

STRATIQ PROPERTYOBSERVER LLC

Sample report

Visual inspection documentation

Anonymous structure example for apartment snagging

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1 Purpose of this example

This document illustrates how traceable visual inspection documentation for an apartment snagging service can be structured. It deliberately contains **no** data about an actual property, no client details and no results from a real inspection.

Important context. A sample report is not a specialist technical report. It does not evidence defects and does not determine the condition, quality, responsibility or rights associated with a specific property.

2 Documentation principles

The documentation provides an orderly basis for subsequent discussion. Its specific content depends on the property, accessible areas, the agreed scope and the utility connections available at the appointment.

Section	Documented content
Property reference	An anonymous reference, inspection date, agreed scope and accessible areas.
Inspection point	A clear location for the area, component or installed service observed.
Observation	A factual description of a visible point or a functional check agreed in advance.
Record	Photo, note or reference number where included in the commission.
Next step	A note for possible further discussion; not a binding decision about cause, responsibility or remedy.

3 Illustrative recording logic

The following entries are illustrative only. They are not taken from a STRATIQ commission and do not assess a particular apartment.

Area	Inspection point	Neutral documentation style
Entrance area	Door / ironmongery	Record a visible surface or operational observation with its location, photo reference and a note for further discussion where appropriate.
Kitchen	Cabinet, worktop or extract	Describe visible alignment, workmanship or accessible installation without making a statement about cause.
Bathroom	Fitting, sealant or drain	Record a visible observation or an agreed functional check in an accessible area.
Living area	Ceiling, wall or floor	Place the observation by room and component; do not draw conclusions about concealed layers.
Air conditioning / ventilation	Grille, thermostat or visible connection	Document the observation within the agreed scope and the conditions available at the appointment.

4 What a report does not replace

Visual inspection documentation does not replace destructive investigation, a specialist report, contract review, legal advice or a decision by a developer, contractor, management entity or authority. Inaccessible, concealed or absent components and systems cannot be assessed conclusively.

5 Next step

If a handover is approaching or post-handover visible observations need to be organised, STRATIQ first clarifies the possible scope, access and information available for a walkthrough. A specific service is agreed only afterwards.