



PROPERTY
INSPECTORS.ME

PROPERTY INSPECTION REPORT CARD

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KNOW ABOUT SNAGGING SERVICES

ABOUT INSPECTION:

A home inspection provides a comprehensive overview of your property's condition. Our team is dedicated to excellence, applying industry-leading snagging practices to ensure nothing is overlooked. This report includes detailed written notes and photographs of all inspected areas, components, and items, clearly identifying any defects found. While thorough, the inspection reflects only the material issues visible on the day of the assessment and does not cover white goods or tanks.

OUR SNAGGING METHODOLOGY:

Our inspectors are carefully chosen for their skill, professionalism, and attention to detail. Backed by cutting-edge tools and advanced reporting software, they deliver inspections you can rely on. We highlight critical issues first, then moderate, and finally minor defects—presenting everything in a way that's easy for you and your developer to follow. Our focus is always on practical, real-life usability issues that may affect your comfort and safety once you move in. So if an area shows only minor or no defects, you can be confident that nothing major or moderate requires attention.

OUR REPORTING:

We are among the few snagging companies in the UAE that use a fully licensed reporting platform (SPECTORA). Our reports follow a structured, systematic approach that ensures every area of the property is properly inspected and documented. Please note that the report reflects only the visible portions of the structure at the time of inspection and does not predict future conditions or issues that may arise after the report is delivered.

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SUMMARY

280

ITEMS INSPECTED

40

MINOR

32

MODERATE

9

CRITICAL

- 🔧 2.2.1 Main Entrance & Foyer - Doors: Damaged Weather-stripping
- 🔧 2.2.2 Main Entrance & Foyer - Doors: Minor scratches and impact damage
- 🔧 2.2.3 Main Entrance & Foyer - Doors: Damaged component
- ⚠️ 2.3.1 Main Entrance & Foyer - Floors: Hollow tile installation
- 🔧 2.4.1 Main Entrance & Foyer - Walls: Poor Patching
- 🔧 2.4.2 Main Entrance & Foyer - Walls: Poor paint finishes
- ⚠️ 2.4.3 Main Entrance & Foyer - Walls: Misaligned skirting
- 🔧 2.5.1 Main Entrance & Foyer - Ceilings: Hairline cracks
- 🔧 3.3.1 Powder Room - Floors: Raised floor tiles
- 🔧 3.4.1 Powder Room - Walls: Minor Corner Cracks
- 🔧 3.8.1 Powder Room - Sanitary Fixtures: Loose sanitary fixture
- 🔧 3.8.2 Powder Room - Sanitary Fixtures: Premature degradation of sanitary fixture
- 🔧 4.2.1 Hallway - Ground Floor - Doors: Minor scratches and impact damage
- 🔧 4.4.1 Hallway - Ground Floor - Walls: Poor paint finishes
- ⚠️ 5.3.1 Main Kitchen - Floors: Floor tile grouting color shade difference
- ⚠️ 5.3.2 Main Kitchen - Floors: Hollow tile installation
- 🔧 5.4.1 Main Kitchen - Walls: Poor paint finishes
- ⚠️ 5.9.1 Main Kitchen - Electrical: Cover Plates Damaged
- 🔧 5.10.1 Main Kitchen - HVAC: Uneven angle installation of support bracket
- ⚠️ 6.3.1 Show Kitchen - Floors: Floor tile color shade difference
- ⚠️ 6.3.2 Show Kitchen - Floors: Hollow tile installation
- 🔧 6.9.1 Show Kitchen - Sanitary Fixtures and White Goods: Oven
- ⚠️ 6.10.1 Show Kitchen - Electrical: Switch button sensor fuse
- 🔧 7.3.1 Living Area - Floors: Moderate Wear
- 🔧 7.3.2 Living Area - Floors: Floor tile color shade difference
- ⚠️ 7.3.3 Living Area - Floors: Hollow tile installation
- 🔧 7.7.1 Living Area - Sliding Glass Doors: Poor installation of rubber seal
- 🔧 7.7.2 Living Area - Sliding Glass Doors: Sliding doors frame scratches and impact damages

- 🔴 7.9.1 Living Area - Electrical: Cover Plates Damaged
- 🔴 8.3.1 Dining Area - Floors: Floor tile color shade difference
- 🔴 8.5.1 Dining Area - Ceilings: Possible Mold
- 🔴 8.7.1 Dining Area - Sliding Glass Doors: Damaged
- 🔧 8.7.2 Dining Area - Sliding Glass Doors: Sliding doors frame scratches and impact damages
- 🔴 8.7.3 Dining Area - Sliding Glass Doors: Sliding doors track impact damage
- ⚠️ 8.9.1 Dining Area - Electrical: Recessed switch button
- ⚠️ 8.10.1 Dining Area - HVAC: Insufficient AC performance
- ⚠️ 8.10.2 Dining Area - HVAC: Air conditioner diffuser grill not aligned well to the ceiling.
- 🔧 9.4.1 Maid's Bedroom - Walls: Poor paint finishes
- 🔧 11.2.1 Utility & Laundry Room - Doors: Poor thermal seals
- 🔴 11.2.2 Utility & Laundry Room - Doors: Damaged component
- 🔧 11.4.1 Utility & Laundry Room - Walls: Poor paint finishes
- 🔧 11.5.1 Utility & Laundry Room - Ceilings: Minor Damage
- 🔧 11.5.2 Utility & Laundry Room - Ceilings: Stain(s) on Ceiling
- 🔧 13.1.1 Staircase and Landing Area - Floors: Moderate Wear
- 🔧 13.2.1 Staircase and Landing Area - Walls: Minor Corner Cracks
- 🔧 13.2.2 Staircase and Landing Area - Walls: Poor paint finishes
- 🔴 13.5.1 Staircase and Landing Area - Sliding Doors: Damage mesh door
- 🔴 14.3.1 Hallway - First Floor - Floors: Floor tile grout color shade difference
- 🔧 14.4.1 Hallway - First Floor - Walls: Poor paint finishes
- 🔴 15.3.1 Family Area - Floors: Floor tile color shade difference
- 🔧 15.4.1 Family Area - Walls: Poor paint finishes
- 🔧 15.5.1 Family Area - Ceilings: Ceiling edges poor finishing
- 🔴 16.3.1 Master Bedroom - Floors: Moderate Wear
- 🔴 16.3.2 Master Bedroom - Floors: Floor tile color shade difference
- 🔴 16.3.3 Master Bedroom - Floors: Floor skirting
- 🔧 16.4.1 Master Bedroom - Walls: Poor paint finishes
- 🔴 16.5.1 Master Bedroom - Ceilings: Hairline cracks
- ⚠️ 16.10.1 Master Bedroom - HVAC: Insufficient AC performance
- 🔴 17.8.1 Master Bathroom - Sanitary Fixtures: Misaligned sanitary fixture
- 🔴 18.3.1 Bedroom 1 - Floors: Moderate Wear
- 🔴 18.3.2 Bedroom 1 - Floors: Floor tile color shade difference
- 🔴 18.4.1 Bedroom 1 - Walls: Minor Corner Cracks
- 🔴 18.4.2 Bedroom 1 - Walls: Paint Cracking
- 🔴 19.3.1 Bathroom 1 - Floors: Tiles grout color shade difference
- 🔧 19.8.1 Bathroom 1 - Sanitary Fixtures: Misaligned sanitary fixture
- 🔴 20.3.1 Bedroom 2 - Floors: Moderate Wear
- 🔴 20.3.2 Bedroom 2 - Floors: Floor tile grout color shade difference
- ⚠️ 20.5.1 Bedroom 2 - Ceilings: Access hatch missing
- 🔧 21.3.1 Bedroom 3 - Floors: Moderate Wear

-
-  21.4.1 Bedroom 3 - Walls: Poor paint finishes
 -  21.7.1 Bedroom 3 - Sliding Doors: Defective locking mechanism
 -  22.8.1 Common Bathroom - Sanitary Fixtures: Misaligned sanitary fixture
 -  22.8.2 Common Bathroom - Sanitary Fixtures: Premature degradation of sanitary fixture
 -  22.11.1 Common Bathroom - Plumbing internal: Low water pressure
 -  24.3.1 Balcony 3 - Walls: Poor Patching
 -  25.4.1 Exterior - Floors: Missing grouting
 -  26.2.1 Roof - Access - Floor - Wall - Debris: Access hatch impact damage
 -  26.2.2 Roof - Access - Floor - Wall - Debris: Debris
 -  26.4.1 Roof - Electrical: Protruding cables
 -  26.4.2 Roof - Electrical: Socket faulty
 -  26.5.1 Roof - HVAC: Loose ducting support

1: INSPECTION DETAILS

Information

| | | |
|--|-------------------------------------|---|
| In Attendance Home Owner | Occupancy Vacant | Style Bungalow, Contemporary |
| Temperature (approximate) 30 Celsius (C) | Type of Building Detached | Weather Conditions Clear, Dry |

2: MAIN ENTRANCE & FOYER

| | | IN | NI | NP | D |
|------|---------------------------|----|----|----|---|
| 2.1 | General | | | | |
| 2.2 | Doors | X | | | X |
| 2.3 | Floors | X | | | X |
| 2.4 | Walls | X | | | |
| 2.5 | Ceilings | X | | | X |
| 2.6 | Windows | | | X | |
| 2.7 | Sliding Doors and Windows | | | X | |
| 2.8 | Built-In Storage | | | X | |
| 2.9 | Electrical | X | | | |
| 2.10 | HVAC | X | | | |
| 2.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Electrical: Lights

Entrance

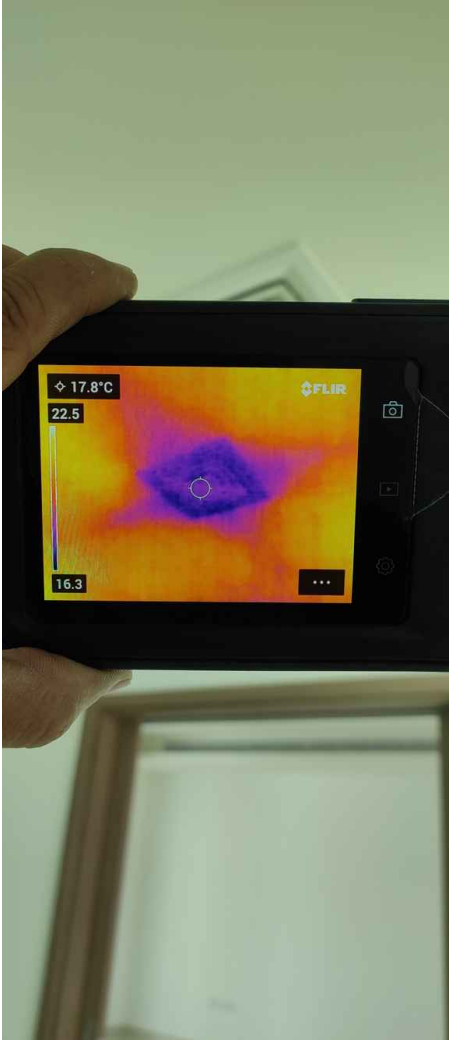
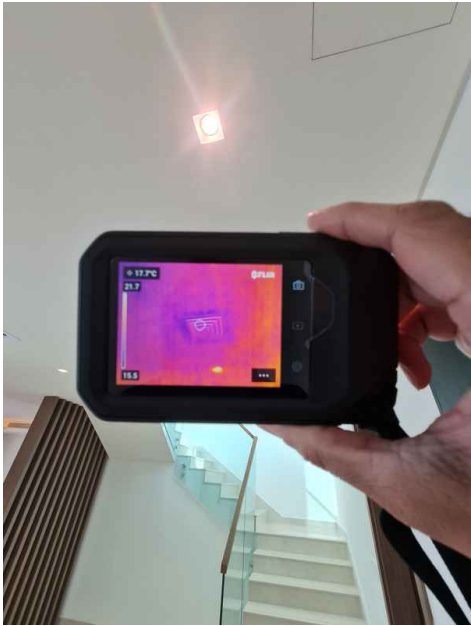
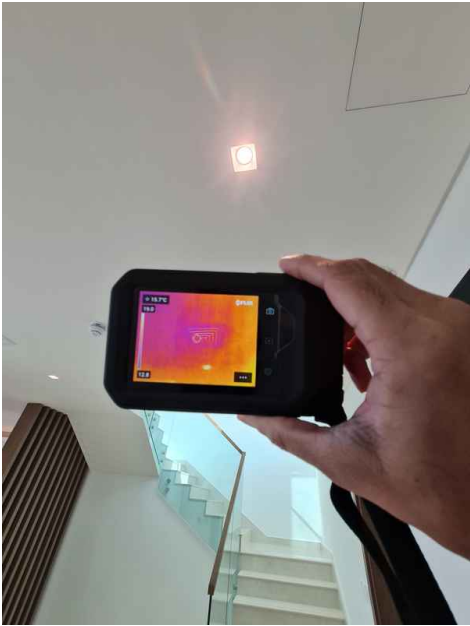
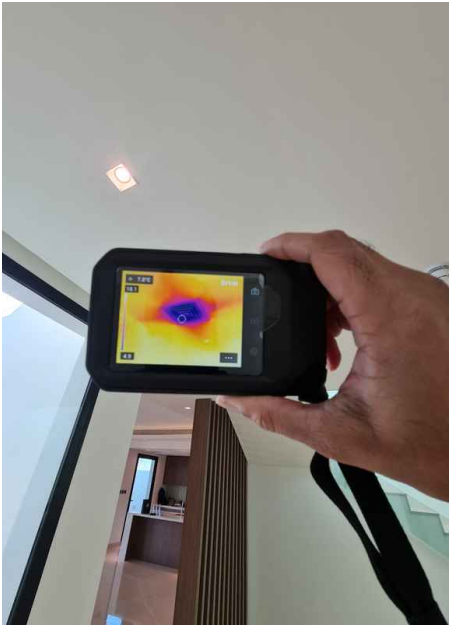
All checked lights and control panels checked. Working fine.



HVAC: AC

Entrance

AC checked. Cooling ok. No issues found.



Observations

2.2.1 Doors

**DAMAGED WEATHER-STRIPPING**

At the time of the inspection, weather-stripping at doors was generally damaged or deteriorated.

Recommendation

Contact a qualified handyman.



2.2.2 Doors

**MINOR SCRATCHES AND IMPACT DAMAGE**

The door was seen to have instances of impact damage and scratches. This should be redecorated. Fresh paint coat recommended.

Recommendation

Contact a qualified carpenter.





2.2.3 Doors

DAMAGED COMPONENT

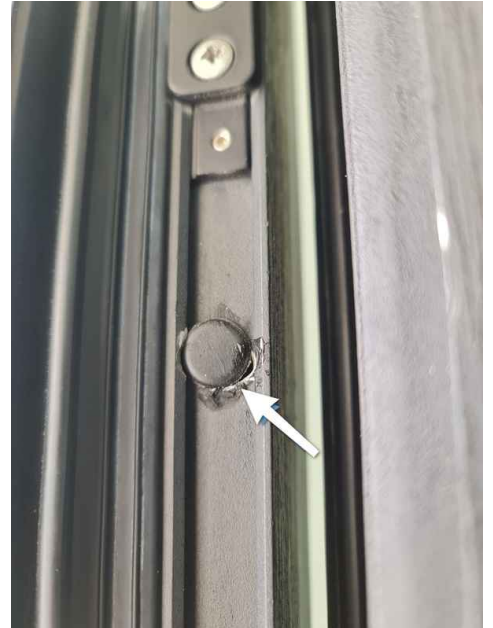
A door component was seen to be damaged.

Recommendation

Contact a qualified professional.



Minor



2.3.1 Floors

HOLLOW TILE INSTALLATION

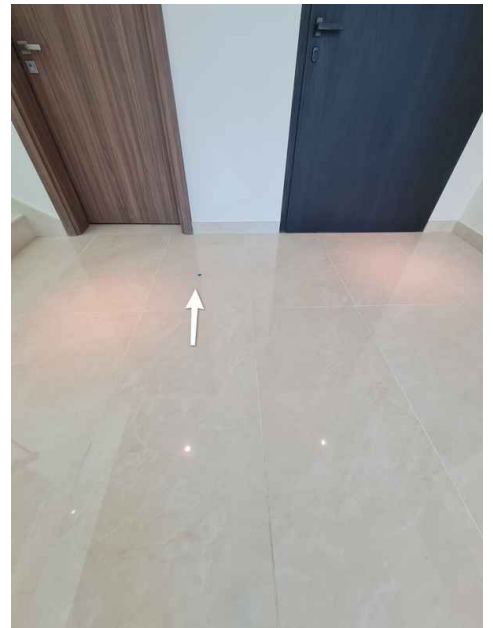
Tiles discovered to contain a detectable void beneath it, situated between the tile and the leveling screed.

Recommendation

Contact a qualified flooring contractor



Moderate



Hollow tile

2.4.1 Walls

POOR PATCHING

Sub-standard patching observed at time of inspection.

Recommendation

Contact a qualified drywall contractor.



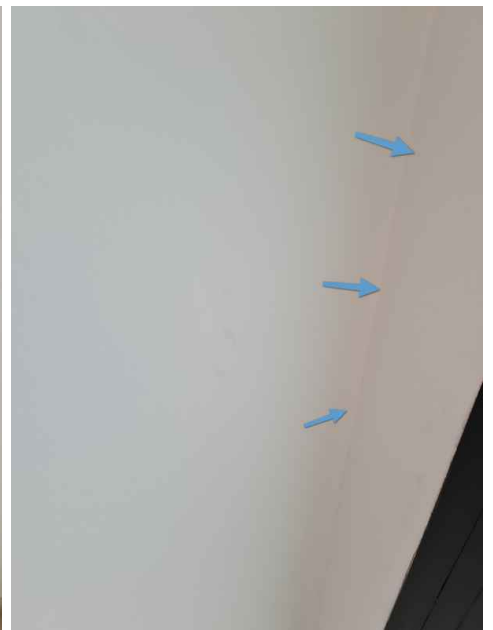
2.4.2 Walls

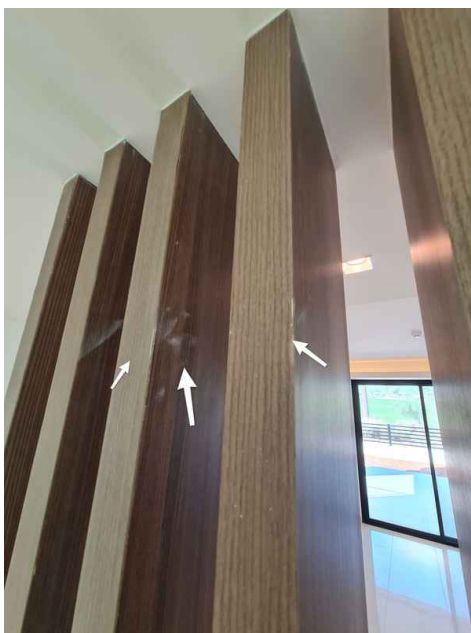
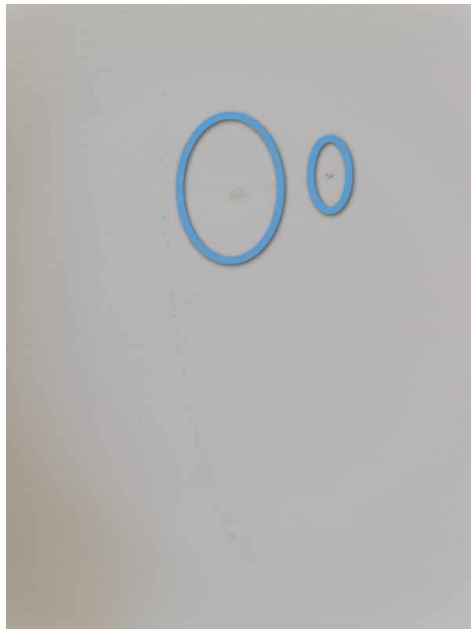
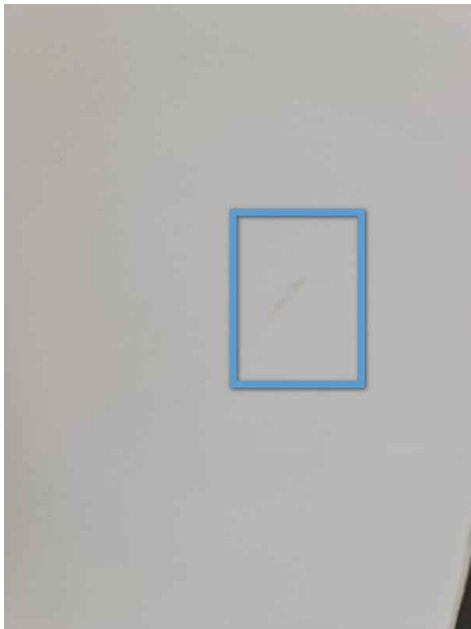
POOR PAINT FINISHES

The painting was observed to have poor finishing and inadequate detailing.

Recommendation

Contact a qualified painting contractor.





2.4.3 Walls

MISALIGNED SKIRTING

 Moderate

The trim surrounding the skirting recess was observed to have inadequate finishing and was not even.

Recommendation

Contact your builder.

2.5.1 Ceilings

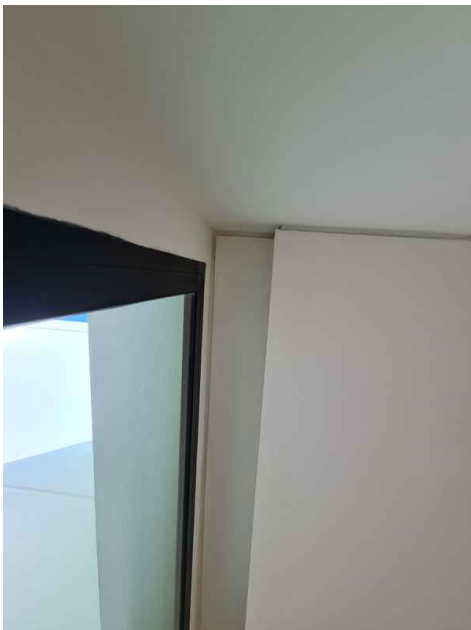
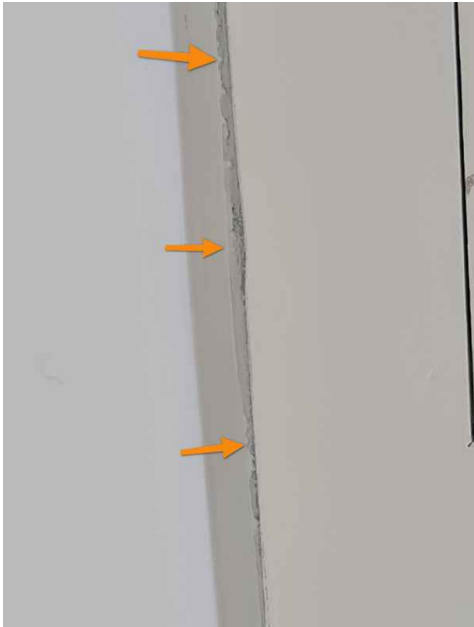
HAIRLINE CRACKS

 Minor

The ceiling was discovered to have several small hairline cracks.

Recommendation

Contact a qualified painting contractor.



3: POWDER ROOM

| | | IN | NI | NP | D |
|------|-------------------|----|----|----|---|
| 3.1 | General | | | | |
| 3.2 | Doors | X | | | |
| 3.3 | Floors | X | | | X |
| 3.4 | Walls | X | | | X |
| 3.5 | Ceilings | | | | |
| 3.6 | Windows | X | | | |
| 3.7 | Built-In Storage | | | X | |
| 3.8 | Sanitary Fixtures | X | | | |
| 3.9 | Electrical | X | | | |
| 3.10 | HVAC | X | | | |
| 3.11 | Plumbing internal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings

Tile

Walls: Wall Material

Tile

Ceilings: Ceiling Material

Gypsum Board

Sanitary Fixtures: Wash basin

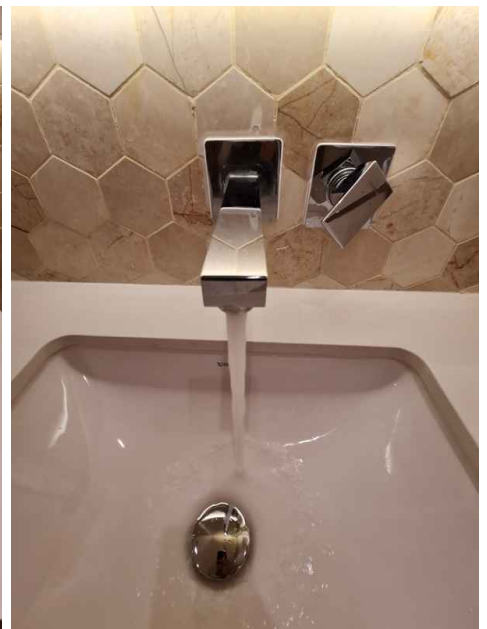
Wash basin checked and all functions are ok.



No leakage



Drainage ok



Pressure ok

Electrical: Lights

All lights are working



HVAC: HVAC

Bathroom

HVAC functions are ok. No leakages, moisture content or condensation found.



Observations

3.3.1 Floors

RAISED FLOOR TILES

A floor tiles was noticed to be placed at a slight elevated position and was uneven. This looks bad and also creates a risk of tripping.

Recommendation

Contact a qualified flooring contractor



Need levelling

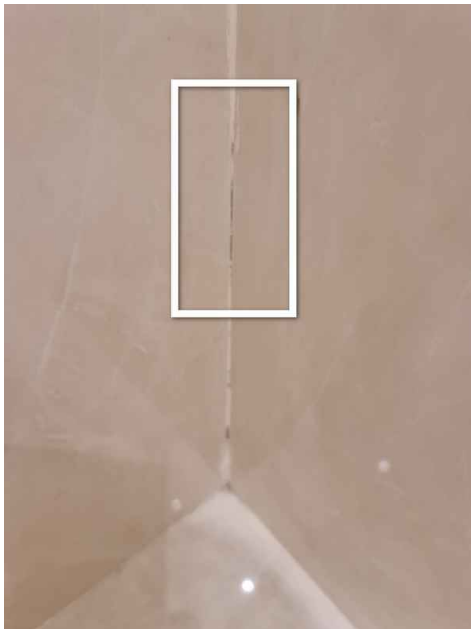
3.4.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of walls.

Recommendation

Contact a qualified professional.



3.8.1 Sanitary Fixtures

LOOSE SANITARY FIXTURE

A sanitary fixture was loose.

Recommendation

Contact a qualified professional.



Loose & misaligned

3.8.2 Sanitary Fixtures

PREMATURE DEGRADATION OF SANITARY FIXTURE

WC was discovered to be deteriorating earlier than expected.

Recommendation

Contact a qualified professional.



Damage

4: HALLWAY - GROUND FLOOR

| | | IN | NI | NP | D |
|------|------------------|----|----|----|---|
| 4.1 | General | X | | | |
| 4.2 | Doors | X | | | |
| 4.3 | Floors | X | | | |
| 4.4 | Walls | X | | | X |
| 4.5 | Ceilings | X | | | |
| 4.6 | Windows | | | X | |
| 4.7 | Sliding Doors | | | X | |
| 4.8 | Built-In Storage | X | | | |
| 4.9 | Electrical | X | | | |
| 4.10 | HVAC | X | | | |
| 4.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings
Tile

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster, Gypsum Board

Electrical: DB Board

- 1. Distribution Board checked.
- 2. Working & in good condition.



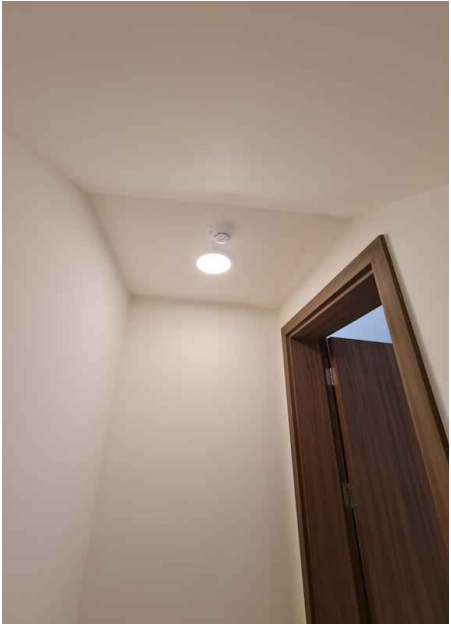
Ok



OK

Electrical: Lights

All lights checked and are found to be working.



ok



ok

HVAC: AC

- AC vents checked for airflow, cooling.
- Found to be working well.
- AC Control panel checked and found to be okay for- (1) Mode, (2) Fan speed & (3) Temperature Up/ Down functions.



Ok

Observations

4.2.1 Doors

MINOR SCRATCHES AND IMPACT DAMAGE

 Minor

Door handle at Entrance door has scratches.

Recommendation

Contact a qualified carpenter.



Scratches

4.4.1 Walls

POOR PAINT FINISHES

Poor finishing at joints.

Recommendation

Contact a qualified painting contractor.



5: MAIN KITCHEN

| | | IN | NI | NP | D |
|------|-------------------|----|----|----|---|
| 5.1 | General | X | | | |
| 5.2 | Doors | X | | | |
| 5.3 | Floors | X | | | X |
| 5.4 | Walls | X | | | |
| 5.5 | Ceilings | X | | | |
| 5.6 | Windows | X | | | |
| 5.7 | Built-In Storage | X | | | |
| 5.8 | Sanitary Fixtures | X | | | |
| 5.9 | Electrical | X | | | X |
| 5.10 | HVAC | X | | | |
| 5.11 | Plumbing internal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings
Tile

Walls: Wall Material
Plaster

Walls: Wall outlets

Kitchen

Checked and found ok. Opening and closing access points.

**Ceilings: Ceiling Material**

Gypsum Board

Ceilings: Thermal imaging

Kitchen

Ceiling scanned by Thermal imaging camera for moisture, condensation or any leakage. No issues found and everything normal.



Windows: Window Type
Single Pane

Windows: Window Manufacturer
Unknown

Windows: Window
Functioning ok



Ok

Built-In Storage : Kitchen Cabinet

Kitchen

All cabinets checked and found ok



Sanitary Fixtures: Kitchen sink

Kitchen

Sink functions are ok.

Water temperature, pressure, drainage ok.

No leakage found.



No leakage



Water pressure ok



Water temperature ok



Before

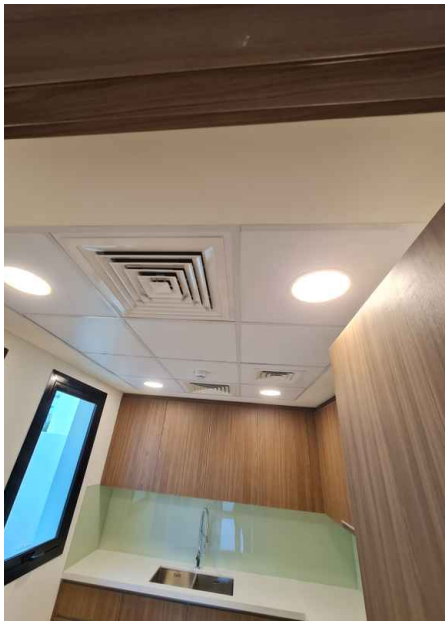


After

Electrical: Lights

Kitchen

All lights working



Ok

Electrical: Socket testing

Kitchen

All sockets checked and found to be ok.



Ok



Ok

HVAC: HVAC

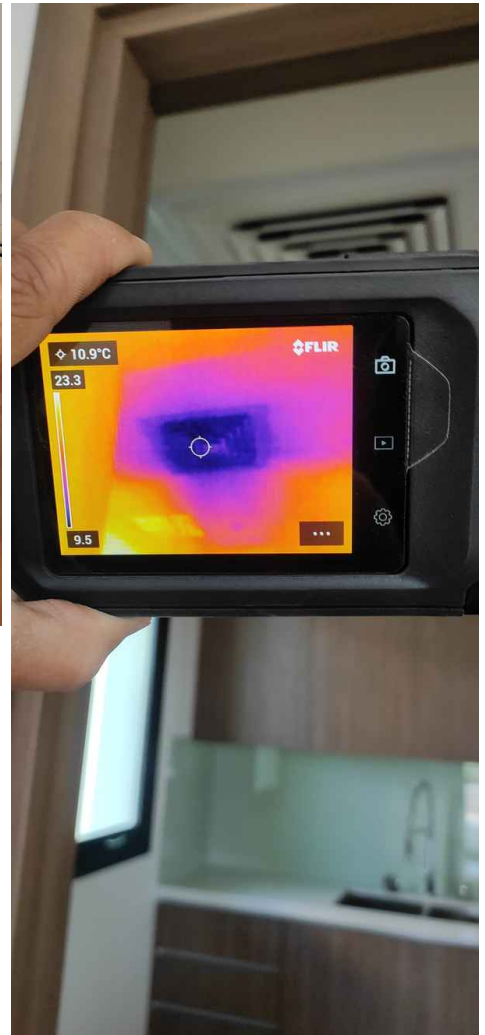
Kitchen

AC units checked and working well.

Cooling well.

No leakage, condensation detected.

FCU well insulated. No issue found.

**Observations**

5.3.1 Floors

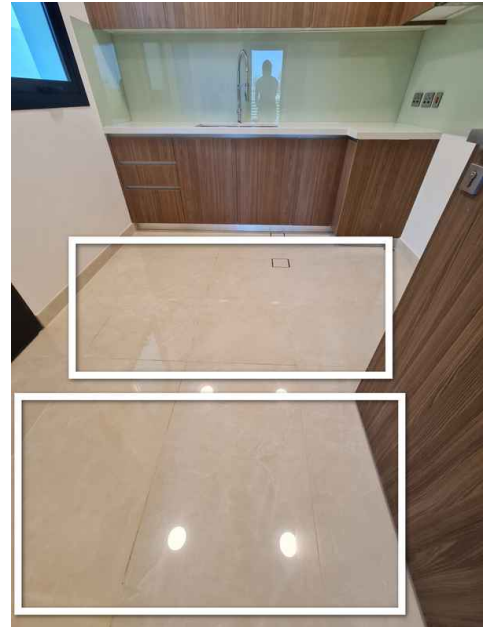
FLOOR TILE GROUTING COLOR SHADE DIFFERENCE

Moderate

The floor tile grouting were noted to have color shade difference. Need regrout

Recommendation

Contact a qualified flooring contractor



RegROUT

5.3.2 Floors

HOLLOW TILE INSTALLATION

KITCHEN

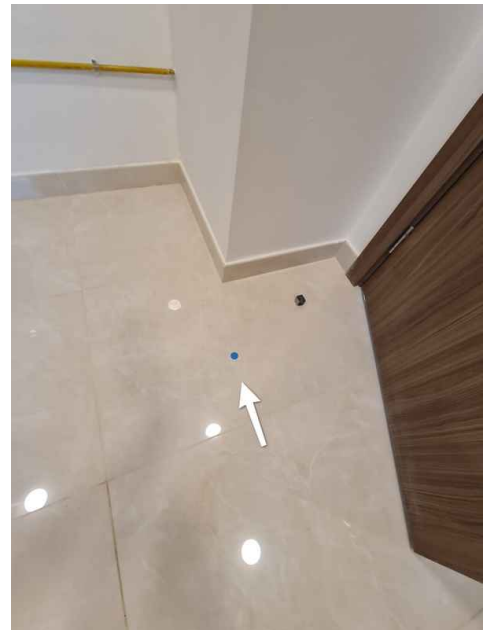
Hollow tile found.

Recommendation

Contact a qualified flooring contractor



Moderate



Hollow tile

5.4.1 Walls

POOR PAINT FINISHES

Minor

The painting was observed to have flaws due to paint stains and inadequate detailing.

Recommendation

Contact a qualified painting contractor.



5.9.1 Electrical

COVER PLATES DAMAGED

KITCHEN

Damaged cover plate.

Recommendation

Contact a qualified electrical contractor.



Moderate



Damaged

5.10.1 HVAC

UNEVEN ANGLE INSTALLATION OF SUPPORT BRACKET

Support bracket loosely fitted.

Recommendation

Contact a qualified professional.



Minor



Loose

6: SHOW KITCHEN

| | | IN | NI | NP | D |
|------|-----------------------------------|----|----|----|---|
| 6.1 | General | X | | | |
| 6.2 | Glass Door | | X | | |
| 6.3 | Floors | X | | | X |
| 6.4 | Walls | X | | | |
| 6.5 | Ceilings | X | | | |
| 6.6 | Windows | | | X | |
| 6.7 | Sliding Doors | | | X | |
| 6.8 | Built-In Storage | X | | | |
| 6.9 | Sanitary Fixtures and White Goods | X | | | |
| 6.10 | Electrical | X | | | X |
| 6.11 | HVAC | X | | | |
| 6.12 | Fire Safety | | X | | |
| 6.13 | Plumbing internal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings

Tile

Walls: Wall Material

Tile, Plaster

Ceilings: Ceiling Material

Gypsum Board

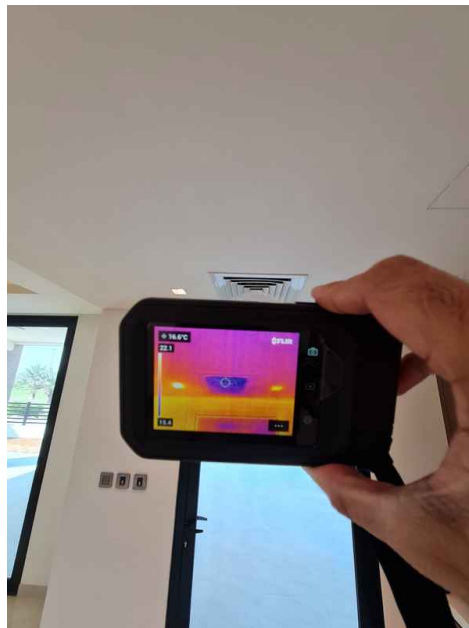
Ceilings: Thermal Imagery

Kitchen

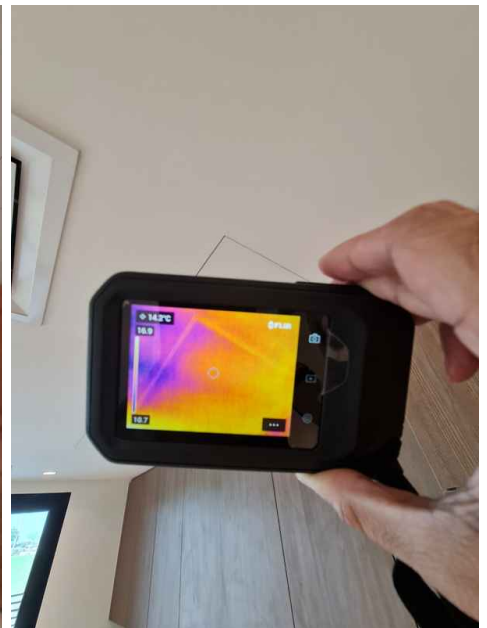
Kitchen ceiling scanned by Thermal imaging camera for moisture, condensation or any leakage. No issues found and everything normal.



Ok



Ok



Ok

Built-In Storage : Kitchen Cabinets

Kitchen

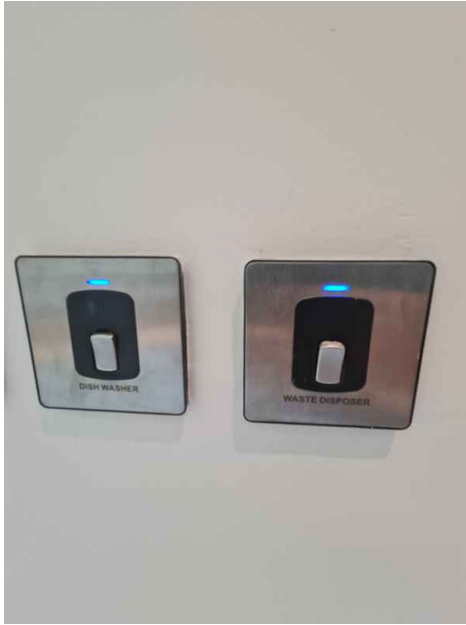
All Cabinets checked and found okay.



Electrical: Switches

Kitchen

Switches mentioned were checked and working well

**Electrical: Lights**

Kitchen

All lights checked and are found to be working well



Electrical: Sockets

Kitchen

Sockets are Working & in good condition.



OK



Ok



Ok

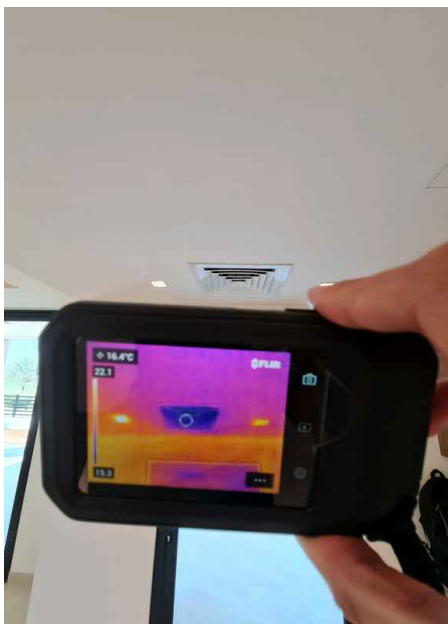
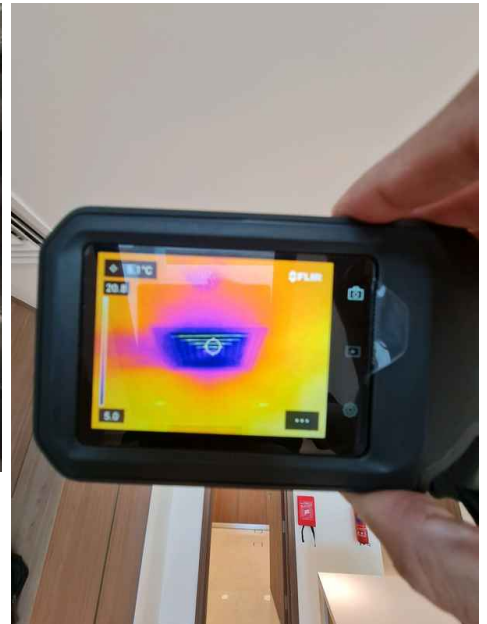


Ok

HVAC: AC

Kitchen

1. FCU checked for insulation and ducting.
2. FCU well insulated. No issue found.
3. HVAC units checked and found ok.



Plumbing internal: Water testing

Kitchen

Hot water coming.

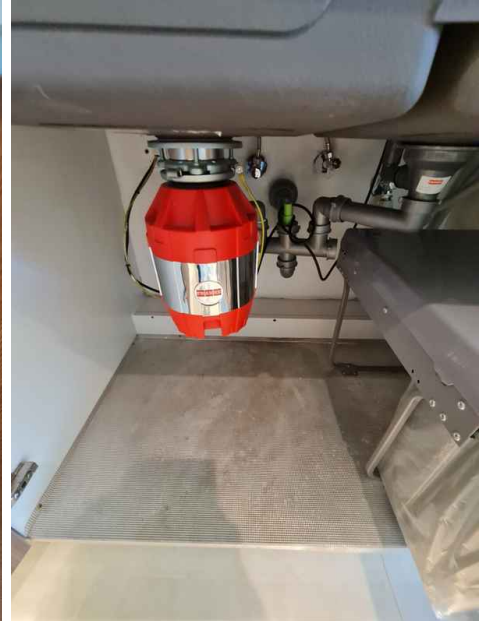
pH level checked and found to be safe and within permissible limits.

No drainage or leakage issue.

Water pressure ok.



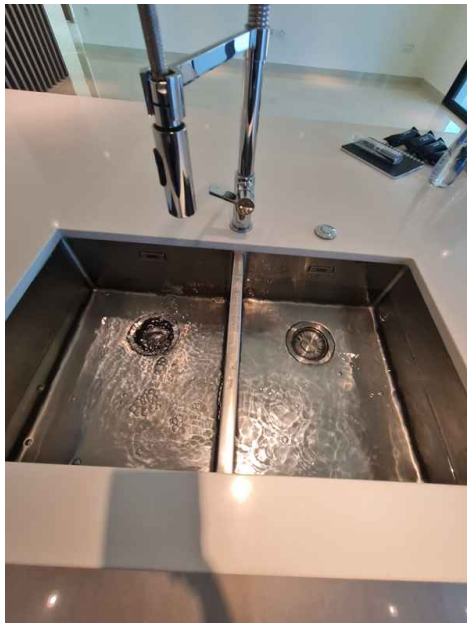
Water quality ok



No leakage



Water pressure ok



Before



After



Hot water coming

Limitations

Glass Door
GLASS DOOR
Inaccessible. Locked.

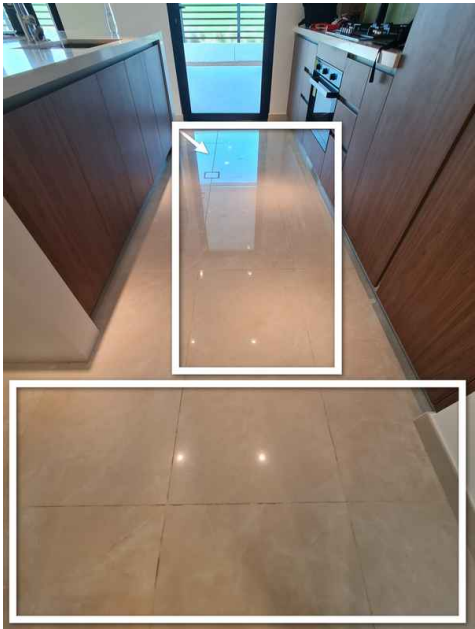
Observations

6.3.1 Floors
FLOOR TILE COLOR SHADE DIFFERENCE

Moderate

Entire groutings have colour mismatch.
Need to be regrout.

Recommendation
Contact a qualified flooring contractor



Regrout

6.3.2 Floors
HOLLOW TILE INSTALLATION
Hollow tiles were discovered.

Moderate

Recommendation

Contact a qualified flooring contractor



Hollow tiles

6.9.1 Sanitary Fixtures and White Goods

OVEN

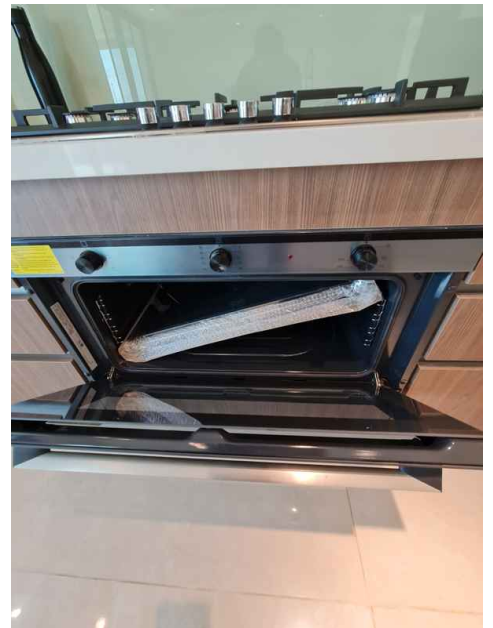
KITCHEN

Slight particles of smoke dust & smell was observed in the oven.

Recommend to show to professional to check the oven/ white goods for it's functioning.

Recommendation

Contact a qualified professional.



6.10.1 Electrical

SWITCH BUTTON SENSOR FUSE

Gas Switch button sensor fuse

Recommendation

Contact a qualified professional.





Sensor light fuse

7: LIVING AREA

| | | IN | NI | NP | D |
|------|---------------------|----|----|----|---|
| 7.1 | General | X | | | |
| 7.2 | Sliding Wooden Door | X | | | |
| 7.3 | Floors | X | | | X |
| 7.4 | Walls | X | | | |
| 7.5 | Ceilings | X | | | |
| 7.6 | Windows | | | X | |
| 7.7 | Sliding Glass Doors | X | | | X |
| 7.8 | Built-In Storage | | | X | |
| 7.9 | Electrical | X | | | X |
| 7.10 | HVAC | X | | | |
| 7.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings

Tile

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Sliding Glass Doors: Window Type

Sliders

Sliding Glass Doors: Window Manufacturer

Unknown

Electrical: Sockets

Living Room

1. Sockets checked.
2. Working & in good condition.

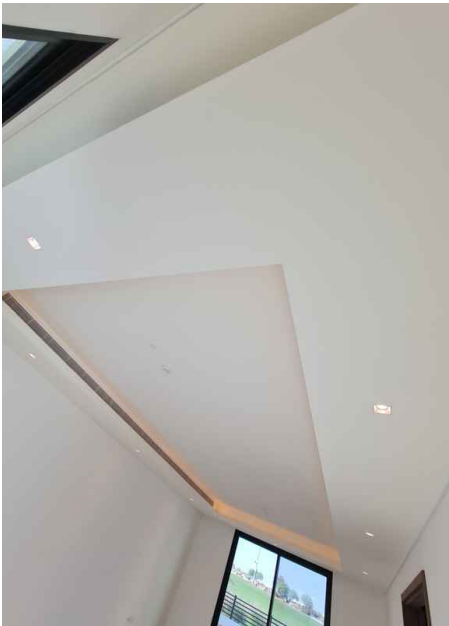




Electrical: Lights

Living Room

- All lights checked and are found to be working. well.



Ok



Ok

HVAC: Air Conditioning

Living Room

Air Condition in Living Room is functioning as expected. Cooling was good. Air Flow from the vent was also good for all rooms. No Stain smells either. Good usable Condition. No leakage, moisture accumulation or condensation found in walls or ceilings.



ok



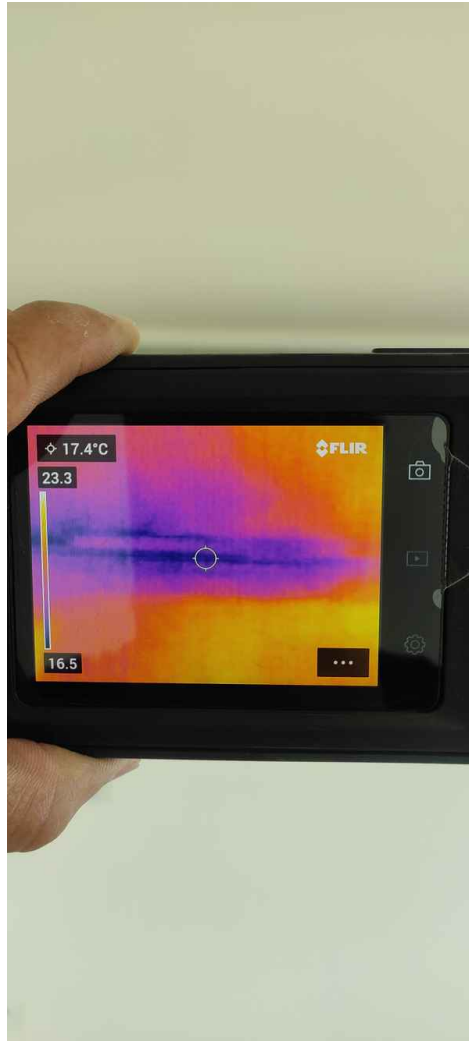
ok



ok



ok



ok

Observations

7.3.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear & recommend re-finish.

Recommendation

Contact a qualified flooring contractor





Gap

7.3.2 Floors

FLOOR TILE COLOR SHADE DIFFERENCE

The floor tiles were noted to have color shade difference at joints. Entire grouting has colour mismatch. This needs to be checked and rectified by the contractor. Need to regrout.



Regrout

Recommendation

Contact a qualified flooring contractor

7.3.3 Floors

HOLLOW TILE INSTALLATION

Some tiles discovered to contain a detectable void beneath it, situated between the tile and the leveling screed.

Recommendation

Contact a qualified flooring contractor



Hollow tiles



Hollow tiles



Hollow tiles



Hollow tiles

7.7.1 Sliding Glass Doors

POOR INSTALLATION OF RUBBER SEAL



The sliding doors rubber seal was discovered to be poorly installed with sections that had come loose.

Recommendation

Contact a qualified window repair/installation contractor.



fix

7.7.2 Sliding Glass Doors

SLIDING DOORS FRAME SCRATCHES AND IMPACT DAMAGES

 Minor

The sliding glass doors frame was discovered to have occurrences of slight scratches and impact damages.

Recommendation
Contact a qualified window repair/installation contractor.



Damage

damaged

7.9.1 Electrical

COVER PLATES DAMAGED

 Moderate

One receptacle have a damaged cover plate. Replacement of the unit is recommended.

Recommendation

Contact a qualified electrical contractor.



Damaged

8: DINING AREA

| | | IN | NI | NP | D |
|------|---------------------|----|----|----|---|
| 8.1 | General | X | | | |
| 8.2 | Doors | | | X | |
| 8.3 | Floors | X | | | X |
| 8.4 | Walls | X | | | |
| 8.5 | Ceilings | X | | | X |
| 8.6 | Windows | | | X | |
| 8.7 | Sliding Glass Doors | X | | | X |
| 8.8 | Built-In Storage | | | X | |
| 8.9 | Electrical | X | | | X |
| 8.10 | HVAC | X | | | X |
| 8.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings

Tile

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Sliding Glass Doors: Window Type

Sliders

Sliding Glass Doors: Window

Manufacturer

Unknown

Electrical: Sockets

Dining Room

1. All Sockets checked.
2. Working & in good condition.

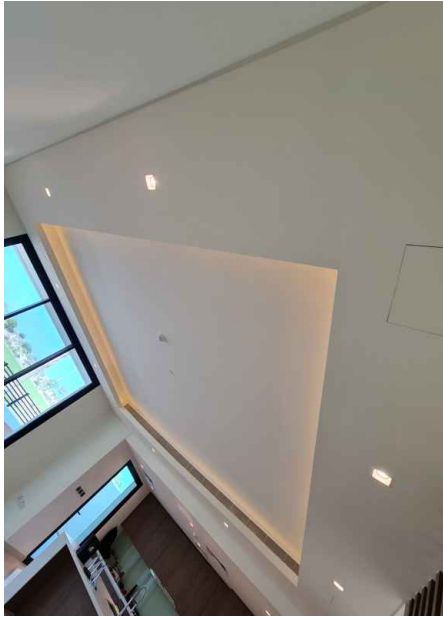




Electrical: Lights

Dining Room

- All lights checked and are found to be working.



Ok

Observations

8.3.1 Floors

FLOOR TILE COLOR SHADE DIFFERENCE

 Moderate

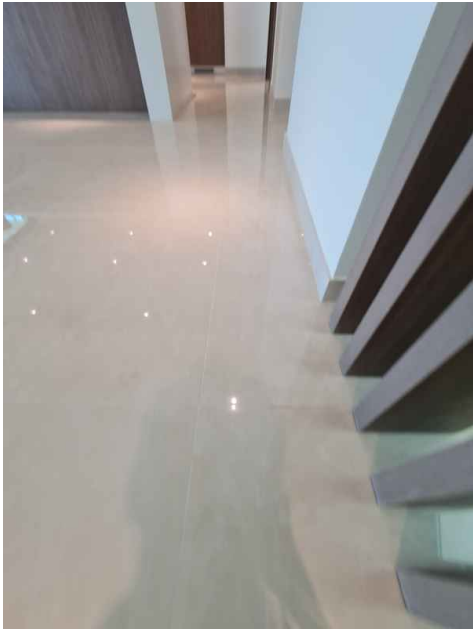
The floor tile joint grouts were noted to have color shade difference. This needs to be checked and rectified by the contractor & regrout.

Recommendation

Contact a qualified flooring contractor



RegROUT



RegROUT



RegROUT



RegROUT

8.5.1 Ceilings

POSSIBLE MOLD

 Moderate

There are possible signs of fungi growth on ceiling. A qualified mold inspector for further evaluation is advised.

Recommendation

Contact a qualified mold inspection professional.



8.7.1 Sliding Glass Doors

DAMAGED

Sliding glass door channel track appears to have general damage, but are operational. Recommending a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Moderate



Channel track damage

8.7.2 Sliding Glass Doors

SLIDING DOORS FRAME SCRATCHES AND IMPACT DAMAGES

The sliding doors frame was discovered to have occurrences of slight scratches and impact damages.

Recommendation

Contact a qualified window repair/installation contractor.



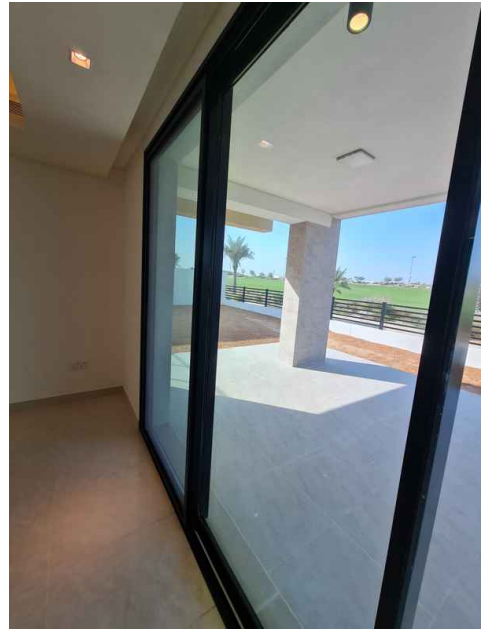
Minor



Damage



Damage



Dent

8.7.3 Sliding Glass Doors

SLIDING DOORS TRACK IMPACT DAMAGE

 Moderate

DINING ROOM

The sliding doors track was observed to have slight impact damage. A part came off.

Recommendation

Contact a qualified window repair/installation contractor.



Damage

8.9.1 Electrical

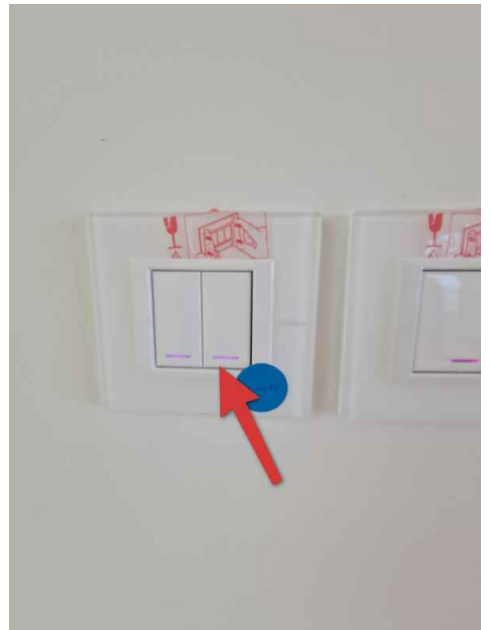
RECESSED SWITCH BUTTON

DINING ROOM

An electrical switch was noted to possess a sunken button and needs to be substituted with a new one. It is not working for the assigned functionality.

Recommendation

Contact a qualified professional.

**Critical**

Not working

8.10.1 HVAC

INSUFFICIENT AC PERFORMANCE

DINING ROOM

Throughout the inspection there was no proper cooling suggesting the AC's effectiveness is inadequate.

Recommendation

Contact a qualified professional.

**Critical**



No cooling



Dining AC vent

8.10.2 HVAC

AIR CONDITIONER DIFFUSER GRILL NOT ALIGNED WELL TO THE CEILING.

DINING ROOM

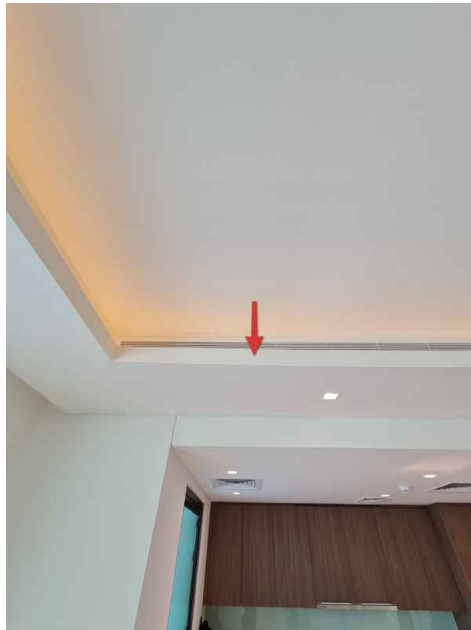
The diffuser grille of the air conditioner was noted to be improperly aligned with the ceiling.

Recommendation

Contact a qualified professional.



Alignment issue



Misaligned

9: MAID'S BEDROOM

| | | IN | NI | NP | D |
|------|------------------|----|----|----|---|
| 9.1 | General | | | | |
| 9.2 | Doors | X | | | |
| 9.3 | Floors | X | | | |
| 9.4 | Walls | X | | | |
| 9.5 | Ceilings | X | | | |
| 9.6 | Windows | X | | | |
| 9.7 | Sliding Doors | | | X | |
| 9.8 | Built-In Storage | | | X | |
| 9.9 | Electrical | X | | | |
| 9.10 | HVAC | X | | | |
| 9.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings
Tile

Windows: Window Type
Casement

Windows: Window Manufacturer
Unknown

Windows: Window check
Window functions are ok



ok

Electrical: Sockets

All sockets are working



Electrical: Lights

All lights are working



HVAC: HVAC

All AC units are working. No condensation or leaks found.



Observations

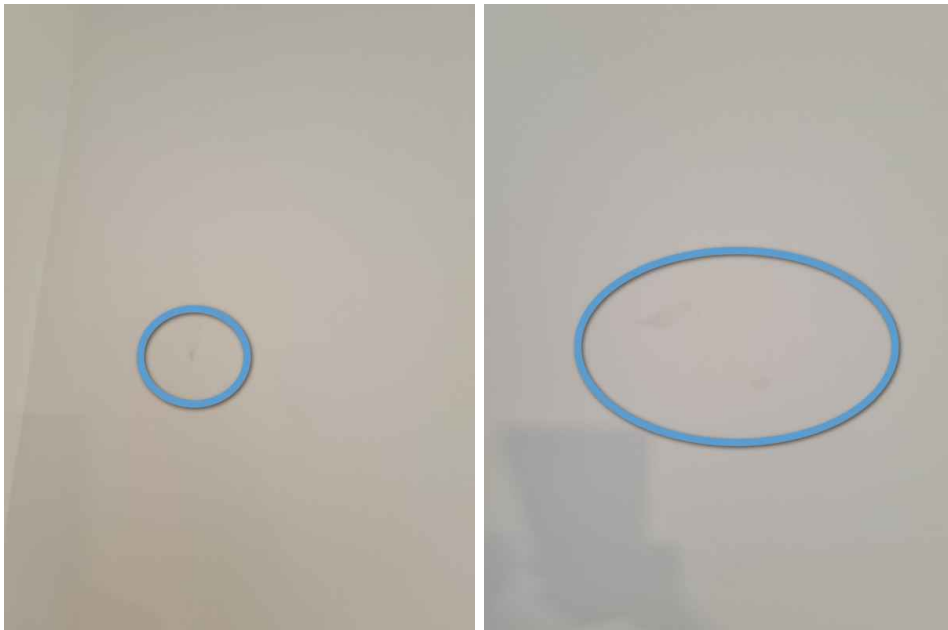
9.4.1 Walls

**POOR PAINT FINISHES**

The painting was observed to have paint stains and inadequate detailing.

Recommendation

Contact a qualified painting contractor.



Stains

10: MAID'S BATHROOM

| | | IN | NI | NP | D |
|-------|-------------------|----|----|----|---|
| 10.1 | General | X | | | |
| 10.2 | Doors | X | | | |
| 10.3 | Floors | X | | | |
| 10.4 | Walls | X | | | |
| 10.5 | Ceilings | X | | | |
| 10.6 | Windows | | | X | |
| 10.7 | Built-In Storage | | | X | |
| 10.8 | Sanitary Fixtures | X | | | |
| 10.9 | Electrical | X | | | |
| 10.10 | HVAC | X | | | |
| 10.11 | Plumbing internal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Walls: Wall Material

Plaster

Walls: Wall SVP access point

Checked and found working



Access hatch opening



Access hatch closing

Sanitary Fixtures: Washbasin

Washbasin functions are ok, No drainage block or leakage.



After



Before

Electrical: Lights

All Lights working.



HVAC: HVAC check

HVAC unit checked and working well. No leakage, moisture accumulation or condensation found in walls or ceilings.



Plumbing internal: Water pressure

Water pressure Ok



Ok

Ok

11: UTILITY & LAUNDRY ROOM

| | | IN | NI | NP | D |
|-------|-------------------|----|----|----|---|
| 11.1 | General | | | | |
| 11.2 | Doors | | | X | |
| 11.3 | Floors | X | | | |
| 11.4 | Walls | X | | | |
| 11.5 | Ceilings | X | | | |
| 11.6 | Windows | | | X | |
| 11.7 | Built-In Storage | X | | | |
| 11.8 | Sanitary Fixtures | X | | | |
| 11.9 | Electrical | X | | | |
| 11.10 | HVAC | X | | | |
| 11.11 | Fire Safety | | X | | |
| 11.12 | Plumbing internal | | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Floors: Floor Coverings
Tile

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

Sanitary Fixtures: Sink

Sink checked and function are ok.

Drainage ok, Stopper ok, Water pressure ok. No leakage found.



Water pressure ok.



Before



After



No leakage

Electrical: Switches

Laundry room

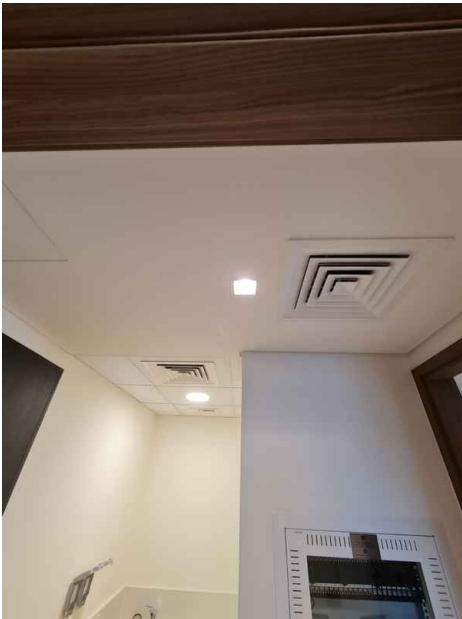
All switches checked.

Working & in good condition.



Electrical: Lights

All lights checked and found to be okay.



Ok

HVAC: HVAC

All functions are ok. No leakage or moisture accumulatuion found.



Ok



Ok

Observations

11.2.1 Doors

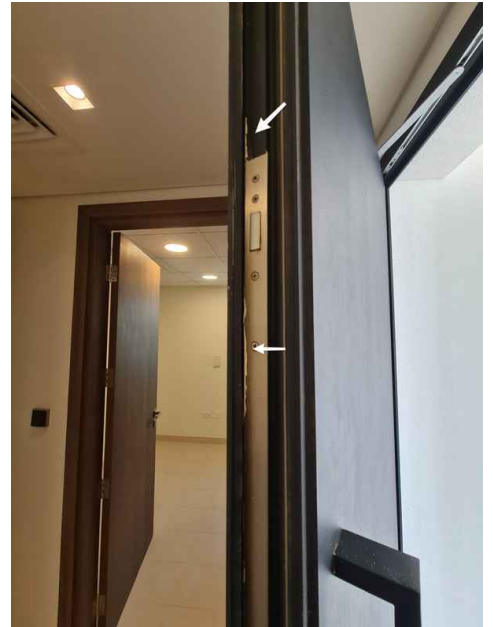
POOR THERMAL SEALS

Minor

The main entrance door was observed to have inadequate seals, permitting outside air and heat to infiltrate the building envelope, as indicated by the thermal camera.

Recommendation

Contact a qualified carpenter.



11.2.2 Doors

DAMAGED COMPONENT



A door component was seen to be damaged. This needs to be replaced.

Recommendation

Contact a qualified professional.

11.4.1 Walls

POOR PAINT FINISHES



The painting was observed to have flaws due to substandard craftsmanship, featuring excess paint stains and inadequate detailing.

Recommendation

Contact a qualified painting contractor.



11.5.1 Ceilings

MINOR DAMAGE



Minor damage to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



11.5.2 Ceilings

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires paint.

Recommendation

Contact a qualified professional.



Stain

12: STORE ROOM

| | | IN | NI | NP | D |
|-------|-------------------|----|----|----|---|
| 12.1 | General | | | | |
| 12.2 | Doors | X | | | |
| 12.3 | Floors | X | | | |
| 12.4 | Walls | X | | | |
| 12.5 | Ceilings | X | | | |
| 12.6 | Windows | | | X | |
| 12.7 | Built-In Storage | | | X | |
| 12.8 | Sanitary Fixtures | | | X | |
| 12.9 | Electrical | X | | | |
| 12.10 | HVAC | X | | | |
| 12.11 | Fire Safety | | X | | |
| 12.12 | Plumbing internal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Electrical: Light

Light is working

13: STAIRCASE AND LANDING AREA

| | | IN | NI | NP | D |
|------|--------------------------|----|----|----|---|
| 13.1 | Floors | X | | | |
| 13.2 | Walls | X | | | X |
| 13.3 | Ceilings | X | | | |
| 13.4 | Windows | | | X | |
| 13.5 | Sliding Doors | X | | | X |
| 13.6 | Staircase and balustrade | X | | | |
| 13.7 | Electrical | X | | | |
| 13.8 | HVAC | X | | | |
| 13.9 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Electrical: Lights

All lights checked and are found to be working



HVAC: AC

AC performance found to be satisfactory.



Ok



Ok

Observations

13.1.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel.

Recommendation

Contact a qualified flooring contractor

 Minor



13.2.1 Walls

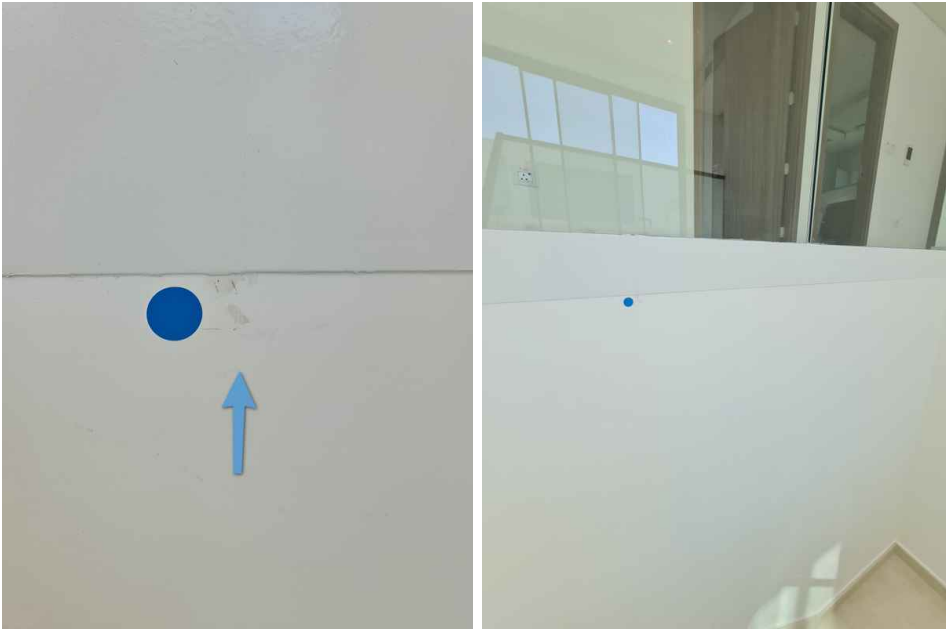
MINOR CORNER CRACKS

Minor cracks at the edges found

Recommendation

Contact a qualified professional.

 Minor



13.2.2 Walls

POOR PAINT FINISHES

Minor

The painting was observed to have flaws due to excess paint stains

Recommendation

Contact a qualified painting contractor.



13.5.1 Sliding Doors

DAMAGE MESH DOOR

Moderate

The mesh of the sliding screen door was discovered to be torn on the sides.

Recommendation

Contact a qualified window repair/installation contractor.



14: HALLWAY - FIRST FLOOR

| | | IN | NI | NP | D |
|-------|------------------|----|----|----|---|
| 14.1 | General | X | | | |
| 14.2 | Doors | | | X | |
| 14.3 | Floors | X | | | |
| 14.4 | Walls | X | | | |
| 14.5 | Ceilings | X | | | |
| 14.6 | Windows | | | X | |
| 14.7 | Sliding Doors | | | X | |
| 14.8 | Built-In Storage | | | X | |
| 14.9 | Electrical | X | | | |
| 14.10 | HVAC | X | | | |
| 14.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Ceilings: Ceiling Material

Plaster

Electrical: DB Board

DB board checked and found to be ok



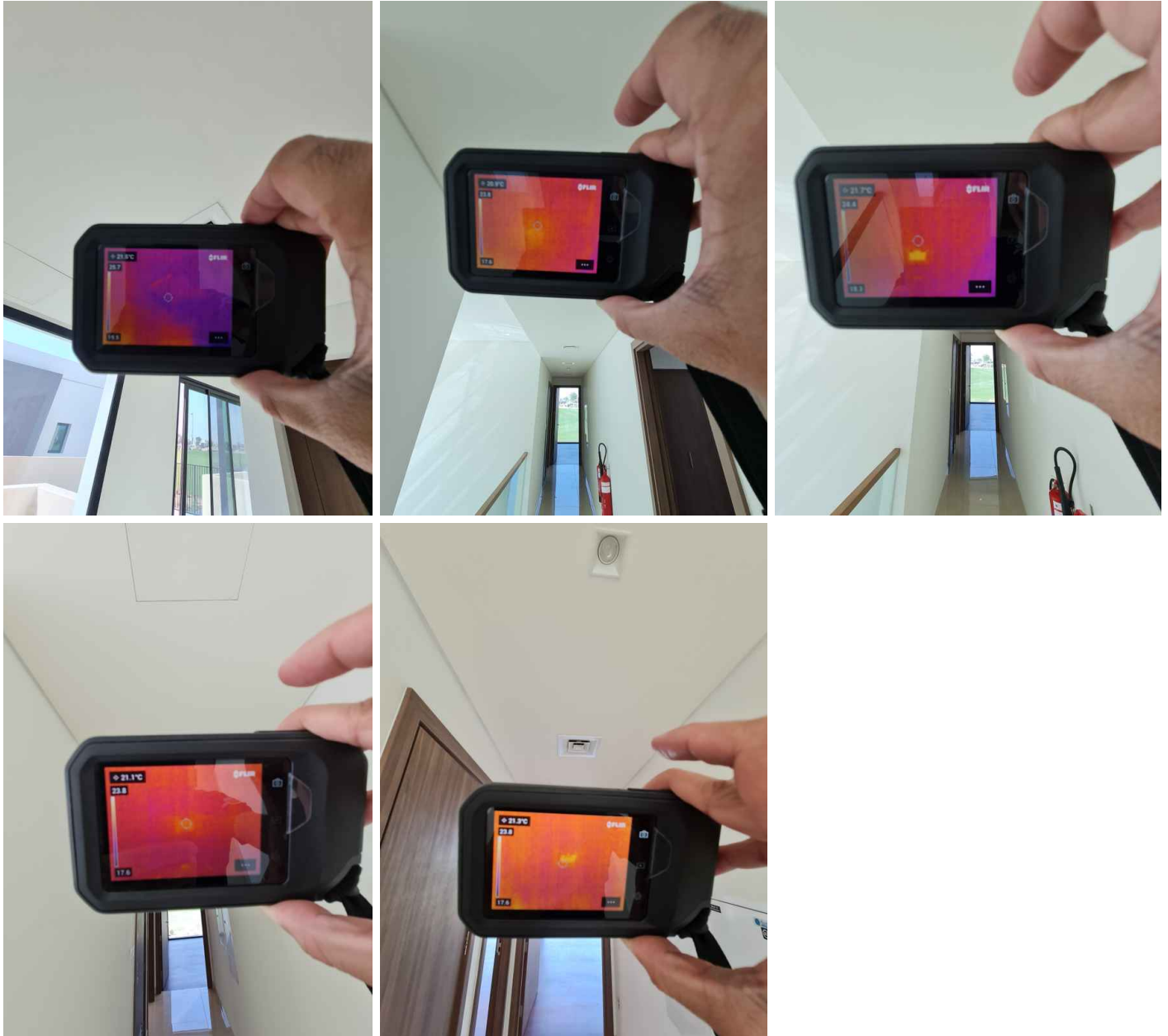
Electrical: Lights

All lights checked and are found to be working.



HVAC: AC

- AC vents checked for airflow, cooling.
- Found to be working well.
- AC Control panel checked and found to be okay for- (1) Mode, (2) Fan speed & (3) Temperature Up/ Down functions.



Observations

14.3.1 Floors

FLOOR TILE GROUT COLOR SHADE DIFFERENCE

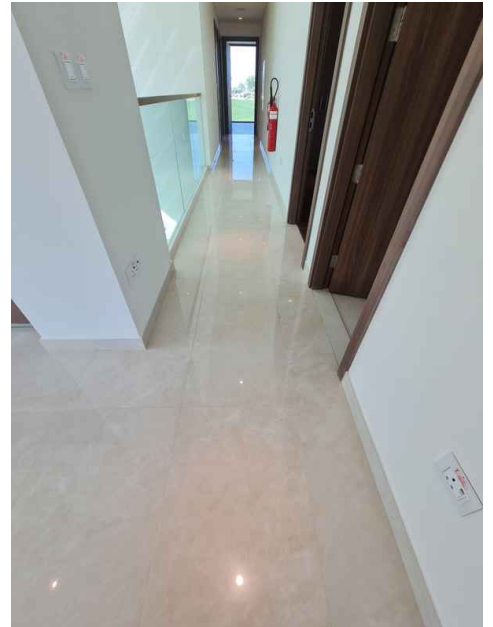


Moderate

The floor tile grouts at joints were noted to have color shade difference at grouts. Need to regrout.

Recommendation

Contact a qualified flooring contractor



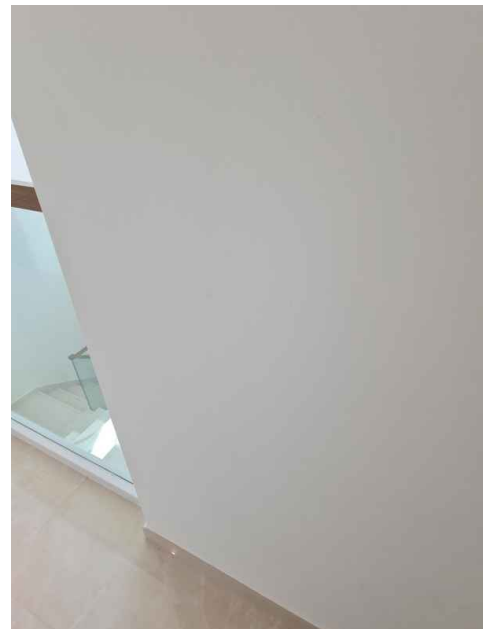
14.4.1 Walls

POOR PAINT FINISHES

The painting was observed to have paint stains

Recommendation

Contact a qualified painting contractor.



15: FAMILY AREA

| | | IN | NI | NP | D |
|-------|------------------|----|----|----|---|
| 15.1 | General | X | | | |
| 15.2 | Doors | | | X | |
| 15.3 | Floors | X | | | X |
| 15.4 | Walls | X | | | |
| 15.5 | Ceilings | X | | | |
| 15.6 | Windows | X | | | |
| 15.7 | Sliding Doors | | | X | |
| 15.8 | Built-In Storage | X | | | |
| 15.9 | Electrical | X | | | |
| 15.10 | HVAC | X | | | |
| 15.11 | Fire Safety | | X | | |
| 15.12 | Pantry | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

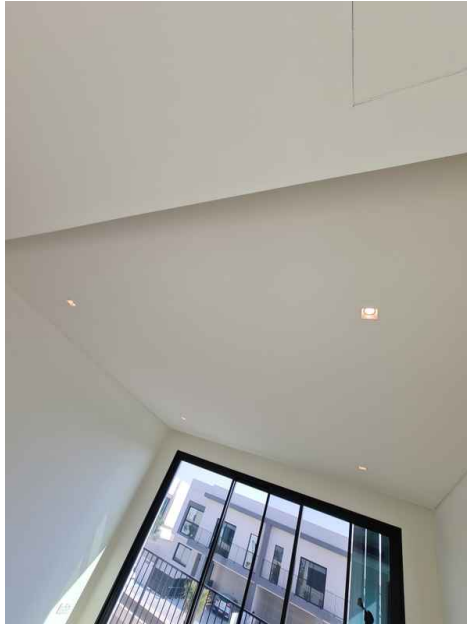
Built-In Storage : Pantry Cabinets

All cabinets checked and found to be in working condition



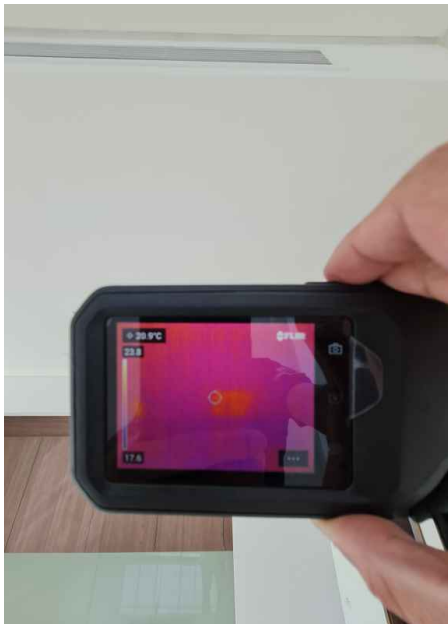
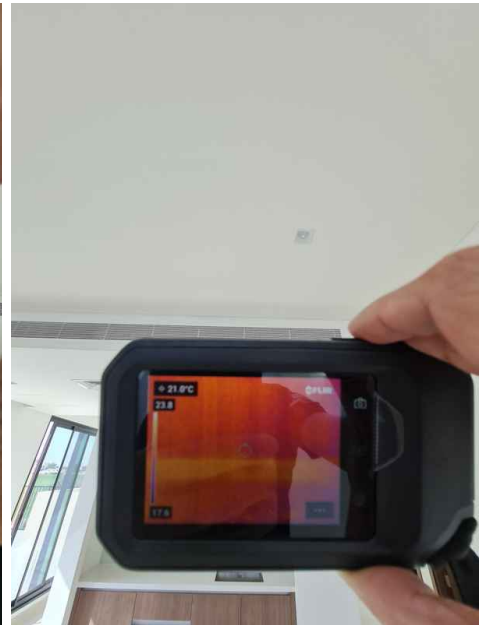
Electrical: Lights

All lights are working



HVAC: HVAC

- AC vents checked for airflow, cooling.
- Found to be working well.
- AC Control panel checked and found to be okay for- (1) Mode, (2) Fan speed & (3) Temperature Up/ Down functions.



Pantry: Pantry sink

Water pressure, temperature ok.
No leakage found.
Drainage ok.
Sink functions are okay.



Sink functions ok



Water pressure ok



No leakage

Observations

15.3.1 Floors

FLOOR TILE COLOR SHADE DIFFERENCE

Moderate

The floor tiles grouting were noted to have color shade difference.

Recommendation
Contact a qualified flooring contractor



15.4.1 Walls

POOR PAINT FINISHES

Minor

The painting was observed to have excess paint stains and inadequate detailing.

Recommendation
Contact a qualified painting contractor.



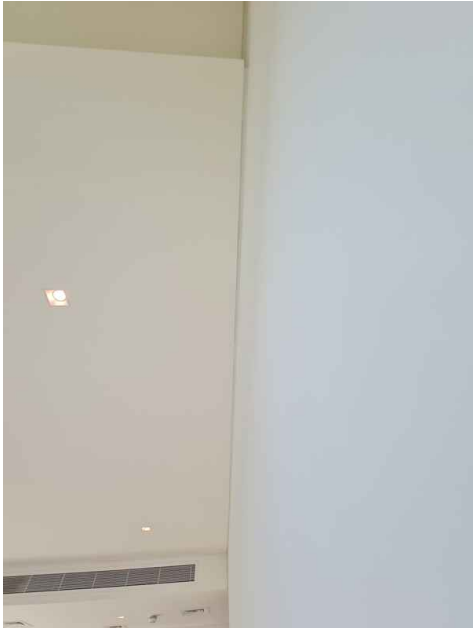
15.5.1 Ceilings
CEILING EDGES POOR FINISHING

 Minor

Ceiling edges have poor finishing
Recommendation
Contact a qualified professional.



poor finishing



16: MASTER BEDROOM

| | | IN | NI | NP | D |
|-------|------------------|----|----|----|---|
| 16.1 | General | X | | | |
| 16.2 | Doors | X | | | |
| 16.3 | Floors | X | | | X |
| 16.4 | Walls | X | | | |
| 16.5 | Ceilings | X | | | |
| 16.6 | Windows | X | | | |
| 16.7 | Sliding Doors | | | X | |
| 16.8 | Built-In Storage | X | | | |
| 16.9 | Electrical | X | | | |
| 16.10 | HVAC | X | | | |
| 16.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Windows: Window Type
Single Pane

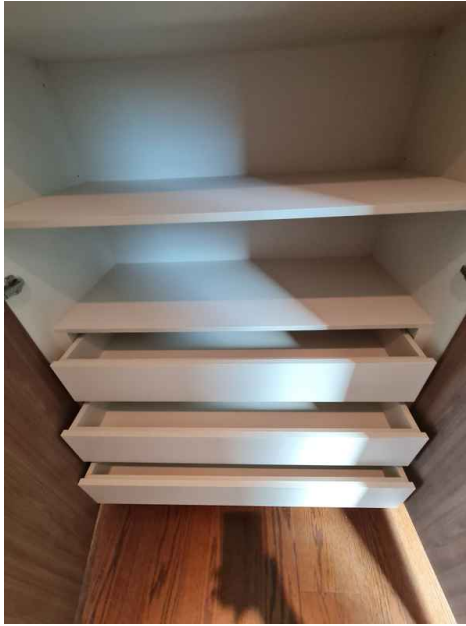
Windows: Window Manufacturer
Unknown

Windows: Window check
Window functions ok.
No abnormal hot air intrusion found. Okay as per thermal imagery.



Built-In Storage : Wardrobes check

All wardrobes are ok



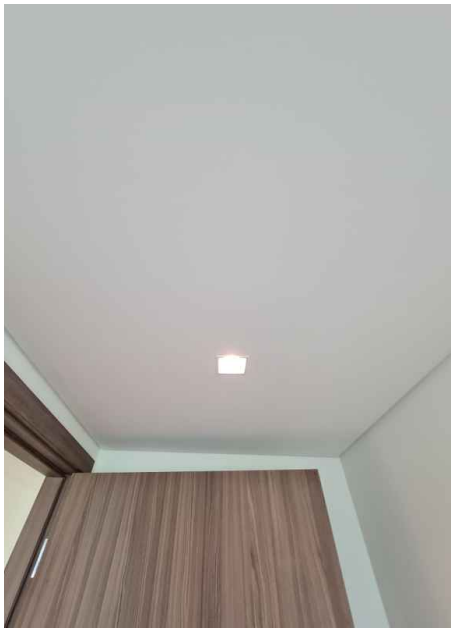
Electrical: Sockets

- 1. All Sockets checked.
- 2. Working & in good condition



Electrical: Lights

All lights checked and are found to be working.



Observations

16.3.1 Floors

MODERATE WEAR

Floors corners have poor finish & evaluate for possible re-finish.



Recommendation
Contact a qualified flooring contractor



16.3.2 Floors

FLOOR TILE COLOR SHADE DIFFERENCE

Moderate

Entire floor grout have colour variations. This needs to be rectified by the contractor.

Recommendation
Contact a qualified flooring contractor



16.3.3 Floors

FLOOR SKIRTING

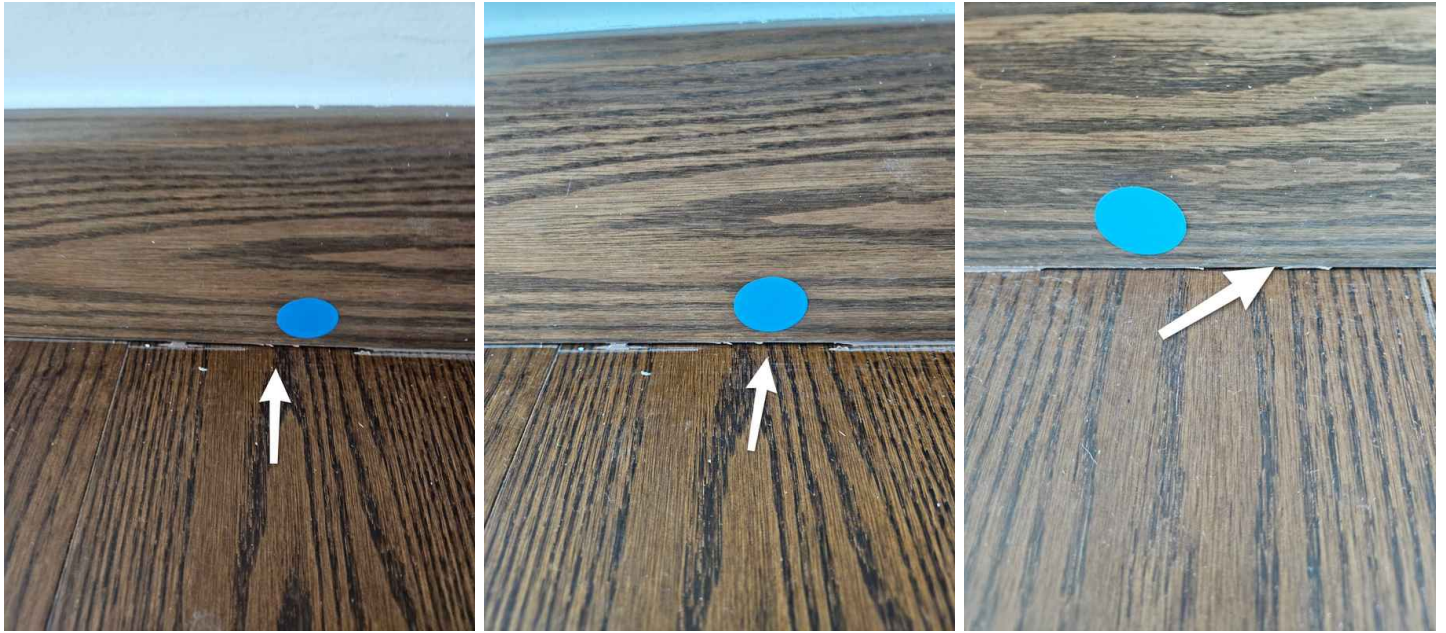
1ST FLOOR

Moderate

Floor skirting edges has seal missing. Silicon to be applied.

Recommendation

Contact a qualified flooring contractor



16.4.1 Walls

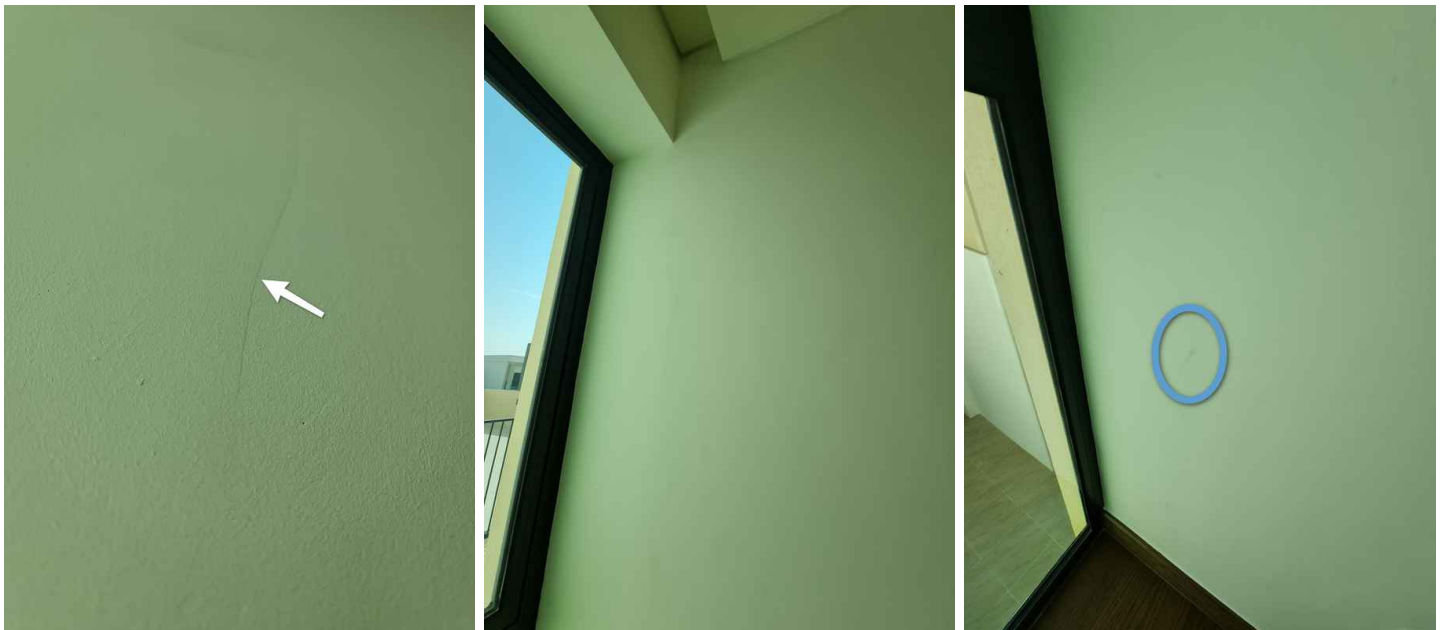
POOR PAINT FINISHES

Minor

The painting was observed to have flaws due to discolouration, needs to be repainted. Wall above the wardrobe in master bedroom.

Recommendation

Contact a qualified painting contractor.





16.5.1 Ceilings

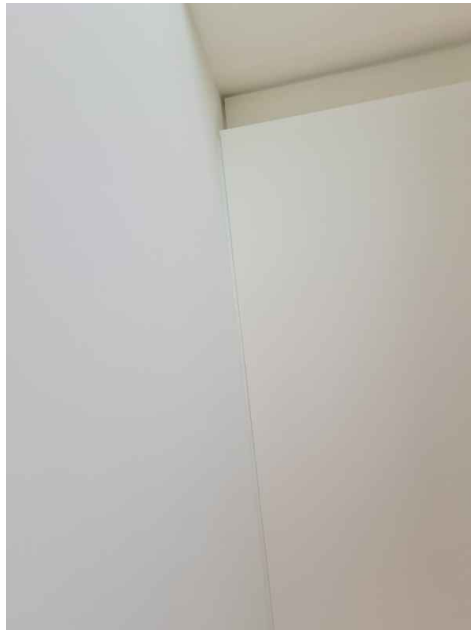
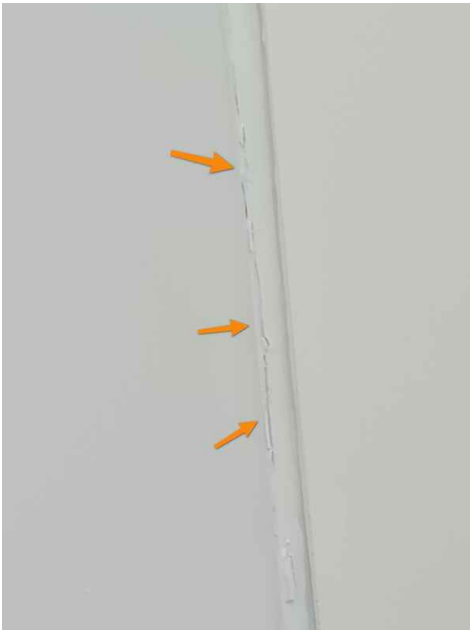
HAIRLINE CRACKS

BEDROOM

The ceiling was discovered to have several small hairline cracks

Recommendation

Contact a qualified painting contractor.



16.10.1 HVAC

INSUFFICIENT AC PERFORMANCE

BEDROOM



Throughout the inspection, the surrounding temperature was not cooling suggesting that the AC's effectiveness is inadequate.

Manual thermostat temperature setting was high causing insufficient cooling.

Recommendation

Contact a qualified professional.



Manual thermostat temperature



No cooling



No cooling

17: MASTER BATHROOM

| | | IN | NI | NP | D |
|-------|-------------------|----|----|----|---|
| 17.1 | General | X | | | |
| 17.2 | Doors | X | | | |
| 17.3 | Floors | X | | | |
| 17.4 | Walls | X | | | |
| 17.5 | Ceilings | X | | | |
| 17.6 | Windows | X | | | |
| 17.7 | Built-In Storage | | | X | |
| 17.8 | Sanitary Fixtures | X | | | |
| 17.9 | Electrical | X | | | |
| 17.10 | HVAC | X | | | |
| 17.11 | Plumbing internal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Sanitary Fixtures: Basin

- Basin is working fine.
- Stopper opening, closing proper.
- Water pressure good.
- No blockage, leakage



Before



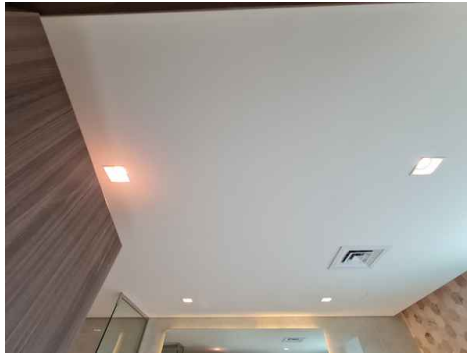
No leakage



After

Electrical: Lights

All lights checked and are found to be working.



HVAC: HVAC

Bathroom

No leakage found.

FCU well insulated

**Observations**

17.8.1 Sanitary Fixtures

MISALIGNED SANITARY FIXTURE

The showerhead fixture was found to be set up at an uneven angle.
from top

Recommendation

Contact a qualified professional.

 Moderate



18: BEDROOM 1

| | | IN | NI | NP | D |
|-------|------------------|----|----|----|---|
| 18.1 | General | X | | | |
| 18.2 | Doors | X | | | |
| 18.3 | Floors | X | | | X |
| 18.4 | Walls | X | | | |
| 18.5 | Ceilings | X | | | |
| 18.6 | Windows | X | | | |
| 18.7 | Sliding Doors | | | X | |
| 18.8 | Built-In Storage | X | | | |
| 18.9 | Electrical | X | | | |
| 18.10 | HVAC | X | | | |
| 18.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Windows: Window Type
Single Pane

Windows: Window Manufacturer
Unknown

Windows: Window thermal check
No abnormal hot air intrusion found.
Okay as per thermal imagery.



Built-In Storage : Wardrobes

All units are ok



Electrical: Sockets

1. All Sockets checked.
2. Working & in good condition



Electrical: Lights

Bedroom 1st Floor

Ceiling light checked and found ok



Observations

18.3.1 Floors

MODERATE WEAR

Recommendation

Contact a qualified flooring contractor

 Moderate



18.3.2 Floors

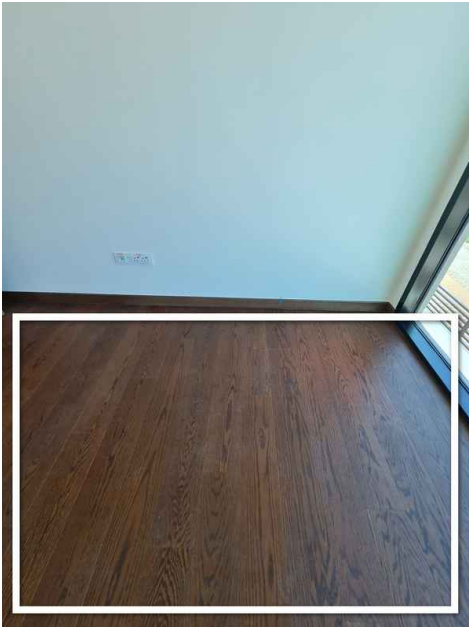
FLOOR TILE COLOR SHADE DIFFERENCE

 Moderate

The floor tiles were noted to have color shade difference.
Need regrout.

Recommendation

Contact a qualified flooring contractor



18.4.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners walls.

Recommendation

Contact a qualified professional.



Moderate



18.4.2 Walls

PAINT CRACKING

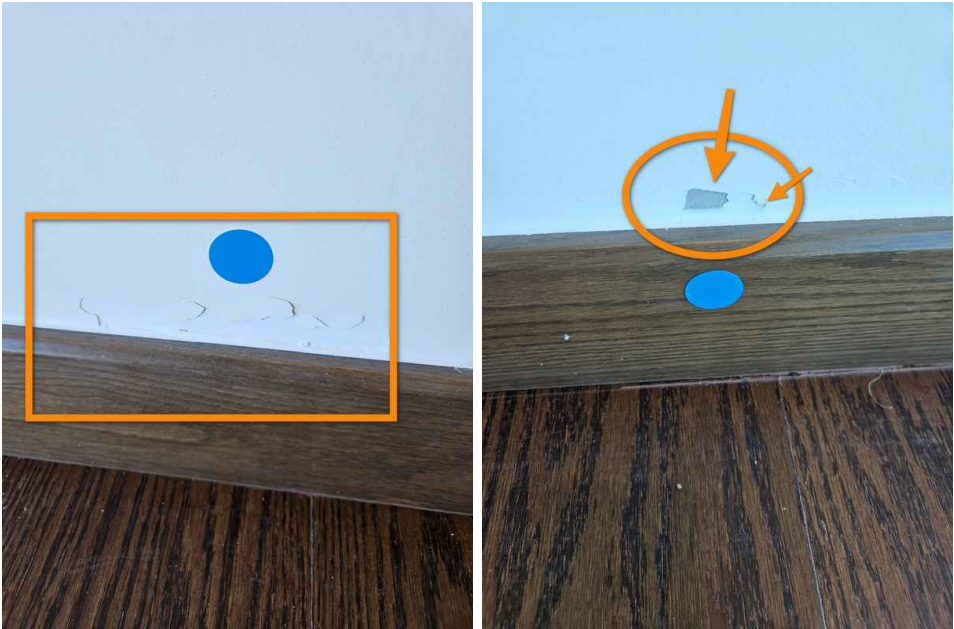
Wall paint was cracking in one or more areas. A qualified painter to evaluate and apply a new coat is needed

Recommendation

Contact a qualified painting contractor.



Moderate



19: BATHROOM 1

| | | IN | NI | NP | D |
|-------|-------------------|----|----|----|---|
| 19.1 | General | | | | |
| 19.2 | Doors | X | | | |
| 19.3 | Floors | X | | | |
| 19.4 | Walls | X | | | |
| 19.5 | Ceilings | X | | | |
| 19.6 | Windows | X | | | |
| 19.7 | Built-In Storage | | | X | |
| 19.8 | Sanitary Fixtures | X | | | |
| 19.9 | Electrical | X | | | |
| 19.10 | HVAC | X | | | |
| 19.11 | Plumbing internal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Windows: Window Type
Single Pane

Windows: Window Manufacturer
Unknown

Windows: Window check
Window functions are ok.



Sanitary Fixtures: Wash basin

Wash basin functions checked and found to be ok.

Water pressure, temperature ok.

No leakage or blockage found.



Before



After

Electrical: Lights

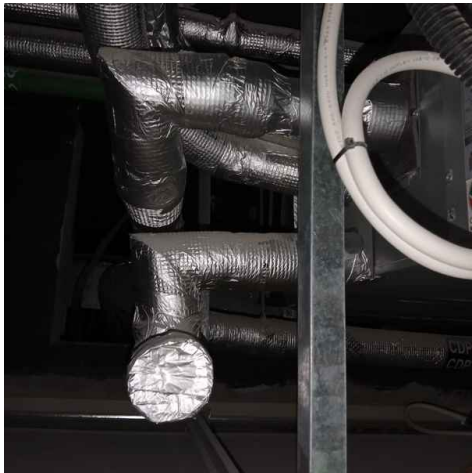
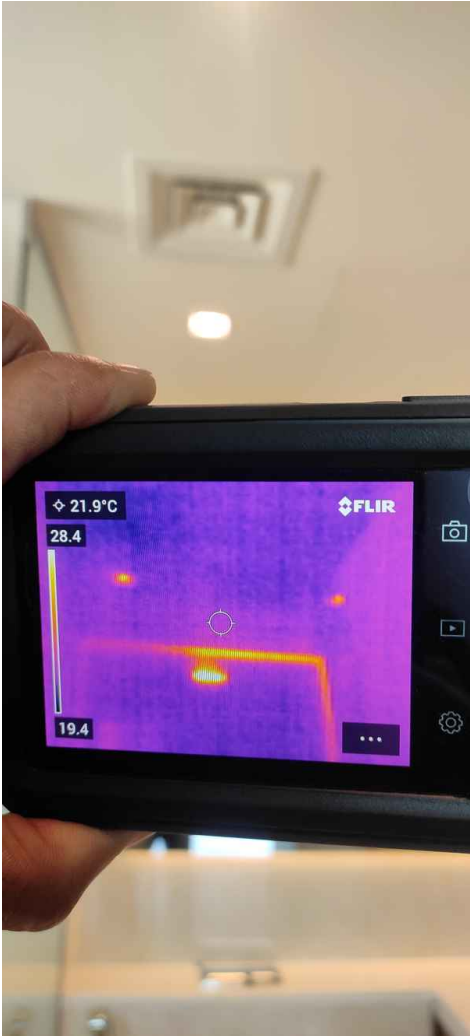
All lights checked and are found to be working



HVAC: HVAC- Exhaust

Bathroom

HVAC units checked. No leakage or condensation found.
FCU well insulated. No issue found.



Observations

19.3.1 Floors

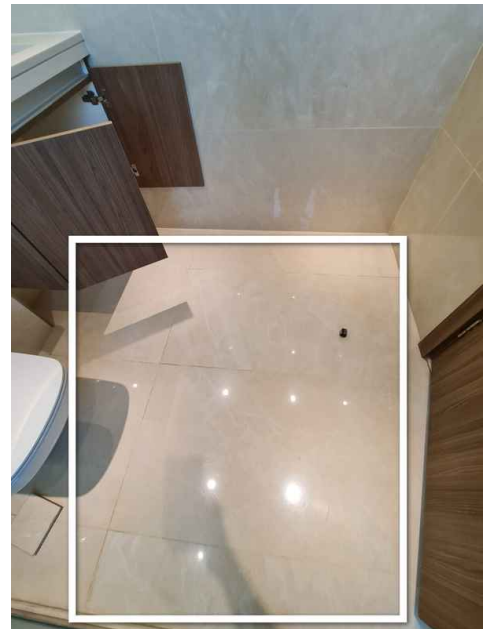
TILES GROUT COLOR SHADE DIFFERENCE

Moderate

The tile joint grouts were noted to have color shade difference. Need re-grouting

Recommendation

Contact a qualified flooring contractor



RegROUT

19.8.1 Sanitary Fixtures

MISALIGNED SANITARY FIXTURE

BATHROOM

Toilet flush switch was found to be set up at an uneven angle & bent.

Recommendation

Contact a qualified professional.



Misaligned



Misaligned

| | | IN | NI | NP | D |
|-------|------------------|----|----|----|---|
| 20.1 | General | | | | |
| 20.2 | Doors | X | | | |
| 20.3 | Floors | X | | | X |
| 20.4 | Walls | X | | | |
| 20.5 | Ceilings | X | | | X |
| 20.6 | Windows | X | | | |
| 20.7 | Sliding Doors | | | X | |
| 20.8 | Built-In Storage | X | | | |
| 20.9 | Electrical | X | | | |
| 20.10 | HVAC | X | | | |
| 20.11 | Fire Safety | | X | | |

Information

A large, open white wardrobe with multiple shelves and drawers, set against a dark wood background. The wardrobe is shown from the inside, revealing its spacious interior. The left side features a hanging rail and a shelf, while the right side has several shelves and a set of four drawers at the bottom. The wardrobe is illuminated by a warm, orange light, and the floor is made of dark wood.



Electrical: Sockets

Bedroom 2

All Sockets checked.
Working & in good condition.



Electrical: Lights

Bedroom 2

All lights checked and are found to be working.



HVAC: AC

2Bedroom

- AC vents checked for airflow, cooling.
- Found to be working well.
- AC Control panel checked and found to be okay for- (1) Mode, (2) Fan speed & (3) Temperature Up/ Down functions



Observations

20.3.1 Floors

MODERATE WEAR

Moderate

Silicon missing from the corners. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor



20.3.2 Floors

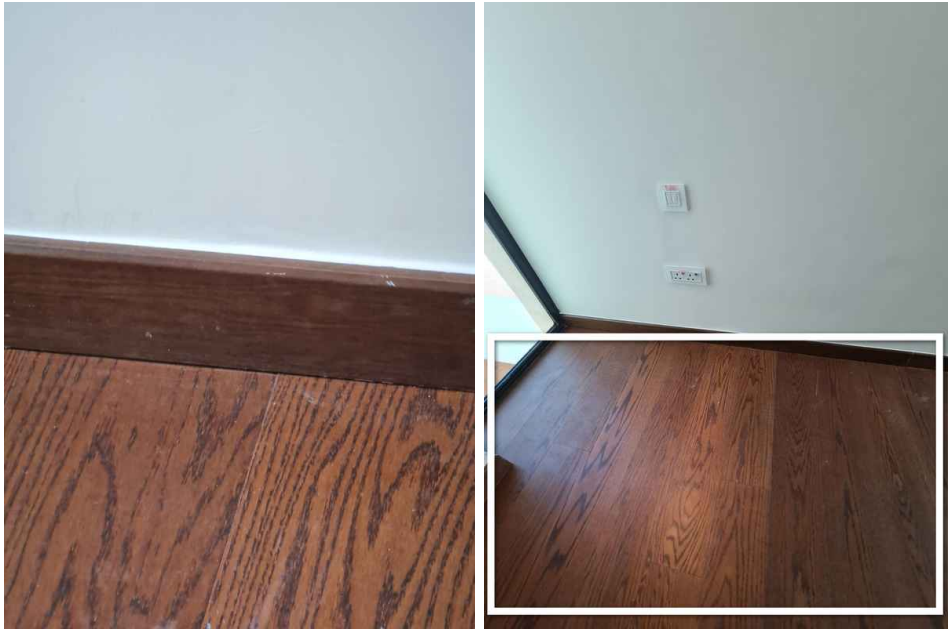
FLOOR TILE GROUT COLOR SHADE DIFFERENCE

 Moderate

The floor tile grouting were noted to have color shade difference. This needs to be checked and rectified by the contractor. Need regrouting

Recommendation

Contact a qualified flooring contractor



20.5.1 Ceilings

ACCESS HATCH MISSING

BEDROOM 2



Ceiling access hatch was discovered to be missing, causing the hatch to be open. This has to be fixed.

Recommendation

Contact a qualified carpenter.



Fix access hatch

21: BEDROOM 3

| | | IN | NI | NP | D |
|-------|------------------|----|----|----|---|
| 21.1 | General | X | | | |
| 21.2 | Doors | X | | | |
| 21.3 | Floors | X | | | |
| 21.4 | Walls | X | | | |
| 21.5 | Ceilings | X | | | |
| 21.6 | Windows | | | X | |
| 21.7 | Sliding Doors | X | | | |
| 21.8 | Built-In Storage | X | | | |
| 21.9 | Electrical | X | | | |
| 21.10 | HVAC | X | | | |
| 21.11 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Built-In Storage : Wardrobe alignment

All wardrobes are checked for functionality and alignment and found ok.



Electrical: Socket testing

All sockets checked and found to be ok



Electrical: Lights

All lights are working.



HVAC: AC Check

All AC vents checked for airflow, cooling & dampness and found to be okay



Observations

21.3.1 Floors

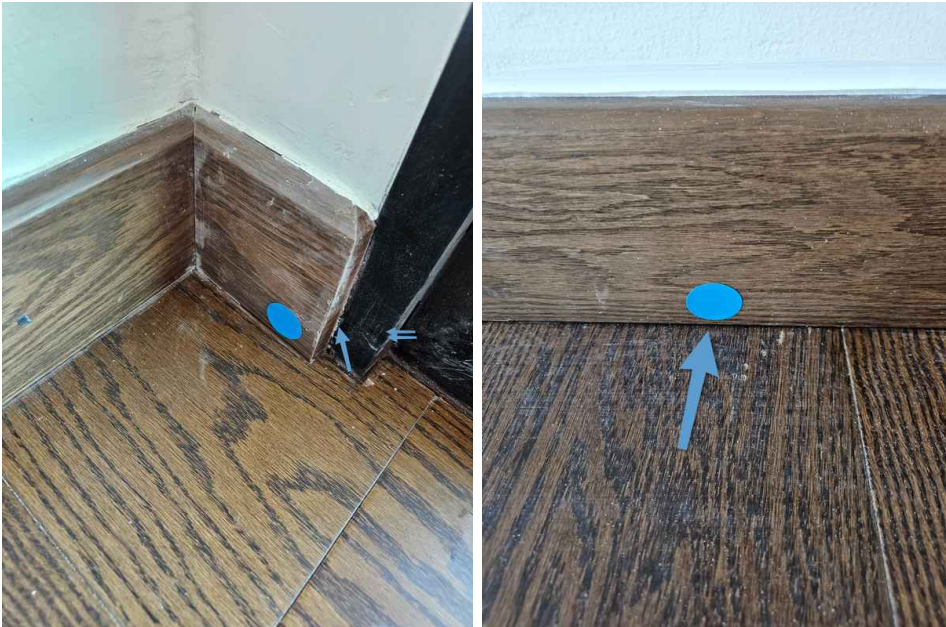
MODERATE WEAR

Edges have silicone missing. Need to seal and refinish.

Recommendation

Contact a qualified flooring contractor





Gap

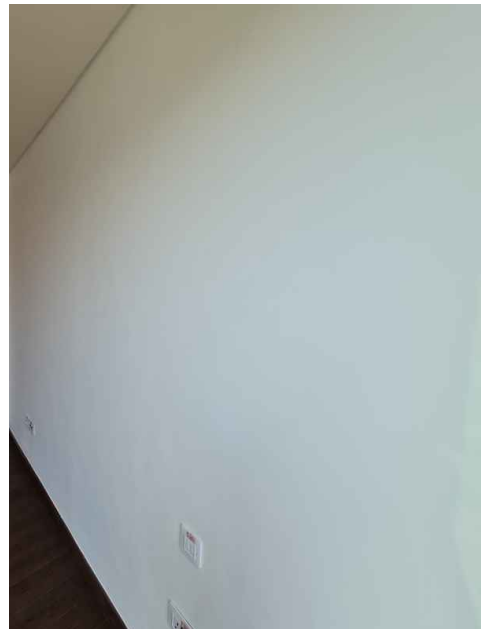
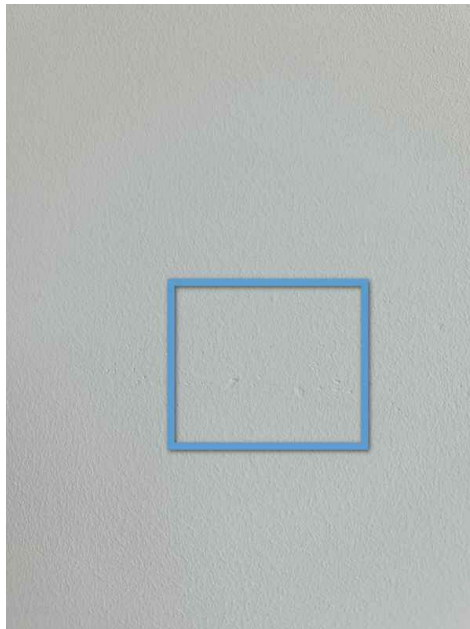
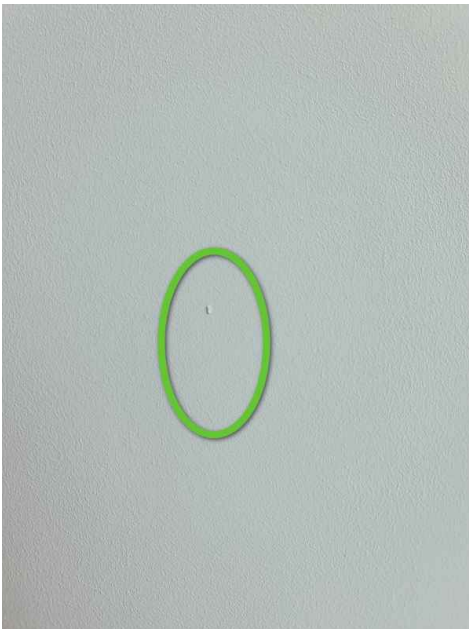
21.4.1 Walls

POOR PAINT FINISHES

Dents on wall visible..

Recommendation

Contact a qualified painting contractor.



21.7.1 Sliding Doors

DEFECTIVE LOCKING MECHANISM

BEDROOM 3

The mechanism for locking the sliding doors was found to be defective and was not shutting.



Recommendation

Contact a qualified window repair/installation contractor.



Door lock faulty

22: COMMON BATHROOM

| | | IN | NI | NP | D |
|-------|-------------------|----|----|----|---|
| 22.1 | General | X | | | |
| 22.2 | Doors | X | | | |
| 22.3 | Floors | X | | | |
| 22.4 | Walls | X | | | |
| 22.5 | Ceilings | X | | | |
| 22.6 | Windows | X | | | |
| 22.7 | Built-In Storage | | | X | |
| 22.8 | Sanitary Fixtures | X | | | X |
| 22.9 | Electrical | X | | | |
| 22.10 | HVAC | X | | | |
| 22.11 | Plumbing internal | X | | | X |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Windows: Window Type
Single Pane

Windows: Window Manufacturer
Unknown

Windows: Window test
chcked and functioning ok

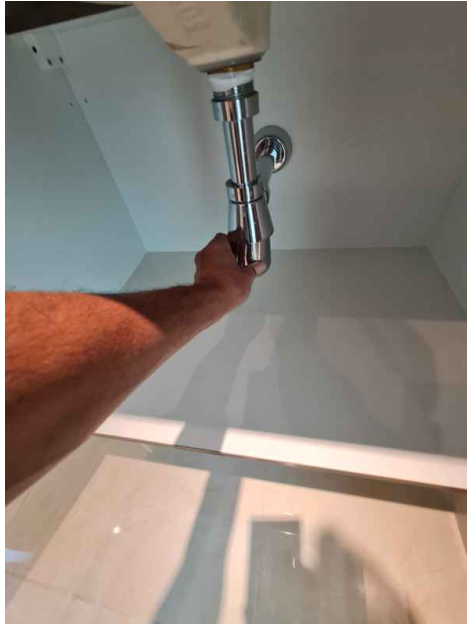


Sanitary Fixtures: Washbasin

No leakage or blockage found



Drainage ok



No leakage

Electrical: Lights

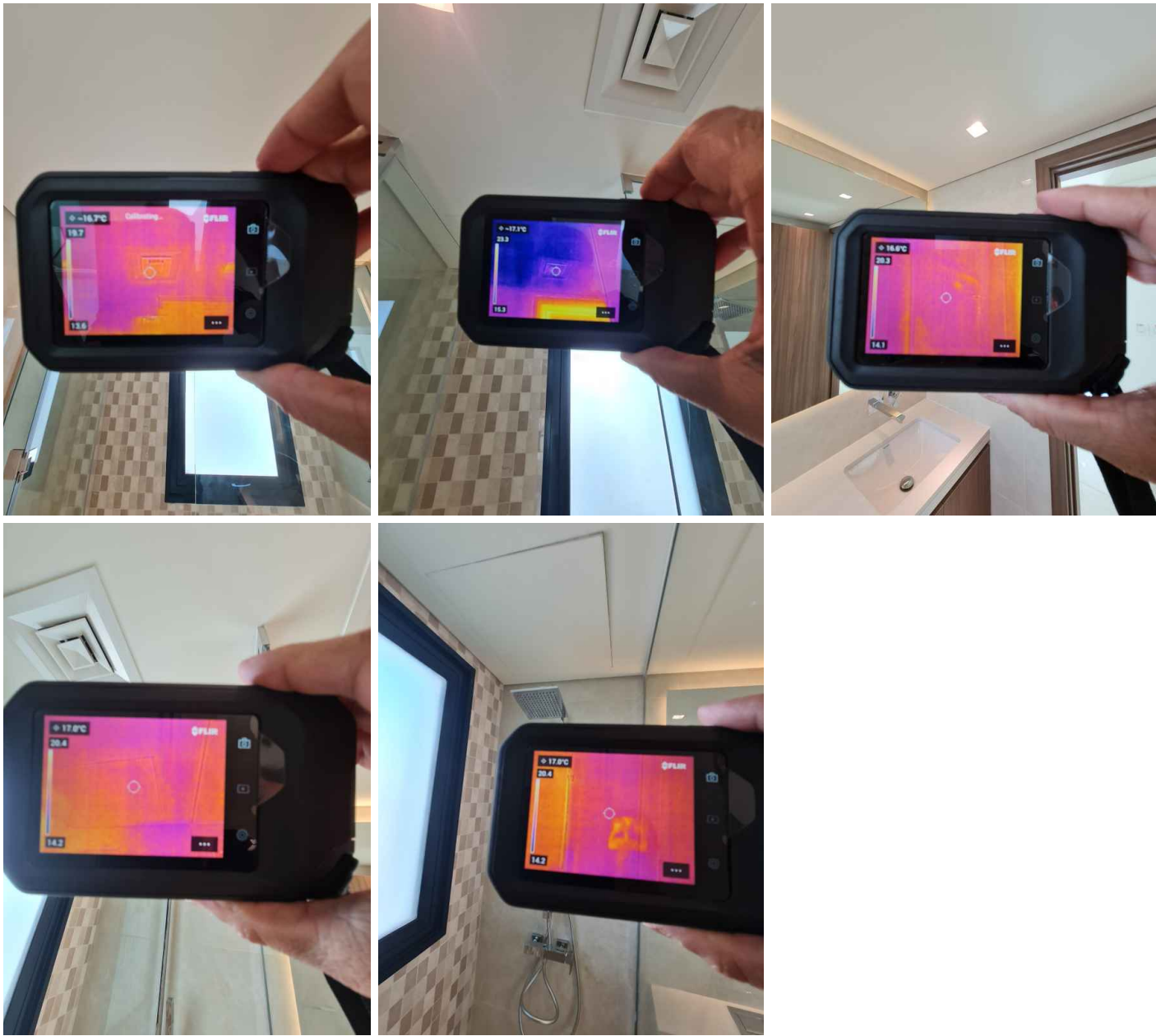
Ceiling lights working.



HVAC: HVAC check

Bathroom

HVAC units checked and found to be ok.
No leakages or condensation found on walls or ceiling.



Observations

22.8.1 Sanitary Fixtures

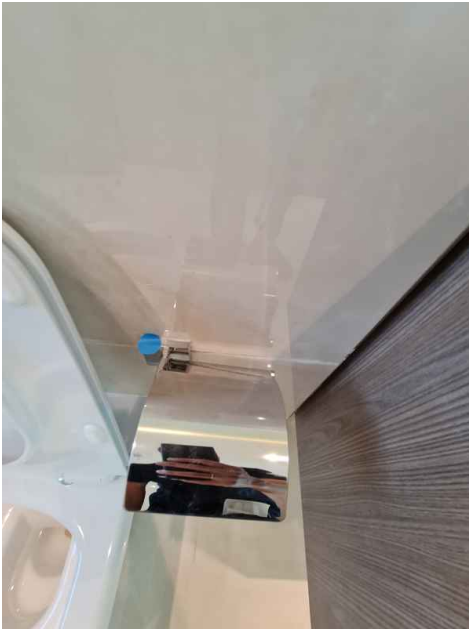
 Minor

MISALIGNED SANITARY FIXTURE

The sanitary fixture was found to be set up at an uneven angle and shaking.

Recommendation

Contact a qualified professional.



Misaligned

22.8.2 Sanitary Fixtures

PREMATURE DEGRADATION OF SANITARY FIXTURE Moderate

WC sanitary fixture was discovered to be deteriorating earlier than expected.

Recommendation

Contact a qualified professional.



22.11.1 Plumbing internal

LOW WATER PRESSURE

BATHROOM COMMON

 Critical

The water pressure that was tested appeared to be inadequate.

Recommendation

Contact a qualified professional.



Low pressure

23: TERRACE

| | | IN | NI | NP | D |
|------|---------------|----|----|----|---|
| 23.1 | General | X | | | |
| 23.2 | Floors | X | | | |
| 23.3 | Walls | X | | | |
| 23.4 | Ceilings | | | X | |
| 23.5 | Windows | X | | | |
| 23.6 | Sliding Doors | X | | | |
| 23.7 | Balustrade | X | | | |
| 23.8 | Electrical | X | | | |
| 23.9 | Fire Safety | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Balustrade: Balustrade check

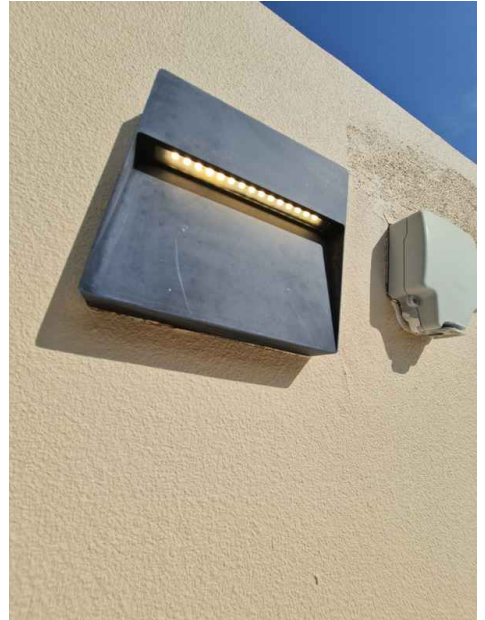
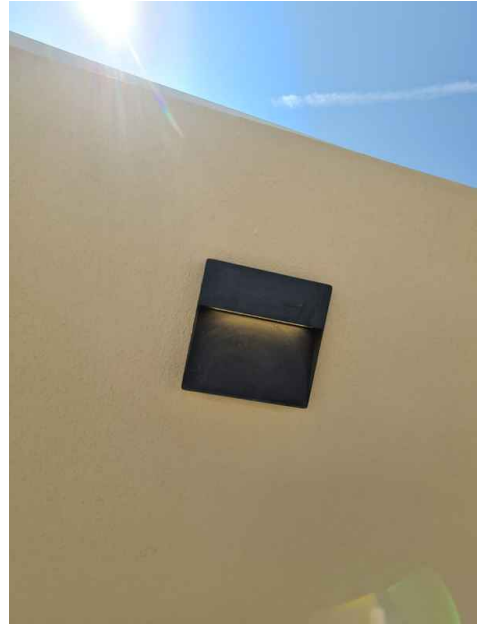
Railings checked for strength & stability. found ok.



Ok

Electrical: Lights

Wall lights working



24: BALCONY 3

| | | IN | NI | NP | D |
|------|---------------|----|----|----|---|
| 24.1 | General | X | | | |
| 24.2 | Floors | X | | | |
| 24.3 | Walls | X | | | |
| 24.4 | Ceilings | X | | | |
| 24.5 | Windows | | | X | |
| 24.6 | Sliding Doors | X | | | |
| 24.7 | Balustrade | X | | | |
| 24.8 | Electrical | | | | |
| 24.9 | Fire Safety | | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Balustrade: Balustrade check

Railings checked for durability and stability. Found ok.



Observations

24.3.1 Walls

POOR PATCHING

Paint patching issue

Recommendation

Contact a qualified drywall contractor.

 Minor



Paint poor finish

25: EXTERIOR

| | | IN | NI | NP | D |
|-------|---|----|----|----|---|
| 25.1 | General | X | | | |
| 25.2 | Facade | X | | | |
| 25.3 | Boundary walls | X | | | |
| 25.4 | Floors | X | | | |
| 25.5 | Walkways and Patio | X | | | |
| 25.6 | Electrical - External | X | | | |
| 25.7 | Plumbing - External | X | | | |
| 25.8 | Exterior Doors and Windows | X | | | |
| 25.9 | Foundation | X | | | |
| 25.10 | Siding, Flashing & Trim | X | | | |
| 25.11 | Decks, Balconies, Porches & Steps | X | | | |
| 25.12 | Eaves, Soffits & Fascia | X | | | |
| 25.13 | Vegetation, Grading, Drainage & Retaining Walls | X | | | |
| 25.14 | Recommendation | X | | | |
| 25.15 | Pump Room | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

All Sockets checked.
Working & in good condition



Plumbing - External : Pipes

Plumbing checked and found ok



Vegetation, Grading, Drainage & Retaining Walls: Roof drain

Roof drain outlet at backyard & exterior clean.



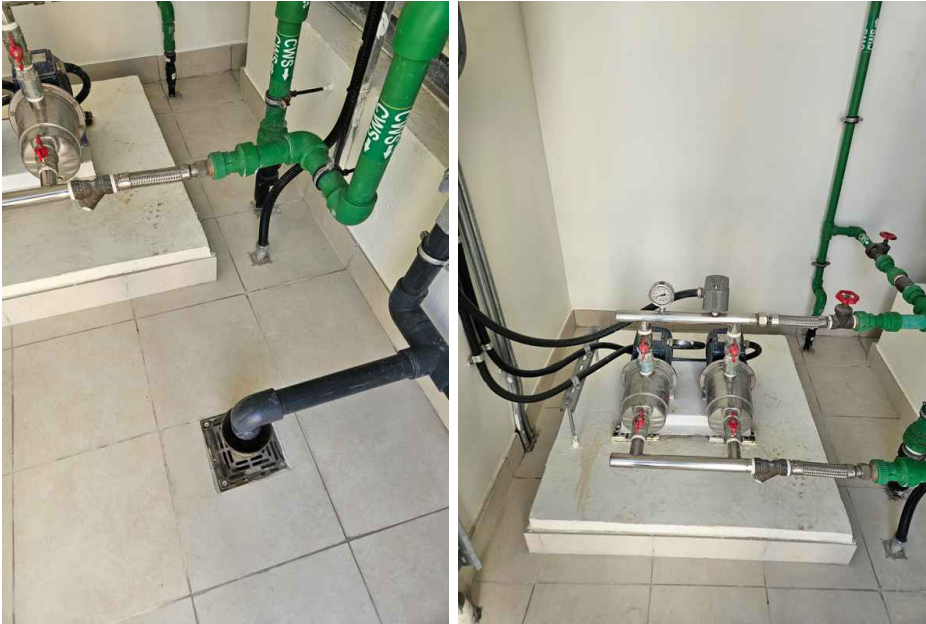
ok



ok

Pump Room: Pump Room

Pump checked. Found ok



Observations

25.4.1 Floors

Moderate

MISSING GROUTING

EXTERIOR

The patio floor tiles edges were noted to have missing grout, which needs to be sealed. with sealant to close the gaps.

Recommendation

Contact a qualified professional.



Fix sealant



Seal gap



Seal gaps

26: ROOF

| | | IN | NI | NP | D |
|------|---|----|----|----|---|
| 26.1 | Coverings | X | | | |
| 26.2 | Access - Floor - Wall - Debris | X | | | X |
| 26.3 | Flashings | X | | | |
| 26.4 | Electrical | X | | | X |
| 26.5 | HVAC | X | | | |
| 26.6 | Plumbing | X | | | |
| 26.7 | Skylights, Chimneys & Other Roof Penetrations | X | | | |
| 26.8 | Roof Drainage Systems | X | | | |
| 26.9 | Solar | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

Information

Inspection Method

Ladder, Roof, Heavy Duty gloves
Roof inspected

Roof Type/Style

Combination, Flat

Flashings: Material

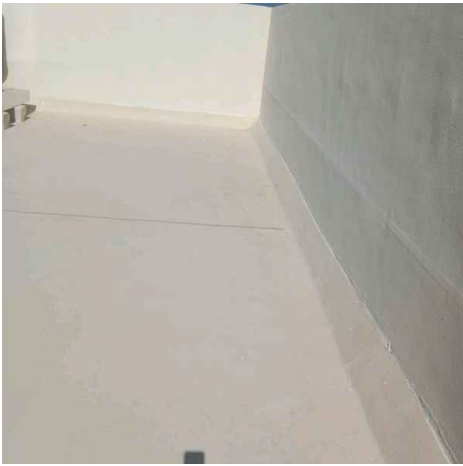
Foam, Asphalt

Flashings: Flashing check

Flashing are found to be in good condition.

Electrical: Conduits

All checked and found ok.



Electrical: Lights

Roof

All lights checked and are working.



Electrical: Sockets

All sockets mentioned working well.



Ok



Ok



Ok



Ok

HVAC: HVAC

Checked and found clean.



HVAC: HVAC ducting check

HVAC units ducting condition checked and found well insulated & steady.



Ok



Ok



Ok



Ok



Ok



Ok

Plumbing: Water tank testing

Water tank checked and found ok.



Skylights, Chimneys & Other Roof Penetrations: Chimney inspection

All chimneys inspected and found okay.



Ok



Ok



Ok



Ok



Ok

Roof Drainage Systems: Gutter Material

Vinyl

Roof Drainage Systems: Gutter inspection

Gutters are clean.



Ok



Ok



Ok

Solar: Solar heater

Checked and found clear.



Ok

Observations

26.2.1 Access - Floor - Wall - Debris

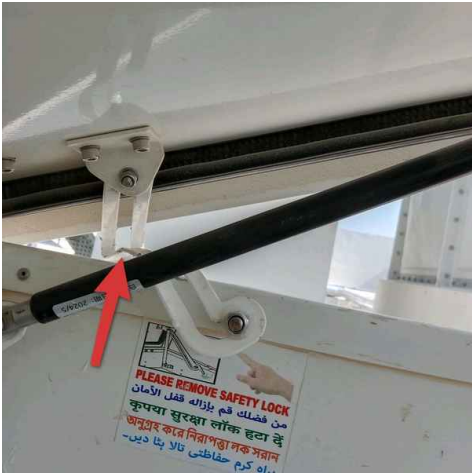
 Critical

ACCESS HATCH IMPACT DAMAGE

The roof access hatch hinge damaged preventing it from closing properly.

Recommendation

Contact a qualified professional.



Hinge damage



Hinge damage



Not closing



Not closing

26.2.2 Access - Floor - Wall - Debris

DEBRIS

Debris from the contractor was spotted in the roof section and needs to be cleared away.

Recommendation

Contact a qualified professional.



26.4.1 Electrical

PROTRUDING CABLES

Cable found worn out.

Recommendation

Contact a qualified professional.



Damage

26.4.2 Electrical

SOCKET FAULTY

A socket was found to be out of order.

Recommendation

Contact a qualified professional.



Not working

26.5.1 HVAC

LOOSE DUCTING SUPPORT

Ducting supports were observed to have gaps.

Recommendation

Contact a qualified professional.



Gap



Gap