



DEFECT INSPECTION REPORT
CLIENT'S ADDRESS /
PROJECT NAME

CUSTOMER'S NAME
INSPECTION DATE

INSPECTOR

Name

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SUMMARY



DEFECT ITEM

- ⊖ 3.7.1 Water Tank Area - Fixtures: Water Tank Condition
- ⊖ 3.8.1 Water Tank Area - M&E Fittings: Improper Installation - Piping Support
- ⊖ 4.2.1 A/C Ledge Area - Floor: Alignment and Evenness
- ⊖ 5.2.1 Roof Top - Walls: Wall - Damages
- ⊖ 5.6.1 Roof Top - Fixtures: Roof Gutter - Alignment and Evenness
- ⊖ 6.1.1 Balcony - Floor: Improper Installation
- ⊖ 7.8.1 Master Bath - M&E Fittings: Piping - Water Leakage
- ⊖ 8.4.1 Living - Ceiling: Water Leakage

1: INSPECTION DETAILS

Information

In Attendance

Client, Home Inspector

Occupancy

Vacant

Type of Building

Semi - D

Weather Conditions

Clear

Inspection Date

2022-08-03

General Disclaimer**Disclaimer**

Thank you for choosing Property Inspection to conduct your property inspection. We made every reasonable effort to determine the condition of the property inspected.

The inspection was conducted in accordance with the standards of practice established and outlined by CIDB QLASSIC which includes:

- 1. Architectural works including flooring, Wall, Ceiling, Doors, Windows, and Fixtures.*
- 2. Mechanical, Electrical, and Plumbing including Basic Fittings.*

The Defect Inspection Report was prepared by Property Inspection for the specific purposes of assessing the general condition of the property and identifying defects that are readily apparent at the time of inspection based on a limited visual, non-invasive inspection. Contained in this report are general information items, defect details and repairs needed which were noted during the inspection.

This inspection is our professional opinion but not a guarantee or a warranty of property condition. The inspection was intended to add to your knowledge of the property and help you understand the defects and safety risks contained in the property.

This inspection report is complete and thorough, but it is a general overview, not technically exhaustive. Specialist in each field could provide a more detailed analysis of the building systems, but at considerably more cost and time. Our visual and limited operational inspection provides the broadest overview of the property with less cost and time.

This report is limited to deficiencies present at the time of the inspection. A property's roof, mechanical equipment, plumbing and electrical systems often fail without warning. New deficiencies can develop in buildings at any time, especially in buildings which may lie vacant for a long period of time.

No responsibility is accepted in the event that the Defect Reports is used for any other purpose than to assist the property owner in better understanding the condition of their property for the purpose of rectifying identified defects.

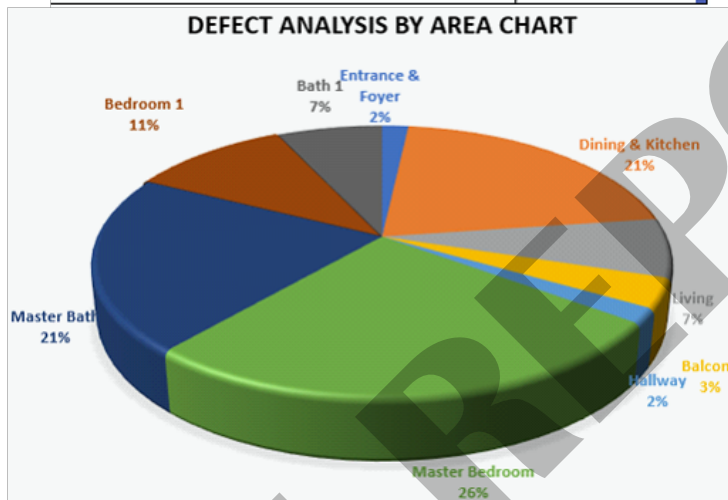
We hope the information conveyed in this reports is clear and concise and will help you better understand the general condition of the property. If you have any further questions, please do not hesitate to contact us.

Thank you again for using Property Inspection service!

2: REPORT SUMMARY & ANALYSIS

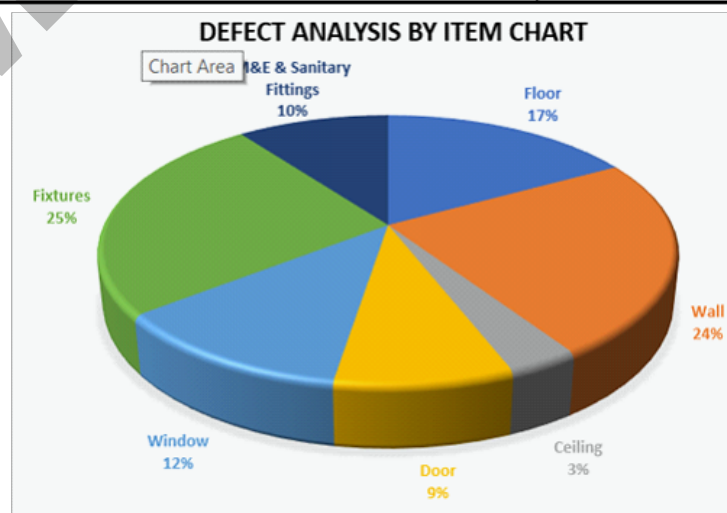
Defects Analysis by Area Table

No	Area	No of Defects
1	Entrance & Foyer	1
2	Dining & Kitchen	12
3	Living	4
4	Balcony	2
5	Hallway	1
6	Master Bedroom	15
7	Master Bath	12
8	Bedroom 1	6
9	Bath 1	4
Total		57



Defects Analysis by Item Table

No	Item	No of Defects
1	Floor	10
2	Wall	14
3	Ceiling	2
4	Door	5
5	Window	7
6	Fixtures	15
7	M&E & Sanitary Fittings	6
Total		59



3: WATER TANK AREA

Information

General: Overall Photo



Observation

3.7.1 Fixtures

WATER TANK CONDITION



Water Tank found to be in poor condition at the time of inspection. Recommend a qualified contractor to clean the water tank.

- Accumulated sediment in the tank



3.8.1 M&E Fittings

 Defect Item**IMPROPER INSTALLATION - PIPING SUPPORT**

Improper installation of the piping support observed at the time of inspection. Recommend a qualified plumber to evaluate and remedy.

- Missing piping support



4: A/C LEDGE AREA

Observation

4.2.1 Floor

ALIGNMENT AND EVENNESS

Defect Item

Poor gradient was observed to be at a/c ledge area that causing water ponding and possible water leakage spot. Recommend a qualified contractor to evaluate and rectify the issue.

- Poor gradient
- Water ponding



5: ROOF TOP

Observation

5.2.1 Walls

WALL - DAMAGES

Defect Item

Visible wall damages found to be on the top of the wall column. Recommend a qualified contractor to evaluate and remedy.

- Visible gaps
- Chipped



5.6.1 Fixtures

**ROOF GUTTER - ALIGNMENT AND EVENNESS**

Alignment issue found to be on the rain gutter surface that leads to poor water discharges. Recommend a qualified contractor to re-align the gutter.

- Misaligned rain gutter
- Water ponding



SAMPLE REPORT

6: BALCONY

Observation

6.1.1 Floor

IMPROPER INSTALLATION

Defect Item

Weep hole for the water drainage found to be install higher from the flooring surface that can cause water ponding. Recommend a qualified contractor to evaluate and remedy.

- Improper installation of the weep hole



7: MASTER BATH

Observation

7.8.1 M&E Fittings

PIPING - WATER LEAKAGE

Visible sign of water leakage was observed at the drainage piping. Recommend a qualified contractor to evaluate and remedy.

- Sign of water leakage

Defect Item



8: LIVING

Observation

8.4.1 Ceiling

WATER LEAKAGE

Defect Item

Sign of water leakage was detected on the ceiling surface at the time of inspection. Thermal imaging camera was used and detected moisture presence. Recommend a qualified contractor to evaluate and identify the source of the water leakage and rectify the issue.

- Sign of water leakage

