



BPI

Building Property Inspections

PROPERTY INSPECTION REPORT

Pre-Handover Building Inspection

SAMPLE INSPECTION REPORT



Prepared for: SAMPLE CLIENT

Property: Detached Residential Villa - Cyprus

Inspection Date: Sample Inspection

Prepared by: BPI Team

Contact: +357 99446650



1. Report Information

Inspection Type: Pre-Handover Building Inspection

Property: Newly constructed detached residential villa

Location: Cyprus

Inspection Date: Sample Inspection

Inspector: BPI Team

2. Executive Summary

Overall, the villa was found to be substantially complete and generally in serviceable condition. A number of workmanship, finishing and functional defects remain and should be rectified before final handover.

Key items requiring attention include the open external wall junction and associated internal moisture deterioration, condensate leakage from several split air-conditioning units, loose kitchen electrical accessories, leakage at the first-floor shared bathroom screen, movement at the balcony glass balustrade, incomplete roof-access ladder anchorage, damaged condenser fins and refrigerant-pipe insulation at roof level, and a minor leak at the solar hot-water installation.

No visible condition noted during this inspection was interpreted as evidence of a major structural defect. This statement is limited to the accessible and visible areas and does not extend to concealed construction or hidden services.

3. Property Description

The inspected property is a detached two-storey residential villa comprising ground-floor living and kitchen areas, first-floor bedrooms and bathrooms, private pool and external amenity areas, timber pergola/car-parking structure, roof-mounted air-conditioning condensers and a domestic solar hot-water system.



Figure 1. Front elevation of the inspected villa.



Figure 2. Rear elevation and roof-access ladder.



4. Scope, Methodology & Limitations

The inspection comprised a visual and non-destructive assessment of accessible architectural finishes, doors and windows, sanitary fittings, visible plumbing and drainage components, electrical accessories, air-conditioning installations, external works, pool-related installations and accessible roof equipment. Basic operational checks were carried out where reasonably practicable.

The inspection did not include destructive opening-up, electrical certification, pressure testing of concealed pipework, refrigerant testing, or verification of concealed waterproofing. Findings are limited to conditions visible or reasonably detectable at the time of inspection.

4.1 Priority Classification

The priority categories below are used to assist the client and contractor in sequencing remedial works. They do not replace the detailed observations and recommendations provided for each item.

Priority 1 - Significant / Safety: prompt specialist investigation or corrective action.

Priority 2 - Functional / Workmanship: affects operation, water containment, durability, installation quality or safe use.

Priority 3 - Cosmetic / Completion: minor finishing, alignment or incomplete-work items.

5. External Areas, Elevations & Entrance

▪ **PRIORITY 2 - EXTERNAL FINISH / WATER INGRESS** | **Observation:** A pronounced open gap was present at a low-level external wall/floor junction adjacent to an external service door area. A probe could be inserted significantly into the opening. **Implication:** The open joint provides a potential route for rainwater or wash-down water to enter behind the external finish and may be associated with the deterioration visible to the corresponding internal wall. **Recommendation:** Open the defective edge locally as required, remove loose material, investigate the continuity of the void and reinstate the junction using a compatible exterior repair and weatherproof sealing system.



Figure 3. Open external junction capable of admitting water.



Figure 4. Internal finish deterioration on the corresponding wall.

▪ **PRIORITY 2 - EXTERNAL RENDER / WORKMANSHIP** | **Observation:** Localised detachment and loss of the textured exterior render finish (graffiato) was observed at low level. **Implication:** Loss of adhesion exposes the substrate and can permit progressive deterioration where moisture reaches the interface. **Recommendation:** Remove all loose or debonded material to a sound edge, check the substrate and moisture condition, apply appropriate bonding preparation and reinstate the textured finish to match adjacent work.



Figure 5. Localized delamination of textured exterior render.



Figure 6. Pool and adjacent external area.

▪ **PRIORITY 2 - PERGOLA / EXTERNAL TIMBER** | **Observation:** The timber pergola finish was visibly weathered with substantial loss of the original protective stain. The rear face of adjacent pergola construction also remained unfinished. **Implication:** Weathered timber is more susceptible to UV and moisture deterioration; unfinished cementitious faces are also more exposed to water penetration and inconsistent weathering. **Recommendation:** Prepare and renew the exterior timber protection/stain and complete all unfinished external faces with the specified protective finish.



Figure 7. Weathered timber pergola requiring renewed protective finish.



Figure 8. Unfinished exposed concrete face to the pergola support structure at the neighbouring side.

▪ **PRIORITY 2 - ROOF ACCESS / SAFETY** | **Observation:** The wall-mounted roof-access ladder fixing plates used two bolts at several locations although four fixing holes are provided. Some installed bolts were also visibly misaligned. **Implication:** Incomplete or poorly aligned anchorage can reduce the intended fixing capacity and allow movement under use. **Recommendation:** Check the installation against the ladder fixing requirements, provide the full specified anchors into sound substrate and verify stability before use.

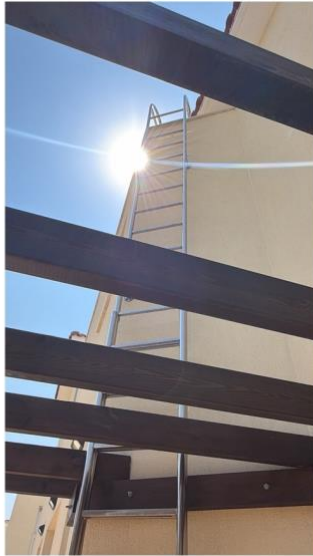


Figure 9. Overall view of the wall-mounted roof-access ladder.



Figure 10. Close-up of a ladder wall fixing showing incomplete bolting arrangement.



Figure 11. Further view of a roof-access ladder fixing showing incomplete anchorage.



Figure 12. Roof-access ladder fixing plate with incomplete bolting.

▪ **PRIORITY 3 - GATE / EXTERNAL FINISHING** | **Observation:** A visible gap was present at the gate. Local entrance and boundary finishing was also incomplete, including missing protective screw caps at the external light fittings and a missing cover to a small gate element. **Implication:** These items are principally finishing defects, but exposed fixings and open-ended elements can deteriorate prematurely when left exposed to weather. **Recommendation:** Adjust the gate alignment as required and install the missing proprietary caps so that all external fixings and open-ended components are properly protected and neatly finished.



Figure 13. Missing protective screw cap at an external light fitting.



Figure 15. Further view of the missing protective screw cap at an external light fitting.



Figure 14. Missing cover to the gate finishing element.



Figure 16. Open gap at the vehicle gate and boundary finishing junction.

▪ **PRIORITY 3 - POOL DRAINAGE / MAINTENANCE** | **Observation:** Open drainage points around the pool area require suitable covers and the pool filter contained visible debris. The pool plant and associated pipework were visually checked and no active leakage was noted at the time of inspection. **Implication:** Unprotected drainage openings can admit leaves and debris and may become obstructed, while a dirty filter can reduce circulation efficiency. **Recommendation:** Install appropriate drainage covers, clean the filter and complete routine servicing of the pool system before handover.



Figure 17. Debris visible within the pool filter basket.



Figure 18. Overall view of the pool plant and associated pipework.



Figure 19. Uncovered drainage opening within the pool area.



Figure 20. Further uncovered pool-area drainage opening with debris accumulation.



The outdoor shower was tested during the inspection and operated satisfactorily. The local floor finish appeared to provide an appropriate fall toward the drainage area, with no obvious water migration beyond the shower zone observed during the test.



Figure 21. Outdoor pool shower tested during the inspection.

6. Ground Floor

▪ **PRIORITY 2 - TILING / WORKMANSHIP** | **Observation:** Several ground-floor tiles, particularly in front of the guest WC and toward the fireplace area, produced a distinctly hollow response during tap testing. **Implication:** A hollow response commonly indicates incomplete adhesive coverage or loss of bond beneath the tile. If left uncorrected, affected tiles may be more susceptible to cracking, movement or debonding under service. **Recommendation:** Map the affected locations by systematic tap testing and carefully lift and re-bed or replace deficient tiles using full and continuous adhesive coverage in accordance with the tile adhesive manufacturer requirements.



Figure 22. Tap testing of ground-floor tiles where hollow response was identified.



Figure 23. Additional ground-floor tile location checked by tap testing.

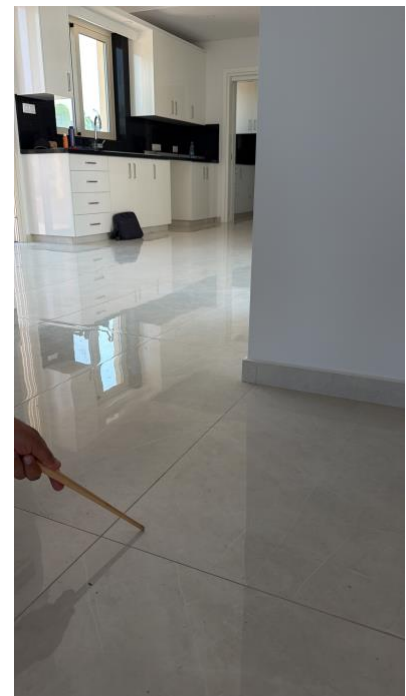


Figure 24. Further affected ground-floor tiled area identified during inspection.

▪ **PRIORITY 2 - SLIDING DOOR / ALIGNMENT** | **Observation:** The internal kitchen sliding door was not operating freely through its full travel and visible contact marks were present at the upper door interface. Alignment checks indicated that the frame requires adjustment. **Implication:** Continued rubbing may damage the finish and can progressively impair smooth operation or prevent the door from closing correctly. **Recommendation:** Check the track, rollers, guides and frame alignment, adjust the sliding leaf and confirm smooth unobstructed travel through the full opening and closing cycle.



Figure 25. Overall view of the kitchen internal sliding-door opening.



Figure 26. Alignment check to the sliding-door frame.



Figure 27. Contact marking at the upper sliding-door interface.

▪ **PRIORITY 2 - EXTERNAL SLIDING DOOR FRAME / INSTALLATION** | **Observation:** An open and inadequately finished junction was observed at the upper corner of the aluminium sliding-door frame serving the kitchen-to-backyard access. The frame appears locally separated, leaving a visible opening at the head junction. **Implication:** The incomplete frame junction may affect the weather-tightness and overall finishing of the door installation and could permit air or moisture ingress if the external sealing system is discontinuous. **Recommendation:** The Aluminum technician should inspect the frame assembly, correctly secure and align the affected components, and reinstate the junction sealing using an appropriate compatible weather-resistant sealant. The door should subsequently be checked for smooth operation and effective closure.



Figure 28. Open junction at the upper corner of the kitchen-to-backyard aluminium sliding-door frame.

▪ **PRIORITY 3 - KITCHEN JOINERY / FINISH** | **Observation:** Localized misalignment was observed between kitchen cabinet fronts and adjacent joinery elements. Yellow staining was also visible along the rear junction of the cabinet below the sink. **Implication:** Cabinet misalignment affects the quality of the finished installation. The staining may be associated with previous moisture exposure, construction residue or prolonged humidity; the visual inspection alone does not establish the precise cause. **Recommendation:** Realign and adjust affected doors to provide even margins. Check the under-sink cabinet and adjoining plumbing for active or historic leakage, clean the affected surfaces and replace any board that shows swelling, softening or loss of integrity.



Figure 29. Misalignment between adjacent kitchen cabinet fronts.



Figure 30. Overall view of the kitchen joinery installation.



Figure 31. Yellow staining at the under-sink cabinet junction.

▪ **PRIORITY 2 - ELECTRICAL ACCESSORIES / SAFETY** | **Observation:** Several kitchen switches and socket outlets were loose and could be moved away from the wall finish. **Implication:** Loose accessories are below an acceptable handover standard and may place mechanical strain on wiring or expose gaps at the back box. **Recommendation:** Have a qualified electrician isolate the circuits, secure and level all affected accessories and function-test them afterwards.



Figure 32. Loose kitchen electrical socket showing movement from the wall finish.



Figure 33. Further kitchen switch requiring secure fixing.

▪ **PRIORITY 2 - AIR CONDITIONING / DRAINAGE** | **Observation:** Water leakage was observed from ground-floor split air-conditioning indoor units, including the kitchen unit and the indoor unit on the wall adjacent to the fireplace. Water was visible below the units and on the adjacent floor during the inspection. **Implication:** The condition is consistent with restricted or blocked condensate drainage, although the final cause should be confirmed by the HVAC contractor. Continued leakage can stain or deteriorate paintwork, finishes and nearby joinery and may create local slip hazards. **Recommendation:** Service the affected units, clean and flush the condensate trays and drain lines, verify continuous fall and sound connections, and operate each unit under cooling conditions to confirm unrestricted discharge without internal leakage.



Figure 34. Water leakage visible below a ground-floor split air-conditioning indoor unit.



Figure 35. Residual water on the ground-floor finish associated with condensate leakage.



Figure 36. Additional ground-floor split air-conditioning unit inspected for condensate-drainage leakage.

▪ **PRIORITY 3 - INTERNAL DOORS / HARDWARE** | **Observation:** The ground-floor guest WC door did not lock correctly and the intended door-stop fixing arrangement was incomplete. **Implication:** The door cannot perform as intended and may contact adjacent wall or tiled finishes during normal use. **Recommendation:** Adjust the door leaf, hinges, latch and strike plate so the door closes and locks correctly, and install or securely reinstate the appropriate door stop fixing.



Figure 37. Guest WC door hardware requiring adjustment and completion.



Figure 38. Overall view of the ground-floor guest WC and affected internal door.

7. First Floor

The first floor contains the master bedroom with en-suite bathroom, two additional bedrooms, a common bathroom, circulation space and balcony areas.

▪ **PRIORITY 2 - BATHROOM / WATER CONTAINMENT** | **Observation:** Water escaped from the shared bathroom bath/shower enclosure at the junction between the glazed screen and the bath edge during testing. **Implication:** Inadequate containment can allow repeated wetting of adjacent floor finishes and junctions. **Recommendation:** Adjust and reseal the bath interface as required and retest under normal shower conditions.



Figure 39. Water visible on the floor adjacent to the shared-bathroom bath/shower enclosure after testing.



Figure 41. Shared bathroom enclosure and screen arrangement.



Figure 40. Water at shared-bathroom screen junction.

▪ **PRIORITY 3 - BATHROOM FLOORS / DRAINAGE** | **Observation:** The master-bathroom shower floor area was checked for local falls. The drainage arrangement was generally serviceable; however, the finished surface was not uniformly graded and minor residual water may remain locally around the tiled base edge. **Implication:** Localized ponding can leave water standing after use and may contribute to staining or deterioration of joints over time. **Recommendation:** Confirm drainage performance during final commissioning and locally correct any areas where persistent ponding remains.



Figure 42. Level check to the master-bathroom shower floor finish.



Figure 43. Overall view of the master-bathroom shower area inspected for drainage and falls.

▪ **PRIORITY 2 - DOORS / FUNCTIONAL** | **Observation:** The master-bathroom door did not engage and lock reliably when closed. **Implication:** Incorrect lock adjustment or door alignment can prevent reliable closing and locking and may damage the door finishes. **Recommendation:** Adjust the master-bathroom lock to achieve smooth, reliable operation.



Figure 44. Master-bathroom door/lock requiring adjustment.



Figure 45. Floor-mounted door stop adjacent to the master-bathroom door.

▪ **PRIORITY 2 - WINDOW / SHUTTER FRAME SEALING** | **Observation:** Incomplete perimeter sealing was identified at first-floor shutter-frame interfaces. At the middle bedroom, the lower frame junction was not adequately sealed, creating a potential route for rainwater ingress. At another side junction located in the third Bedroom, visible daylight could be seen through the frame perimeter, confirming an open gap. **Implication:** Discontinuous perimeter sealing may permit rainwater, air and dust penetration and can lead to deterioration of adjacent finishes. **Recommendation:** Clean and prepare the affected junctions and apply a continuous compatible exterior-grade weatherproof sealant to the lower and side frame interfaces, then verify the completed perimeter seal.



Figure 46. Middle-bedroom shutter frame with incomplete sealing at the lower junction.



Figure 47. Visible daylight through an open side junction at the shutter-frame perimeter.

- **PRIORITY 2 - BALCONY BALUSTRADE / SAFETY** | **Observation:** Movement was identified at the glass balcony balustrade during manual checking. **Implication:** A balustrade is a safety-critical element and should remain adequately stable at its supports and fixing system. **Recommendation:** Have the specialist installer inspect the base channel and all associated fixings, tighten or replace components as required, and verify satisfactory stability before occupation.
- **PRIORITY 3 - LIGHTING / FINISHING** | **Observation:** A visible gap remained around a first-floor ceiling light fitting. **Implication:** If the installed fitting is the final fixture, the surrounding ceiling penetration remains incompletely finished. **Recommendation:** Confirm the final luminaire size and arrangement; if no larger cover is to be installed, make good and neatly finish the surrounding ceiling opening.



Figure 48. Glass balcony balustrade checked for stability during the inspection.



Figure 49. Gap around the first-floor ceiling light fitting.

• **PRIORITY 2 - AIR CONDITIONING / DRAINAGE** | **Observation:** During testing, the air-conditioning unit serving the middle (second) bedroom discharged condensate water internally onto the finished floor, indicating restricted, blocked or otherwise defective condensate drainage. **Implication:** Continued internal condensate discharge can damage floor/wall finishes and fitted furniture and may promote moisture-related deterioration. **Recommendation:** Inspect and rectify the condensate drain line, confirm adequate fall and unrestricted discharge to the intended drainage point, and retest the unit under cooling operation.



Figure 50. Middle-bedroom air-conditioning unit associated with the condensate drainage defect.



Figure 51. Condensate water discharged internally onto the middle-bedroom floor during testing.

- **PRIORITY 3 - WARDROBE / JOINERY** | **Observation:** An upper wardrobe door contacts the adjacent wall when fully opened.
Implication: Repeated contact may mark the wall finish and place unnecessary stress on the door edge and hinges.
Recommendation: Adjust the opening angle and install a suitable stopper to prevent contact with the wall.



Figure 52. Wardrobe door with insufficient clearance to the adjacent wall.



Figure 53. Overall view of the wardrobe installation and affected door.



▪ **PRIORITY 3 - BEDROOM DOOR / ALIGNMENT** | **Observation:** The third bedroom door contacts the upper part of the frame when closing and does not close freely. **Implication:** Continued contact may damage the door and frame finishes and may prevent correct latching. **Recommendation:** Realign or rehang the door and adjust the hinges clearances as required to achieve smooth closing without contact.



Figure 54. Third-bedroom door contacting the upper frame during closing.



Figure 55. Further view of the third-bedroom door/frame interference.

8. Roof Level

▪ **PRIORITY 2 - AIR CONDITIONING / CONDENSER COILS** | **Observation:** Several outdoor condenser coils showed bent fins. **Implication:** Bent fins reduce effective airflow through the heat exchanger and, if extensive, may reduce efficiency. **Recommendation:** Have the HVAC contractor inspect and carefully straighten repairable fins with the appropriate tool and confirm normal airflow and operation.



Figure 56. Localized damage to condenser coil fins.



Figure 57. Further condenser coil fin damage.

▪ **PRIORITY 2 - AIR CONDITIONING / PIPE INSULATION** | **Observation:** Exposed refrigerant copper-pipe insulation was split, deteriorated or poorly wrapped, with copper visible in places. **Implication:** Loss of insulation increases thermal loss, can promote condensation and accelerates weathering of the installation. **Recommendation:** Replace damaged insulation with suitable closed-cell UV-resistant insulation, seal all joints and protect exposed sections.



Figure 58. Deteriorated refrigerant-line insulation.



Figure 59. Exposed copper where insulation has deteriorated.

▪ **PRIORITY 2 - SOLAR HOT WATER / PLUMBING** | **Observation:** A minor active drip was visible at a valve/fitting associated with the rooftop solar hot-water installation. **Implication:** A continuous minor leak can cause water loss, mineral deposits and corrosion and

may worsen over time. **Recommendation:** Identify the leaking valve, reseal or replace the affected fitting and pressure-test after repair.



Figure 60. Visible droplet at the solar hot-water valve fitting.



Figure 61. Roof-mounted solar hot-water equipment.

The solar storage tank was otherwise reported to be functioning at the time of inspection. Any corrective work should be completed by a competent plumbing technician and rechecked after the system returns to normal operating temperature and pressure.

9. Mechanical & Electrical

Visible distribution and service installations were generally serviceable. The principal issues requiring attention are the loose kitchen electrical accessories and the air-conditioning condensate-drainage faults described above. The main electrical supply enclosure and pool plant controls appeared operational during the visual inspection. This report is not an electrical installation certificate and does not replace testing by a licensed electrician.



Figure 62. Water-storage tank internal float-valve check. condensers and water-storage tank.



Figure 63. Roof-mounted solar hot-water collectors and storage tank.



Figure 64. Roof-mounted air-conditioning

10. Defect Summary & Priority Schedule

Priority	Finding	Location	Status
P2	External wall/floor gap and potential moisture path	External Areas	Open
P2	External textured render delamination / defective finish	External Areas	Open



P2	Pergola / external timber condition and completion	External Areas	Open
P2	Incomplete roof-access ladder anchorage	External Areas	Open
P3	Gate / external finishing items	External Areas	Open
P3	Pool drainage / maintenance item	External Areas	Open
P2	Hollow floor tiles identified by tap testing	Ground Floor	Open
P2	Kitchen internal sliding-door alignment / interference	Ground Floor	Open
P2	Open junction at external sliding-door frame	Ground Floor	Open
P3	Kitchen joinery alignment / finishing and under-sink staining	Ground Floor	Open
P2	Loose kitchen electrical accessories	Ground Floor	Open
P2	Air-conditioning condensate drainage leakage	Ground Floor	Open
P3	Internal door / hardware adjustment	Ground Floor	Open
P2	Shared-bathroom bath/screen water-containment leakage	First Floor	Open
P3	Master-bathroom floor falls / local drainage	First Floor	Open
P2	Master-bathroom door lock and bedroom-door functionality	First Floor	Open
P2	Incomplete window / shutter-frame perimeter sealing	First Floor	Open
P2	Glass balcony-balustrade movement	First Floor	Open
P3	Ceiling light fitting / finishing gap	First Floor	Open
P2	Middle-bedroom air-conditioning condensate drainage defect	First Floor	Open



P3	Wardrobe door contacting adjacent wall	First Floor	Open
P3	Third-bedroom door alignment / upper-frame interference	First Floor	Open
P2	Damaged / bent air-conditioning condenser fins	Roof Level	Open
P2	Damaged refrigerant-pipe insulation	Roof Level	Open
P2	Solar hot-water valve / fitting leak	Roof Level	Open

11. Conclusion & Recommendations

The villa is substantially complete; however, the listed defects should be addressed before final handover. The findings are predominantly workmanship, finishing, sealing, alignment and service-installation issues rather than evidence of structural distress.

Particular attention should be given to the external moisture path, balcony-balustrade movement, roof-access ladder anchorage, loose electrical accessories, repeated air-conditioning condensate leakage, bathroom water containment and roof-level HVAC/solar defects.

BPI recommends that all Priority 2 items are rectified by the relevant contractor or specialist and function-tested afterwards. Priority 3 items should also be completed to achieve the expected handover standard. A focused re-inspection is recommended after remedial works are complete.

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END OF REPORT

This report records the findings observed during the inspection and should be read together with the inspection scope, methodology, limitations, photographs and recommendations contained herein.

Building Property Inspections

Independent Property Inspection & Engineering Assessment