

TECHNICAL PROPERTY INSPECTION REPORT

Pre-purchase inspection | Apartment | Tbilisi, Georgia

PROPERTY	INSPECTION DATE	INSPECTION TYPE	FLOOR AREA
Sample Residence Apartment 12	31 July 2026	Pre-purchase	82 sq. m.
Fictitious property and client details			

38	5	2	0
CHECKS COMPLETED	FINDINGS	MAJOR ITEMS	CRITICAL HAZARDS

OVERALL CONDITION

FAIR

Purchase decision requires documented repair of both major findings.

CLIENT DECISION SUMMARY

Proceed subject to corrective works

Repair the active bathroom leak and kitchen outlet grounding fault before occupancy or final payment. Complete a focused reinspection after repairs. Address balcony drainage and door alignment during the same correction period.

SAMPLE NOTICE

This document demonstrates NGM Group's report format. The address, client, observations, readings and photographs are fictional or illustrative. No decision should rely on this sample.

Executive Summary

Decision-ready overview of the apartment's observed condition.

Overall assessment: FAIR

The apartment is generally serviceable. No visible structural distress or immediate life-safety hazard was observed in accessible areas. Two major defects require repair before occupancy or final payment: an active leak with elevated moisture below the bathroom vanity and failed earth continuity at two kitchen outlets.



Key findings

ID	LOCATION	OBSERVED CONDITION	SEVERITY	ACTION
F-01	Main bathroom	Active slow leak and elevated moisture below vanity	MAJOR	Repair within 48 hours
F-02	Kitchen	Earth continuity failed at two wall outlets	MAJOR	Electrician before occupancy
F-03	Balcony	Drain partially blocked with local ponding	MODERATE	Clear and water-test
F-04	Living room	Balcony door seal gap and latch misalignment	MODERATE	Adjust hinges and latch
F-05	Main bathroom	One cracked floor tile and open grout joint	MINOR	Replace tile and reseal

POSITIVE OBSERVATIONS

- No visible structural cracking in accessible areas
- Stable water flow and serviceable boiler pressure
- Windows and internal doors generally functional
- Distribution board fitted with a working RCD

RECOMMENDED DECISION

Proceed conditionally.
Document repair responsibility in writing. Retain final payment until F-01 and F-02 are corrected. Arrange a focused reinspection and retain evidence of all completed works.

Technical Checklist Summary

Status reflects visible, accessible and functionally tested items.

Check	Result / Reading	Status
Pre-Inspection and Documentation		
Registry and cadastral reference	Provided for identification only. Legal title review excluded.	N/T
Floor plan comparison	Room arrangement aligned with supplied plan.	GOOD
Shared Areas and Exterior		
Common corridor, stair and lift	Accessible areas serviceable at time of visit.	GOOD
Balcony surface and drainage	Local ponding around partially blocked drain.	MODERATE
Interior Structure and Finishes		
Walls and ceilings	No material visible cracking. Local paint wear only.	GOOD
Moisture screening	24.8% WME below bathroom vanity. Other sampled walls normal.	MAJOR
Floor finishes	One cracked bathroom tile and open grout joint.	MINOR
Windows, Doors and Joinery		
Entrance and internal doors	Operational with acceptable clearances.	GOOD
Balcony door	Latch misaligned and seal compression gap present.	MODERATE
Windows and glazing	Glass, handles and seals serviceable in sampled units.	GOOD
Electrical and Lighting		
Distribution board and RCD	Board labeled in part. RCD functional test passed at 32 ms.	GOOD
Sockets and earth continuity	Two kitchen outlets failed earth continuity test.	MAJOR
Switches and light points	Sampled points operated normally.	GOOD
Plumbing and Sanitary		
Water pressure and flow	Static pressure 3.2 bar. Kitchen flow 10.8 L/min.	GOOD
Drainage discharge	Sinks, shower and WC drained without backflow.	GOOD
Visible leaks and seals	Slow leak at vanity flexible hose connection.	MAJOR
HVAC and Ventilation		
Boiler and radiators	Cold boiler pressure 1.4 bar. Heating cycle responded.	GOOD
Air-conditioning units	Cooling test excluded due to access limitation.	N/T
Bathroom and kitchen extraction	Air movement observed at both extract points.	GOOD
Kitchen and Appliances		
Cabinetry and countertop	Hinges, drawers and worktop seals serviceable.	GOOD
Built-in appliances	Basic power-on checks completed. Cycle testing excluded.	N/T

STATUS:

GOOD

MINOR

MODERATE

MAJOR

N/T

N/T = not tested

Detailed Defect Register

Each finding links observation, evidence, action and reinspection.

F-01 Active leak and elevated moisture Main bathroom Below vanity OBSERVATION Slow seepage observed at the flexible hose connection. Moisture screening recorded 24.8% WME at the adjacent cabinet back and wall finish. EVIDENCE: Photos 01 and 06 PRIORITY: 0-48 hours REINSPECTION: Required REQUIRED ACTION Isolate the local supply if leakage increases. Licensed plumber to replace or reseal the connector, dry the area and check the cabinet and wall after drying.	MAJOR
F-02 Earth continuity failed at two outlets Kitchen Countertop outlets OBSERVATION Two sampled outlets energized normally but failed the socket tester's earth continuity indication. Supply voltage ranged from 228 to 231 V. EVIDENCE: Photo 02 PRIORITY: Before occupancy REINSPECTION: Required REQUIRED ACTION Licensed electrician to test the circuit, confirm protective conductor continuity, repair the fault and issue written confirmation before occupancy.	MAJOR
F-03 Balcony drain obstruction and ponding Living room balcony Drain corner OBSERVATION Leaves and construction residue partly obstruct the outlet. Shallow water remained around the drain and close to the door threshold. EVIDENCE: Photo 03 PRIORITY: Within 7 days REINSPECTION: Recommended REQUIRED ACTION Clear the drain, flush the outlet and perform a controlled water test. Correct local falls or waterproofing if ponding persists after cleaning.	MODERATE
F-04 Balcony door latch and seal misalignment Living room Balcony door OBSERVATION The sash requires extra force to latch. A visible compression gap is present near the handle-side seal, increasing draft and water-entry risk. EVIDENCE: Photo 04 PRIORITY: Within 14 days REINSPECTION: Recommended REQUIRED ACTION Adjust hinges and locking points, inspect the gasket and complete a perimeter water test after adjustment.	MODERATE
F-05 Cracked tile and open grout joint Main bathroom Floor beside vanity OBSERVATION One tile has a surface crack extending from the grout junction. The adjacent grout joint is locally open. EVIDENCE: Photo 05 PRIORITY: Within 30 days REINSPECTION: Optional REQUIRED ACTION Replace the damaged tile, renew grout and inspect the substrate during removal for movement or moisture impact.	MINOR
CLOSE-OUT RULE A finding closes only after repair evidence and, where marked, reinspection confirms acceptable operation. Verbal assurance alone does not close a major finding.	

Photo Evidence

Illustrative photographs linked to the defect register.



PHOTO 01 | F-01

Leak below bathroom vanity
Damp staining around the hose connection and cabinet base.



PHOTO 02 | F-02

Kitchen outlet test
Two sampled outlets indicated loss of earth continuity.



PHOTO 03 | F-03

Balcony drain and ponding
Debris at the outlet with water retained near the threshold.



PHOTO 04 | F-04

Door seal gap
Handle-side sash alignment reduces gasket compression.



PHOTO 05 | F-05

Cracked floor tile
Surface crack extends from an open grout junction.



PHOTO 06 | F-01

Moisture screening
Elevated reading recorded beside the active leak area.

Sample photographs are AI-generated illustrations. Live reports use time-stamped images from the inspected property.

Measurements and Action Plan

Recorded readings support the findings and repair priorities.
Recorded measurements

PARAMETER	LOCATION	READING	ASSESSMENT
Ambient temperature	Living room	24.2 C	Recorded
Relative humidity	Living room	51%	Normal
Moisture screening	Bathroom vanity wall	24.8% WME	Elevated
Moisture baseline	Bedroom external wall	8.2% WME	Normal
Supply voltage	Kitchen outlets	228-231 V	Normal
Earth continuity	Kitchen outlets	Failed at 2 points	Major
RCD functional test	Distribution board	32 ms	Pass
Static water pressure	Kitchen tap	3.2 bar	Serviceable
Water flow	Kitchen tap	10.8 L/min	Serviceable
Water flow	Main shower	9.4 L/min	Serviceable
Boiler pressure - cold	Utility cabinet	1.4 bar	Serviceable

Priority action plan

WHEN	ACTION	OWNER	CLOSE-OUT EVIDENCE
0-48 hours	Repair F-01 bathroom leak and dry affected area	Seller / developer	Invoice, repair photos, moisture recheck
Before occupancy	Diagnose and repair F-02 earth continuity fault	Licensed electrician	Test result and reinspection
Within 7 days	Clear and water-test F-03 balcony drain	Seller / developer	Drainage video and no ponding
Within 14 days	Adjust F-04 balcony door and inspect gasket	Window technician	Operation and water test
Within 30 days	Replace and reseal F-05 bathroom tile	Tiling contractor	Completion photos

REINSPECTION

Focused revisit after F-01 and F-02 repairs. Confirm dry readings, leak-free operation and restored protective earth before closing the report.

Scope, Limitations and Acknowledgement

Clear boundaries protect the client, inspector and decision process.

INCLUDED IN THIS INSPECTION

- Non-invasive visual inspection of accessible areas
- Basic operation tests for fixtures and systems
- Representative socket and RCD functional checks
- Moisture screening at selected risk locations
- Water flow, pressure and drainage observations
- Time-stamped photo evidence in a live report
- Defect severity, priority and recommended action

EXCLUDED OR SPECIALIST-LED

- Structural engineering or code-compliance certification
- Destructive opening of walls, floors or ceilings
- Concealed pipework, cabling and waterproofing layers
- Gas combustion, flue or pressure certification
- Asbestos, lead, pest or laboratory environmental tests
- Legal title, encumbrance or contract due diligence
- Appliance performance warranties or full cycle testing

Severity definitions

LEVEL	DEFINITION	EXPECTED RESPONSE
CRITICAL	Immediate safety threat or serious active damage.	Restrict use and escalate urgently.
MAJOR	Material failure, active leak or protective-system fault.	Repair before occupancy or final payment.
MODERATE	Functional or durability issue with manageable short-term risk.	Plan and verify repair within 7-30 days.
MINOR	Localized cosmetic or low-impact defect.	Repair when practical.

REPORT LIMITATION

The inspection records conditions visible and accessible on the inspection date. The report is not a guarantee against concealed defects or future failure. Gas, structural and complex electrical concerns require the relevant licensed specialist. Legal due diligence is a separate service.

Inspector declaration

I confirm I completed the stated visual and functional checks within the report scope.

Inspector signature and date

Client acknowledgement

I acknowledge receipt of this report and understand its stated scope and limitations.

Client / representative signature and date

This fictional sample does not certify any real property, measurement, repair or legal condition.