PROPERTY INSPECTION & CONSTRUCTION VERIFICATION IN GHANA

SAMPLE PRE-PURCHASE PROPERTY INSPECTION REPORT

An abbreviated demonstration of selected Medlan Inspect reporting outputs.

FICTIONAL SAMPLE

Prepared solely to demonstrate report presentation and client-facing output. It is not an inspection of an actual property.

KNOW BEFORE YOU BUY. VERIFY BEFORE YOU COMMIT.

SAMPLE

About this sample

This document is a deliberately abbreviated public preview. It demonstrates the clarity, evidence presentation and decision-support style a Medlan Inspect client may receive. It does **not** reproduce the complete Medlan Inspection & Reporting Standard (MIRS), internal inspection checklists, assessment criteria, quality-control procedures, decision rules or proprietary reporting protocols.

The property, client, observations and findings shown here are fictional. Any photographs used in an actual client report would be site-specific inspection evidence captured or supplied for that assignment.

INTELLECTUAL PROPERTY NOTICE

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What this preview shows

A property profile, a concise inspection scope, a decision snapshot, three representative findings, an example evidence presentation, a simplified action summary, limitations and the type of next-step guidance a client may receive.

What this preview intentionally does not show

The complete inspection checklist, full finding library, internal evidence hierarchy, detailed priority decision logic, QA procedures, specialist escalation rules, report-generation logic, reusable templates or other internal MIRS controls.

SAMPLE

Fictional property profile

Report type	Pre-purchase property inspection
Property	Fictional two-storey detached residence
Location	Greater Accra Region, Ghana (fictional)
Inspection basis	Visual, non-destructive inspection within agreed accessible areas
Client objective	Identify material visible concerns before committing funds
Report status	Sample demonstration only - not valid for a transaction

Illustrative scope

The example assumes accessible external elevations, selected internal rooms, roof-space access where safely available, visible plumbing and electrical components, wet areas, doors and windows, finishes, and readily observable signs of moisture or deterioration. No destructive opening-up, laboratory testing or concealed-services verification is implied.

Inspection boundaries matter

An inspection records conditions reasonably observable at the time and within the agreed scope. A report should not be read as a warranty that every concealed or future defect has been identified.

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Decision snapshot

This page is designed to help a purchaser understand the significance of the reported observations without turning the inspector into the purchaser's decision-maker.

OVERALL SIGNAL	Material issues identified for further consideration before commitment.
IMMEDIATE FOCUS	Resolve higher-priority moisture and electrical concerns before relying on the property condition.
SPECIALIST INPUT	Obtain targeted specialist review where the inspection scope cannot establish cause or compliance.
NEGOTIATION USE	Use verified remedial implications as one input to price, rectification or completion discussions.
DECISION PRINCIPLE	Do not treat this sample wording as a BUY / DON'T BUY recommendation.

SAMPLE

Representative findings

Only three findings are shown. A real report may contain more or fewer findings depending on the property, scope and observations.

FINDING 01	Moisture staining at internal wall junction	P2
OBSERVATION	Localised staining and finish deterioration are visible near a lower wall junction in the fictional living area.	
WHY IT MATTERS	The visible condition may be consistent with moisture exposure, but visual inspection alone does not establish the source.	
RECOMMENDED NEXT ACTION	Investigate the moisture source before decorative repair. If active moisture is confirmed, obtain appropriate remedial advice and verify the area after correction.	
SCOPE NOTE	No destructive opening-up or moisture-source tracing is represented in this sample.	

FINDING 02	Exposed / inadequately protected electrical termination	P1
OBSERVATION	A fictional electrical termination is shown as accessible without satisfactory protection.	
WHY IT MATTERS	Accessible live or potentially live components can present a safety risk and warrant prompt attention.	
RECOMMENDED NEXT ACTION	Restrict access and have a competent electrical professional assess and rectify the installation before normal use.	
SCOPE NOTE	This sample does not certify electrical-system compliance.	

FINDING 03	Minor external finish cracking	P3
OBSERVATION	Fine cracking is illustrated within an external rendered finish, with no other condition established by this sample.	
WHY IT MATTERS	Minor finish cracking can permit local water entry or deteriorate over time, but appearance alone does not establish structural significance.	
RECOMMENDED NEXT ACTION	Repair using a suitable system after checking for movement or recurring moisture; monitor after repair.	

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SCOPE NOTE	Structural causation is not inferred from the illustrated observation.

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Example evidence presentation

Actual reports connect observations to relevant site evidence. The public preview intentionally avoids publishing a reusable evidence-record template.

PHOTO / EVIDENCE PLACEHOLDER

Actual client reports would contain assignment-specific photographs or other agreed evidence here.

No artificial photograph is presented as genuine inspection evidence in this sample.

Evidence integrity

Photographs support documented observations but do not automatically establish hidden causation, code compliance, structural adequacy or the condition of inaccessible components. Where a conclusion requires testing or specialist competence outside the agreed scope, the report should say so.

SAMPLE

Simplified action summary

Priority	Illustrative issue	Suggested next step
P1	Electrical termination	Restrict access; specialist assessment / rectification.
P2	Moisture staining	Investigate source before cosmetic repair or commitment.
P3	External finish cracking	Repair appropriately and monitor for recurrence.

Before you commit funds

Use the inspection report together with legal due diligence, title and planning checks, transaction documents, valuation or cost advice where relevant, and any specialist investigations recommended by the circumstances. A property inspection is one component of a wider acquisition decision.

Cost exposure

Where appropriate, Medlan Inspect may describe remedial exposure qualitatively or recommend obtaining quotations. This public sample deliberately does not invent monetary repair costs.

SAMPLE

Important limitations

A visual inspection is constrained by access, finishes, stored items, weather, services status, safety considerations and the agreed scope. Concealed defects may exist. Conditions can also change after the inspection date.

Specialist investigations

Where observations indicate a matter requiring engineering, electrical, plumbing, geotechnical, pest, laboratory or other specialist competence, the appropriate next step may be referral rather than an unsupported conclusion.

Not a legal or title investigation

A building/property inspection does not replace legal title verification, cadastral verification, planning searches, valuation, contractual advice or other transaction-specific due diligence unless those services are separately agreed.

No purchase decision made for the client

The report is intended to improve the client's information position. The final decision to proceed, renegotiate, seek further investigation or withdraw remains the client's.

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MEDLAN INSPECT

KNOW BEFORE YOU BUY.

A professional inspection should help you understand what was observed, why it matters and what to do next - without overstating what the evidence can prove.

REQUEST A PRE-PURCHASE PROPERTY INSPECTION

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