



Property Inspection Report

Report Reference — SP-2601-0142

CLIENT

Sample Client — [Client Name]

PROPERTY

[Property Address]

INSPECTION DATE

02 September 2026

REPORT ID

SP-2601-0142

INSPECTED BY

[Inspector Name]

REVIEWED BY

[Senior Inspector Name]



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Issue Category Legend

HOW FINDINGS ARE CLASSIFIED THROUGHOUT THIS REPORT

SIGNIFICANT

Conditions that need prompt attention — major defects, safety concerns, or anything that could obstruct occupancy. These are listed first in every room section.

RECOMMENDATION

The system or component is functional today, but would benefit from the improvement noted — worth budgeting for.

MAINTENANCE

Routine upkeep items — early wear, cosmetic touch-ups — that protect the property's condition over time.

Please review this report in full. For every item marked **Significant**, we recommend engaging the relevant trade professional before completing your transaction or moving in.

Property & Client Details

SITE & INSPECTION INFORMATION

CLIENT NAME	[Client Name]	PROPERTY TYPE	Apartment — New Construction
FLAT / UNIT NO.	[Unit Number]	BLOCK / TOWER	[Tower]
LOCATION	[City, State]	FLOOR	[Floor No.]
INSPECTION DATE	02 September 2026	REPORT ID	SP-2601-0142
INSPECTED BY	[Inspector Name]	OCCUPANCY	Unoccupied

Disclaimer & Scope

TERMS, COVERAGE & BOUNDARIES OF THIS INSPECTION

This is a **visual, non-invasive** inspection. Our inspector examined all areas that were accessible and visible on the inspection date, including structural components, floors, walls, ceilings, doors, windows, plumbing fixtures, and electrical points. We do not open walls, lift flooring, dismantle fixtures, or perform destructive or laboratory testing. Areas that were locked, blocked, or otherwise inaccessible are not covered.

This report reflects conditions **only as of the inspection date** — it is not a warranty, guarantee, or certification, and does not replace advice from a licensed structural engineer, electrician, or plumber where specialist concerns are flagged. Sky Proof Home Inspections' liability in connection with this report is limited to the fee paid for the inspection. This report is prepared exclusively for the named client and should not be relied upon by any other party without our written consent.



Executive Summary

OVERALL FINDINGS & CONDITION

78%
HEALTH

Overall Condition: **Good — Minor Attention Needed**

New-construction unit with 38 findings recorded across 4 primary areas.
Most items are cosmetic or pre-handover finishing snags rather than structural concerns.

12

SIGNIFICANT (31.6%)

18

RECOMMENDATIONS
(47.4%)

8

MAINTENANCE (21.0%)

38

TOTAL FINDINGS

ROOM-WISE DEFECT SHARE

Kitchen		31%
Master Bathroom		26%
Living Room		24%
Master Bedroom		19%

DEFECTS BY CATEGORY

Tiles & Flooring		26%
Electrical		24%
Doors & Windows		21%
Plumbing		16%
Painting & Finishing		13%



Area-Wise Defect Summary

CONSOLIDATED FINDING COUNT

ROOM / AREA	SIGNIFICANT	RECOMMENDATION	MAINTENANCE	TOTAL
Living Room	3	4	2	9
Master Bedroom	2	3	2	7
Kitchen	4	5	3	12
Master Bathroom	3	6	1	10
Total	12	18	8	38

Area Measurements

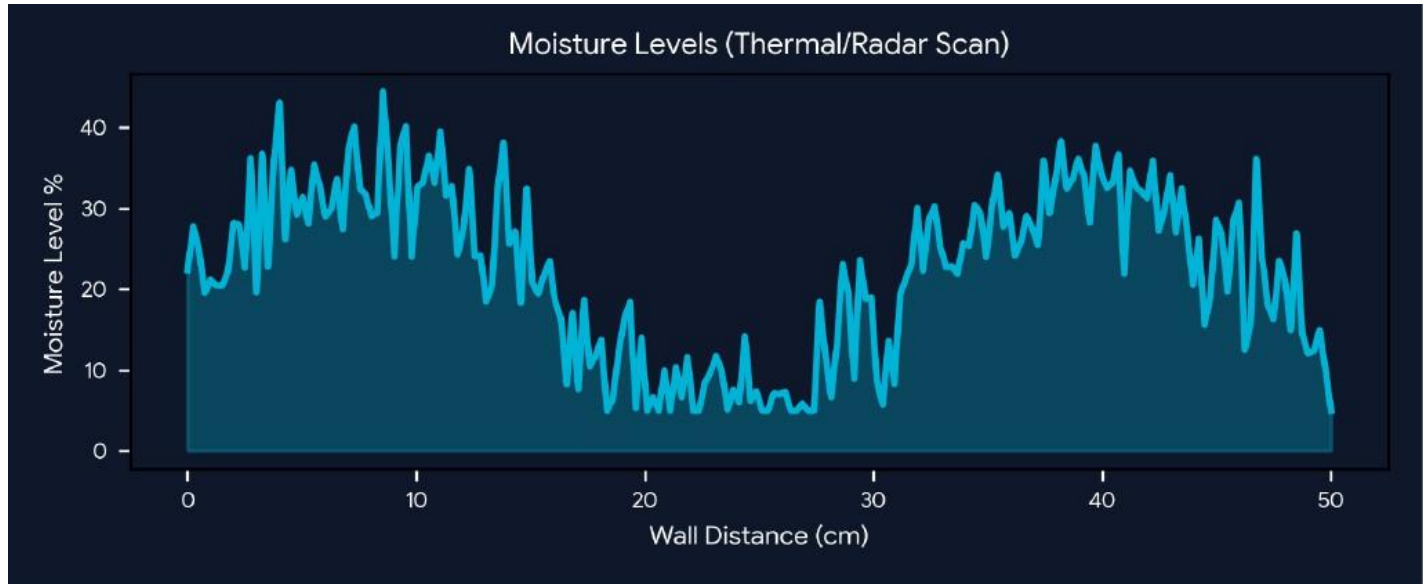
ROOM DIMENSIONS & USABLE AREA

ROOM / AREA	DIMENSIONS (FT × FT)	AREA (SQ FT)
Living Room	16.0 × 12.5	200.0
Kitchen	10.5 × 9.0	94.5
Master Bedroom	13.5 × 11.0	148.5
Master Bathroom	7.0 × 5.5	38.5
Total Usable Area		481.5



Moisture Diagnostic Scan

THERMAL / RADAR MOISTURE ASSESSMENT



MAJOR ISSUE Location: Guest Bedroom 2 (GBR-2) Bathroom Corner

Observation: Seepage detected at wall corner adjacent to shower tap assembly.

Probable Cause: Concealed plumbing connector leakage behind shower wall flange.

Recommended Rectification: Dismantle tap fitting, replace damaged washer/gasket, apply Teflon tape, and seal pipe Wall penetration.



Room-Wise Photo Documentation

ISSUE CLASSIFICATION & EVIDENCE

Living Room

9 Issues



Insert inspection photo

SIGNIFICANT

Main Door Handle Loose

The main entrance door handle has play in the mounting and needs to be re-tightened and checked for alignment.



Insert inspection photo

SIGNIFICANT

Distribution Board Cover Not Seated

The electrical DB cover does not sit flush and does not latch — recommend an electrician re-fit before occupancy.



Insert inspection photo

SIGNIFICANT

Uneven Threshold at Entrance

A slight step/slope was measured at the entry threshold; water could pool here in heavy rain.



Insert inspection photo

RECOMMENDATION

Sealing Strip Missing on Sliding Door

The balcony sliding door track has no weather seal fitted, which may allow drafts and dust through.



Insert inspection photo

MAINTENANCE

Polishing Pending Near Lock Area

Residue near the main lock plate needs a final polish/cleaning pass.



Master Bedroom

7 Issues



Insert inspection photo

SIGNIFICANT

Window Sealant Debonding

Sealant at the top corner of the window frame has separated from the wall, risking water ingress in monsoon conditions.



Insert inspection photo

RECOMMENDATION

Socket Power Leakage

A minor leakage current was detected at one wall socket during testing — recommend electrician inspection.



Insert inspection photo

MAINTENANCE

Switch Plate Installed Reverse

The decorative switch plate cover is mounted upside down — cosmetic fix only.

Kitchen

12 Issues



Insert inspection photo

SIGNIFICANT

Hairline Crack on Granite Countertop

A hairline crack was found near the sink cutout, likely from installation stress — recommend the fabricator review before use.



Insert inspection photo

RECOMMENDATION

Hollow-Sound Floor Tiles Near Sink Base

Percussion testing found a hollow sound across two tiles near the base cabinet, indicating incomplete adhesive bonding.



Insert inspection photo

MAINTENANCE

Cabinet Hinge Adjustment

One overhead cabinet door sits slightly off-level and would benefit from a hinge adjustment.



Master Bathroom

10 Issues



Insert inspection photo

SIGNIFICANT

Moisture Detected Near Geyser Point

Thermal reading showed elevated moisture in the wall around the water-heater point — recommend checking the concealed plumbing joint.



Insert inspection photo

RECOMMENDATION

Sealant Missing Around WC Base

Sanitary sealant was not applied around the base of the WC — recommend sealing to prevent water tracking under the fixture.



Insert inspection photo

MAINTENANCE

Low Water Pressure at Shower Head

Water pressure at the shower outlet was noticeably below expected levels — worth flagging to the plumber for a flow check.

Certification & Final Sign-Off

INSPECTOR & CLIENT ATTESTATION

This report was prepared by Sky Proof Home Inspections based on a visual, non-invasive walkthrough conducted on the date stated above. All findings represent the professional judgment of the inspector at the time of the site visit.

INSPECTOR SIGNATURE & DATE

CLIENT ACKNOWLEDGEMENT & DATE



Thank You

Thank you for choosing Sky Proof Home Inspections. We hope this report gives you the clarity and confidence to make an informed decision about your property.

PREPARED FOR
[Client Name]

Sky Proof Home Inspections · contact@skyproofinspections.com · [Phone Number]