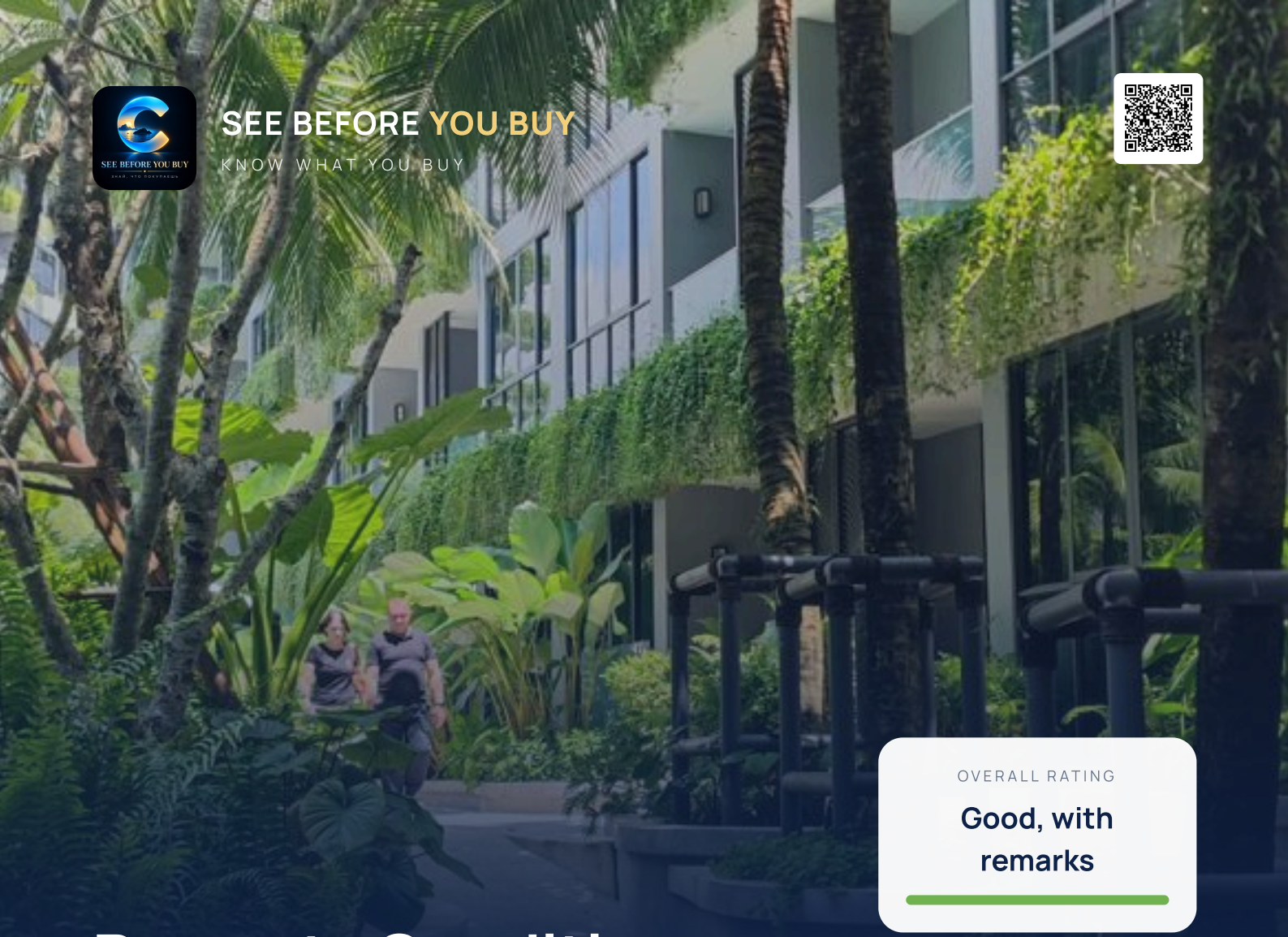


SEE BEFORE YOU BUY

KNOW WHAT YOU BUY

OVERALL RATING

Good, with remarks

Property Condition Report

Independent visual inspection before purchase

PROPERTY

Apartment in La Green Hotel & Residence

ADDRESS

149 Moo 6, Cherngtalay, Thalang, Phuket 83110, Thailand

INSPECTION DATE

01.10.2026

REPORT NO.

SBYB-TH-0001

APPROVED · 29.10.2026

Bang Tao / Cherngtalay, Phuket

COMPLEX & AREA

La Green Hotel & Residence

La Green Hotel & Residence (Phase 1 of Layan Green Park) is an eco-focused resort apart-hotel operating under a full hotel license, completed in 2024. Developed by VillaCarte Group (Layan Green Park Co., Ltd.), the complex is designed to international EDGE Advanced green building standards and combines private residential ownership with managed hospitality operations.

248 units in the first phase (4 buildings); 544 units planned with the second phase
Units in the complex

Official photos of the complex: lagreenhotel.com

What the complex offers

- Outdoor swimming pool
- Fitness center
- Spa and sauna
- Kids club
- JaakDin restaurant & bakery
- Shuttle service to Layan Beach and shopping areas
- Free parking lot and garage
- Tropical landscaped garden
- 24-hour front desk and lobby
- 24/7 security

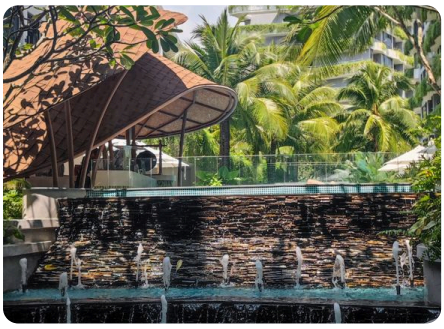


Photo: SBYB

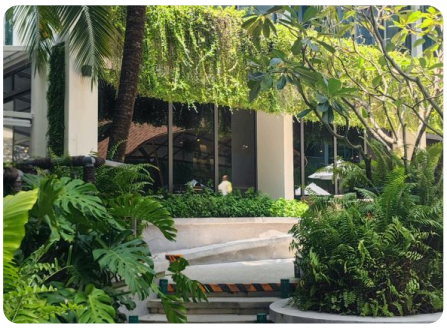


Photo: SBYB


Photo: SBYB

Nearby

Beach	Layan Beach	23 min	1,750 m
Convenience store	7-Eleven	6 min	490 m
Supermarket	Super Cheap	46 min	3,450 m
Pharmacy	Pharmacy	67 min	4,990 m
Medical	Thanyapura medical center	59 min	4,400 m
Shopping mall	Porto de Phuket	68 min	5,080 m

On foot by road, approximate. There may be other shops and pharmacies nearby.

COMPLEX & AREA

The area and how it is developing

The Cherngtalay / Bang Tao area is one of Phuket's fastest-growing residential and resort districts, home to Laguna Phuket, Layan and Bang Tao beaches, as well as commercial hubs like Boat Avenue and Porto de Phuket. The area is currently undergoing an extensive development boom, with numerous new residential complexes and infrastructure works underway. For residents, this provides easy access to dining, shopping, and international amenities within a 5–10 minute drive, accompanied by active nearby construction and seasonal traffic congestion.

> **Inspector's observation.** Active construction of a neighbouring project with tower cranes is visible from the balcony. Noise and dust are possible over the coming years, and the view may change. Take this into account when buying or renting out.

✓ Pros

- EDGE Advanced international green building certification with energy-saving systems, rainwater harvesting, and solar panels
- Active hotel license and fully operational resort amenities including multiple swimming pools, restaurants, kids' club, and fitness facilities
- Scheduled complimentary shuttle service to Bang Tao / Layan Beach
- Professional on-site hospitality management offering full property maintenance and a rental pool program

! Cons

- Long walks: about 23 minutes to Layan Beach (1.75 km by road) and about 45 minutes to a supermarket; some roads have no sidewalks
- Active construction of Phase 2 and adjacent developments creates ambient noise and dust in the immediate surroundings
- Traffic congestion on arterial roads connecting Cherngtalay, Laguna, and central Bang Tao during peak hours and tourist season
- Increasing neighborhood density and competition in the rental segment as nearby large-scale projects complete

Owner costs

Common Area Maintenance (CAM) fee: 75 THB per sq.m per month. Sinking fund: 650 THB per sq.m (one-time payment). An optional hotel rental management program (Rental Pool) is available for unit owners.

Useful links

- La Green Hotel & Residence Official Website
- Layan Green Park Developer Portal
- Layan Green Park Project Overview - TropicanaOS
- La Green Hotel & Residence Property Listing - Renthai

Information as of 2026-10-29.

BUYER SUMMARY

Key points in one minute

Overall rating

Good, with remarks

Excellent	**Good, with remarks**	Needs repairs	Serious issues

Studio is neatly finished overall. The kitchen, built-in furniture, sanitary fittings, electrics, air conditioning and ventilation work, with no leak marks in the areas inspected. The main area of concern is the balcony. Efflorescence and peeling paint run along a significant length of the wall bases. The joint between the glass balustrade and the parapet and upstand is not watertight, and the drain access cover does not seat. Likely moisture sources are water from the floor, unsealed joints and the planter with drip irrigation; these need to be confirmed on site. Inside, there is paint blistering with whitish deposits near a door opening, which should be checked with a moisture meter. All other findings are cosmetic: hairline paint cracks, cabinet door adjustment, and limescale on fittings and the shower glass.

320	3	20	21,500–59,200
photos	videos · 1:44	findings	approx., THB



- Urgent · safety — **0**
- Before moving in — **5**
- Within a year — **7**
- Cosmetic — **8**

What to do

Before moving in

- Efflorescence and peeling paint along balcony wall bases
- Paint blistering with whitish deposits by door opening
- Paint loss with efflorescence on wall corners and parapet
- Unsealed junction of glass balustrade with parapet and upstand

Within a year

- Ragged mirror edge with residue
- Pencil-like marks on wall finish
- Worn sealant at sliding door threshold
- Deposit on shower glazing

Cosmetic

- Cosmetic defects: living / bedroom
- Cosmetic defects: bathroom
- Rough socket cut-out in slat panel
- Circuits not labelled in distribution board

WHAT TO LOOK AT FIRST

Key findings



D01 Before moving in

Efflorescence and peeling paint along balcony wall bases

Find the moisture source (floor fall, floor-to-wall waterproofing upstand, planter irrigation). Then remove the damaged layer, treat for salts, restore the render, apply breathable exterior paint and form a waterproof upstand.

2,000 – 5,000 THB



D02 Before moving in

Paint blistering with whitish deposits by door opening

Measure the moisture level. First fix the cause on the balcony (threshold, waterproofing), then clean back, treat and repaint.

2,000 – 5,000 THB



D03 Before moving in

Paint loss with efflorescence on wall corners and parapet

Seal the cladding joints, then clean back, prime and repaint with exterior paint together with the wall-base repair.

1,500 – 4,000 THB



D04 Before moving in

Unsealed junction of glass balustrade with parapet and upstand

Clean the channel, remove the old sealant, reseal with weather-resistant silicone or PU, and rake out and fill the upstand cracks. Trim plants away from the joint and check the drip line.

1,500 – 3,500 THB

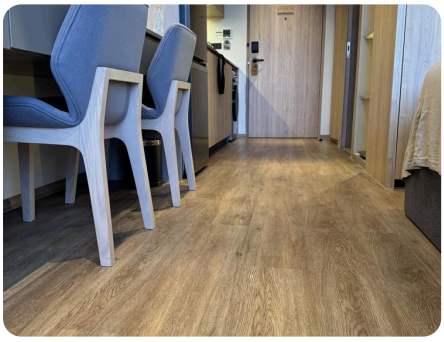
Surroundings. Active construction of a neighbouring project with tower cranes is visible from the balcony. Noise and dust are possible over the coming years, and the view may change. Take this into account when buying or renting out.

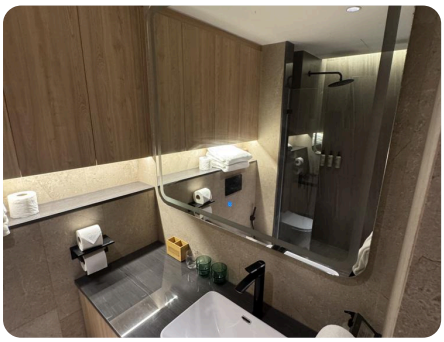
PROPERTY & INSPECTION

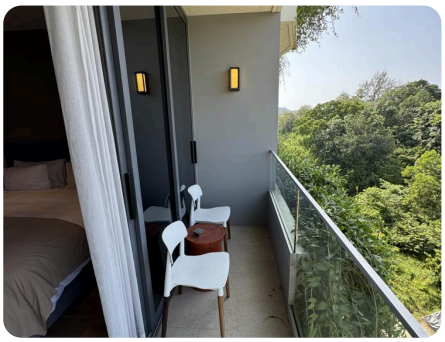
About the property

Property	Apartment in La Green Hotel & Residence
Address	149 Moo 6, Cherngtalay, Thalang, Phuket 83110, Thailand
Type	Studio apartment with balcony
Floor	6th floor (to be confirmed)
Size	to be confirmed from documents
Inspection date	01.10.2026
Inspection time	14:28 – 15:17
Inspector	SBYB
Client	—
Media	320 photos, 3 videos (1:44)

General views





Scope and limits

- Visual inspection: accessible surfaces, equipment in normal operation, visible signs of defects.
- No opening-up, dismantling, laboratory tests or instrument checks of hidden structures.
- The report records the condition on the inspection date and does not guarantee the absence of hidden defects.
- Repair costs are an approximate range from public sources, not a contractor quote.

Finding priority

Urgent · safety	Danger to people or property. Fix immediately.
Before moving in	May cause damage (moisture, leaks). Fix before moving in.
Within a year	Wear that will get worse over time. Plan within a year.
Cosmetic	Appearance only. Optional.

System condition rating

Good	Works as intended, no or insignificant visible defects.
Fair	Works, with wear and minor defects.
Needs attention	Defects that will cause damage if not repaired.
Critical	Dangerous condition, urgent action needed.

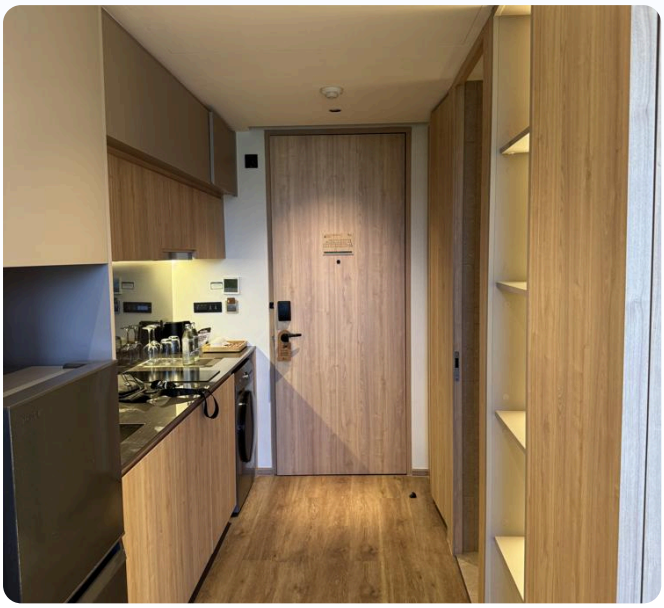
CONDITION BY SYSTEM

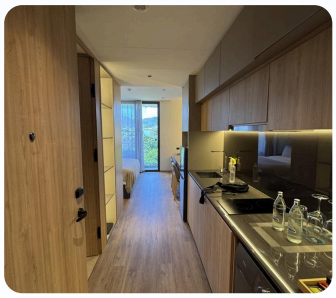
Building systems rating

SYSTEM	CONDITION	BASIS
Balcony & external surfaces 3 · findings	Needs attention	On the balcony there is efflorescence and peeling paint at the wall bases, the balustrade-to-parapet joints are not sealed, and the concrete upstand is cracked.
Floors 0 · findings	Fair	Floors are in good condition. The bathroom has minor tile chips and uneven joints.
Interior wall & ceiling finishes 6 · findings	Fair	Hairline cracks and stains in the paint, unsealed wall-to-furniture and wall-to-skirting joints. Paint blistering near a door opening needs a moisture check.
Built-in furniture 1 · findings	Fair	Furniture is functional. Doors need adjustment, chips need touching up and sealant residue needs cleaning.
Windows & doors 2 · findings	Fair	Glazing is intact. On the balcony there is an open frame corner joint, worn threshold sealant and dirty tracks.
Plumbing & shower 3 · findings	Fair	No leaks visible. The balcony drain cover does not seat, and the mixer finish is worn.
Electrical (visual) 5 · findings	Good	RCD-protected board, everything checked works. Circuits are unlabelled and the cables behind the TV are loose.
Air-conditioning & ventilation 0 · findings	Good	Ducted AC and bathroom extractor are installed, and the thermostat works.
Kitchen & appliances 0 · findings	Good	Drawers, soft-closers and fridge are in good condition, with no moisture marks.

INSPECTION RESULTS

Entrance & kitchen







In good order

- ✓ Entrance door, kitchen fronts and flooring show no visible damage
- ✓ Shelved cabinet is assembled evenly, hinges in place
- ✓ Laminate-to-tile joint is covered by a brass profile, tiles not chipped
- ✓ Hob and washing machine are neatly installed

Findings · 1



D12 Uneven gap between wardrobe doors

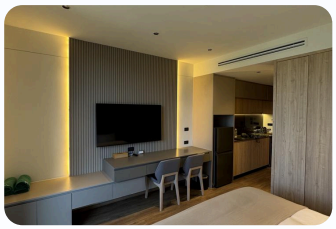
Within a year

≈ 4 spots · 500 – 1,500 THB

INSPECTION RESULTS

Living / bedroom







In good order

- ✓ Under-sink area is dry, trap and cabinet base show no leak marks
- ✓ Ceilings show no leak marks, smoke detector and lights are installed
- ✓ Schneider board with RCDs, KNX controller powered, sockets show no heat marks
- ✓ Built-in wardrobe, safe, drawers and fridge work, flooring undamaged

Findings · 7



D02 Paint blistering with whitish deposits by door opening
≈ 0.5–1 m² · 2,000 – 5,000 THB
Before moving in



D07 Pencil-like marks on wall finish
≈ 3 lin. m · 1,500 – 3,500 THB
Within a year



D13 Cosmetic defects: living / bedroom
9 items · 2,900 – 8,800 THB
Cosmetic



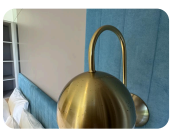
D15 Rough socket cut-out in slat panel
1 spot · 500 – 3,000 THB
Cosmetic



D16 Circuits not labelled in distribution board
1 board, 6 circuits · 800 – 1,800 THB
Cosmetic



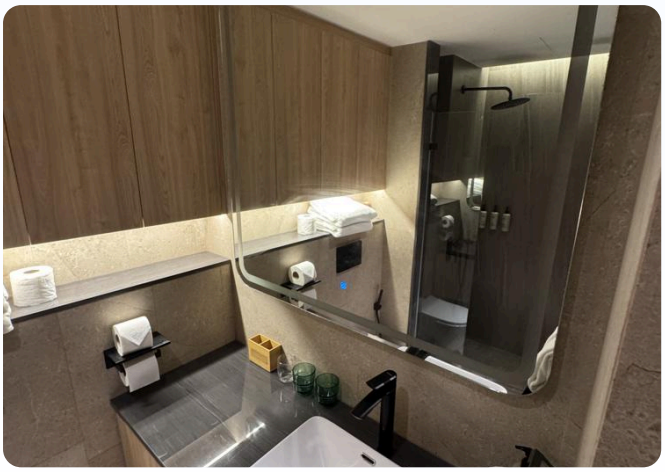
D17 Loose cables behind TV
1 spot · 800 – 1,800 THB
Cosmetic



D20 Flaking finish on brass sconce
1 pc · 300 – 1,000 THB
Cosmetic

INSPECTION RESULTS

Bathroom







In good order

- ✓ Wall-hung WC, bidet spray and mixers show no visible leaks
- ✓ Linear drain is set straight, slope towards it looks normal
- ✓ Vanity and cabinet interiors are dry, no swelling or mould
- ✓ Panasonic extractor, backlit mirror and splash-proof socket are installed

Findings · 5



D06 Ragged mirror edge with residue
≈ 1 lm of edge · 1,500 – 3,500 THB
Within a year



D09 Deposit on shower glazing
as required · 1,000 – 2,500 THB
Within a year



D11 Worn black finish and deposits on shower mixer
1 mixer · 500 – 1,500 THB
Within a year



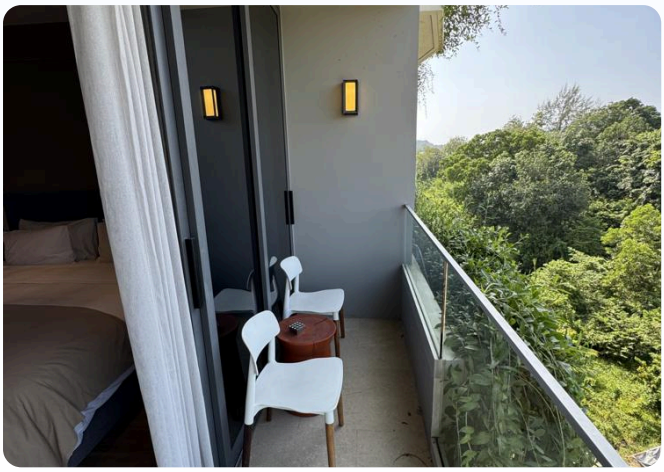
D14 Cosmetic defects: bathroom
4 items · 1,400 – 4,800 THB
Cosmetic

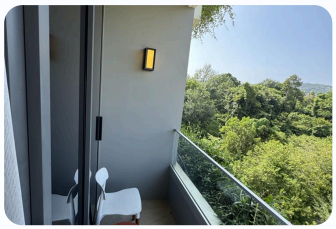


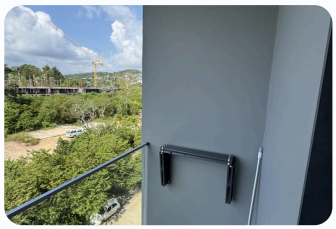
D18 Limescale on shower glass and flush buttons
1 shower screen + flush plate · 500 – 1,500 THB
Cosmetic

INSPECTION RESULTS

Balcony







In good order

- ✓ Glass balustrade is intact, no chips or cracks in the glass
- ✓ Sliding door and aluminium frames are not deformed
- ✓ Ceiling and frame junction show no leak stains
- ✓ Lights work, drying rack is secure

Findings · 6



D01 Efflorescence and peeling paint along balcony wall bases
≈ 8–12 lm of wall base, 0.3–0.5 m band (≈ 3–5 m²) · 2,000 – 5,000 THB

Before moving in



D03 Paint loss with efflorescence on wall corners and parapet
≈ 1–2 m² in patches · 1,500 – 4,000 THB

Before moving in



D04 Unsealed junction of glass balustrade with parapet and upstand
≈ 1 lin. m · 1,500 – 3,500 THB

Before moving in



D05 Drain access cover does not seat
1 pc · 500 – 1,500 THB

Before moving in



D08 Worn sealant at sliding door threshold
≈ 3 lin. m · 1,000 – 2,500 THB

Within a year



D10 Open corner joint in aluminium frame, glass seal dislodged
1 joint · 500 – 1,500 THB

Within a year

INSPECTION RESULTS

Grounds & exterior



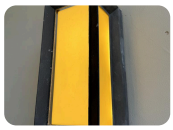




In good order

- ✓ Soffit and wall corner show no visible leaks
- ✓ Exterior lights work and are firmly fixed
- ✓ No active leaks visible in the exterior area

Findings · 1



D19 Dirt and coating chips on exterior light

Cosmetic

1 pc · 300 – 1,000 THB

DEFECT REGISTER

List of findings







D01 Efflorescence and peeling paint along balcony wall bases

Before moving in · Zone: Balcony

System: Balcony & external surfaces

WHAT WE SEE

Along the walls at floor level, there are white salt deposits, blistered and flaking paint, and dark stains (dirt or mold). The same is visible near the sliding door and on the right wall. This indicates repeated moisture in the wall base. Unless the cause is eliminated, the paint will not last, and moisture may penetrate into the structure.

EXTENT

≈ 8–12 lm of wall base, 0.3–0.5 m band (≈ 3–5 m²)

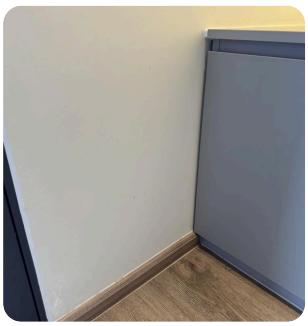
RECOMMENDATION

Find the moisture source (floor fall, floor-to-wall waterproofing upstand, planter irrigation). Then remove the damaged layer, treat for salts, restore the render, apply breathable exterior paint and form a waterproof upstand.

Approx.: 2,000 – 5,000 THB · estimate







D02 Paint blistering with whitish deposits by door opening

Before moving in · Zone: Living / bedroom

System: Interior wall & ceiling finishes

WHAT WE SEE

Above the skirting at the door corner there are paint blisters and whitish deposits, with rough flaking at the bottom of the frame. The finish is crumbling at the end of the skirting, and the wall edge is chipped. This is likely the balcony door opening. Moisture may be migrating indoors from the balcony.

EXTENT

≈ 0.5–1 m²

RECOMMENDATION

Measure the moisture level. First fix the cause on the balcony (threshold, waterproofing), then clean back, treat and repaint.

Approx.: 2,000 – 5,000 THB · estimate







D03 Paint loss with efflorescence on wall corners and parapet

Before moving in Zone: Balcony

System: Balcony & external surfaces

WHAT WE SEE

There is a chip with whitish streaks at the wall corner and upper wall, streaks and coating damage on the parapet, and flaking paint by the balustrade. Water likely enters the finish from above or through cladding joints.

EXTENT

≈ 1–2 m² in patches

RECOMMENDATION

Seal the cladding joints, then clean back, prime and re-paint with exterior paint together with the wall-base repair.

Approx.: 1,500 – 4,000 THB · estimate







D04 Unsealed junction of glass balustrade with parapet and upstand

Before moving in Zone: Balcony

System: Balcony & external surfaces

WHAT WE SEE

The sealant in the joint between the glass and the parapet is dark, deteriorated or missing, with a gap and dirt. The concrete curb by the glazing has hairline cracks, yellowish streaks and a dark film. Next to it is a planter bed with drip irrigation, with plants pressed against the glass. An uneven joint is also visible at the wall, with a paint crack and hairline cracks in the curb. Water may get into the structure through these joints.

EXTENT

≈ 1 lin. m

RECOMMENDATION

Clean the channel, remove the old sealant, reseal with weather-resistant silicone or PU, and rake out and fill the upstand cracks. Trim plants away from the joint and check the drip line.

Approx.: 1,500 – 3,500 THB · estimate



D05 Drain access cover does not seat

Before moving in · Zone: Balcony

System: Plumbing & shower

WHAT WE SEE

The tiled cover sits unevenly, the frame edges are damaged, and a wire and debris are visible in the recess. Debris can get into the drain, and water may bypass the outlet.

EXTENT

1 pc

RECOMMENDATION

Clean the drain, check its capacity with a flow test, and restore the frame and cover seating.

Approx.: 500 – 1,500 THB · sourced







D06 Ragged mirror edge with residue

Within a year · Zone: Bathroom

System: Interior wall & ceiling finishes

WHAT WE SEE

The mirror edge by the tile has uneven adhesive or sealant residue, greenish in places. This may be early silvering corrosion in the humid environment. Dark lines on the tile are likely the stone pattern.

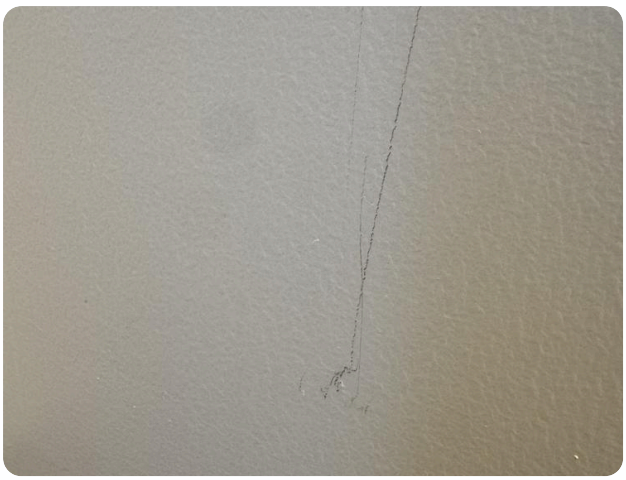
EXTENT

≈ 1 lm of edge

RECOMMENDATION

Clean off the residue, check the silvering and seal the edge with neutral-cure mirror silicone.

Approx.: 1,500 – 3,500 THB · estimate







D07 Pencil-like marks on wall finish

Within a year Zone: Living / bedroom

System: Interior wall & ceiling finishes

WHAT WE SEE

Pencil-like marks are visible on the wall surfaces. This is surface soiling of the painted layer, not scratches or cracks.

EXTENT

≈ 3 lin. m

RECOMMENDATION

Try to remove the marks by washing. If they cannot be washed off, repaint the affected areas or the whole wall.

Approx.: 1,500 – 3,500 THB · estimate



D08 Worn sealant at sliding door threshold

Within a year Zone: Balcony System: Windows & doors

WHAT WE SEE

The joint between threshold and tile is uneven, and the sealant is cracked and partly missing. Water reaches this spot directly at the entrance to the room.

EXTENT

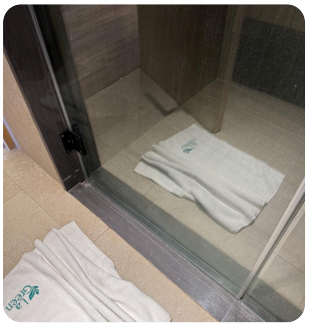
≈ 3 lin. m

RECOMMENDATION

Remove the old sealant, clean and degrease the joint, apply a primer to the substrate (if required by the sealant manufacturer), then reseal the threshold.

Approx.: 1,000 – 2,500 THB · estimate







D09 Deposit on shower glazing

Within a year Zone: Bathroom

System: Interior wall & ceiling finishes

WHAT WE SEE

The joints and sealant at the shower curb are in serviceable condition. Only a deposit on the glazing was noted.

EXTENT

as required

RECOMMENDATION

Clean the deposit off the glazing.

Approx.: 1,000 – 2,500 THB · estimate



D10 Open corner joint in aluminium frame, glass seal dislodged

Within a year Zone: Balcony System: Windows & doors

WHAT WE SEE

At the upper frame corner the profiles have separated and the glass seal has come out of its groove. Air and water may get in.

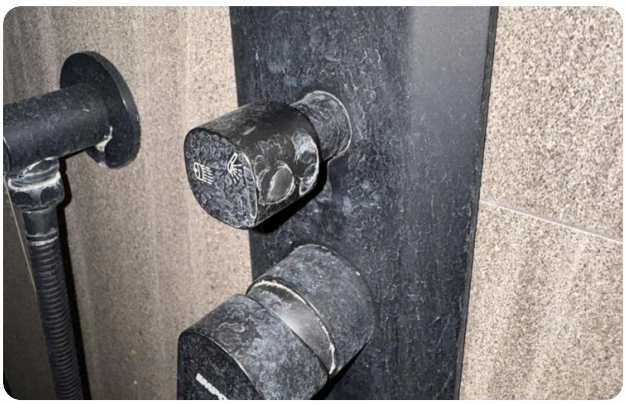
EXTENT

1 joint

RECOMMENDATION

Tighten the corner joint, reseat the glass seal in its groove and apply sealant.

Approx.: 500 – 1,500 THB · estimate





D11 Worn black finish and deposits on shower mixer

Within a year · Zone: Bathroom · System: Plumbing & shower

WHAT WE SEE

The handle and plate finish is mottled and worn, with whitish limescale. It does not affect operation, but the wear will progress.

EXTENT

1 mixer

RECOMMENDATION

Clean with a mild non-abrasive product. If the coating is damaged, replace the trim or handle.

Approx.: 500 – 1,500 THB · sourced



D12 Uneven gap between wardrobe doors

Within a year · Zone: Entrance & kitchen

System: Built-in furniture

WHAT WE SEE

The gap between the wardrobe doors is uneven along its height, and the doors are not aligned or parallel. Adjustment of the wardrobe hardware is required.

EXTENT

≈ 4 spots

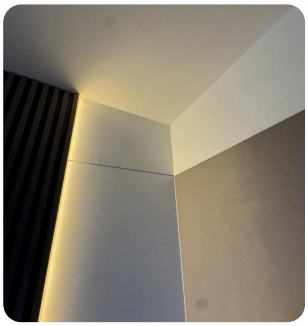
RECOMMENDATION

Adjust the wardrobe hardware (hinges, guides) to achieve an even gap and parallel door alignment.

Approx.: 500 – 1,500 THB · estimate







D13 Cosmetic defects: living / bedroom

Cosmetic · Zone: Living / bedroom

System: Interior wall & ceiling finishes

WHAT WE SEE

Minor finish and furniture defects: paint cracking along wall-skirting joint; paint cracks at wall/ceiling-to-furniture joints; stains, smudges and scuffs on painted walls; fastener holes and chips on door frame; poorly fitted skirting piece; uneven gaps and misaligned wardrobe and drawer fronts; sealant residue and untidy joints in built-in furniture; scratches and scuffs on furniture; stains on chair upholstery.

EXTENT

9 items

RECOMMENDATION

Fix in one handyman visit: paint touch-up, edge and front repair, hardware adjustment, cleaning.

Approx.: 2,900 – 8,800 THB · estimate







D14 Cosmetic defects: bathroom

Cosmetic · Zone: Bathroom

System: Interior wall & ceiling finishes

WHAT WE SEE

Minor finish and furniture defects: minor chips and uneven floor tile joints; chipped countertop corner; chipped door facing and scratched bathroom frame; hairline cracks and specks on bathroom ceiling.

EXTENT

4 items

RECOMMENDATION

Fix in one handyman visit: paint touch-up, edge and front repair, hardware adjustment, cleaning.

Approx.: 1,400 – 4,800 THB · estimate



D15 Rough socket cut-out in slat panel

Cosmetic · Zone: Living / bedroom

System: Electrical (visual)

WHAT WE SEE

The slats around the frame are cut unevenly with chipped edges, and gaps and paint marks are visible.

EXTENT

1 spot

RECOMMENDATION

Trim the edges, cover with a larger frame or touch up.

Approx.: 500 – 3,000 THB · estimate



D16 Circuits not labelled in distribution board

Cosmetic · Zone: Living / bedroom

System: Electrical (visual)

WHAT WE SEE

The labels for circuits 1–6 are blank. In a fault, it will be hard to isolate the right circuit.

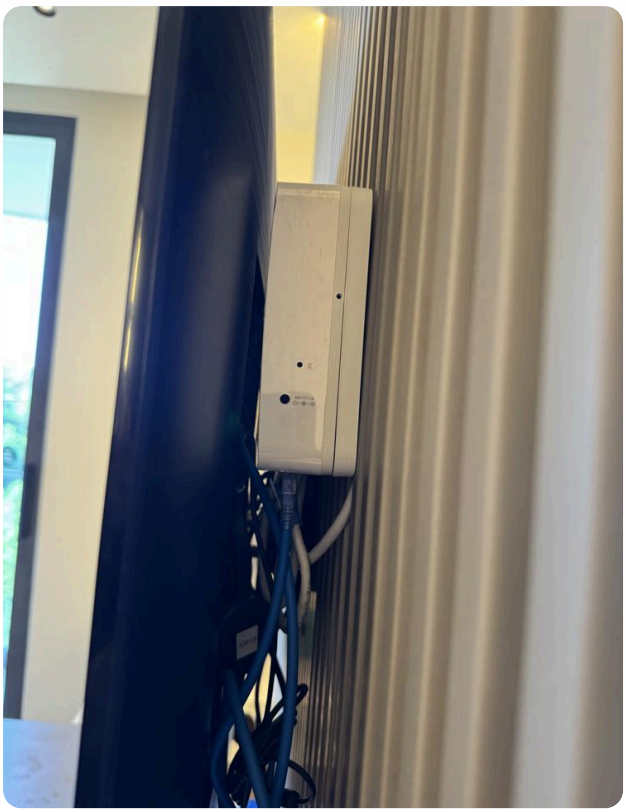
EXTENT

1 board, 6 circuits

RECOMMENDATION

Trace and label the circuits.

Approx.: 800 – 1,800 THB · sourced



D17 Loose cables behind TV

Cosmetic · Zone: Living / bedroom

System: Electrical (visual)

WHAT WE SEE

Network and power cables hang loose, with no cable channel or clips.

EXTENT

1 spot

RECOMMENDATION

Route the cables in a channel or with ties.

Approx.: 800 – 1,800 THB · sourced







D18 Limescale on shower glass and flush buttons

Cosmetic · Zone: Bathroom · System: Plumbing & shower

WHAT WE SEE

There are streaks and deposits on the glass and bottom profile, and stains on the flush buttons. This is a maintenance issue, but the deposits at the profile hide the sealant condition.

EXTENT

1 shower screen + flush plate

RECOMMENDATION

Remove the limescale, then check the sealant at the profile.

Approx.: 500 – 1,500 THB · sourced



D19 Dirt and coating chips on exterior light

Cosmetic · Zone: Grounds & exterior

System: Electrical (visual)

WHAT WE SEE

The light works, but the housing has dust, deposits and small coating chips.

EXTENT

1 pc

RECOMMENDATION

Clean the housing and check the diffuser seal; replace if corroded.

Approx.: 300 – 1,000 THB · estimate





D20 Flaking finish on brass sconce

Cosmetic · Zone: Living / bedroom

System: Electrical (visual)

WHAT WE SEE

The sconce shade has spots, chips and flaking finish. The other sconce is fine.

EXTENT

1 pc

RECOMMENDATION

Replace the shade or fitting to match its pair.

Approx.: 300 – 1,000 THB · estimate

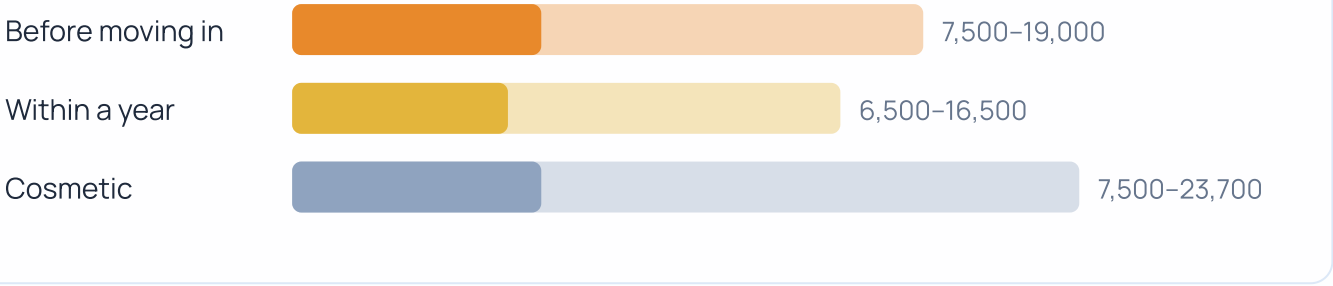
APPROXIMATE BUDGET

Cost of repairs

NO.	FINDING		FROM, THB	TO, THB
D01	Efflorescence and peeling paint along balcony wall bases	Before moving in	2,000	5,000
D02	Paint blistering with whitish deposits by door opening	Before moving in	2,000	5,000
D03	Paint loss with efflorescence on wall corners and parapet	Before moving in	1,500	4,000
D04	Unsealed junction of glass balustrade with parapet and upstand	Before moving in	1,500	3,500
D05	Drain access cover does not seat	Before moving in	500	1,500
D06	Ragged mirror edge with residue	Within a year	1,500	3,500
D07	Pencil-like marks on wall finish	Within a year	1,500	3,500
D08	Worn sealant at sliding door threshold	Within a year	1,000	2,500
D09	Deposit on shower glazing	Within a year	1,000	2,500
D10	Open corner joint in aluminium frame, glass seal dislodged	Within a year	500	1,500
D11	Worn black finish and deposits on shower mixer	Within a year	500	1,500
D12	Uneven gap between wardrobe doors	Within a year	500	1,500
D13	Cosmetic defects: living / bedroom	Cosmetic	2,900	8,800
D14	Cosmetic defects: bathroom	Cosmetic	1,400	4,800
D15	Rough socket cut-out in slat panel	Cosmetic	500	3,000
D16	Circuits not labelled in distribution board	Cosmetic	800	1,800
D17	Loose cables behind TV	Cosmetic	800	1,800
D18	Limescale on shower glass and flush buttons	Cosmetic	500	1,500
D19	Dirt and coating chips on exterior light	Cosmetic	300	1,000
D20	Flaking finish on brass sconce	Cosmetic	300	1,000
	Total		**21,500**	**59,200**

APPROXIMATE BUDGET

By priority



How we estimated

Ranges are based on public sources as of October 2026: Phuket handyman rates and Thai government labour rates. Small jobs are almost always bound by the tradesman's minimum call-out (THB 800–1,500 per day), so the lower bound does not drop below that. Items without a direct source are the inspector's expert estimate. For an exact figure, request 2–3 contractor quotes.

- **Phuket Expat Guide — Handyman & Home Repair (05.2026)** — handyman THB 800–1,500/day; room painting 1,500–4,000; drain clearance 300–600; tap replacement 400–1,200
- **Comptroller General's Dept. labour rates (26.06.2026), via yotathai.com** — painting THB 31–35/m²; tile laying 161–228/m²; tile removal 41–51/m² (labour only, large volumes)

Conclusions and recommendations

Conclusion: Good, with remarks

Studio is neatly finished overall. The kitchen, built-in furniture, sanitary fittings, electrics, air conditioning and ventilation work, with no leak marks in the areas inspected. The main area of concern is the balcony. Efflorescence and peeling paint run along a significant length of the wall bases. The joint between the glass balustrade and the parapet and upstand is not watertight, and the drain access cover does not seat. Likely moisture sources are water from the floor, unsealed joints and the planter with drip irrigation; these need to be confirmed on site. Inside, there is paint blistering with whitish deposits near a door opening, which should be checked with a moisture meter. All other findings are cosmetic: hairline paint cracks, cabinet door adjustment, and limescale on fittings and the shower glass.

What to do

1. Before moving in, fix every finding marked “Before moving in”: this protects walls and floors from moisture.
2. After the balcony repair, flood-test it and make sure water runs into the drain and the wall by the door stays dry.
3. In the rainy season, check the drain and the balcony wall base once a month.
4. Clean the matte black fittings only with gentle products, otherwise the finish will be damaged.
5. Use this report in negotiations: the approximate repair cost is an argument when discussing the price.

To verify additionally

- Measure moisture content with a moisture meter at the base of the balcony walls and at the interior wall by the balcony door
- Perform a water flood test on the balcony: check slope toward the drain, drain flow capacity, and whether water ponds near the walls
- Check the planter bed drip irrigation line for leaks and verify the watering schedule
- Ask the management company who is responsible for repairing the balcony’s facade elements (railing, parapet, waterproofing)
- Bathroom: check for sealant at the floor–wall joint
- Shower: remove the dark bump on the floor tile and inspect the area
- Open the access panel without a handle in the bathroom and check access to the utilities
- Check the bathroom mirror for silvering corrosion (mirror backing degradation) at the edge
- Stain on the soffit of the overhang on the exterior: inspect after rain

> The report records the condition on the inspection date and does not guarantee the absence of hidden defects.

Inspector

Inspection date