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Pre-purchase inspection report

3-bedroom apartment, 2nd floor

Building from 1987, 14 units, Luxembourg (fictitious address)

Sample – fictitious document for illustration

Date of visit
12 November 2026, 2:00 – 3:45 pm

Time on site
1 h 45 min

Advertised area
92 m²

Present
Buyers, seller's agent, precheck inspector

Conditions
Dry, 9 °C, heating on

Report language
English

Reference
PC-2026-0000

Summary

Our opinion in one sentence

> A sound, well-kept apartment with no structural defects, but with two items to deal with quickly (fuse board, shower seal) and a facade renovation already approved by the co-ownership that should be reflected in the price.

7	5	2	1
Good	Monitor	Plan for	Urgent

Work to plan for (1 to 3 years) — €9,100 – €14,700

Estimates including VAT, excluding cosmetic work. These are not quotes.

Three points to discuss before the compromis

1. Have the fuse board checked by a licensed electrician: no 30 mA residual current protection identified on the bathroom circuit.
2. Settle in the compromis who pays for the facade renovation approved at the owners' meeting on 18 March 2025.
3. Ask the seller to replace the shower tray seal, or take it into account in the price.

Good — No action needed.

Monitor — Keep an eye on it over the coming years.

Plan for — Budget for work within 1 to 3 years.

Urgent — Deal with it before or right after buying.

Detailed findings

Item	Finding	Rating	Estimated budget
Structure and facade			
Facade	Render in good condition, no through cracks. Expansion joints clean.	Good	—
Balcony	Slab sound, railing firmly fixed, drainage working.	Good	—
Stairwell	Fine render cracks on the 1st floor, no sign of movement.	Monitor	—
Interior			
Bathroom	High readings at the base of the shower (see moisture page). Tray seal cracked, silicone blackened.	Plan for	€600 – €1,200
Living room windows	Original double glazing (1987), worn seals, working correctly. Replacement needed in the medium term.	Monitor	€0 now · €8,000 – €11,000 in 5–10 years
Floors and walls	Parquet in good condition, no damp at the base of bedroom walls.	Good	—

Detailed findings (2/2)

Item	Finding	Rating	Estimated budget
Installations			
Fuse board	Original board, partly replaced. No 30 mA residual current protection identified for the bathroom circuit.	Urgent	€1,500 – €2,500
Sockets and lighting	Earthed sockets in kitchen and bathroom. One permanent extension lead in bedroom 2.	Good	—
Heating	Individual wall-mounted gas boiler from 2011, annual servicing documented until 2025. Likely end of life in 3 to 5 years.	Monitor	€3,500 – €5,000 in 3–5 years
Ventilation	Bathroom extractor working, recirculating kitchen hood.	Good	—
Annexes			
Cellar no. 7	Slight damp smell, readings normal for a below-ground cellar. No signs of flooding.	Good	—
Parking space no. 12	As advertised, badge access.	Good	—
Co-ownership			
Facade renovation	Approved on 18 March 2025, works planned for 2027. Share estimated from the unit's thousandths.	Plan for	€7,000 – €11,000
Lift	Modernisation discussed at the 2025 meeting, not approved.	Monitor	—
Documents			
Floor area	92 m² advertised, 89.5 m² on the plans. The difference is probably the balcony counted in the advert.	Monitor	—
Total work to plan for			**€9,100 – €14,700**

Moisture readings

Readings with a capacitive moisture meter, in relative values. Each reading is compared with a sound reference wall in the same room.

Room	Location	Reading	Reference	Interpretation
Bathroom	Base of wall, shower side	78	24	**High – leak at the seal**
Bathroom	Partition, hallway side	29	24	Normal
Kitchen	Under the sink	26	22	Normal
Living room	North corner, base of wall	25	23	Normal
Bedroom 1	Under the window	31	23	Slightly high – condensation
Cellar no. 7	Below-ground wall, 50 cm up	58	—	Normal for a below-ground wall

A reading on the outside facade is not meaningful: it mostly reflects the weather of the previous days.

Photos



Photo 1 – render crack, 1st floor landing

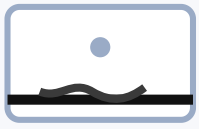


Photo 2 – shower tray seal

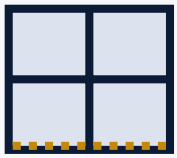


Photo 3 – window seal, south side



Photo 4 – fuse board

Co-ownership and documents

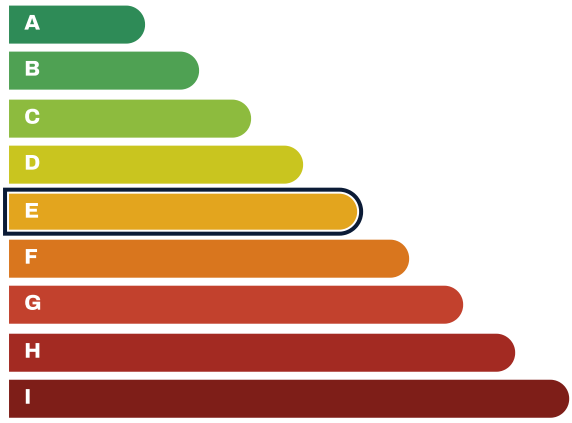
Documents provided by the seller's agent on 10 November 2026 and read before the visit.

Minutes of owners' meetings 2023, 2024 and 2025	**Read**
Service charge statements 2023 and 2024	**Read**
Works fund balance at 31/12/2025	**Read**
Co-ownership regulations	**Read, extract for unit 7**
Energy performance certificate (2022)	**Read**
Floor plans	**Read**

Detailed findings

- Works fund: balance attributable to the unit around €2,300. It stays with the unit and will reduce the facade share.
- Service charges stable: €2,640 in 2023, €2,710 in 2024.
- No ongoing disputes mentioned, no owners significantly in arrears.
- To be specified in the compromis: the facade was approved before the sale, so the split between seller and buyer must be written down.

Energy performance certificate



Rating shown: E for energy performance, E for thermal insulation.

- Consistent with what we saw: original windows, no external insulation, gas boiler from 2011.
- The approved facade renovation could improve the rating if it includes insulation. The minutes do not say: ask the managing agent.

Action plan

Before the compromis

- Electrics: opinion of a licensed electrician.
- Facade: cost-split clause in the compromis.
- Shower: repair by the seller or price reduction.

Within 12 months

- Annual boiler service.
- Watch condensation under the bedroom 1 window, ventilate.

In 1 to 3 years

- Facade share (2027).

Monitor

- Living room windows, boiler, stairwell cracks.

Method and limits

- Visual, non-destructive inspection of the parts accessible on the day of the visit. No dismantling, probing or laboratory analysis.
- Budgets are estimates including VAT to support your decision and negotiation. They do not replace a contractor's quote.
- This report is not a court-appointed expert report, a structural survey, an electrical or gas compliance test, or an asbestos survey.
- Hidden defects that cannot be detected during a normal visual inspection cannot be ruled out.

Inspection carried out by

precheck.lu

Report delivered on 13 November 2026