■ BEFORE FINAL PAYMENT	COSMETIC 6 □ BY AGREED DATE	OK 85 ■ MEETS REQUIREMENTS
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Summary

The kitchen furniture is installed according to the drawings and dimensions, the carcasses are level and the fixings are solid. The overall standard of work is good. The inspection identified 11 findings, one of them critical and four major; these mostly concern appliance installation and compliance with the manufacturers' requirements.

The critical finding (no. 1), a damp trap joint under the sink, must be fixed before the work is accepted, because a continuing leak will damage the cabinet floor and the flooring. The major findings (nos. 2–5) affect appliance safety and warranty and must be corrected before the final payment. The cosmetic findings (nos. 6–11) are typical at handover and are solved by adjustment or a single replacement part.

BEFORE ACCEPTANCE

- 01 Resolve critical finding no. 1 and provide a photo of the dry cabinet floor.
- 02 Correct major findings nos. 2–5 according to the manufacturers' manuals.
- 03 Agree a written deadline for cosmetic findings 6–11.
- 04 On request we verify the repairs in a follow-up visit.

We recommend not signing the act or making the final payment until findings 1–5 are resolved, and agreeing a written deadline for the cosmetic findings.

01

Scope and method

WHAT WE CHECKED

- ✓ kitchen carcasses, installation, level and fixings;
- ✓ fronts, drawers, hinges and lift mechanisms;
- ✓ worktop, edges, joints and sealing;
- ✓ built-in appliances: hob, oven, cooker hood, dishwasher, fridge, microwave;
- ✓ water and drain connections under the sink;
- ✓ visible electrics: sockets, switches, lighting, appliance supply;
- ✓ compliance with the quote and the drawings.

HOW WE CHECKED

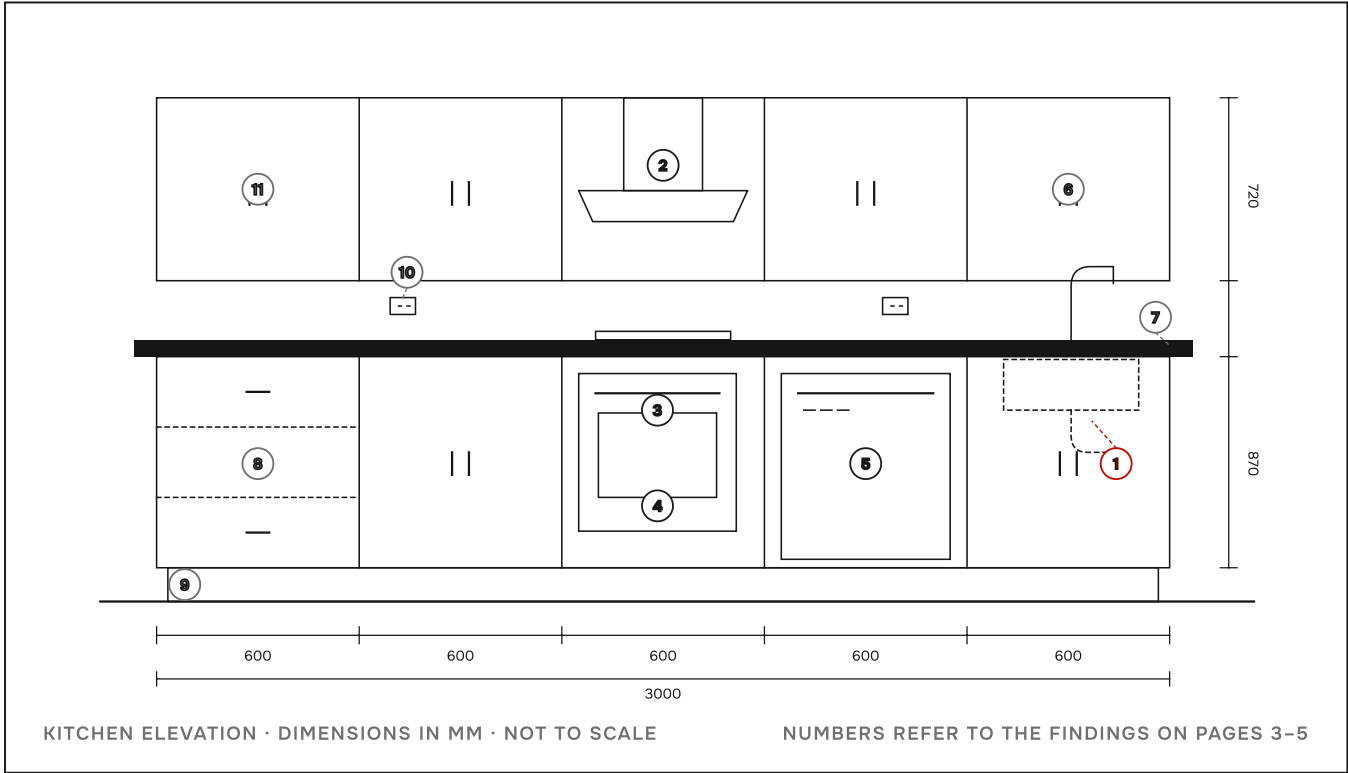
The inspection was visual and functional, without dismantling. We used a spirit level, tape measure, gap gauges, a moisture meter and a socket tester. Appliances were tested in basic mode: switching on, opening doors and drawers, water flow and drainage, heating.

Each check point was rated “OK” or “finding”. Findings are classified into three severity levels, and each one has a description, location, photo and a recommendation for remedying it.

CRITICAL Safety, leaks, electrics, structural stability. Fix before acceptance.	MAJOR Breach of manufacturer or design requirements that affects function, warranty or durability. Fix before final payment.	COSMETIC Visible defect that does not affect function. Fix by the agreed date.	OK The check point meets the requirements and the agreement.
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02

Location of findings



03 Findings 1–4 / 11

01

Trap joint under the sink is leaking

■ CRITICAL

SINK CABINET · LOCATION 1 · WATER AND DRAINAGE

The joint between the trap and the drain pipe is damp, there are drip marks on the cabinet floor and the moisture meter reads wet (23 %). The laminate of the cabinet floor has swollen slightly next to the joint.

RECOMMENDATION

Seal or replace the joint, dry the cabinet and re-check after 24 h. Replace the floor panel if it has swollen. Provide a photo of the dry cabinet floor before acceptance.

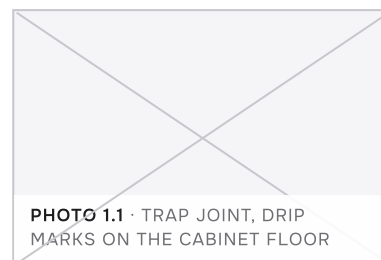


PHOTO 1.1 · TRAP JOINT, DRIP MARKS ON THE CABINET FLOOR

02

Hood extract unsealed, mounted lower than required

■ MAJOR

WALL UNIT, COOKER HOOD · LOCATION 2 · APPLIANCE INSTALLATION

The joint between the extract duct and the hood flange has no seal or clamp; the duct is simply placed on the flange. The bottom edge of the hood is 620 mm above the hob, while the manufacturer requires at least 650 mm above an electric hob.

RECOMMENDATION

Seal the joint with a clamp or aluminium tape and raise the hood to the height required by the manufacturer. Ask the contractor to cite the relevant point of the installation manual.



PHOTO 2.1 · EXTRACT JOINT INSIDE THE CABINET

03

Socket behind the dishwasher is inaccessible

■ MAJOR

DISHWASHER · LOCATION 3 · ELECTRICS

The plug is connected to a socket behind the appliance that cannot be reached without pulling the machine out. The supply cable is pressed between the appliance casing and the wall. The manufacturer's manual requires the plug to be accessible without removing the appliance.

RECOMMENDATION

Move the socket to the adjacent cabinet (side panel of the sink cabinet) or fit an accessible isolator switch. Route the cable so that it is not trapped between the casing and the wall. Work to be done by an electrician.

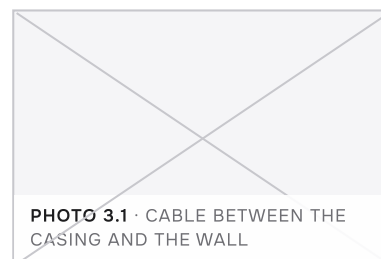


PHOTO 3.1 · CABLE BETWEEN THE CASING AND THE WALL

04

Dishwasher is not fixed to the worktop

■ MAJOR

DISHWASHER · LOCATION 4 · APPLIANCE INSTALLATION

The appliance has been pushed into the opening, but the manufacturer's fixing brackets to the worktop or side panels have not been fitted. When the door is opened and the lower basket pulled out, the machine tilts forward by about 5 mm.

RECOMMENDATION

Fix the appliance with the supplied brackets according to the manual, adjust the feet and check that it is level.



PHOTO 4.1 · BRACKET POSITION UNDER THE WORKTOP

03 Findings 5–8 / 11

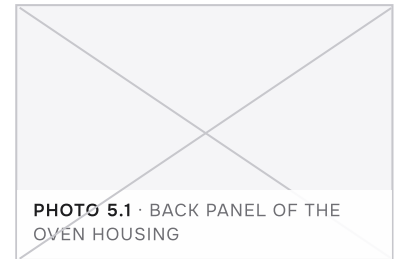
05 No ventilation opening behind the oven ■ MAJOR

OVEN HOUSING · LOCATION 5 · APPLIANCE INSTALLATION

The back panel of the oven housing is solid; the manufacturer requires a ventilation opening in the back panel and an air inlet in the plinth. During the heating test (30 min, 200 °C) the surface of the adjacent front reached 47 °C.

RECOMMENDATION

Cut the ventilation opening in the back panel as specified by the manufacturer and provide an air inlet through the plinth (grille).
Re-check the front temperature after the repair.



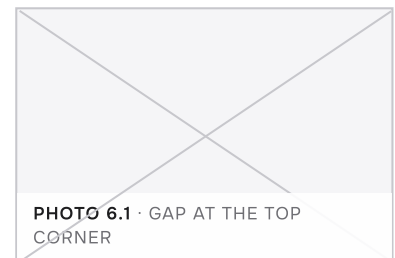
06 Uneven gap on the corner cabinet door □ COSMETIC

WALL UNIT, RIGHT CORNER · LOCATION 6 · FRONTS AND FITTINGS

The gap between the door and the adjacent front is 4 mm at the top and 1 mm at the bottom; the hinges have not been adjusted. Closing and soft-close work correctly.

RECOMMENDATION

Adjust the hinges sideways and in height so that the gap is an even 2–3 mm.



07 Worktop silicone joint at the wall unfinished □ COSMETIC

WORKTOP, RIGHT END · LOCATION 7 · WORKTOPS AND SEALING

The silicone joint between the worktop and the wall tiles is uneven and unsmoothed over about 600 mm; in one place the joint is broken. The worktop itself is undamaged and level.

RECOMMENDATION

Remove the joint and apply a new continuous, smoothed, mould-resistant silicone joint.



08 Scratch on the edge of a drawer front □ COSMETIC

LEFT BASE UNIT, 2ND DRAWER · LOCATION 8 · FRONTS AND FITTINGS

There is a scratch about 20 mm long on the top edge of the front, going through the paint layer. The other fronts are undamaged.

RECOMMENDATION

Replace the front or agree a price reduction. Touch-up paint is not a lasting solution on a matt-lacquered front.



03 Findings 9–11 / 11

09

Plinth end panel not fixed

COSMETIC

PLINTH, LEFT END · LOCATION 9 · CARCASSES AND INSTALLATION

The plinth end panel is not fixed with a clip and stands with a 6 mm gap; it moves when touched.

RECOMMENDATION

Fit a plinth clip and cut the panel to the exact size.



PHOTO 9.1 · GAP AT THE END OF THE PLINTH

10

Tile grout missing around a socket

COSMETIC

WALL TILES, LEFT WALL · LOCATION 10 · WORKTOPS AND SEALING

The cut edge of the tile is visible around the socket frame and grout is missing over about 40 mm; the frame covers the gap only partly.

RECOMMENDATION

Fill the joint with grout or cover it with a wider frame (as agreed with the client).

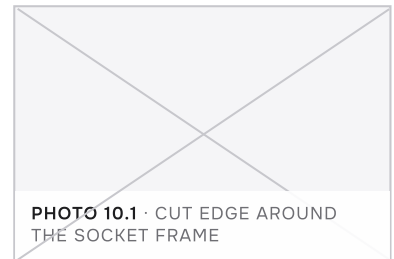


PHOTO 10.1 · CUT EDGE AROUND THE SOCKET FRAME

11

Shelf supports missing in a wall unit

COSMETIC

LEFT WALL UNIT · LOCATION 11 · CARCASSES AND INSTALLATION

One shelf has two of its four supports; it sits at an angle and may drop under load.

RECOMMENDATION

Add the missing shelf supports (2 pcs) and check the supports of the other shelves.



PHOTO 11.1 · SHELF WITH TWO SUPPORTS

04 Check points by area

AREA	POINTS	OK	FINDINGS	FINDING NOS.
Carcasses and installation	24	22	2	9, 11
Fronts, drawers and fittings	18	16	2	6, 8
Worktops, edges and sealing	10	8	2	7, 10
Appliance installation	22	19	3	2, 4, 5
Water and drainage	12	11	1	1
Electrics, visible part	10	9	1	3
Total	96	85	11	

05 Requirements and questions for the contractor

01	Seal or replace the trap joint, dry the cabinet and replace the floor panel if needed. Provide a photo. FINDING 1	BEFORE ACCEPTANCE
02	Seal the hood extract joint and bring the hood height into line with the manufacturer's manual. FINDING 2	BEFORE FINAL PAYMENT
03	Move the dishwasher socket to an accessible position or fit an isolator switch. Work by an electrician. FINDING 3	BEFORE FINAL PAYMENT
04	Fix the dishwasher with the manufacturer's brackets and level it. FINDING 4	BEFORE FINAL PAYMENT
05	Cut the ventilation opening in the oven housing and fit the plinth grille as specified by the manufacturer. FINDING 5	BEFORE FINAL PAYMENT
06	Adjust the corner cabinet door, add the shelf supports and fix the plinth end panel. FINDINGS 6, 9, 11	BY AGREED DATE
07	Renew the worktop silicone joint and grout the tile joint around the socket. FINDINGS 7, 10	BY AGREED DATE
08	Replace the scratched drawer front or agree a price reduction. FINDING 8	BY AGREEMENT

QUESTIONS FOR THE CONTRACTOR

- Which manufacturer's manual was used to set the mounting height of the hood?
- Was the position of the dishwasher socket agreed with the client?
- Is the oven housing a standard factory carcass or custom-made? Standard carcasses usually come with the ventilation opening cut at the factory.

06 Overall assessment

Within the inspected scope the kitchen installation is done properly and matches the drawings. Acceptance is held up by appliance installation defects, all of which can be corrected without dismantling the furniture. Once findings 1–5 are resolved we see no obstacle to accepting the work.

We recommend confirming the repairs in writing (photos) and, if desired, booking a follow-up visit.

07 Limits of the inspection

- The inspection covered only accessible and visible parts, without dismantling furniture, appliances or finishes.
- No electrical measurements or checks of the distribution board and earthing were made; these are ordered separately as an extended inspection.
- Appliances were tested in basic mode; assessing warranty terms is not part of the inspection.
- The report reflects the condition at the time of the inspection and does not replace a formal expert assessment or measurement protocol.
- The report is prepared for the client; passing it to the contractor is the client's decision.

INSPECTOR

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REPORT ISSUED

04.09.2026 · Tallinn
Client has read the report (date, signature)