



REAL ESTATE INSPECTION REPORT



Ana Politkovskaya 4g - 212, Saburtalo, Tbilisi

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GENERAL INFORMATION

Date: 11.05.2022	Time: 13:00-14:15	Report ID: Sample report
Property: Ana Politkovskaya 4g Saburtalo, Tbilisi	Client:	Inspector: Aleksandre Chkhobadze

Condition of the property:
White frame

Age of property:
Finished in 2022

Monthly maintenance fee:
0,50 GEL per sq.m.

Type of Property:
3-room studio-style apartment
(2 bedrooms, 1 bathroom, 1 balcony) in a 19-storey residential building.

Inspection is based on:
Harmonized European Standards

Cadastral code:

Service company:
Bene Comfort

Attending the Inspection:
Property owner

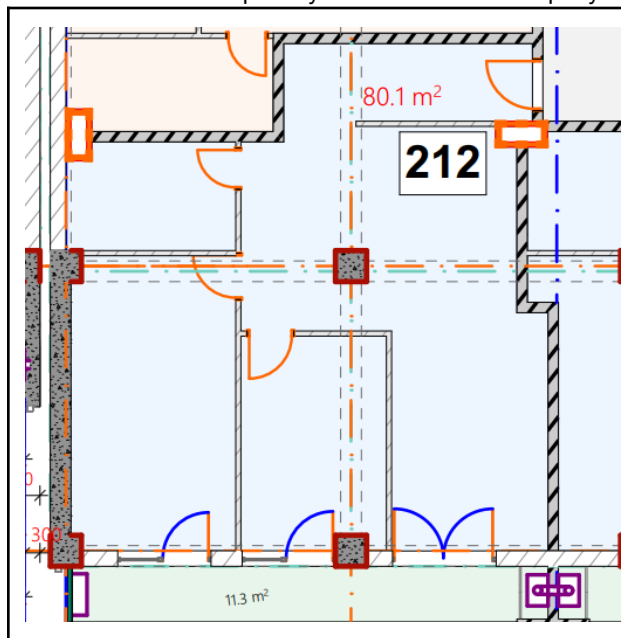
Size of the property:
91,4 sq.m. apartment

Provided services:
Security, cameras, secured doors, cleaning, gardening, elevators, & electricity.

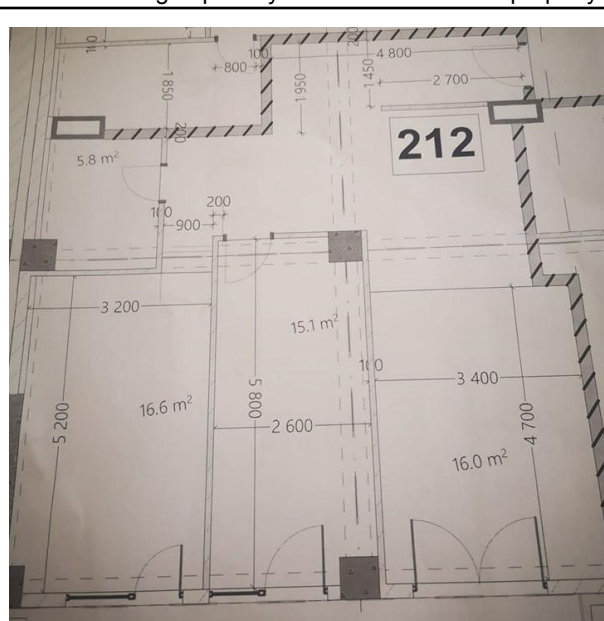
Weather:
Sunny

Temperature during inspection:
27°C

1. Architectural plan by the construction company.



2. Changed plan by the first owner of the property.



KEY DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggest a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property.

Good - The item, component, or unit was inspected and appeared to be functioning as intended, aligned with current construction standards, allowing for normal wear and tear.

Not Inspected - Not Visible This item was not inspected or it was not visible on the day of the inspection, and made no representations of whether or not it was functioning.

Maintenance issue The item, component, or system, while perhaps functioning as intended, is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency, safety, and/or more closely align with current construction standards.

Repair or replace - The item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Safety issue The item, component, or system needs immediate attention by a qualified professional or contractor for the safety and/or health of the occupants. Inherent safety issues should be rectified as soon as possible, or injuries could occur.

SUMMARY OF FINDINGS

The main problem in the building is the standing water in the parking area, which can cause serious structural damage. Also it seems that standing water is an overall problem in this building. There is the same problem on the roof and outside areas. Water drainages, downpipes, etc., is something that was not considered before construction works started.

The overall building quality can be considered as average in Georgian reality. Some of the areas like the lobby and stairway are done with good quality materials, whereas PVC doors and windows are not installed properly. The level of quality throughout the building is uneven.

The apartment itself needs a lot of work, as the floor and walls are not even. Also one door hole needs to be prepared and one of the balcony doors should be replaced. The broken tile on the balcony needs to be replaced as well. What will keep some of the charges lower is the fact that the piping (water and heat pipes) was completed before screed was placed on the floor.

The property is in a quiet neighborhood that years ago was an empty factory area. Everything necessary is near (schools, kindergartens, beauty salons, gyms and cafes, etc). The building is not near to the main road and the noise level is lower due to that.

DETAILED OVERVIEW OF INSPECTED AREAS

1. INTERNAL AREAS

1.1 CEILING

GOOD ▾

1.1.1 Description

The reinforced concrete slab ceiling is in compliance with the white frame condition. The height of the ceiling from screed to reinforced concrete slabs fluctuates from 300 to 303 cm.

1.1.2 Defects and Deviations

No defects were detected at the time of inspection.

1.1.3 Recommendations

It is recommended to use sound and thermal insulation (rockwool) before installing the ceiling to reduce the noise from neighbors and keep the utility bills low.



1.2 INTERNAL WALLS

MAINTENANCE ISSUE ▾

1.2.1 Description

The walls throughout the house are plastered with a gypsum and clay mixture, which is used in the Georgian construction industry for wall plastering.

1.2.2 Defects and Deviations

The plastering is done unprofessionally, as the surface of the walls are uneven in some places. Also, there are places where the used gypsum-clay mixture is damaged and needs to be removed. Corners are not 90 degrees in most cases.

1.2.3 Recommendations

In order to fix all the above-mentioned defects, there are three possibilities:

- Remove the gypsum-clay mixture and place it from the beginning to have straight walls and get 90 degree corners.
- Use gypsum boards on the walls to make the walls even and bring out the 90-degree corners.



1.3 FLOORS

MAINTENANCE ISSUE ▾

1.3.1 Description

All the floors excluding the bathroom are covered with screed. In the bathroom, the screed has not yet been placed, as plumbing should be done beforehand. Therefore, screed should be placed by the new owner during renovation works.

1.3.2 Defects and Deviations

The screed on the floors is uneven, with a deviation of 1 cm from one corner to the other. In the middle the floor surface is even.

1.3.3 Recommendations

Screed should be smoothed and straightened after the heating and water pipes are installed. It is recommended to use a self-leveling screed, as it will smooth the floor in mm accuracy. If the surface is not even, the covering (laminare, parquet) will move or squeak, and in worst cases, will get damaged.



1.4 CENTRAL DOOR

MAINTENANCE ISSUE ▾

1.4.1 Description

The apartment has a black iron door which was installed by the construction company.

1.4.2 Defects and Deviations

No defects were detected at the time of inspection.

1.4.3 Recommendations

- Peephole should be installed before plastering and painting the door.
- Surface of the door should be plastered, smoothed, primed, and finally painted.
- It is highly recommended to replace the door lock, as it has been used by construction workers.



1.5 PVC WINDOWS AND DOORS

REPAIR OR REPLACE ▾

1.5.1 Description

There are double glazed PVC doors and windows in the apartment. All the doors have a tilt mechanism.

1.5.2 Defects and Deviations

One of the balcony doors (middle room) does not close properly. The door is also missing one mechanism. The window frame is deformed.

1.5.3 Recommendations

- As the building is not finished yet, a construction company should get the doors regulated and fixed.
- The deformed frame should be replaced, or the wall should be chased and the window should be placed in the right position.
- Before the renovation, the windows should be covered, so they will not get damaged by plastering and paint works.
- The lower balcony door rails should be cleaned of cement and other materials, as it will not allow the doors to be closed properly, which can lead to door deformation.



1.6 ROOM DOORS

1.6.1 Description

There are open spaces for the doors that are still intended to be placed. The space available for the bathroom door is 80*200 cm and the spaces for the bedroom doors are 90*200 cm.

1.6.2 Defects and Deviations

One bedroom does not have the right measure hole for the door, and it looks like it has been left unfinished.

1.6.3 Recommendations

There should be gypsum used to make the upper part for the door hole. This can be done before the plastering is done throughout the apartment.



1.7 BALCONY/TERRACE

REPAIR OR REPLACE ▾

1.7.1 Description

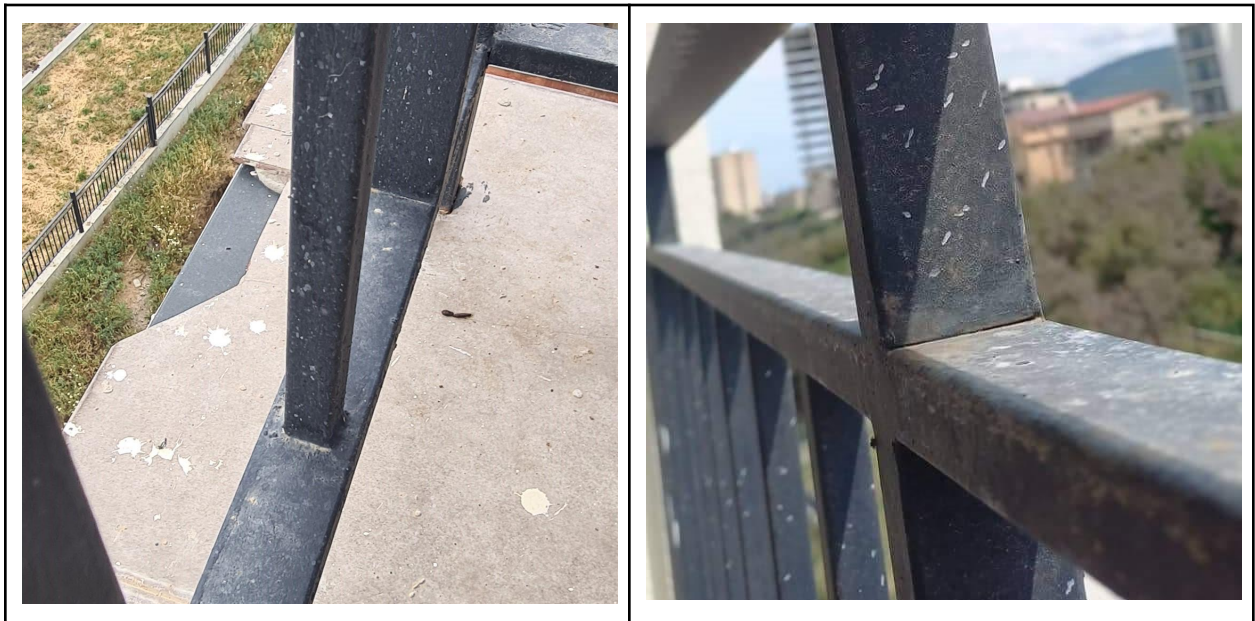
Balcony floor is covered with ceramic tiles. The metal railing is primed but not colored.

1.7.2 Defects and Deviations

One of the ceramic tiles is broken. The railing has corrosion in some places.

1.7.3 Recommendations

- The broken ceramic tile should be replaced.
- Metal railings should be cleaned, primed, and painted.



2. SAFETY AREAS

2.1 ELECTRICITY

NOT INSPECTED - NOT VISIBLE ▾

2.1.1 Description

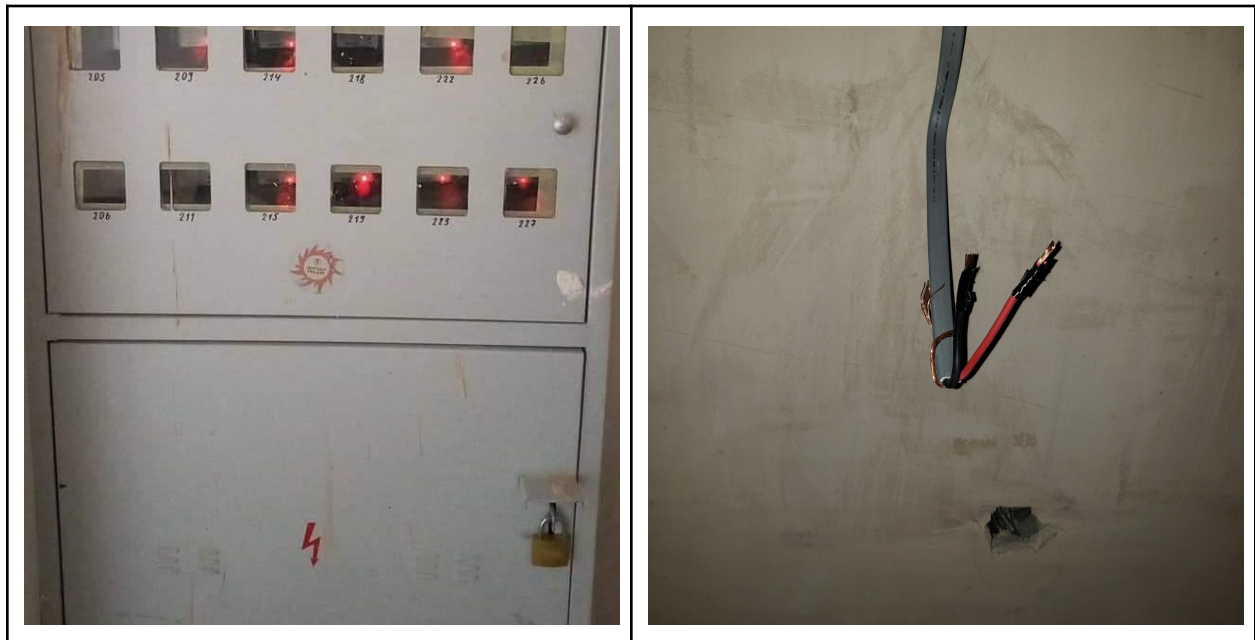
Main electrical supply cable that comes from the electric meter is present in the apartment. There is a division of the main cable made to every room of the apartment.

2.1.2 Defects and Deviations

Cables could not be tested as the electrical meter cabin was locked, so the electricity was not possible to be switched on.

2.1.3 Recommendations

N/A



2.2 WATER SYSTEM & PIPES

GOOD ▾

2.2.1 Description

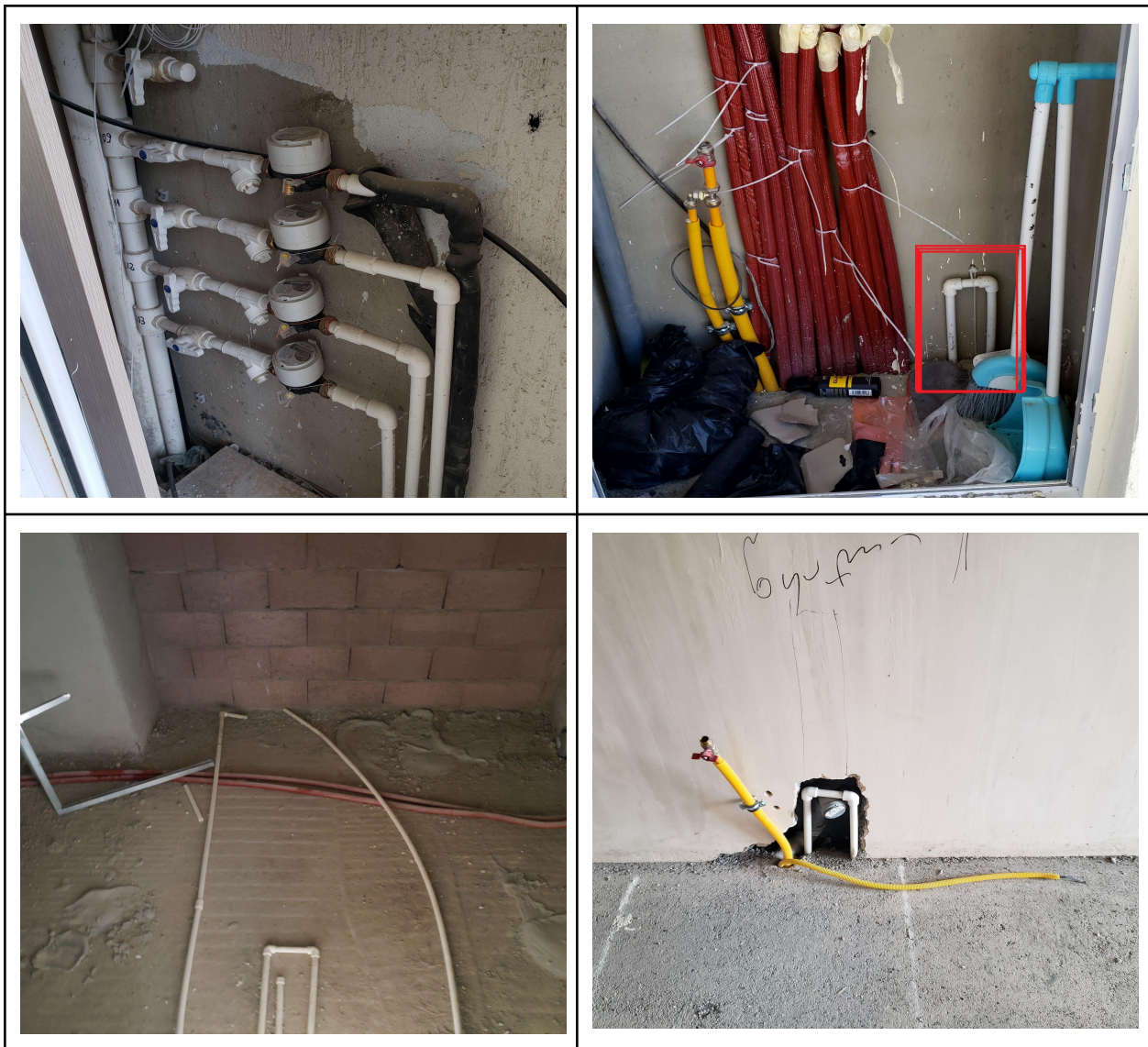
There is a water pipe (cold) brought to the balcony, from where it is distributed to the kitchen and the bathroom.

2.2.2 Defects and Deviations

At the moment the kitchen and bathroom are both connected to the same system, which means that if water is used in one room, at the same time the water pressure will go down in the other room.

2.2.3 Recommendations

To fix this problem, there should be cold and hot water pipes installed separately in the bathroom and kitchen.



2.3 GAS

GOOD

2.3.1 Description

Gas pipes from the gas meter to the boiler are installed. As well as from the boiler area to the kitchen area. In the kitchen area there is also a signal cable for the gas detector.

2.3.2 Defects and Deviations

Gas leakage can not be tested as the gas was not switched on in the apartment.

2.3.3 Recommendations

N/A



2.4 HEATING/COOLING

GOOD

2.4.1 Description

Central heating pipes from the (yet to be installed) gas boiler on the balcony, are distributed to the radiator location in each room. The pipes are covered with thermal insulation.

2.4.2 Defects and Deviations

The pressure was not tested, as there is no gas in the apartment. The piping is in compliance with the standards.

2.4.3 Recommendations

N/A



2.5 VENTILATION/AIR EXTRACTION

GOOD ▾

2.5.1 Description

In this building, sewer and ventilation are in the same shafts. In this apartment there are two shafts, one in the bathroom and the other one in the kitchen area. In both areas there is a visible air extraction pipe.

2.5.2 Defects and Deviations

No defects were detected at the time of inspection.

2.5.3 Recommendations

N/A



2.6 FIRE SAFETY

MAINTENANCE ISSUE ▾

2.6.1 Description

The building has open stairways. This was the standard at the time the project was confirmed. Today there is a need to have fire extinguishers on every floor, along with water sprinklers. There is also a need for fire protected doors and fire alarms in every apartment.

2.6.2 Defects and Deviations

The building is built with the fire safety regulations that were necessary at the time of confirmation of the construction project/plan.

2.6.3 Recommendations

As the construction company did not install the fire safety systems, it will be very expensive for the inhabitants to do it. It is recommended to at least install a fire alarm system in the apartment.

3. EXTERNAL AREAS

3.1 PARKING/DRIVEWAY

SAFETY ISSUE ▾

3.1.1 Description

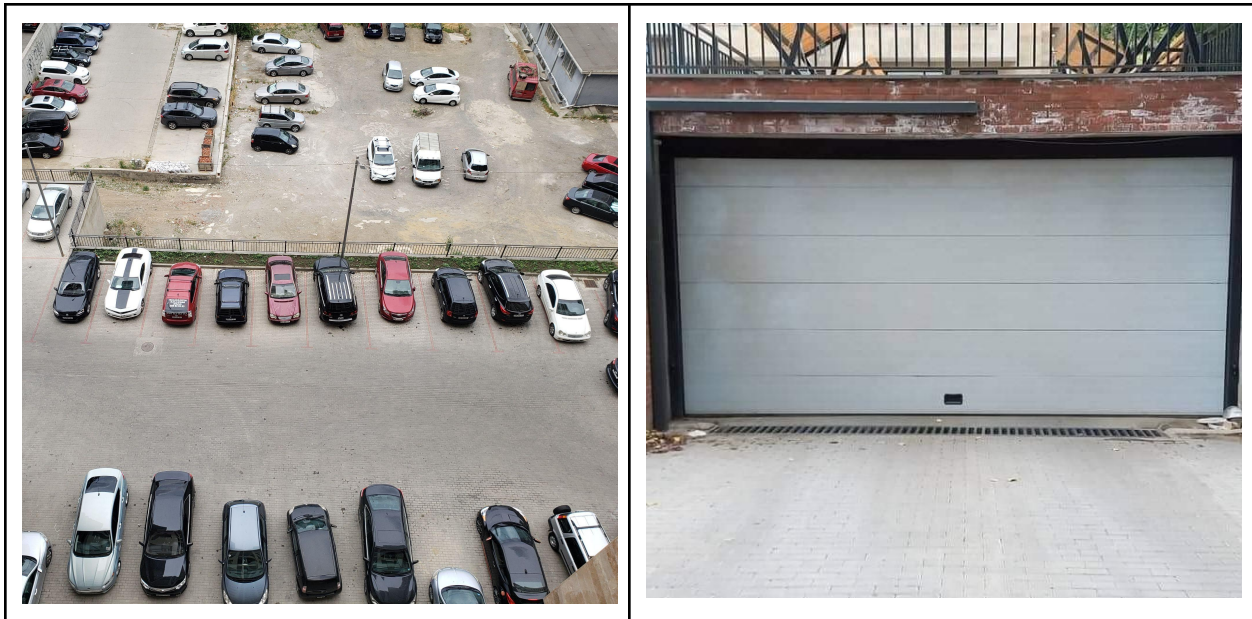
The driveway is paved with stone. The parking area has 160 parking places under the house and in front of the house. Underground parking places cost 10,000 USD equivalent to GEL. Outside parking places can be used free of charge. Underground parking is secured with a door that can be opened with the same chip as the car barrier situated in the driveway.

3.1.2 Defects and Deviations

Parking has standing water in the parking area at least 5cm from the ground. It seems there has been more water before, as the marks of it are even higher. Standing water can cause serious structural problems.

3.1.3 Recommendations

The problem should be fixed with the help of a geologist, who will determine the cause of the water, and an engineer who can provide the solutions. As for now, the construction company has covered the holes in the walls and confirms that the problem is fixed. However, it should be inspected after a rainy day to see if the problem is actually fixed.





3.2 GREEN AREAS

MAINTENANCE ISSUE ▾

3.2.1 Description

In the back of the house there is a big park with a children's playground. In front of the house, there is a football stadium.

3.2.2 Defects and Deviations

Children's playground area does not have any safety covering on the ground.

3.2.3 Recommendations

It will need sand or rubber covering for children to not hurt themselves.



3.3 EXTERNAL WALLS/FACADE

GOOD ▾

3.3.1 Description

The facade has insulation. The walls have different coverings: bricks, stone, and paint.

3.3.2 Defects and Deviations

No defects were detected at the time of the inspection.

3.3.3 Recommendations

N/A

3.4 ENTRANCE DOOR

REPAIR OR REPLACE ▾

3.4.1 Description

The building entrance door is an iron door with glass panels. The doors in other stairways are secured and can only be opened with a code or a special chip/card. This door does not have the security lock yet.

3.4.2 Defects and Deviations

The door closes roughly. The glass on the door is broken. The handle of the door has been moved, and therefore it has lost its color.

3.4.3 Recommendations

The door needs a special mechanism that allows it to close gently. The broken glass should be replaced. The door should be plastered, smoothed and painted.



3.5 LOBBY/STAIRWAY

MAINTENANCE ISSUE ▾

3.5.1 Description

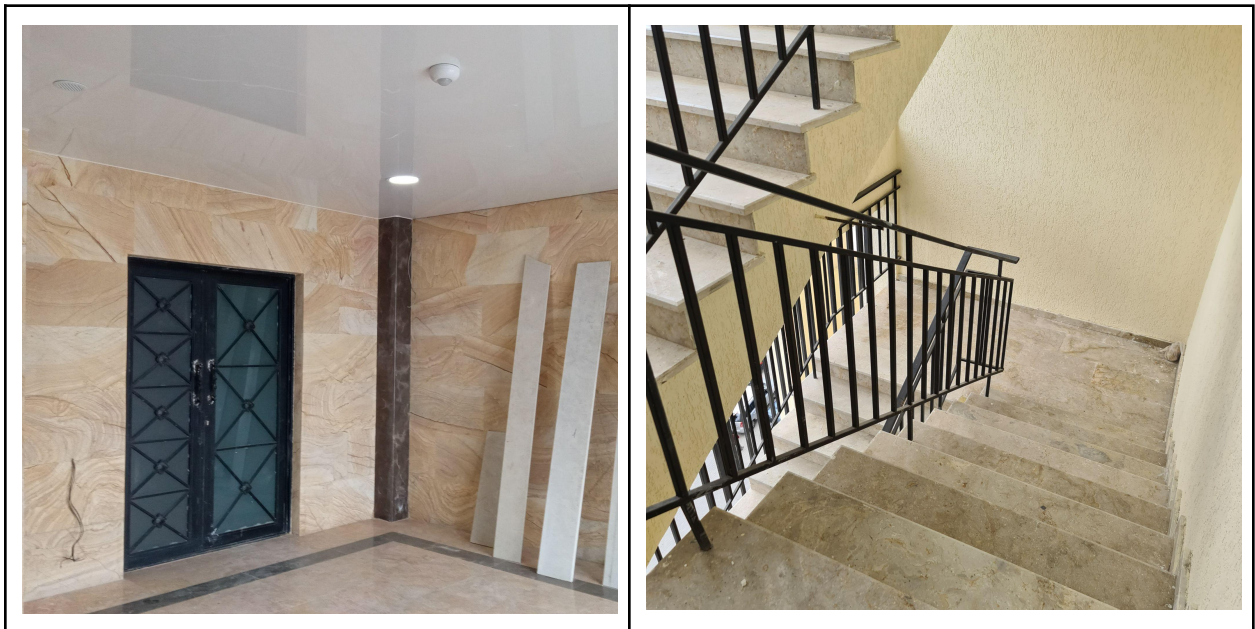
The lobby walls and floors are covered with ceramic tiles, and there is a stone used around elevator doors. For the ceiling, there is a stretch ceiling used. Light works on sensors. Stairs also have a stone covering.

3.5.2 Defects and Deviations

No defects were detected at the time of the inspection.

3.5.3 Recommendations

N/A



3.6 ELEVATORS

MAINTENANCE ISSUE ▾

3.6.1 Description

The building has 2 elevators per every stairway. Both are the same size and this size is considered as passenger elevator size. One elevator is not switched on at the moment and the other one has protection inside so the walls will not be damaged. According to the new standards, at least one elevator has to be 2m in size. This project was confirmed before the new norms were issued.

3.6.2 Defects and Deviations

No defects were detected at the time of the inspection.

3.6.3 Recommendations

N/A



3.7 ROOF

MAINTENANCE ISSUE ▾

3.7.1 Description

Roof is covered with ceramic tiles.

3.7.2 Defects and Deviations

As it seems, there was no downpipe or drainage made for the roof. From the tiles it is visible that there has been standing water on the roof. Although now there is a downpipe and a drain hole made on the roof, the surface of the roof is uneven, which makes the water still stand on the roof in many areas where it is lower. Many tiles have been damaged with small cracks and holes.

3.7.3 Recommendations

To keep standing water from gathering on the roof, there should be more traps to take away any standing water. This, however, should have been done before the tile work.



3.8 DRAINAGE/DOWNPIPES

MAINTENANCE ISSUE ▾

3.8.1 Description

There are downpipes and drainage installed. Drainage is more than 10 meters away from the downpipes.

3.8.2 Defects and Deviations

Downpipes are not connected to the drain which means that the rain water will remain in front of the building. As the ground is uneven, there will be standing water on the ground everytime it rains.

3.8.3 Recommendations

It is recommended to connect the downpipes with the drain, so that the water will not stay on the ground.

