# Sample report

This is what you receive within 24 hours of the inspection. The apartment, figures and defects are an example, not a real client's.

Download the sample report (PDF)

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## BinaScan · Inspection report

Example

Example project, Batumi · Apartment 14, 9th floor · White frame

### Summary

| Contract | Measured | Difference | ■ Critical | ▲ Medium | ● Cosmetic |
|---|---|---|---|---|---|
| 72.0 m² | 68.8 m² | −3.2 m² | 2 | 3 | 3 |

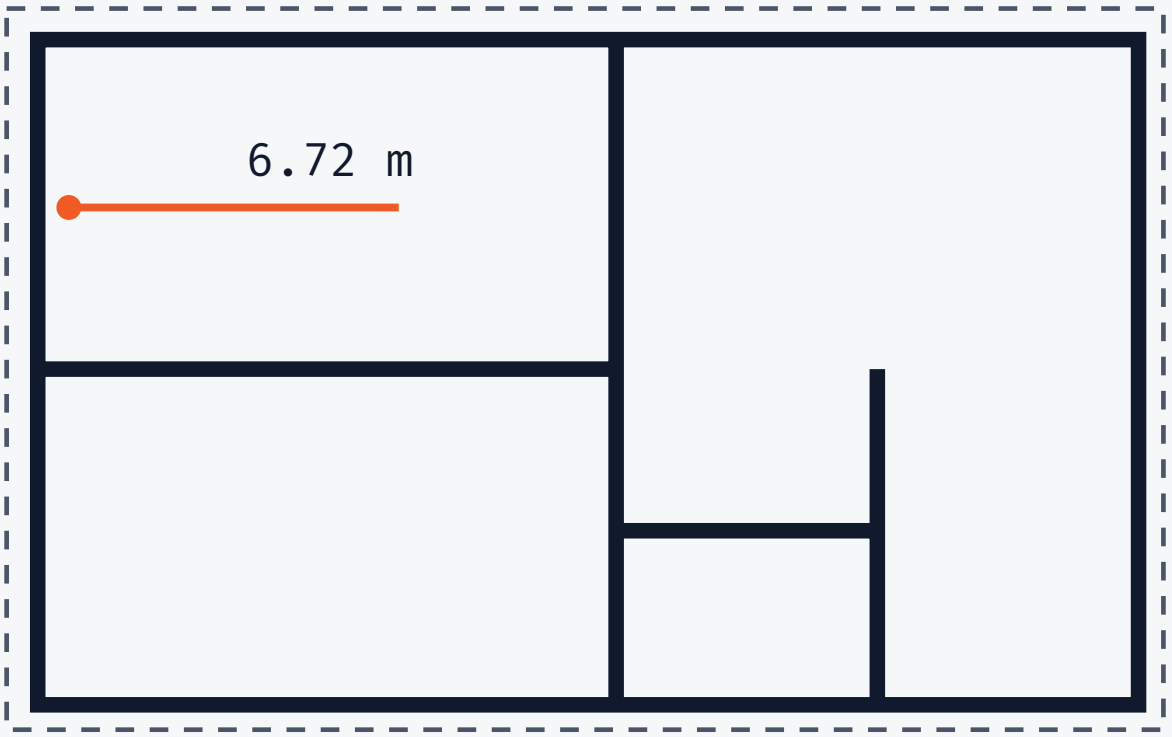
## Floor area, room by room

Measured with a laser distance meter, wall to wall, and compared with the areas in the contract.

| Room | Contract | Measured | Difference |
|---|---|---|---|
| Living room and kitchen | 28.4 | 27.1 | -1.3 |
| Bedroom 1 | 14.2 | 13.6 | -0.6 |
| Bedroom 2 | 11.8 | 11.3 | -0.5 |
| Bathroom | 5.6 | 5.4 | -0.2 |
| Hall | 7.4 | 7.1 | -0.3 |
| Balcony | 4.6 | 4.3 | -0.3 |
| **Total** | **72.0** | **68.8** | **-3.2** |

m²

What a measurement looks like in our report




| Contract | Measured | Difference |
|---|---|---|
| 72.0 m² | 68.8 m² | -3.2 m² |

## Defects

Each defect has a number, a location, a measurement where one can be taken, and a severity.

### Severity

| | |
|---|---|
| ■ Critical | Fix before you accept the apartment. |
| ▲ Medium | Fix before handover, or record it in the handover act. |
| ● Cosmetic | Minor. Listed so it's on record. |

Photo to shoot: Thermal image of a balcony door frame with a cold strip along the top

■ Critical

D-01

### Balcony door doesn't seal

Living room, balcony door, top corner

Thermal image: frame edge 6 °C colder than the frame

Photo to shoot: Moisture meter against the wall under a window, damp stain visible

■ Critical

D-03

### Damp patch under the bedroom window

Bedroom 1, external wall, 0.4 m from the floor

Moisture 4.8% (dry wall nearby 0.9%)

Photo to shoot: Socket tester in a wall socket with no lights on

▲ Medium

D-05

### Socket not live

Bedroom 2, wall by the window

0 V at the socket; others in the room 230 V

Photo to shoot: Laser level line on a wall, gap visible under a 2 m straightedge

▲ Medium

D-07

### Wall out of plumb

Living room, wall to the hall

9 mm over 2 m (tolerance [X] mm, [standard])

Photo to shoot: Pressure gauge fitted to a water pipe outlet

▲ Medium D-09

### Low water pressure

Bathroom, cold water outlet

1.2 bar (other outlets 3.0 bar)

Photo to shoot: Crack gauge held against a hairline crack above a door

● Cosmetic D-10

### Hairline crack in the plaster

Hall, above the door frame

0.2 mm wide, 35 cm long

Photo to shoot: Close-up of a chipped PVC window sill with a ruler for scale

● Cosmetic D-12

### Chipped window sill

Kitchen, window sill, left edge

Chip 12 × 4 mm

Photo to shoot: Paint spots on a window pane, close-up

● Cosmetic D-14

### Paint splashes on the glass

Bedroom 1, window

3 spots, removable

## What was checked

| | |
|---|---|
| Floor area | −3.2 m² |
| Walls and levels | 1 found |
| Cracks | 1 found |
| Moisture | 1 found |
| Windows and sealing | 3 found |
| Electrics and sockets | 1 found |
| Plumbing and pressure | 1 found |
| Ventilation | Nothing found |
| Thermal imaging | Nothing found |
| Common areas | Nothing found |

## The letter to the developer

Premium includes a letter you can send as it is. This is the example's.

To: [Developer], handover department

Subject: Apartment 14, [project], defects found at the pre-handover inspection on [date]

An independent inspection of the apartment on [date] found 8 defects, listed in the attached report with photographs and measurements. Two are critical: the balcony door does not seal (D-01), and there is damp under the bedroom 1 window (D-03).

The measured net floor area is 68.8 m², against 72.0 m² in the contract, a difference of 3.2 m².

I ask that the defects be fixed before I sign the handover act, and that the area difference be addressed under the terms of the contract. Please confirm a date for the repairs and for a re-inspection.

[Buyer's name]