



Apartment Inspection Report

3 Sempołowskiej Street Apartment

AREA	INSPECTION DATE	REPORT DATE
27.25 m ²	11 September 2026	12 September 2026

ASKING PRICE	CONFIRMED PURCHASE PRICE
PLN 699,000	PLN 680,000

LAND AND MORTGAGE REGISTER



Floor plan of apartment 70.

Prepared by Artur Grabarz

INSPECTION FINDINGS

Overall assessment and key findings

Overall, the apartment is in good condition and requires mainly minor preparation work before the next tenancy. No visible signs of damp were found in the bathroom. The appliances listed in this report were found to be in good condition during the inspection.

Preparation work includes minor finishing repairs, cabinet adjustments and replacement of faulty light bulbs. Optional upgrades are also listed. The switch shown in one hallway photograph was temporarily removed solely to document the replaced wiring and has since been reinstalled.

Priorities before letting

Priority	Scope	Timing
P2	Renew shower seals, repair and repaint the bathroom ceiling, and repair the cabinet handle	Before tenant handover
P2	Adjust kitchen cabinet fronts and replace faulty light bulbs, including those in the pendant light	Before tenant handover
P3	Replace the shower set, purchase an enclosed wardrobe for the bedroom and install air conditioning	Optional upgrade

Property details and report scope

Item	Details
Address	3 Sempołowskiej Street, Apartment
Area	27.25 m ²
Land and Mortgage Register	
Asking price	PLN 699,000
Confirmed purchase price	PLN 680,000
Scope	Bathroom, kitchen, bedroom, hallway, installations and contents
Documentation	34 photographs taken during the inspection
Purpose	Document the apartment's condition and prepare a list of work before letting

Basis of assessment This report is based on the inspection carried out on 11 September 2026 and the photographs taken during the inspection.

TECHNICAL CONDITION

Installations and building services

The apartment's internal electrical installation has been replaced and a new distribution board installed. The internal water installation has been replaced with PEX pipework, and the internal drainage installation has also been replaced. The building's main water and drainage risers have been replaced.

All radiators in the apartment have been replaced. There is no radiator in the hallway. The installations, risers and radiators were checked during the inspection and documented in photographs.

Installations summary

System	Condition or scope	Verification
Electrical	Internal installation replaced; new distribution board in the hallway	Checked during the inspection; the distribution board and wiring are documented in photographs
Water	Internal installation replaced; connections in PEX	Checked during the inspection; PEX connections are visible in photographs
Drainage	Internal installation replaced	Checked during the inspection; connections are documented in photographs
Building risers	Main water and drainage risers replaced	Checked during the inspection; the riser is documented in photograph B08
Heating	Radiators replaced; no radiator in the hallway	Checked during the inspection

Post work checks

- After completing the shower work, carry out an operational test and check the connections and new sealant joints for leaks.
- Before tenant handover, carry out a brief operational test of all appliances and lighting.

Priority scale

Code	Meaning
P2	Recommended work to complete before tenant handover
P3	Optional improvement that raises comfort or specification and is not required for current use

ROOM ASSESSMENT

Bathroom

The bathroom is in good overall condition. No visible signs of damp were found during the inspection. The finishes and fixtures are complete, apart from the minor work listed below.

Installations The internal water installation has been replaced with PEX pipework. The internal drainage and electrical installations have also been replaced. The building's main water and drainage risers have been replaced.

Fixtures and contents

Item	Condition and comments
Shower enclosure	Corner unit, 80 x 80 cm; good condition; renewal of the sealant is recommended
Shower mixer	Good condition; replacement with a rain shower set is recommended
Washing machine	Indesit, top-loading; good condition
Washbasin and cabinet	Good condition; cabinet handle requires repair
WC and fitted storage	Wall-hung WC, cabinets and mirror; good condition
Heating and ventilation	Towel radiator and ventilation grille present

Recommendations

Priority	Scope of work
P2	Renew the sealant joints around the shower enclosure
P2	Fill the holes left by the previous light fitting and repaint the ceiling
P2	Repair the cabinet handle
P3	Replace the shower mixer or set with a rain shower model compatible with the existing connections

BATHROOM

Bathroom photographic record



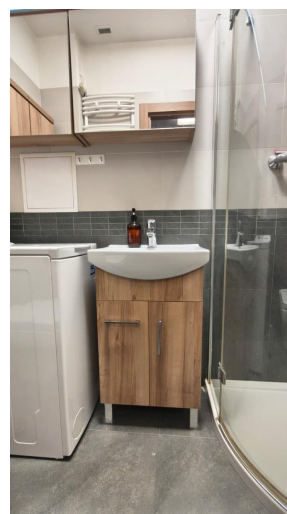
B01 General view of the bathroom with WC, washing machine and washbasin.



B02 View of the shower enclosure and full-height storage unit.



B03 80 x 80 cm shower enclosure with shower mixer.



B04 Washbasin with cabinet and top-loading washing machine.

BATHROOM

Bathroom fixtures and installations



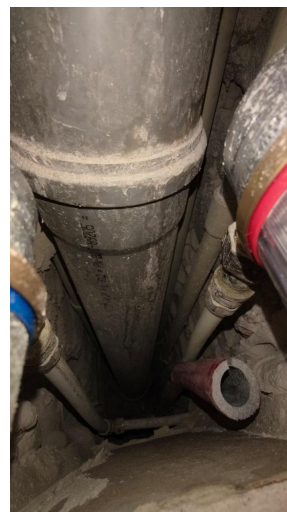
B05 Indesit top-loading washing machine.



B06 Interior of the Indesit washing machine.



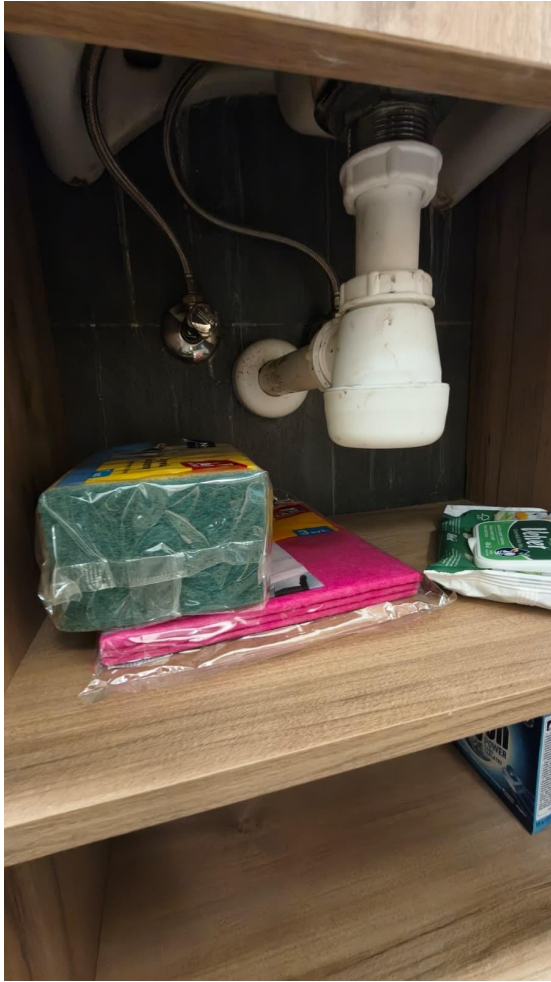
B07 Water connections, valves and meters in the access opening.



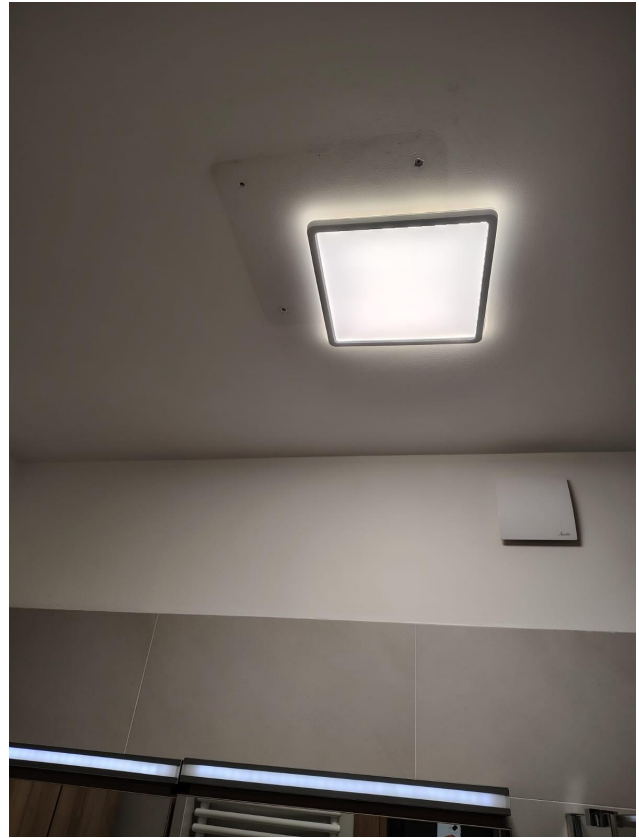
B08 Installation risers visible through the access opening.

BATHROOM

Water and drainage connections and ceiling finish



B09 Water and drainage connections beneath the washbasin.



B10 Ceiling after replacement of the light fitting, with visible fixing holes.

ROOM ASSESSMENT

Kitchen

The kitchen is in good overall condition. The fitted units are complete and functional. Before letting, the cabinet fronts require minor adjustment and faulty light bulbs should be replaced.

Installations The internal electrical, water and drainage installations have been replaced. Water and drainage connections beneath the sink are accessible inside the cabinet.

Fixtures and contents

Item	Condition and comments
Dishwasher	Amica, 45 cm wide; good condition
Refrigerator	Amica; good condition
Oven	Amica electric oven; good condition
Hob	Amica gas hob; good condition. The apartment is connected to the mains gas supply
Extractor	Amica under-cabinet extractor; good condition
Microwave oven	Candy; good condition
Seating	Two bar stools; good condition

Recommendations

Priority	Scope of work
P2	Adjust the kitchen cabinet fronts and hinges
P2	Replace faulty light bulbs, including those in the pendant light
P2	Carry out a brief operational test of the appliances before handover

KITCHEN

Kitchen units and layout



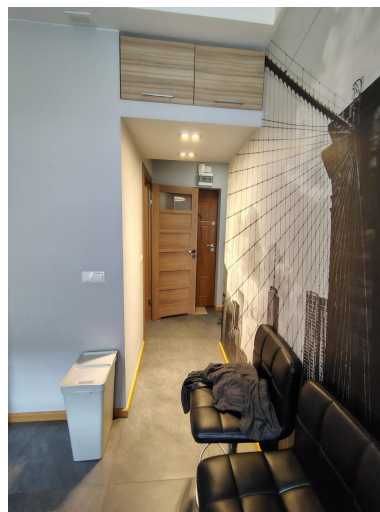
K01 General view of the fitted kitchen and appliances.



K02 View towards the kitchen windows and bar stools.



K03 View of the worktop run, refrigerator, oven and hob.



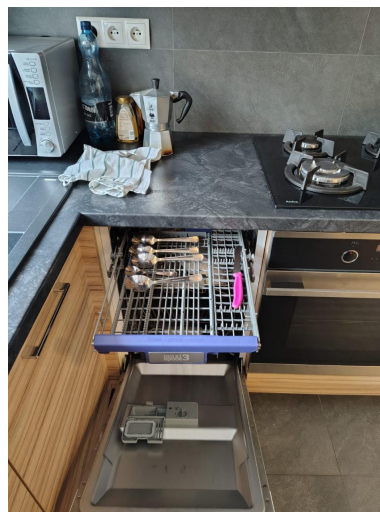
K04 Connection between the kitchen and hallway, with two bar stools.

KITCHEN

Dishwasher and refrigeration appliances



K05 45 cm Amica dishwasher.



K06 Interior of the Amica dishwasher.



K07 Amica refrigerator within the kitchen units.



K08 Interior of the refrigerator and freezer.

KITCHEN

Oven hob and extractor



K09 Amica electric oven.



K10 Interior of the electric oven.



K11 Amica gas hob.



K12 Gas hob and under-cabinet extractor area.

KITCHEN

Sink microwave and service connections

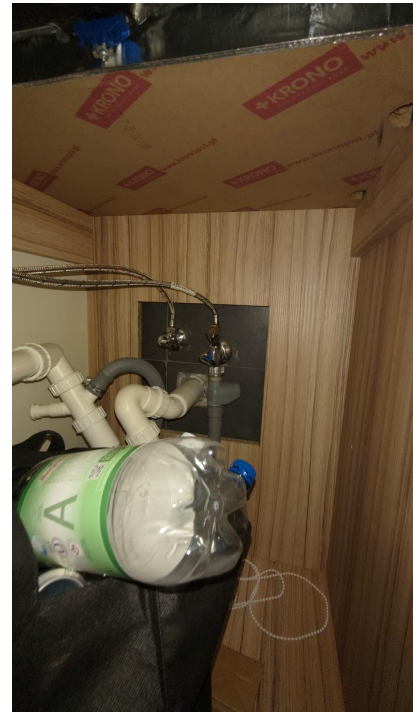
The connections beneath the sink are accessible inside the cabinet. Before handover, test the sink and dishwasher and confirm that the connections remain dry.



K13 Sink and microwave area.



K14 Candy microwave oven.



K15 Replaced water and drainage connections beneath the kitchen sink.

ROOM ASSESSMENT

Bedroom

The room and its contents are in good overall condition. The layout provides separate areas for sleeping, working and storage.

Installations The internal electrical installation has been replaced. The bedroom radiator has been replaced with a new unit.

Fixtures and contents

Item	Condition and comments
Bed	140 cm wide; good condition
Work area	Desk and wheeled office chair; good condition
Storage	Chest of drawers and open clothes rail; good condition
Other furniture	Armchair and black floor lamp; good condition
Bedside lamp	To be removed by the owners and not included in the intended rental inventory

Recommendations

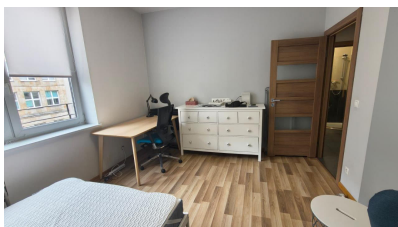
Priority	Scope of work
P3	Purchase an enclosed wardrobe to replace the open clothes rail

BEDROOM

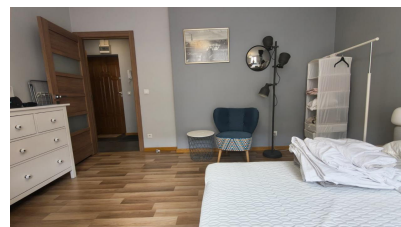
Bedroom furniture and contents



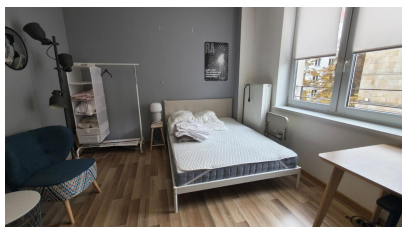
BR01 Bedroom with bed, armchair and open clothes rail.



BR02 Desk, wheeled office chair and chest of drawers.



BR03 Chest of drawers, armchair, floor lamp and clothes rail.



BR04 140 cm bed and open clothes rail.



BR05 Work and storage area.

ROOM ASSESSMENT

Hallway

The hallway is in good overall condition. The fitted wardrobe is complete and in good condition. There is no radiator in the hallway.

Installations The internal electrical installation has been replaced and a new distribution board installed in the hallway. In photograph H04, the switch was temporarily removed to document the replaced wiring; it was reinstalled after the photograph was taken.

Fixtures and contents

Item	Condition and comments
Fitted wardrobe	Good condition; fitted internally with shelves and a hanging rail
Electrical distribution board	New; shown in photograph H03
Heating	No radiator in the hallway

Additional information

Status	Description
Information	The switch shown in photograph H04 has been reinstalled; the photograph does not show a defect

HALLWAY

Hallway photographic record



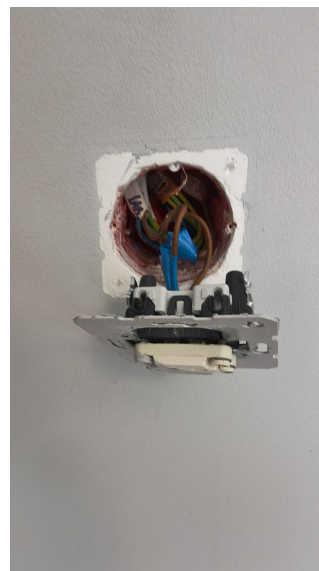
H01 General view of the hallway and fitted wardrobe.



H02 Interior of the fitted wardrobe.



H03 New electrical distribution board.



H04 Switch temporarily removed to show the replaced wiring; the switch has been reinstalled.

Work plan and acceptance criteria

The list below sets out the work in the recommended order. P2 items should be completed before tenant handover. P3 items are optional upgrades.

No	Priority	Work	Acceptance criterion
1	P2	Renew the sealant joints in the shower enclosure	Continuous, neat seal with no leakage during testing
2	P2	Fill the holes left by the previous light fitting and repaint the bathroom ceiling	Uniform finish with no visible holes or surface defects
3	P2	Repair the bathroom cabinet handle	Handle secure and cabinet front opens correctly
4	P2	Adjust the kitchen cabinet fronts and hinges	Even gaps; fronts do not rub and close correctly
5	P2	Replace faulty light bulbs, including those in the pendant light	All lighting points operate correctly
6	P2	Carry out a final test of appliances, lighting and sanitary fittings	Equipment operates correctly with no leaks or visible defects
7	P3	Replace the shower mixer or set with a rain shower model	Compatible connections, stable temperature and no leaks
8	P3	Replace the open clothes rail in the bedroom with an enclosed wardrobe	Wardrobe is stable, practical and safely positioned
9	P3	Install air conditioning after confirming technical feasibility	Installation complete, commissioned and tested by the contractor

Estimated work budget

Priority	Included work	Estimated cost
P2	Preparation work before letting	Approx. PLN 3,000
P3	Rain shower set and enclosed wardrobe	Approx. PLN 4,000
P3	Air conditioning installation	Approx. PLN 5,000
Total	Full scope of P2 and P3 work	Approx. PLN 12,000

The figures are estimates. The final cost will depend mainly on the selected wardrobe and shower set, as well as the technical conditions for installing air conditioning.

Prepared by

Artur Grabarz

Warsaw Investor Care | report dated 12 September 2026