



## KLEHOMERIE | Technical Asset Audit (v1.2)

Feb12,2026 / ArnaudZerdab

|                                        |                          |                      |                       |
|----------------------------------------|--------------------------|----------------------|-----------------------|
| <b>Score</b>                           | 21 / 32 (65.63%)         | <b>Flagged items</b> | <b>Complete</b><br>13 |
| <b>Property Reference Code</b>         | SPECIMEN                 |                      |                       |
| <b>Conducted on</b>                    | Feb 12, 2026 3:48 PM EET |                      |                       |
| <b>Client / Owner Name</b>             | SPECIMEN                 |                      |                       |
| <b>Location</b>                        | SPECIMEN                 |                      |                       |
| <b>Prepared by</b>                     | Arnaud Zerdab            |                      |                       |
| <b>Link to Digital Vault (G-Drive)</b> |                          |                      |                       |

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## Disclaimer

### IMPORTANT LEGAL NOTICE & LIMITATION OF SCOPE

1. Nature of the Service This report is prepared by Klehomerie as a Technical Asset Management advisory tool. It is designed to evaluate the commercial viability, maintenance risks, and CapEx (Capital Expenditure) requirements of the property.

It is NOT a "Technical Due Diligence" signed by a certified Civil Engineer (Michanikos).

It is NOT a substitute for the "Electronic Building Identity" (Ilektrotiki Taftotita Ktiriou) required by Greek Law for the transfer of property.

It is NOT a legal title search.

2. Scope of Inspection The inspection is strictly visual and non-destructive.

We do not dismantle structural elements, remove fittings, or excavate foundations.

Thermal Imaging: Thermal scans are dependent on environmental conditions (temperature difference) at the time of the visit. They identify thermal anomalies (heat/cold patterns) which suggest defects but do not guarantee their exact cause without invasive investigation.

Utilities: Checks on electricity, plumbing, and HVAC are functional "spot checks" (e.g., "Does it turn on?") and do not certify compliance with current Greek Industrial Standards (ELOT).

3. Limitation of Liability Klehomerie provides this information to support the Client's investment decision-making process. The Client acknowledges that:

Klehomerie is not responsible for latent (hidden) defects that were not visible or thermally detectable during the inspection.

Cost estimates for repairs (CapEx) are indicative market averages for Athens and do not constitute binding contractor quotes.

The maximum liability of Klehomerie regarding this report is strictly limited to the fee paid for the service.

4. Recommendation Before completing any property transaction, the Client is legally required to engage:

A Lawyer for title and debt checks at the Land Registry.

A Civil Engineer to certify the property's urban planning legality (Arrangement of semi-outdoor spaces/Avthaireta).

## Flagged items

13 flagged

### B-02: Does the Intercom panel look new/functional ?

The camera shutter is burnt

Critical Failure



Photo 1

## LOT 00: GENERAL ENVIRONMENT

### B-03: Are mailboxes overflowing with junk mail?

Old open mailboxes

Yes



Photo 2

## LOT 01: ELECTRICAL SYSTEMS

### E-03: Terminal Tightness (Visual Check)

Terminal sockets to check in bedrooms

LOT 01: ELECTRICAL SYSTEMS

Minor Defect

### E-04: Power Sockets (Phase/Earth Loop Test)

Power socket off in living room

Critical Failure



Photo 3

LOT 01: ELECTRICAL SYSTEMS

**E-06: Lighting Points (Fixtures & Mounts)**  
Switch living room ceiling lamp defective

[b846e42e-30de-4753-9468-2400e82376bf.mp4](#)

Critical Failure

LOT 01: ELECTRICAL SYSTEMS

**E-08: Low Voltage Network (Data/Intercom)**  
Loose cable intercom  
Ethernet slot disconnected

Critical Failure



Photo 4



Photo 5

LOT 02: PLUMBING & HVAC

**P-01: Main Stop Valve (General Shut-off)**

Inaccessible Main Shut-off Valve

Critical Failure



Photo 6

LOT 02: PLUMBING & HVAC

**P-02: Network Pressure (Static Check)**

Water hammer. Check the wall mounting

Minor Defect

LOT 02: PLUMBING & HVAC

**P-05: Drains & Siphons (Flow Rate Test)**

Clogged pipes in kitchen

Minor Defect

LOT 03: JOINERY & CLOSINGS

**M-01: Armored Entrance Door (3-Point Lock)**

Critical Failure

Security Risk: Non-armored wooden door (Single-point lock). Energy Risk: Significant thermal bridging detected.



Photo 8



Photo 9

LOT 03: JOINERY & CLOSINGS

**M-02: Sliding Glass Doors (Runners & Seals)**

Run a professional cleaning rails & panels

Minor Defect

LOT 03: JOINERY & CLOSINGS

**M-05: Interior Doors (Handles & Hinges)**

ActionRequired:Replacealldoorhandles(Corrosion/Mechanical failure)

Critical Failure



Photo 10

LOT 04: FINISHES & SURFACES

**F-03: Skirting Boards (Wall Adhesion)**

Defect: Post-renovation paint residue on skirting.

Minor Defect

|                                                                                           |  |                  |
|-------------------------------------------------------------------------------------------|--|------------------|
| <b>LOT 00: GENERAL ENVIRONMENT</b>                                                        |  | 2 flagged        |
| <b>A-01: Type of street</b>                                                               |  | Residential      |
| <b>A-02: Noise audit</b><br>Schools and busy at out-of-office hours                       |  | Animated         |
| <b>A-03: Street Width &amp; Access</b>                                                    |  | Large & Easy     |
| <b>A-04: Adjacent Balcony Test</b>                                                        |  | Clean/maintained |
| <b>A-05: Parking in the street</b>                                                        |  | Yes              |
| <b>B-01: Does the main building door lock properly? Is the glass broken?</b>              |  | Conformed        |
| <b>B-02: Does the Intercom panel look new/functional ?</b><br>The camera shutter is burnt |  | Critical Failure |
|         |  |                  |
| Photo 1                                                                                   |  |                  |
| <b>B-03: Are mailboxes overflowing with junk mail?</b><br>Old open mailboxes              |  | Yes              |



Photo 2

|                                                                                  |     |
|----------------------------------------------------------------------------------|-----|
| <b>B-04: Does the elevator have a valid service sticker? Does it sound safe?</b> | Yes |
| <b>B-05: Are lights working? Is the staircase clean?</b>                         | Yes |
| <b>B-06: Is there a Natural Gas line in the street or building riser?</b>        | Yes |

| LOT 01: ELECTRICAL SYSTEMS                               |  | 4 flagged, 5 / 9 (55.56%) |
|----------------------------------------------------------|--|---------------------------|
| E-01: Main Distribution Board (Accessibility & Labeling) |  | Conformed                 |
| E-02: RCD 30mA (Differential Switch Test)                |  | Conformed                 |
| E-03: Terminal Tightness (Visual Check)                  |  | Minor Defect              |
| Terminal sockets to check in bedrooms                    |  |                           |
| E-04: Power Sockets (Phase/Earth Loop Test)              |  | Critical Failure          |
| Power socket off in living room                          |  |                           |



Photo 3

|                                                                                                   |                  |
|---------------------------------------------------------------------------------------------------|------------------|
| E-05: Bathroom Safety Zones (Volume 0/1/2)                                                        | Conformed        |
| E-06: Lighting Points (Fixtures & Mounts)                                                         | Critical Failure |
| Switch living room ceiling lamp defective                                                         |                  |
| <a href="#">b846e42e-30de-4753-9468-2400e82376bf.mp4</a>                                          |                  |
| Turn on the dedicated 32A switch (usually red neon). Verify it powers the Oven/Stove immediately. | Conformed        |
| E-07: Kitchen Power Line (32A Appliance Circuit)                                                  | Conformed        |
| E-08: Low Voltage Network (Data/Intercom)                                                         | Critical Failure |
| Loose cable intercom                                                                              |                  |
| Ethernet slot disconnected                                                                        |                  |



Photo 4



Photo 5

**LOT 02: PLUMBING & HVAC**

3 flagged, 6 / 9 (66.67%)

**P-01: Main Stop Valve (General Shut-off)****Critical Failure**

Inaccessible Main Shut-off Valve



Photo 6

**P-02: Network Pressure (Static Check)****Minor Defect**

Water hammer. Check the wall mounting

**P-03: Water Heater (Mounting & Connections) P-04:****Conformed****Safety Group (Pressure Relief Valve) P-05: Drains &****N/A****Siphons (Flow Rate Test)****Minor Defect**

Clogged pipes in kitchen

**P-06: Taps & Mixers (Operation)****Conformed****P-07: Split A/C Units (Cooling Performance)****Conformed**

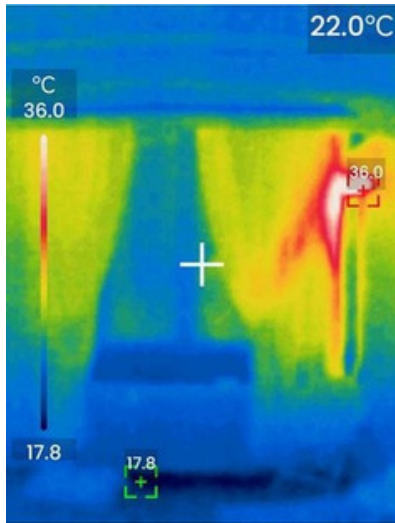


Photo 7

|                                           |           |
|-------------------------------------------|-----------|
| <b>P-08: A/C Condensate Drainage</b>      | Conformed |
| <b>P-09: Washing Machine Installation</b> | Conformed |

LOT 03: JOINERY & CLOSINGS

3 flagged, 2 / 5 (40%)

M-01: Armored Entrance Door (3-Point Lock)

Critical Failure

Security Risk: Non-armored wooden door (Single-point lock). Energy Risk: Significant thermal bridging detected.



Photo 8

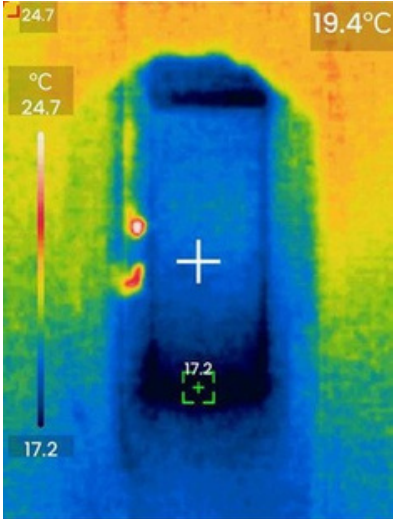


Photo 9

M-02: Sliding Glass Doors (Runners & Seals)

Minor Defect

Run a professional cleaning rails & panels

M-03: Tilt & Turn Windows (Mechanism)

Conformed

M-04: Rolling Shutters (Motor/Strap)

N/A

Mechanical system

M-05: Interior Doors (Handles & Hinges)

Critical Failure

Action Required: Replace all door handles (Corrosion/Mechanical failure)



Photo 10

**LOT 04: FINISHES & SURFACES**

1 flagged, 3 / 4 (75%)

**F-01: Floor Tiling (Adhesion Sound Test)**

Conformed

**F-02: Wet Area Waterproofing (Silicone Seals)**

Conformed

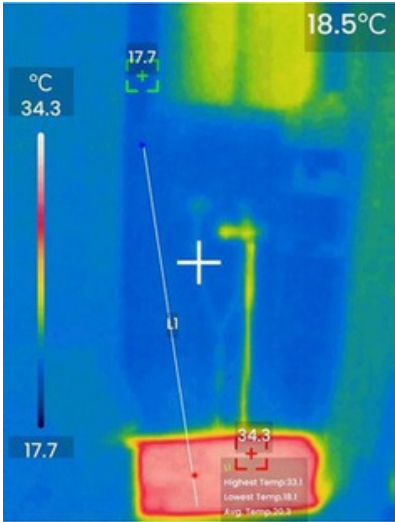


Photo 11

**F-03: Skirting Boards (Wall Adhesion)**

Defect: Post-renovation paint residue on skirting.

Minor Defect

**F-04: Paintwork (Uniformity & Coverage)**

Conformed

|                                            |  |              |
|--------------------------------------------|--|--------------|
| <b>LOT 05: AMENITIES &amp; WHITE GOODS</b> |  | 5 / 5 (100%) |
| <b>W-01: Refrigerator / Freezer</b>        |  | Conformed    |
| <b>W-02: Electric Oven / Hobs</b>          |  | Conformed    |
| <b>W-03: Dishwasher</b>                    |  | N/A          |
| <b>W-04: Extractor Fan / Hood</b>          |  | Conformed    |
| <b>W-05: Remote Controls Inventory</b>     |  | Conformed    |