



INSPECTION DATE

2026-04-28

PUBLIC SAMPLE

Sample Property Inspection Report

Sample Bangkok Condo

Unit Sample unit

INSPECTION SNAPSHOT

5
MAJOR OBSERVED ISSUES

0
SAFETY

5
MAJOR

8
MINOR

181
UNAVAILABLE / N/A

REPORT ID BI-260428-SAMPLE-0000	INSPECTION DATE 2026-04-28	REPORT GENERATED 2026-05-06
PROPERTY Sample Bangkok Condo	ADDRESS Bangkok, Thailand	PROPERTY TYPE condo
UNIT Sample unit	FLOOR High floor	SIZE 120 sqm
INSPECTOR Bangkok Inspect Inspector	CLIENT Sample Client	

REDACTED PUBLIC SAMPLE

Private details and selected checklist content are masked.

Core report sections are shown here: summary, follow-up register, evidence references, and checklist layout. Counts reflect the completed inspection; redacted rows mark where more client-specific content continues.

Inspection Brief

- Core report sections are included here: inspection brief, follow-up items, significant observations, detailed checklist rows, and evidence references.
- Some identifying details, checklist entries, evidence records, and source paths are masked for privacy. A client report is delivered with its full checklist and evidence record.

Status Summary

0 Safety concern	5 Major issue	8 Minor issue	149 OK	181 Unavailable / N/A
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Action Register

TYPE	ITEM AND LOCATION	WHY IT MATTERS	FOLLOW-UP AND TIMING	ROWS	EVIDENCE
Repair / replacement	Ceiling and finish repairs Multiple locations	These visible finish conditions affect the completeness of the repair record for interior surfaces.	Record repair follow-up for ceiling opening, deteriorated ceiling material, plaster cracks, wallpaper damage, counter damage, and pillar finish damage. Routine follow-up	#019, #018	E-001, E-013, E-005
Specialist follow-up	Water and plumbing review Second floor balcony bedroom, second floor balcony, bathrooms, and maid quarters sink	These observations affect follow-up clarity for active or previous water movement and visible sink leakage.	Review the recorded balcony drain condition, bathroom water marks, and maid quarters sink leakage with a plumber. Specialist review	#087, #278, #116, #164	E-002, E-007

PRIORITIES

- Ceiling and finish repairs: Record repair follow-up for ceiling opening, deteriorated ceiling material, plaster cracks, wallpaper damage, counter damage, and pillar finish damage.
- Water and plumbing review: Review the recorded balcony drain condition, bathroom water marks, and maid quarters sink leakage with a plumber.

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Additional action rows continue in the client report

This sample shows the action-register structure without exposing the full client follow-up list.

Significant Observations


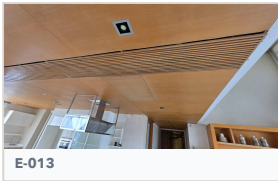
Living room: Removed light fixture left a noticeable hole in the ceiling, currently covered with tapes. Wooden ceiling in deteriorated condition	ROWS #019 EVIDENCE E-001, E-013
Second floor balcony bedroom: Flooring and wallpaper exhibited signs of water damage, likely due to flooding from neglected balcony drain.	ROWS #087 EVIDENCE E-002
Maid quarters bathroom: Significant leakage under the maid quarters sink.	ROWS #116 EVIDENCE E-007

Top Findings and Follow-Up

Major issue

Living room: ceiling condition

ROOMS: STRUCTURE & FINISH / LIVING ROOM

E-001 E-013

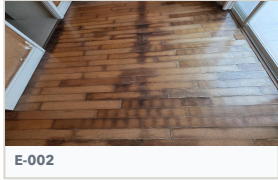
EVIDENCE
E-001 E-013
Ceiling condition; Ceiling condition

FOLLOW-UP
Record repair follow-up

Major issue

Second floor balcony bedroom: visible moisture or mold indicators

ROOMS: STRUCTURE & FINISH / SECOND FLOOR BALCONY BEDROOM



E-002

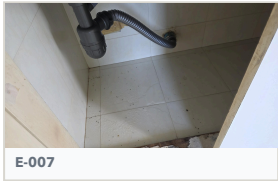
EVIDENCE
E-002
Visible water damage signs

FOLLOW-UP
Review with plumber

Major issue

Maid quarters bathroom: under-sink cabinet and visible plumbing

BATHROOM / MAID QUARTERS BATHROOM



E-007


EVIDENCE
E-007
Under-sink inspection

FOLLOW-UP
Review repair or replacement with plumber

Major issue

Maid quarters sink: visible leaks at connection

PLUMBING & WATER / MAID QUARTERS SINK



E-007

EVIDENCE
E-007
Under-sink inspection

FOLLOW-UP
Review repair or replacement with plumber

REDACTED PUBLIC SAMPLE

Additional highlighted items continue in the client report

The full client report includes the remaining highlighted items, linked rows, follow-up notes, and supporting evidence.

Detailed Inspection Record

Rows marked OK or N/A are included as the detailed inspection record. Action rows are surfaced in the inspection brief and follow-up sections above.

Property, Access & Documents				
17 detailed rows				
Document missing 7 Not accessible 1 OK 9				
NO.	ITEM AND LOCATION	STATUS	EVIDENCE	FOLLOW-UP
001	GENERAL Inspection scope confirmed (PROPERTY-GEN-SCOPE) No issue recorded during the field check.	OK	Completed field check: inspection-scope	No action
002	GENERAL Unit identity and access confirmed (PROPERTY-GEN-UNIT-ID) No issue recorded during the field check.	OK	Completed field check: unit-identity	No action

NO.	ITEM AND LOCATION	STATUS	EVIDENCE	FOLLOW-UP
003	GENERAL Water and power availability confirmed (PROPERTY-GEN-UTILITIES) Utilities were not activated, so functional checks requiring water or power could not be completed.	Not accessible	Inspector notes: electricity and water were not activated during the inspection.	Request access for follow-up check
004	GENERAL Access limitations recorded (PROPERTY-GEN-ACCESS-LIMITS) No issue recorded during the field check.	OK	Completed field check: access-limitations	No action
005	GENERAL Client concerns captured before inspection (PROPERTY-GEN-CLIENT-CONCERNS) No issue recorded during the field check.	OK	Completed field check: client-concerns	No action
006	DOCUMENT LOG Title deed copy availability (PROPERTY-DOC-TITLE-DEED) Document was available for report review.	OK	Document log: Title deed received	No action
007	DOCUMENT LOG Ownership status document availability (PROPERTY-DOC-OWNERSHIP-STATUS) Document was available for report review.	OK	Document log: Ownership status document received	No action
008	DOCUMENT LOG Common area fee statement availability (PROPERTY-DOC-CAM-FEES) The document was requested but was not available at report time.	Document missing	Document log: not received	Request common area fee statement from juristic office
009	DOCUMENT LOG Maintenance arrears statement availability (PROPERTY-DOC-ARREARS) The document was requested but was not available at report time.	Document missing	Document log: not received	Request maintenance arrears statement from juristic office
010	DOCUMENT LOG Building use restriction document availability (PROPERTY-DOC-USE-RESTRICTIONS) Document was available for report review.	OK	Document log: Building use restriction document received	No action
011	DOCUMENT LOG Building earthquake inspection status document availability (PROPERTY-DOC-EARTHQUAKE-STATUS) Document was available for report review.	OK	Document log: Building earthquake inspection status document received	No action
012	DOCUMENT LOG Developer warranty information availability (PROPERTY-DOC-DEVELOPER-WARRANTY) The document was requested but was not available at report time.	Document missing	Document log: not received	Request developer warranty information from seller or developer
013	DOCUMENT LOG Juristic office contact information availability (PROPERTY-DOC-JURISTIC-CONTACT) The document was requested but was not available at report time.	Document missing	Document log: not received	Request juristic office contact information from juristic office
014	DOCUMENT LOG Renovation approval document availability (PROPERTY-DOC-RENOVATION-APPROVALS) The document was requested but was not available at report time.	Document missing	Document log: not received	Request renovation approval document from seller or juristic office
015	DOCUMENT LOG Included furniture and appliance list availability (PROPERTY-DOC-INCLUDED-ITEMS) The document was requested but was not available at report time.	Document missing	Document log: not received	Request included furniture and appliance list from seller or agent
016	DOCUMENT LOG Keys, cards, and access item list availability (PROPERTY-DOC-KEYS-CARDS) The document was requested but was not available at report time.	Document missing	Document log: not received	Request keys, cards, and access item list from seller or agent
017	GENERAL Meter or utility access observed where available (PROPERTY-GEN-METER-ACCESS) No issue recorded during the field check.	OK	Completed field check: meter-access	No action

Rooms: Structure & Finish

16 detailed rows

Major issue 2

Minor issue 1

OK 1

Redacted 12

NO.	ITEM AND LOCATION	STATUS	EVIDENCE	FOLLOW-UP
018	LIVING ROOM Living room: visible wall condition (ROOM-LIVING-ROOM-WALLS) Damaged wallpaper throughout the unit, well within expectation for a unit of this age.	Minor issue	E-005 Wall cracks	Record repair or replacement follow-up
019	LIVING ROOM Living room: ceiling condition (ROOM-LIVING-ROOM-CEILING) Removed light fixture left a noticeable hole in the ceiling, currently covered with tapes. Wooden ceiling in deteriorated condition	Major issue	E-001 E-013 Ceiling condition; Ceiling condition	Record repair follow-up
020	LIVING ROOM Living room: floor surface and visible level (ROOM-LIVING-ROOM-FLOOR) No issue recorded during the field check.	OK	Completed field check: room-floor	No action
087	SECOND FLOOR BALCONY BEDROOM Second floor balcony bedroom: visible moisture or mold indicators (ROOM-SECOND-FLOOR-BALCONY-BEDROOM-MOISTURE) Flooring and wallpaper exhibited signs of water damage, likely due to flooding from neglected balcony drain.	Major issue	E-002 Visible water damage signs	Review with plumber
021	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
022	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
023	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
024	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
025	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
026	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
027	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
028	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
029	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
030	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
031	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
032	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Bathroom

1 detailed rows

Major issue 1

NO.	ITEM AND LOCATION	STATUS	EVIDENCE	FOLLOW-UP
116	MAID QUARTERS BATHROOM Maid quarters bathroom: under-sink cabinet and visible plumbing (BATH-BATHROOM-2-UNDER-SINK) Significant leakage under the maid quarters sink.	Major issue	E-007 Under-sink inspection	Review repair or replacement with plumber

Plumbing & Water

1 detailed rows

Major issue 1

NO.	ITEM AND LOCATION	STATUS	EVIDENCE	FOLLOW-UP
164	<p>MAID QUARTERS SINK</p> <p>Maid quarters sink: visible leaks at connection (WATER-MAID-QUARTERS-SINK-LEAK)</p> <p>Significant leakage under the maid quarters sink.</p>	Major issue	<p>E-007</p> <p>Under-sink inspection</p>	Review repair or replacement with plumber

Balcony & Exterior Openings

1 detailed rows

Major issue 1

NO.	ITEM AND LOCATION	STATUS	EVIDENCE	FOLLOW-UP
278	<p>SECOND FLOOR BALCONY</p> <p>Second floor balcony: drain condition (BAL-SERVICE-BALCONY-DRAIN)</p> <p>Flooring and wallpaper exhibited signs of water damage, likely due to flooding from neglected balcony drain.</p>	Major issue	<p>E-002</p> <p>Visible water damage signs</p>	Review with plumber

REDACTED PUBLIC SAMPLE

Additional checklist rows continue in the client report

Masked rows in this sample show where detailed checklist content continues without exposing private inspection text.

5 additional sections continue in the full client version.

Items marked N/A or Not accessible are included so the client can see what did not apply or could not be checked. They are not treated as passed items.

Evidence Appendix



E-001

Living room: Ceiling condition
#019



E-013

Living room: Ceiling condition
#019



E-002

Second floor balcony bedroom: Visible water damage signs
#087, #278



E-007

Maid quarters: Under-sink inspection
#116, #164



E-005

Throughout the unit: Wall cracks
#018

REDACTED PUBLIC SAMPLE

Additional evidence records are redacted

This public sample includes a limited evidence set. The full evidence appendix is delivered with the client report.

Service Boundary

Bangkok Inspect provides property inspection services only. This report records observable property conditions, available documents, and access limits at the time of inspection. It does not confirm hidden conditions, code compliance, title status, ownership quota, market value, repair cost, or future performance. It is not legal, financial, tax, engineering, structural, electrical, or fire-safety advice. For those conclusions, use the relevant licensed professional.

- This public sample is redacted and is not the complete inspection file for this property.