

Sample Flat

Musterstraße 12, Berlin 10115, Germany

INSPECTION

Move-in · Sep 29, 2026

PROPERTY

Apartment · Rented

PREPARED BY

Demo Bausian (demo@bausian.com)

LANDLORD

Max Mustermann (landlord@example.com)

REPORT GENERATED

Sep 29, 2026, 6:08 PM GMT+2

VERIFICATION CODE

BX2K-4TSE-E37P (see last page)

5

Rooms inspected

15

Photos

1

Major issues

5

Moderate issues

8

Minor issues

Rooms

Hallway	Good · 3 findings · 3 photos
Living room	Not assessed · 4 findings · 3 photos
Kitchen	Not assessed · 2 findings · 3 photos
Bedroom	Not assessed · 2 findings · 3 photos
Bathroom	Not assessed · 3 findings · 3 photos

Recipient sign-off

Max Mustermann · Agrees, with comments · Sep 29, 2026, 6:08 PM GMT+2

"Thanks for the thorough report. I'll have the bathroom sealant redone before you move in."

1 comment(s) on individual findings, recorded in Bausian.

Findings in this report were detected with AI assistance from the attached photos and were individually reviewed, edited or added by the person who prepared it. Photos are numbered in the order they were captured. This report records visible condition only and is not a structural survey.

Hallway

Condition: Good

Assessment covers visible surfaces in the supplied photos only.

The hallway is empty and generally in sound decorative order, with intact walls, ceiling, skirting and door. The main defects visible are a band of light scuff/scratch marks on the wall just above the skirting board, a small vertical mark on the wall beside the door frame, and a few surface scratches on the wood-effect floor. No signs of water damage, mould, holes or broken fixtures are visible in the supplied photos.

Findings (3)

1 Surface scratches on floor Minor

Several thin, light-coloured linear scratches run across the wood-effect floor boards. They read as surface scuffing rather than gouges or missing planks.

Centre of the floor in the foreground, in front of the mirror wall · floor · See photo 2

2 Scuff and scratch marks on wall above skirting Minor

A horizontal band of grey scuff and scratch marks runs along the wall just above the skirting board. The marks are surface-level on the paint with no visible dents or exposed substrate.

Wall immediately above the skirting board, on the entrance-door wall (also visible in photo 1) · walls · See photo 3

3 Vertical mark beside door frame Minor

A short, narrow vertical mark or scratch is visible on the wall paint next to the door architrave. It appears cosmetic and limited to the paint surface.

Wall to the left of the entrance door frame, at approximately handle height · walls · See photo 1

Photos

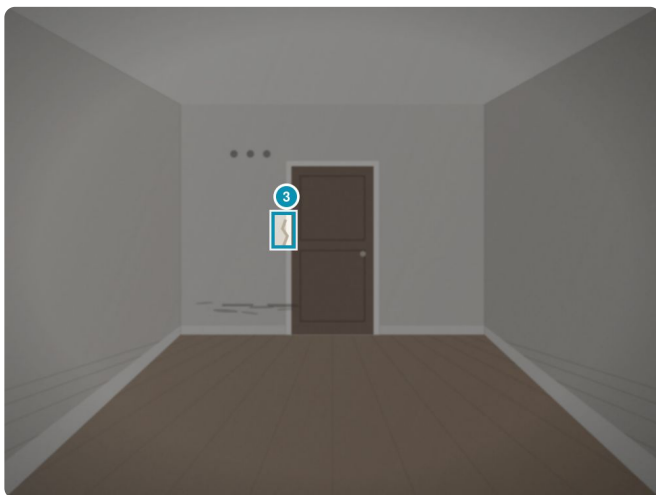


Photo 1 — Entrance door and coat hooks

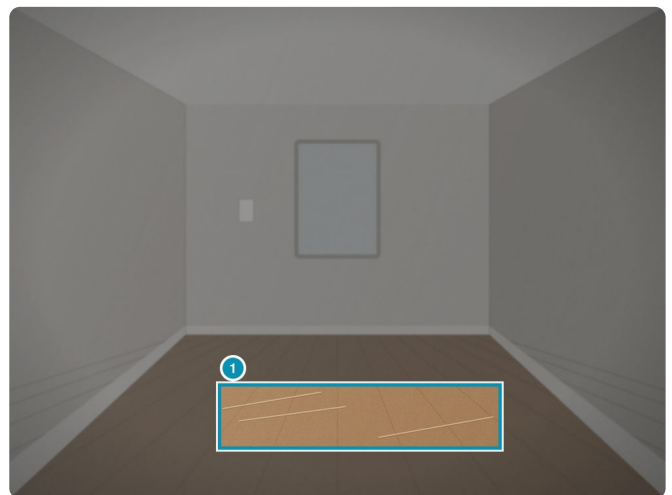


Photo 2 — Mirror wall and floor

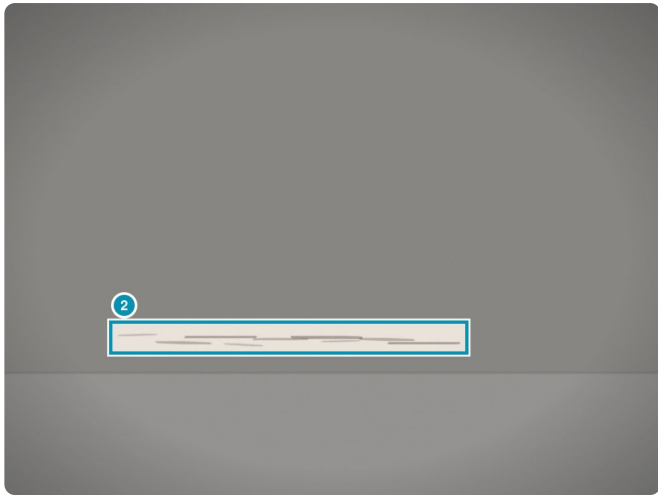


Photo 3 — Wall above the skirting board, close-up

Living room

Limited assessment. No photograph of the fourth (camera-side) wall or the doorway/entry area, so that wall cannot be assessed. The ceiling discolouration in Photo 1 is captured only from a distance at an oblique angle; texture, bubbling or active moisture cannot be judged. No close-up images of the window frame, sill, skirting boards or the underside/edges of the floor along the walls. Lighting in Photo 3 is uneven with darkened corners (vignetting), which can hide finer surface marks.

Follow-up photo: Photograph the fourth wall (behind the camera in Photos 1 and 2), including the doorway and any light switches or outlets.

Follow-up photo: Take a straight-on close-up of the ceiling stain seen in the upper right of Photo 1, ideally with a torch held at a low angle to show texture and any sagging.

Follow-up photo: Take a close-up of the window frame, sill and surrounding wall in Photo 1 to check for moisture or damage below the stained ceiling area.

Follow-up photo: Re-shoot the pale rectangular area on the wall in Photo 2 straight on and without flash or strong directional light, to confirm whether it is a discoloured/patched area or a lighting artefact.

Follow-up photo: Provide evenly lit, in-focus floor shots along each wall and at the skirting line.

Walls, skirting and window in the visible portions of the room appear intact and free of holes or major marks, and the floor is continuous with no lifting boards visible. The main defects recorded are a brown discoloured patch on the ceiling near the right-hand wall and a group of surface scratches on the floorboards. Coverage is incomplete (fourth wall and close-ups missing), so a room-wide condition rating is not given.

Findings (4)

1 Brown stain on ceiling near right wall Major

An irregular tan/brown discoloured patch roughly 0.5 m across is visible on the ceiling with darker concentric edging typical of a water mark. No cracking, sagging or dripping is visible from this distance.

Ceiling, upper right of the photo, close to the junction with the right-hand wall · ceiling · See photo 4

2 Surface scratches on floorboards Minor

Three long, fine light-coloured scratches run diagonally across two floorboards. They appear to be surface-level marks in the finish rather than gouges through the board.

Centre of the close-up floor photo, described as near the sofa · floor · See photo 6

3 Short curved mark on floorboard Minor

A short wavy dark line is visible on the board surface; it may be a scuff or a shallow indentation in the finish.

Lower left of the close-up floor photo, below the scratch cluster · floor · See photo 6

4 Pale rectangular patch on wall Minor

A lighter rectangular area of wall is visible below an exposed hook, consistent with an unfaded or repainted patch where a frame previously hung. Strong local lighting in the photo makes it uncertain whether this is discolouration or a reflection.

Upper middle of the far wall, left of the hanging picture, beneath a small wall hook · walls · See photo 5

Photos



Photo 4 — Window wall and sofa

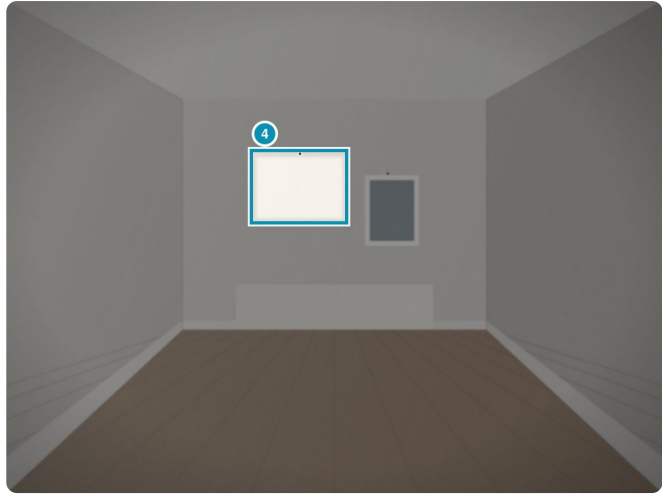


Photo 5 — Sideboard wall

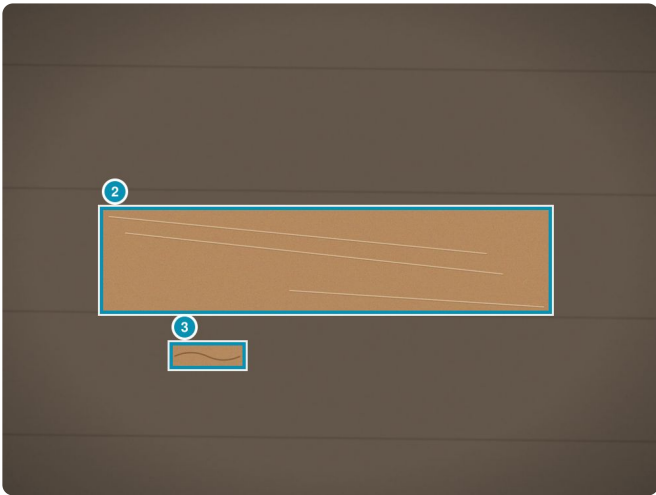


Photo 6 — Floorboards near the sofa, close-up

Kitchen

Limited assessment. Photos 1 and 3 show only two walls (the run with the window/worktop and the fridge wall); the remaining two walls, the entry door and the ceiling above the camera are not covered. Photo 2 is a tightly cropped close-up with heavy vignetting and soft focus, so the surrounding surface and the exact extent/texture of the dark mark cannot be judged. No close-up images of the worktop as a whole, the splashback tiles, the floor tiles or grout, the window frame/seals, or the fridge interior and seals were provided. Wide shots are taken from a distance, so fine scuffs, chips and grout staining would not be resolvable.

Follow-up photo: Retake Photo 2 from slightly further back with even lighting and the full worktop section in frame, including a scale reference (e.g. a ruler or coin), so the size and nature of the dark ring mark can be judged.

Follow-up photo: Photograph the two walls not shown in Photos 1 and 3, including the entry door and any sink or hob area.

Follow-up photo: Take a straight-on close-up of the worktop front edge beneath the window (the small mark visible at the centre of Photo 1) to confirm whether it is a chip, fixing or surface stain.

Follow-up photo: Provide close-ups of the splashback tiles and grout, the floor tiles and grout lines, and the window frame, sill and seals.

Follow-up photo: Provide photos of the fridge with the doors open, showing the interior and door seals.

The wide views show painted walls, a white tiled splashback, green cabinet fronts, light floor tiles and a white fridge that all appear intact and clean at the distance photographed. The main recorded defect is a dark circular mark shown in the close-up of the worktop surface, plus a small unidentified mark on the worktop front edge. Because only two walls are covered and the close-up is vignettted and soft, a room-wide condition rating cannot be given.

Findings (2)

1 Dark circular stain on worktop surface Moderate

A roughly circular dark brown mark approximately the size of a ring/cup base, with a diffuse feathered edge and a lighter centre, sits on the otherwise pale, uniform surface. The photo does not resolve whether the surface is scorched, etched or only discoloured.

Centre of the close-up worktop surface · other · See photo 8

2 Small mark on worktop front edge Minor

A small dark grey mark is visible on the underside/front edge of the worktop below the window. At this distance it cannot be determined whether it is a chip, a fitting or a surface stain.

Front edge of the worktop directly below the window, centre of the photo · cabinetry · See photo 7

Photos

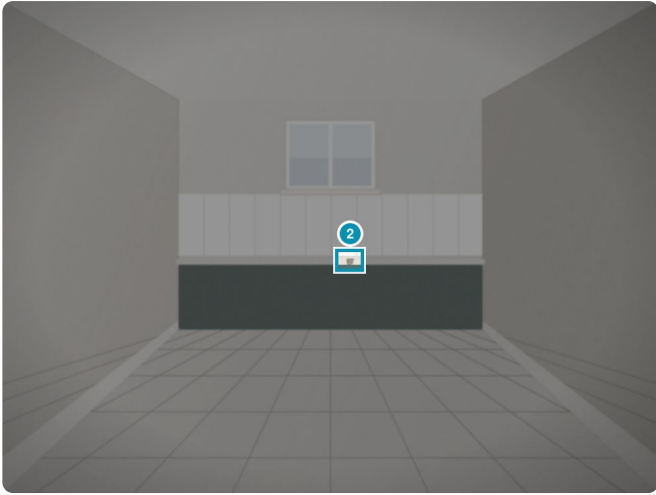


Photo 7 — Worktop and splashback



Photo 8 — Worktop surface, close-up

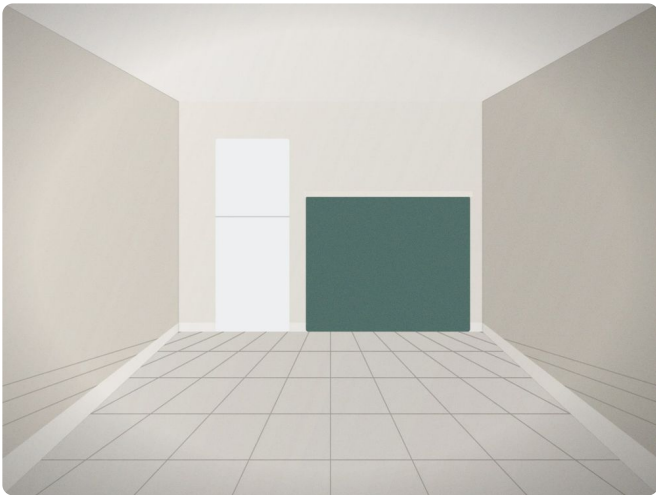


Photo 9 — Fridge and cabinets

Bedroom

Limited assessment. Photo 1 shows a wood-plank floor while Photo 2 shows a carpeted floor in an otherwise similar room, so it is unclear whether both images depict the same room or the same floor covering. No close-up of the floor stain in Photo 2 is provided, so its texture, depth and whether it is wet or dry cannot be determined. Photo 3 is a tight close-up with vignetting and no surrounding context (no skirting, window edge or ceiling line), so the crack's exact position and length relative to the wall cannot be confirmed. The wall containing the room entry door, the full ceiling, electrical fittings and the window frame/sill up close are not shown.

Follow-up photo: Retake a wide shot of each of the four walls, including the entry-door wall, with the full floor-to-ceiling extent visible.

Follow-up photo: Photograph the floor covering in one continuous shot so the same surface (wood or carpet) is documented throughout the room.

Follow-up photo: Take a close-up of the stain in Photo 2 from about 1 m, straight on and with even lighting, plus a wider shot showing its distance from the wardrobe.

Follow-up photo: Retake the crack from Photo 3 with a wider framing that includes the ceiling line and window edge, and add a scale reference (e.g. tape measure) alongside it.

Follow-up photo: Add close-ups of the window frame, sill and the wardrobe doors, including hardware.

Photos are well lit and in focus, and show a largely clean, bare room with plain painted walls, white skirting and a plain ceiling. Two defects are visible: a branching crack in the wall above the window and a discoloured patch on the floor covering near the wardrobe. Coverage is incomplete and the floor finish differs between photos, so a room-wide condition rating cannot be given.

Findings (2)

1 Discoloured patch on floor covering Moderate

An irregular brown patch of discolouration is visible on the light-coloured floor covering. Its edges are diffuse and darker than the surrounding surface, consistent with a stain rather than a shadow.

Centre of the floor, roughly 1–1.5 m in front of the wardrobe doors · floor · See photo 11

2 Branching crack in wall paint/plaster Moderate

A thin, jagged vertical crack with a secondary branch runs through the wall finish. It is visible as a continuous dark line in the close-up and as the same line descending from the ceiling to the window head in Photo 1.

Wall above and to the left of the window, running down from the ceiling line toward the window head (shown in context in Photo 1) · walls · See photo 12

Photos



Photo 10 — Window wall and bed

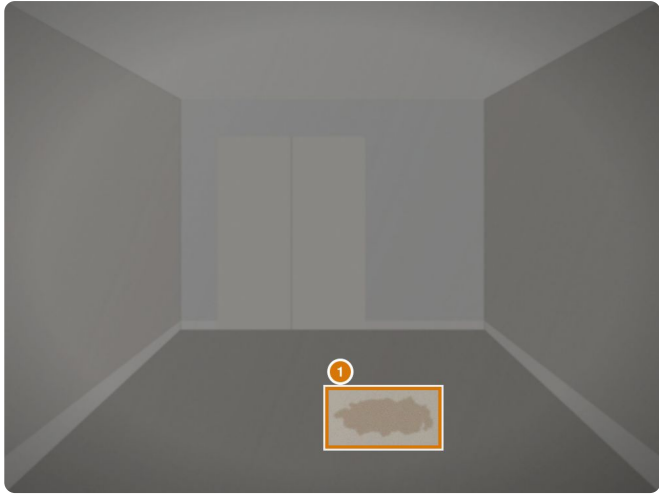


Photo 11 — Wardrobe and carpet

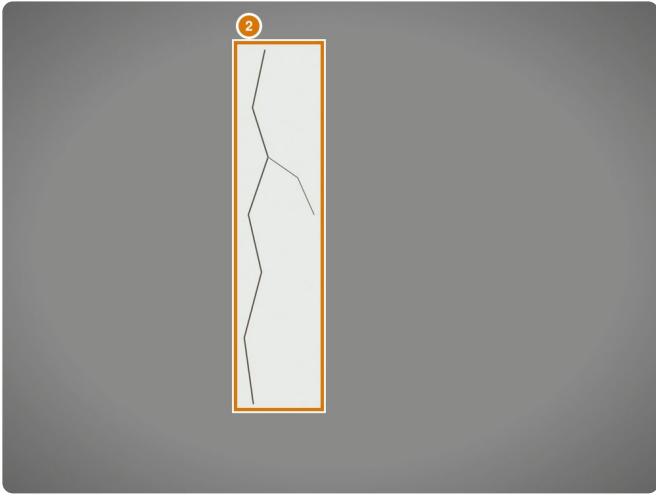


Photo 12 — Wall left of the window, close-up

Bathroom

Limited assessment. Only one wide-angle photo is provided; it shows the bath, tiled wall, floor and ceiling but does not include the washbasin, toilet, door or entry wall, so room-wide coverage is incomplete. The close-up photos (2 and 3) are heavily vignetted/over-exposed at the edges, which makes it hard to judge the extent of surrounding discolouration or hairline damage. Photo 3 is framed tightly on the basin bowl, so the surrounding countertop, tap and under-sink plumbing cannot be evaluated. No close-up of the bath tub surface, sealant/grout line at the bath edge, or floor tiles is provided.

Follow-up photo: Take a wide photo of the wall containing the washbasin, mirror and any cabinetry, plus a second wide photo from the opposite corner to capture the door and entry wall.

Follow-up photo: Retake the basin close-up (as in photo 3) from slightly further back with even lighting, showing the whole bowl, tap, overflow and the countertop around it.

Follow-up photo: Photograph the under-sink plumbing and trap to check for leaks or moisture below the stained drain.

Follow-up photo: Provide a close-up of the speckled/discoloured area on the tiled wall above the bath (seen at left in photo 1), including the grout lines and the bath-to-wall sealant joint.

Follow-up photo: Take a straight-on close-up of the cracked tile (photo 2) with a scale reference and indicate its position on the wall relative to the bath.

The visible surfaces of the bathroom are generally clean and light in colour, with the floor tiles, ceiling and side walls appearing intact in the wide view. Three specific defects are visible: a dark speckled discolouration on the tiled wall above the bath, a cracked wall tile, and a brown stain around the washbasin drain. Coverage is incomplete, so no room-wide condition rating can be given.

Findings (3)

1 Cracked wall tile Moderate

A distinct dark, jagged crack runs diagonally across one wall tile from its upper edge to its lower edge. The crack is confined to the single tile with no visible displacement of adjacent tiles.

Centre of the tiled wall, within a single tile in the close-up view · walls · See photo 14

2 Dark speckled discolouration on tiled wall above bath Moderate

A rectangular patch of the wall tiling shows dense dark speckling contrasting with the surrounding clean white tile, consistent with mildew or staining in a splash zone. The affected area spans roughly two tile courses immediately above the bath edge.

Tiled wall at the head end of the bath, left side of the rear wall just above the tub rim · mold-moisture · See photo 13

3 Brown staining around washbasin drain Minor

A tan/brown irregular stain surrounds the drain fitting and extends down the base of the basin bowl. No cracking or chipping of the basin surface is visible in this view.

Basin bowl immediately surrounding and below the drain outlet · plumbing · See photo 15

Photos

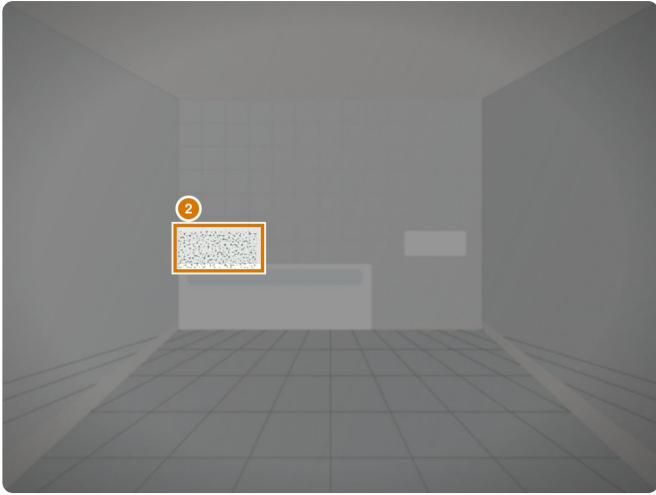


Photo 13 — Bath and tiled wall

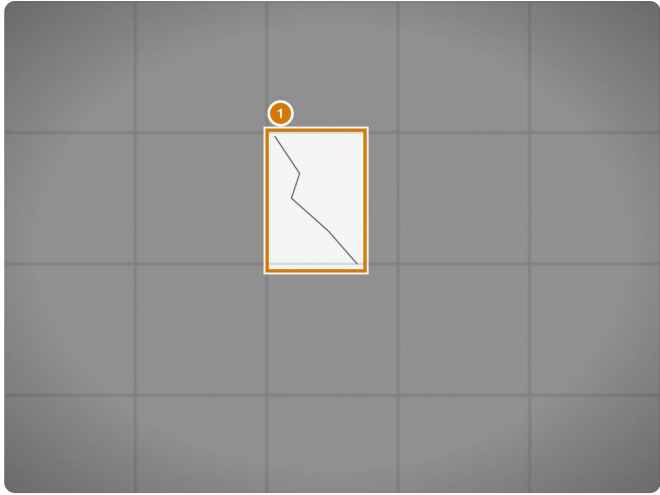


Photo 14 — Wall tiles, close-up

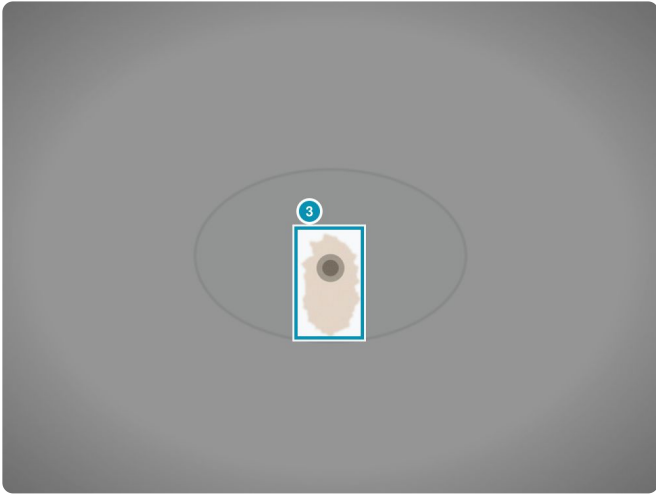


Photo 15 — Washbasin drain, close-up

Evidence integrity



VERIFICATION CODE
BX2K-4TSE-E37P

<https://bausian.com/verify/BX2K4TSEE37P>

Scan the code or open the link and drop in a copy of this PDF. The page confirms whether the copy is identical, byte for byte, to the report Bausian generated on Sep 29, 2026, 6:08 PM GMT+2. Any change to the file, however small, makes the check fail.

Photo fingerprints

Each photo's original file was fingerprinted (SHA-256) by Bausian's server when it was uploaded. The same fingerprint can be recomputed from the original file, or checked on the verification page. "Taken" is the capture time recorded by the camera (EXIF), shown in the camera's local time; "Uploaded" is the server time.

Photo	Room	Taken	Uploaded	SHA-256
1	Hallway	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	78295eaa8f4c0b679c0b43f18f5693da c4ad1cfecb172ea5f2b636d80b9dceef
2	Hallway	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	23420a127167486bb5f07e8dd64ad7f1 8ddad8597925fbd6b0a2268c1bd1adbe
3	Hallway	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	b58e823f84627b31fc9914fdb7ed78 9e198d333ce17ebbd5d262179d7354ec
4	Living room	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	7f375c23217467e3a87570219e3b36a4 a835efee310d262f81d4443b155074e7
5	Living room	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	3628a51e029bb7cf04358aaa425765b2 e29f40eb90aa975ce2d5f750c9816a44
6	Living room	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	c7d0ef7865c7ff44eb894c92744be90d 37dd5c5b9a7ea74b8e341272a43a7512
7	Kitchen	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	c1b5efabee7a4805eea7776f5f2acb8 f09dd62dd44e4a34c5ace1e1954511bd
8	Kitchen	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	108944e91fe59c92ecbee6ca67c3fb87 98c47e3243cbf9ecea07ca46e03231ba
9	Kitchen	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	d31fb72118a94c7e16a818f16a2e22f6 82a1ac29f343e92972b2a2a537cf786f
10	Bedroom	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	4a71d973f3322a65df7fd2874251016a 12aa93c2e9bbe0533d24a291d82422e0
11	Bedroom	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	f727eee72b65b89d8edeee4b1c21fdad 52bbccbe2261132340a388445227af4e
12	Bedroom	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	5fe0cd082aafc164ac3728acda365b0c c851ca6dd2171ce2a461a53109809587
13	Bathroom	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	3438b37cf2b09eae3b9ceda24fedf4cc 393978ac711af09a8e8f149460f4dbc9
14	Bathroom	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	6101ebfc12e759b1ddb9886f0f3cadcd7 a5ebac3b49bee4949f3143773d1160c3
15	Bathroom	Not recorded in file	Sep 29, 2026, 6:01 PM GMT+2	e5c02702754e4492e2cb077b72c23edb 5b5277b28b5bed41e917051734dd7b9f