PORTO PRO

Home inspection

Property Inspection Report

Client
[redacted]

Property address
[redacted]

Inspector
[redacted] (Registered Contractor)

Property type
New Construction

Inspection date
26/06/2026

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Summary

General impression

A new apartment, with no significant defects. It was not possible to check the faucets because there is no water connection. The electricity was successfully connected for the purpose of the inspection. There is preparation for an air conditioner.

Below is a list of minor defects / poor finishes.

Measurements

As provided by the contractor; please note these are not professional measurements by an appraiser.

Room	13.98 m²
Kitchen	5 m²
Hallway	2.99 m²
Bathroom	3.12 m²
Total	25.10 m²

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4 Satisfactory

6 Issues detected

5 Not inspected / not installed

1 Plumbing and Water Pressure (Installation)

Inspection item	Result
Drainage Test	Not Inspected Due to lack of active water supply prior to connection.
Water Pressure	Not Inspected Due to lack of active water supply.
Hidden Leaks	Not Inspected Due to lack of active water supply.
Siphons & Valves	Not Inspected Due to lack of active water supply.

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2 Electricity and Systems

Inspection item	Result
Electrical Panel	Satisfactory Tested under load with no irregularities.
Sockets & Switches	Issue Detected One socket is improperly installed. It needs to be tightened and lifted, or cosmetically repaired.
Boiler (Water Heater)	Issue Detected The boiler does not fit the niche properly; an unesthetic hole was cut into the drywall ceiling.
Air Conditioning	No air conditioners installed There is preparation for AC installation.

3 Finishes, Windows, and Floors

Inspection item	Result
Tiles & Grout	Issue Detected Damaged and broken tiles found. Missing grout requires filling.
Walls & Ceilings	Issue Detected Incomplete ceiling spackle. Poorly cut access hole beneath the bathtub.
Windows & Doors	Issue Detected The internal door is scratched. Window trim is glued crookedly. Window insulation/seal is torn.
Furniture & Carpentry	Issue Detected Scratches on the bed frame and inside furniture. The wardrobe corner is chipped.
Slopes (Drainage)	Satisfactory Water drains smoothly in showers.

4 Building Common Areas and Ventilation

Inspection item	Result
Facade & Hallways	Satisfactory No leaks or defects detected on common walls.
Ventilation (VMC) & Dampness	Satisfactory Proper airflow confirmed with no signs of hidden dampness.

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Detailed findings & visual evidence

The following issues require the contractor's attention and immediate repair:

01 Ceiling Finish & Bathtub Cutout

The access hole cut beneath the bathtub is unesthetic and needs to be refined. The ceiling finish (spackle) is incomplete and requires proper smoothing.



02 Boiler (Water Heater) Fit

The installed boiler is too large for its designated niche. The contractor cut a hole into the drywall ceiling to accommodate it. An aesthetic solution and drywall repair are required.



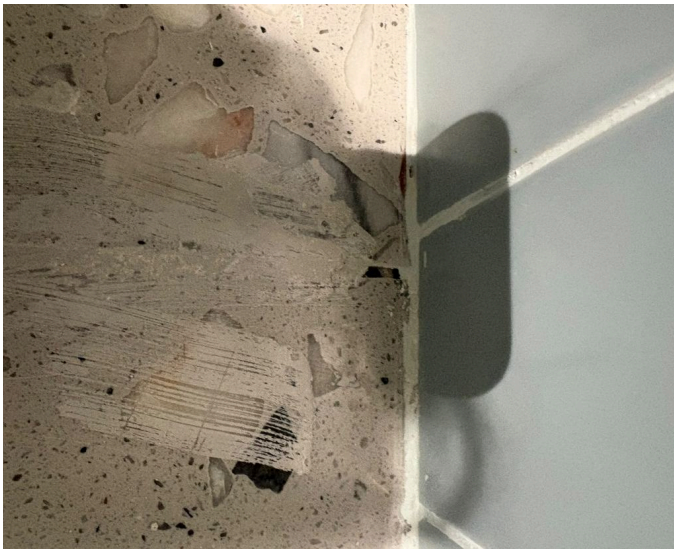


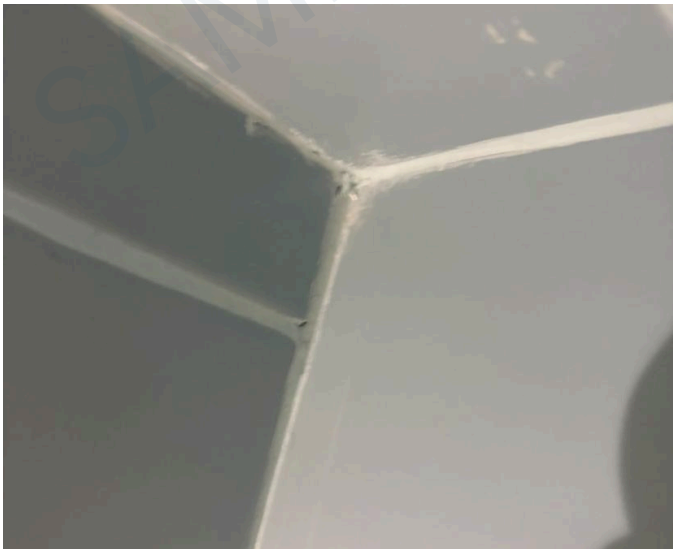
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03 Ceramic Tiles and Grout

There are damaged and broken ceramic tiles in several areas. The grout must be renewed, and any missed holes or gaps must be filled.



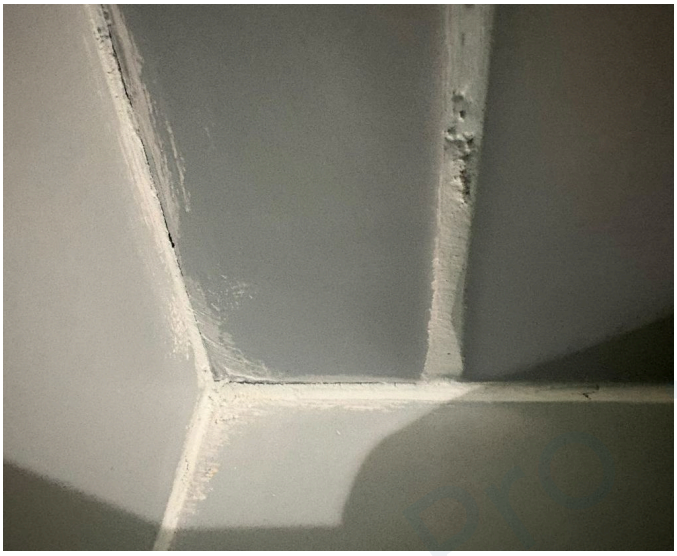





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04 Door Damage

The door is scratched or has suffered an impact. It requires cosmetic repair or full replacement.



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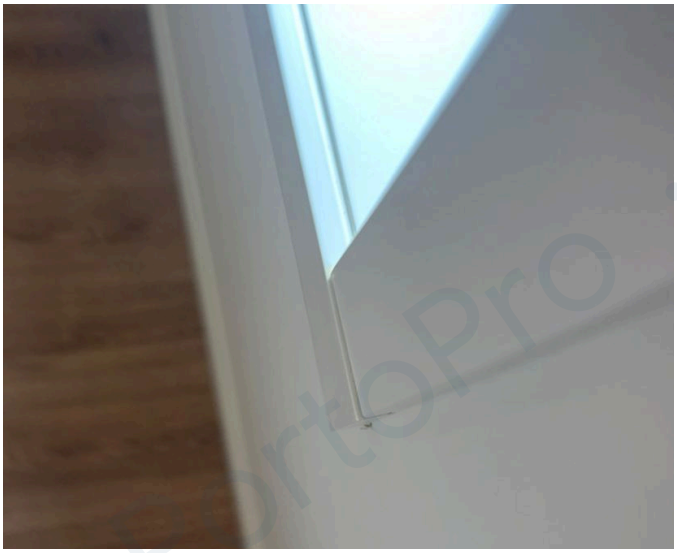
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05 Window Trim Alignment

The window trim/casing was glued improperly. While one window is fine, the other exhibits a noticeable crookedness.











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06 Torn Window Insulation

The insulation/seal on the window is torn and needs to be replaced to ensure proper weatherproofing.







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07 Electrical Socket Assembly

An electrical socket was improperly assembled. It needs to be securely tightened and lifted, or the surrounding connection requires a proper cosmetic fix.

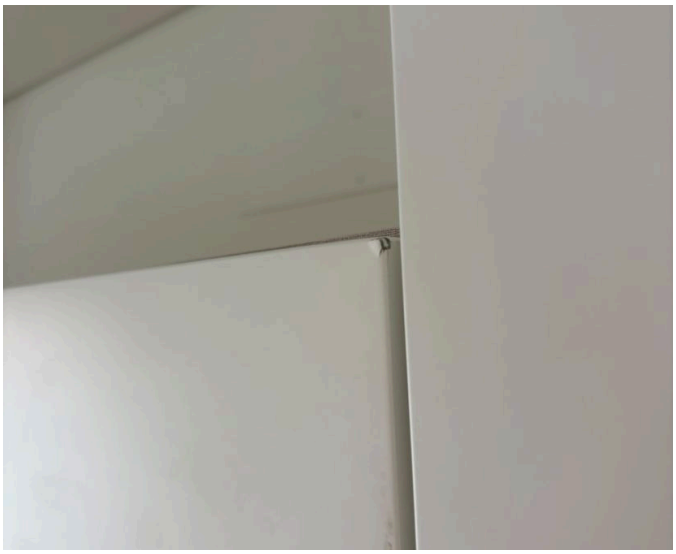




08 Bed Frame Scratches

The exterior and interior paneling of the bed frame has visible scratches.

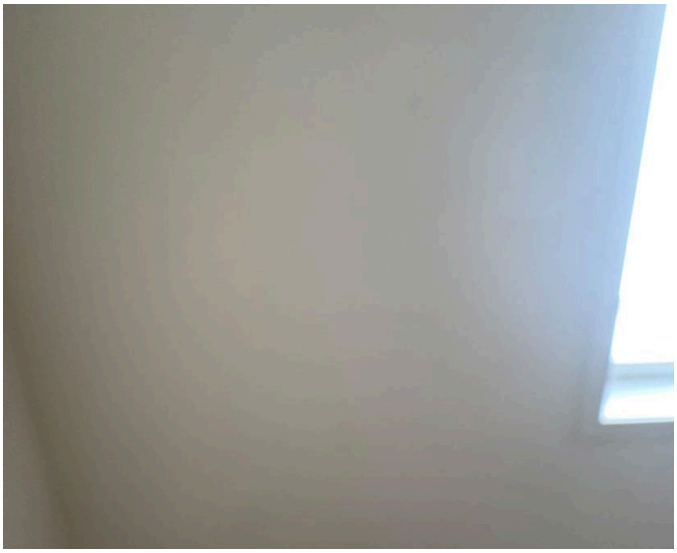




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09 Internal Furniture Stains/Scratches







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10 Wardrobe Damage

The corner of the built-in wardrobe is broken or chipped, likely from an impact during construction or delivery.





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