Before you sign: a condition check for buyers

Your lawyer's office gave you this sheet as one option. They get no payment from Etimo. The choice is yours.

Buying a resale home, or taking the keys to a new-build? Have it checked first, and see what needs fixing.

Resale home: check before you sign
Before you sign, you still have choices. You can ask the seller, ask your lawyer, or walk away. After you sign, repairs are often yours to pay.

New-build: check before handover
Before the final payment, the developer can still fix the list. Your contract decides who pays. Ask your lawyer.

A professional property consultant and condition surveyor inspects the home and signs the report. The report names the inspector. The inspector checks finishing quality. They look for hidden flaws that cost money later. If a structural problem needs a closer look, we recommend a civil engineer.

Our inspector also coordinates the repair teams Etimo works with and is paid for that work. If you hire them, Etimo receives a fee. Any contractor may price the same repair list.

What the inspector checks

- Waterproofing and joints
- Doors, windows and their frames
- Pipes
- Railings
- Tiles and grout
- Kitchen and bathrooms
- Walls and ceilings: finish
- Electrical: seen, not tested
- Hidden flaws that cost money later

Finished homes only. Nothing behind walls or under tiles. No structure, no value.

What you get

- A written report. What to fix first comes first.
- Resale: every finding with a photo, the location and a price band.
- New-build: a snag list for the developer, room by room.
- The report is yours. You can share it with your lawyer by a private link.

Pre-purchase check (resale): from €499 total price.

Handover check (new-build): from €399 total price.

You pay after the visit. We check homes anywhere in the Republic of Cyprus. Bookings open Mon 2 Nov. We confirm a date within one working day. If you write before then, we note your request and confirm your date from Mon 2 Nov. A civil engineer, if needed, is quoted separately. We pay no referral fees.

How to book

WhatsApp: wa.me/35797916892 Ref. LW-_____ (from your lawyer's office)

The message is ready: "Hello, I have a sheet from a law office. I would like a check before I sign." Or call +357 9791 6892 and quote the Ref. your lawyer's office wrote in.

Email bookings@etimo.cy. Tell us up to three dates that suit you. Mon–Sat, 9:00–18:00.

The code on this sheet only tells us which office gave it to you. We do not tell the office that you booked. We share your report only if you choose to.

Valid at the inspection date only. Not a valuation. Not an energy certificate. Not a guarantee.
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