Building inspection · 18 October 2026

Project details

PROJECT

Building	Lindenhof apartments · Example
Address	Musterstraße 12, 12345 Musterstadt
Example	Fictional project · 18 October 2026

PARTICIPANTS

Site manager	**Lena Weber** · Lindenbau · Beispiel lena.weber@lindenbau.example · +49 000 10001
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Documentation details

INSPECTION

Date	18 Oct 2026
Documentation number	LH-2026-001
Purpose	Record visible building-envelope defects and define further investigation and follow-up.
Property	Lindenhof apartments - Musterstraße 12, 12345 Musterstadt
Inspection time	09:15-11:15
Inspection method	External visual inspection from accessible ground-level areas
Prepared by	Mara König - building surveyor
Follow-up reviewed	19 October 2026

INSPECTION PARTICIPANTS

Planner	**Mara König** · Planwerk · Beispiel mara.koenig@planwerk.example · +49 000 10002
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Task overview

Task	Location	Responsible	Status	Deadline	Page
Task 1 · Arrange assessment of the damaged balcony edge	Pin 1.1.1 · Defect	Lena Weber · Lindenbau · Beispiel	In progress	23 Oct 2026	6
Task 2 · Measure moisture and inspect the downpipe connection	Moisture	Mara König · Planwerk · Beispiel	Open · Overdue	18 Oct 2026	8

Pin 1



Figure 1 ● Concrete damage

Pin 1.1



Figure 2

Pin 1.1.1 · Defect

Component Concrete spalling · Balcony underside



Figure 3 · Concrete spalling · Balcony underside

Assessment and investigation - exposed reinforcement

The visible condition is consistent with deterioration of the concrete cover associated with reinforcement corrosion. The initiating cause and the extent of corrosion cannot be established by visual inspection. Further loose or detached concrete may be present beyond the visible opening.

A competent concrete specialist should inspect the underside and adjacent slab edges at close range, establish the extent of unsound concrete and assess cover and reinforcement condition. The slab top, waterproofing, edge details and drainage should also be checked for possible moisture entry. The specialist should determine any further testing and whether structural assessment is required.

Maintain the precautionary restriction below the affected area until it has been assessed. Define repair measures from the investigation findings; this visual record does not establish that the balcony is safe for unrestricted use.

TASKS AND MEASURES

Task 1 · Arrange assessment of the damaged balcony edge

Responsible	Lena Weber · Lindenbau · Beispiel
Status	In progress
Deadline	23 Oct 2026 (Europe/Berlin)
Comments	Access is secured. Coordinate the inspection with the specialist before defining the repair.
Evidence	Figure 3

Moisture

Component Moisture at the plinth

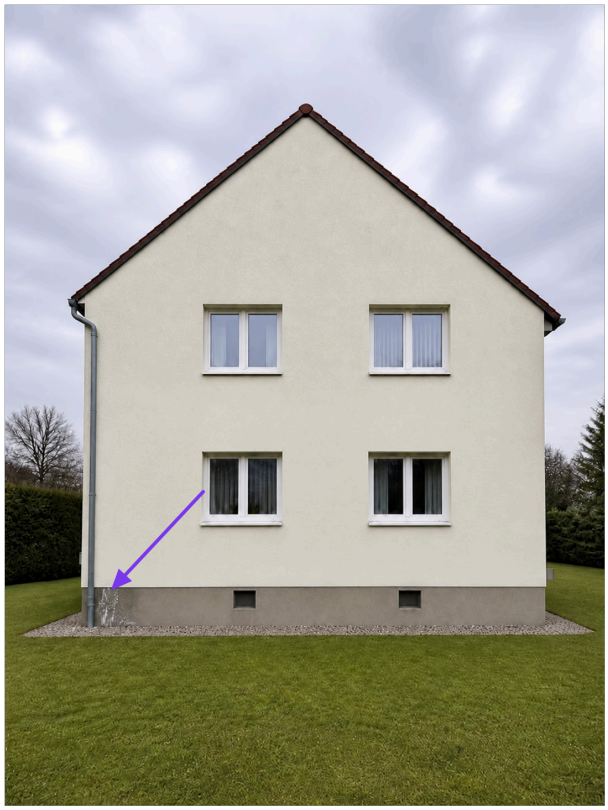


Figure 4 · West elevation - downpipe and plinth

- Moisture-related findings

Location and context - west plinth

The marked area is at the foot of the rainwater downpipe on the west elevation, close to the north-west corner. The overview records the relationship between the staining, downpipe, gravel strip and adjacent ground. The linked detail photograph records the surface condition.

Moisture



Figure 5 · Moisture at the plinth

Finding - staining and deposits at the plinth

At the west elevation, beside the rainwater downpipe near the north-west corner, irregular dark staining is visible in the rendered plinth. The affected area is approximately 0.60 m wide and extends to about 0.45 m above the adjoining ground level, estimated visually.

Patchy whitish deposits and local changes to the surface coating are visible. The boundary with the less affected render above is irregular. These features are compatible with repeated wetting and drying, but the deposits have not been identified by testing.

No material moisture measurements or inspection of the concealed wall layers was undertaken. Inspect the downpipe joints and drainage connection, adjacent ground levels and plinth detailing, then record comparative moisture readings before deciding on remedial work.

TASKS AND MEASURES

Task 2 · Measure moisture and inspect the downpipe connection

Responsible	Mara König · Planwerk · Beispiel
Status	Open · Overdue
Deadline	18 Oct 2026 (Europe/Berlin)
Comments	Please add readings and a photo of the connection to this finding.
Evidence	Figure 5