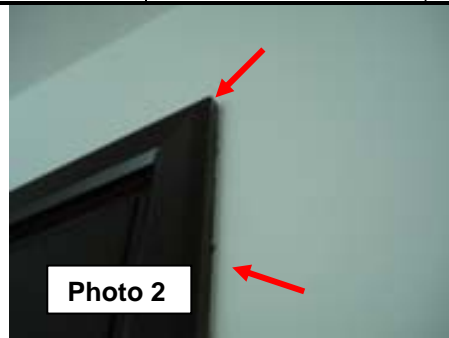
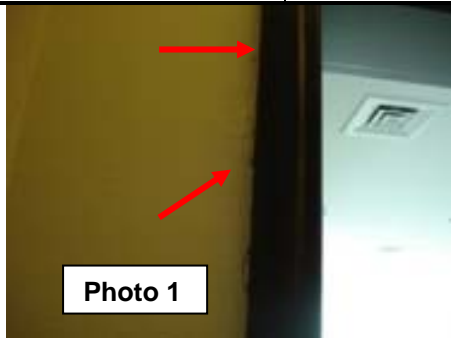
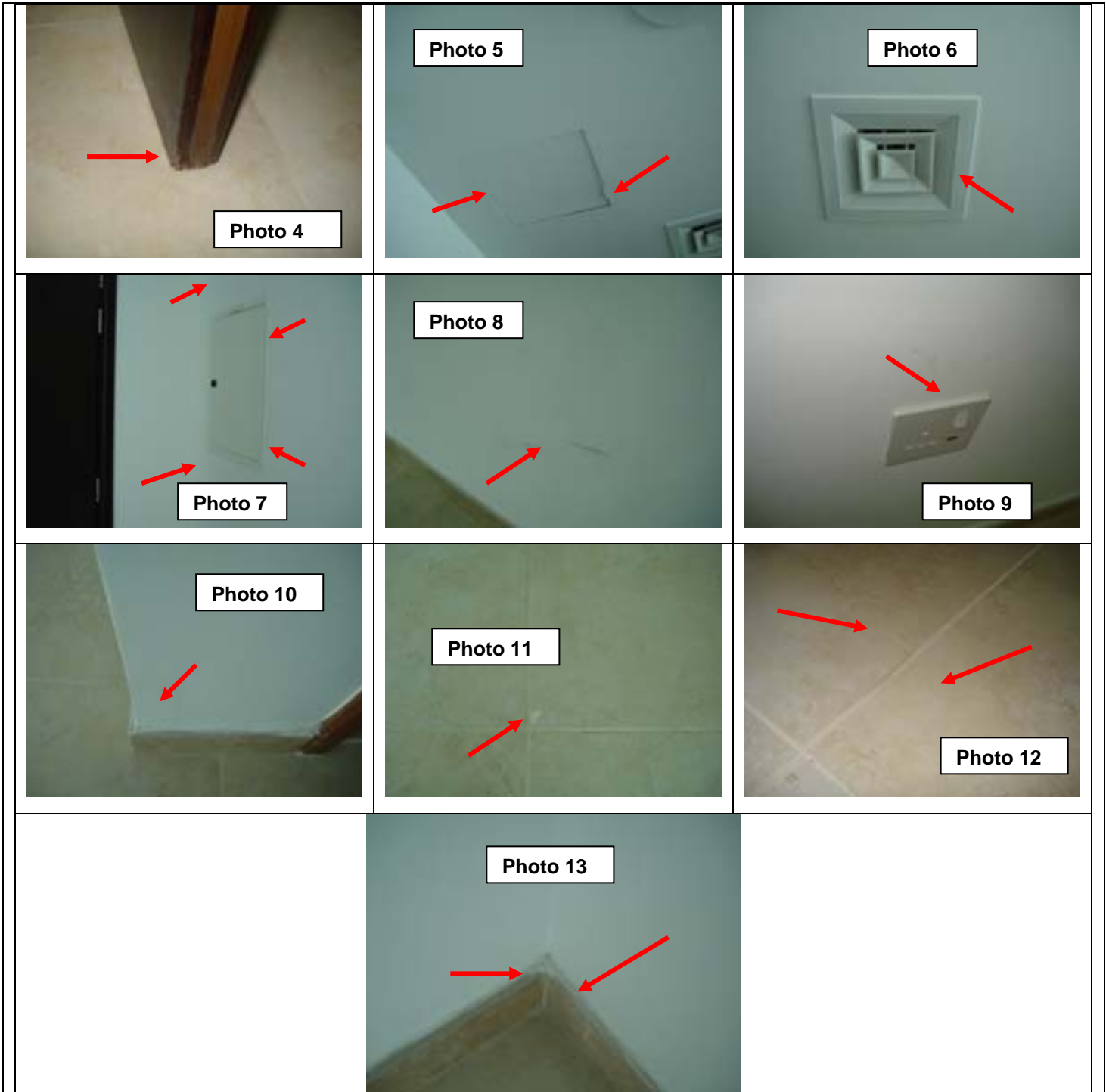


INTRODUCTION

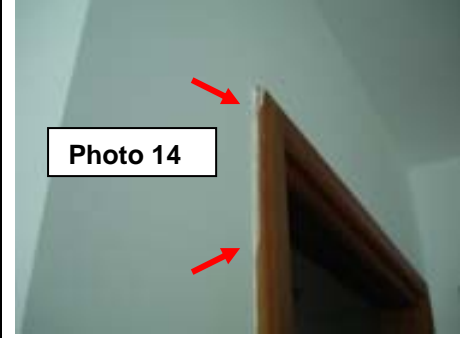


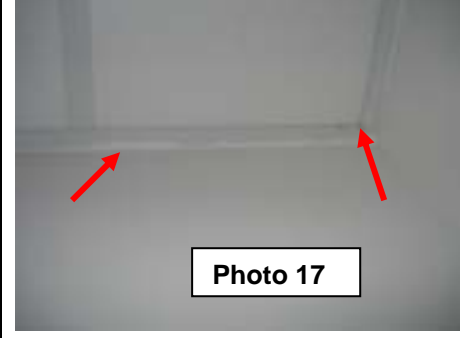
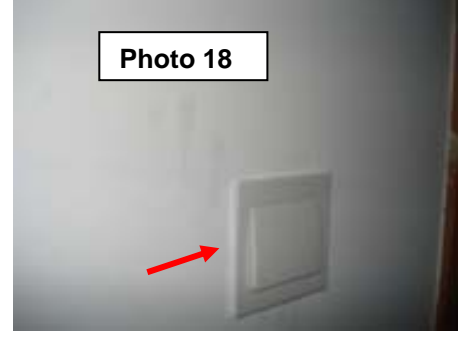



The summary below consists of potentially significant findings. These findings can result to be a major expense to rectify or to replace. This report does not claim to cover/list all the findings during the survey and can only reflect the opinion of the inspector based on experience and best practice according to international industry standards. It is always recommended to engage only professional and licensed companies to do the repairs. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

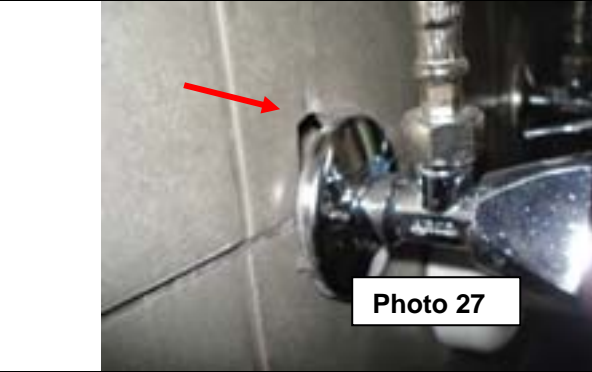
LOCATION	ITEM	DESCRIPTION	
Entrance (external)	Main door	<ul style="list-style-type: none"> Poor finishing around the architrave. Excess paint and sealant to be removed. Crack appearing beside left side architrave. (Refer photo 1) 	
		<ul style="list-style-type: none"> Poor finishing around the architrave. (Refer photo 2) Excess paint/sealant to be removed from architrave. Sealant missing around the architrave. Crack appearing on top right side of architrave. (Refer photo 2) Scratches found on the surface of the door. Lower left architrave/door jamb damaged. (Refer photo 3) Lower right corner of door damaged. (Refer photo 4) Visible touch ups on architrave/door jamb. (Refer photo 3) 	
Entrance and lobby	Ceiling	<ul style="list-style-type: none"> Poor finishing around ceiling access door. (Refer photo 5) Excess paint to be removed from A/C grill. (Refer photo 6) Uneven level of ceiling on lobby going to the living room. 	
		Wall	<ul style="list-style-type: none"> Poor finishing works around distribution board. (Refer photo 7) Poor finishing works (termination of paint) on wall corners. (Refer photo 7) Handmarks/stains found on wall. (Refer photo 8) Poor finishing works around utility devices. Excess paint to be removed. Even paint and texture to be applied around. (Refer photo 9) Poor finishing works on lower left side of store room door. (Refer photo 10)
			Floor
	Skirting		



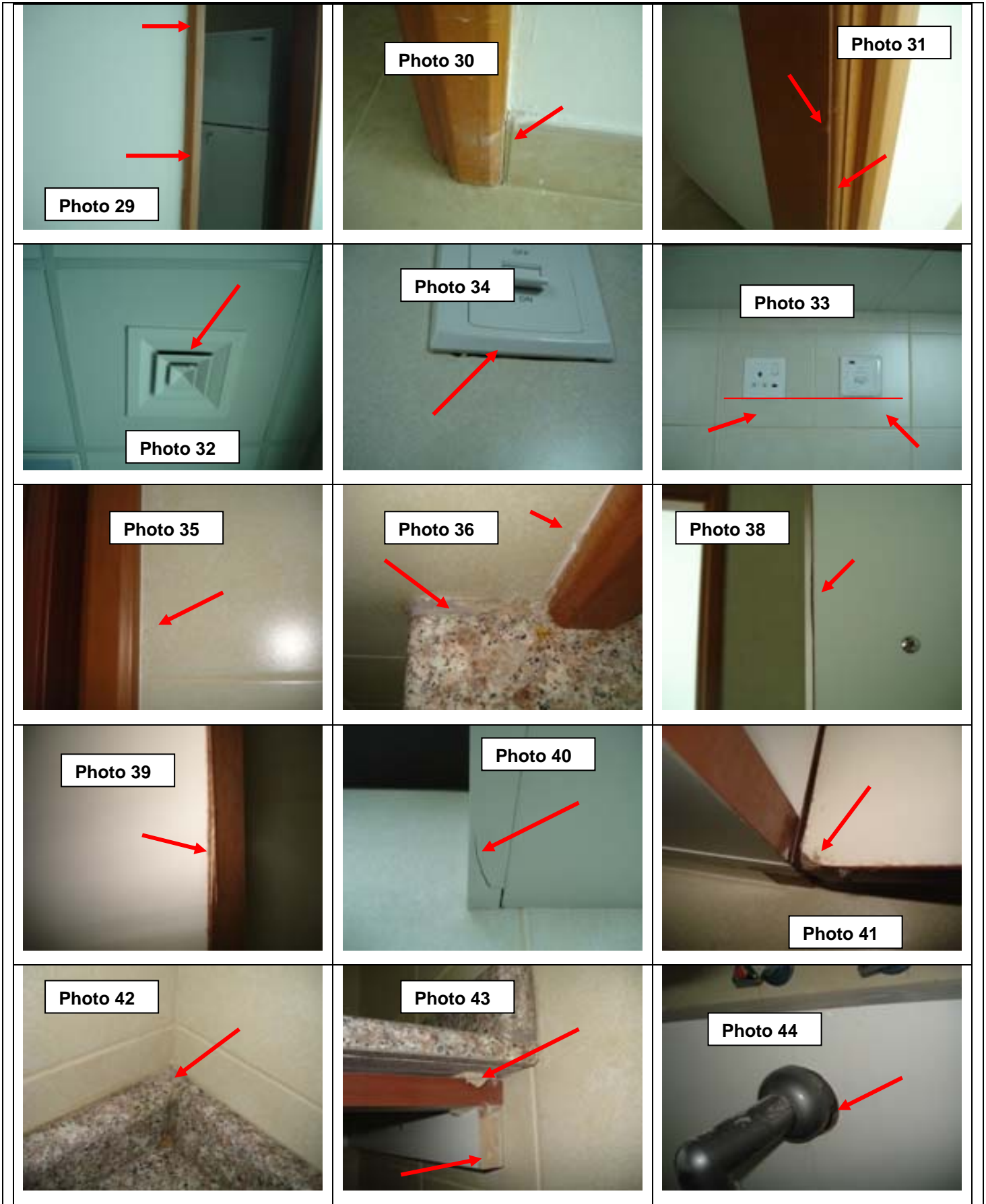


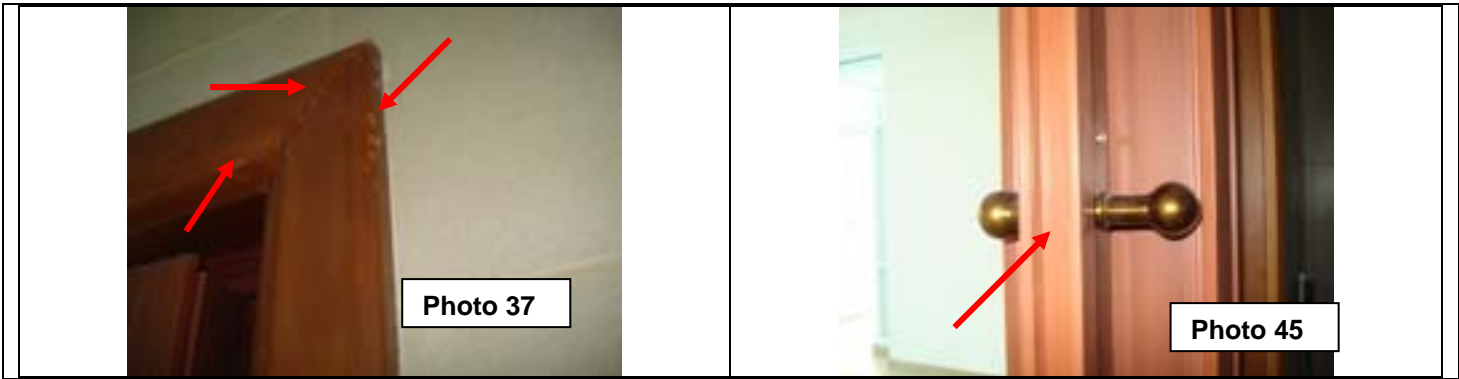
Storage room	Door	<ul style="list-style-type: none"> ▪ Poor finishing around the architrave. (Refer photo 14) ▪ Excess paint/sealant to be removed from architrave. ▪ Grout missing at bottom of architrave. (Refer photo 15) ▪ Scratches found on door. (Refer photo 16) 	
		Ceiling	<ul style="list-style-type: none"> ▪ Excess paint to be removed from ceiling frame. Especially on the corner perimeter. (Refer photo 17) ▪ Termination of wall and ceiling to be improved. ▪ Ceiling tiles are vibrating due to the air pressure differential between the living room and the toilet whenever the door is being opened or closed.
			<ul style="list-style-type: none"> ▪ Handmarks/stain found on the wall. (Refer photo 18) ▪ Poor finishing works around utility devices. Excess paint to be removed. Even paint and texture to be applied around. (Refer photo 18)
		Wall	<ul style="list-style-type: none"> ▪ Poor finishing works around utility devices. Excess paint to be removed. Even paint and texture to be applied around. (Refer photo 18)
	Skirting	<ul style="list-style-type: none"> ▪ Poor finishing on top of skirting. Excess paint or grout to be removed. (Refer photo 19) 	

 <p>Photo 14</p>	 <p>Photo 15</p>	 <p>Photo 16</p>
 <p>Photo 17</p>	 <p>Photo 18</p>	 <p>Photo 19</p>
<p>Guest toilet</p>	<p>Door</p>	<ul style="list-style-type: none"> ▪ Poor finishing around the architrave. (Refer photo 20) ▪ Excess paint/sealant to be removed from architrave. ▪ Grout missing at bottom of architrave. ▪ Crack on surface of the door found beside lower hinge. (Refer photo 21) ▪ Minor and deep scratches found on the surface of the door. (Refer photo 22)
	<p>Ceiling</p>	<ul style="list-style-type: none"> ▪ Ceiling tiles are vibrating due to the air pressure differential between the living room and the toilet whenever the door is being opened or closed.
	<p>Wall</p>	<ul style="list-style-type: none"> ▪ No bidet holder provided. (Refer photo 23)
		<ul style="list-style-type: none"> ▪ Water supply valve of water closet not properly flushed on the wall. (Refer photo 24)
		<ul style="list-style-type: none"> ▪ Crack appearing on grout on wall corners. (Refer photo 25)
		<ul style="list-style-type: none"> ▪ Uneven tiles under toilet lavatory. (Refer photo 26) ▪ Damaged wall tiles beside the water supply valve of the toilet lavatory to be replaced. (Refer photo 27 & 28)
	<p>Floor</p>	<ul style="list-style-type: none"> ▪ Sealant/grout on water closet base missing.
		<ul style="list-style-type: none"> ▪ Uneven level of floor tiles near floor drain.
		<ul style="list-style-type: none"> ▪ Water closet mechanism needs to be checked. Water continuously flowing even releasing the flushed button.
	 <p>Photo 20</p>	 <p>Photo 21</p>

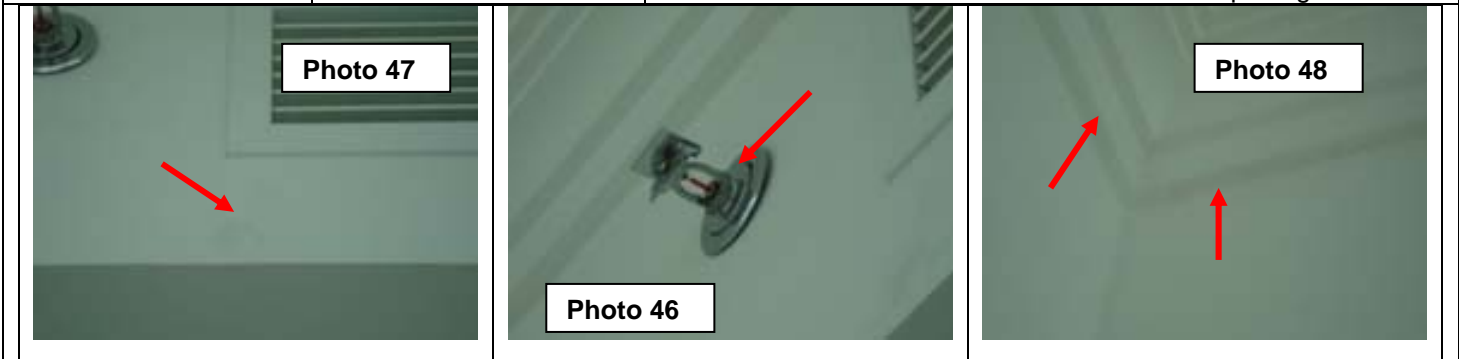


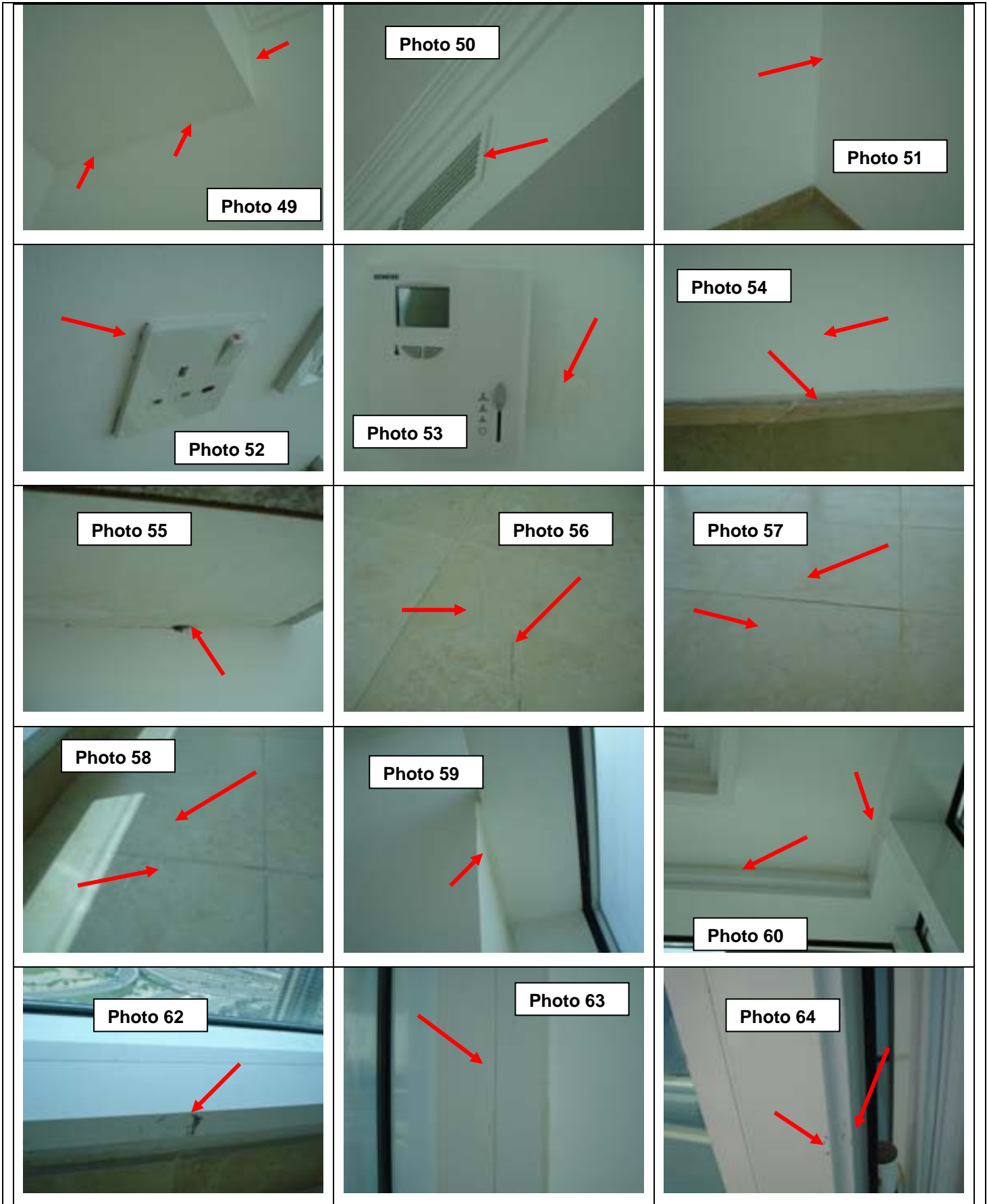
Kitchen	Door	<ul style="list-style-type: none"> ▪ Poor finishing around the architrave. (Refer photo 29) ▪ Excess paint/sealant to be removed from architrave. ▪ Crack appearing on grout on bottom of architrave. (Refer photo 30) 	
		Ceiling	<ul style="list-style-type: none"> ▪ Bumps and scratches on architrave. (Refer photo 31) ▪ Exhaust fan grill not properly centered on the ceiling tile. (Refer photo 32)
		Wall	<ul style="list-style-type: none"> ▪ Poor finishing around utility devices. (Refer photo 34) ▪ Utility devices not properly leveled. (Refer photo 33) ▪ Damaged tile on right side of living room counter window to be replaced. (Refer photo 35)
	Top cabinet		<ul style="list-style-type: none"> ▪ Poor finishing around living room counter window including around marble counter top. (Refer photo 36) ▪ Wood film on door edges slightly peeling off. (Refer photo 38 & 39) ▪ Damage found on wood panel at bottom part of cabinet right side of kitchen hood. (Refer photo 40)
			Kitchen counter
		Bottom cabinet	
	Living room window counter		



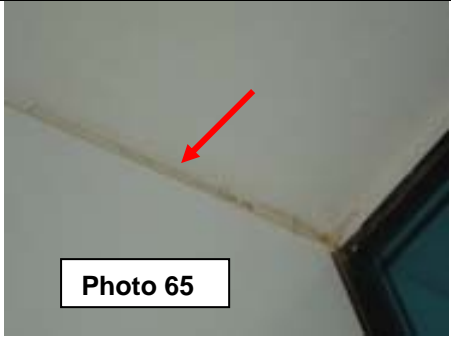
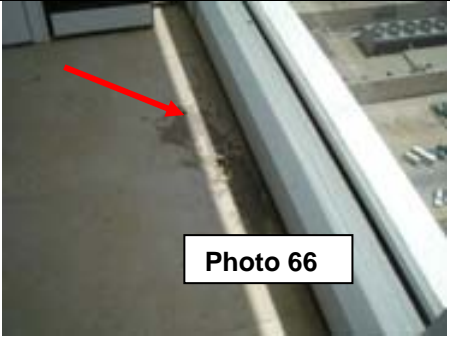
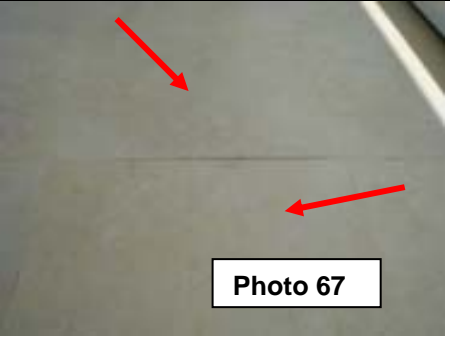


Living room	Ceiling	▪ Handmark/stain found on A/C grill area. (Refer photo 47)
		▪ Fire sprinkler to be properly flushed with the wall. (Refer photo 46)
		▪ Termination of wall and ceiling to be improved. (Refer photo 48 & 49)
		▪ Crack appearing on wall and ceiling joint at the right side of A/C grill.
		▪ Crack appearing around A/C grill. (Refer photo 50)
	Wall	▪ Poor finishing/cutting of paint on wall corners. (Refer photo 51)
		▪ Poor finishing works around utility devices. Excess paint to be removed. Even paint and texture to be applied around. (Refer photo 52)
		▪ Stains found on the wall.
		▪ Poor finishing around thermostat. Even paint and texture to be applied around. (Refer photo 53)
		▪ Gypsum wall below kitchen counter not fixed properly. (Refer photo 54)
		▪ Poor finishing under the kitchen window. (Refer photo 55)
	Skirting	▪ Uneven paint of wall on kitchen area.
		▪ Crack appearing on top of skirting grout below the kitchen counter opening. (Refer photo 54)
	Floor	▪ Poor finishing on top of skirting. Excess paint or grout to be removed.
		▪ Scratches and stain found on floor tiles. (Refer photo 56)
Curtain wall	▪ Uneven level of floor tiles on many areas. (Refer photo 57 & 58)	
	▪ Poor finishing works around curtain wall. (Refer photo 59 & 60)	
	▪ Excess sealant to be removed from frame corners and joints of curtain wall frame.	
	▪ Stains and scratches found on curtain wall frame. (Refer photo 62 & 63)	
		▪ Stains and scratches found on balcony door on many areas. (Refer photo 64)
		▪ Stain marks found around curtain wall opening.

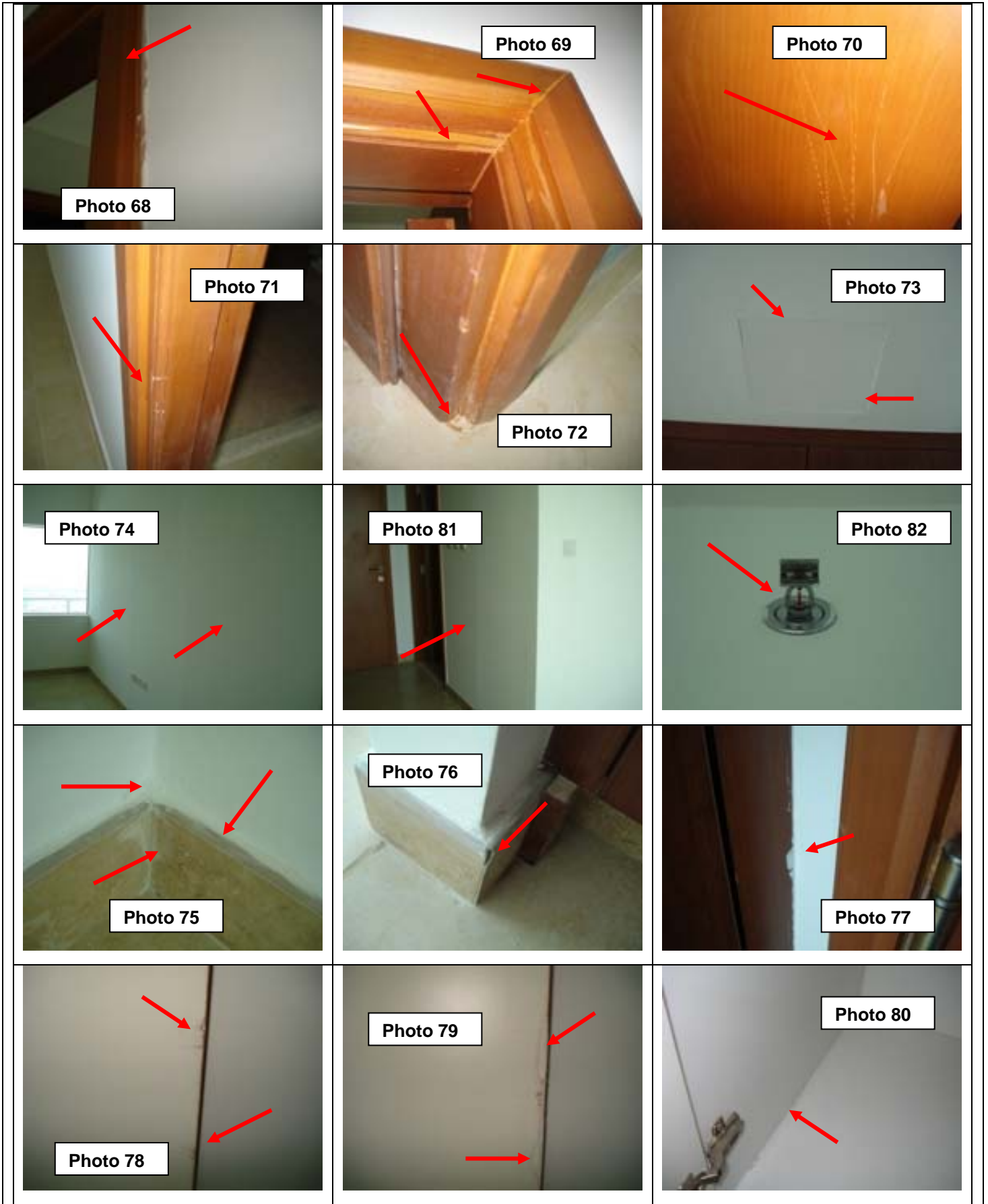



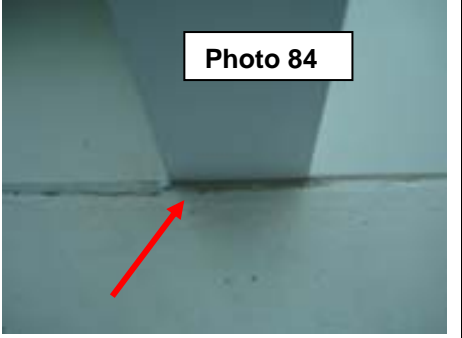


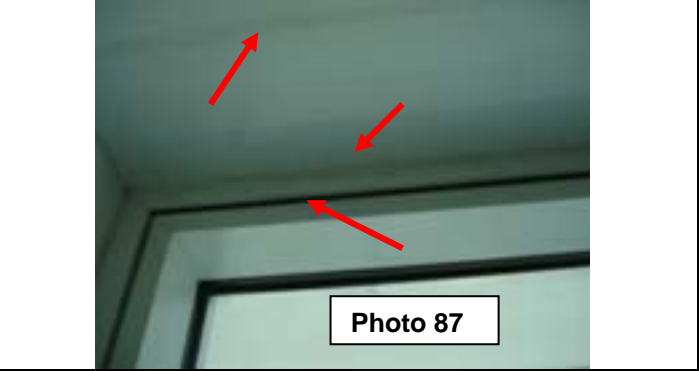

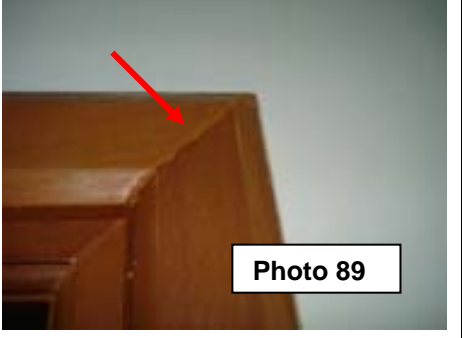






Balcony	General	<ul style="list-style-type: none"> ▪ Poor sealant works between aluminum façade and overhead canopy. (Refer photo 65) ▪ Scratches found on aluminum facade. ▪ Removal of sand and dirt on balcony required. (Refer photo 66) ▪ Uneven floor tiles found on some area. (Refer photo 67)
---------	---------	--

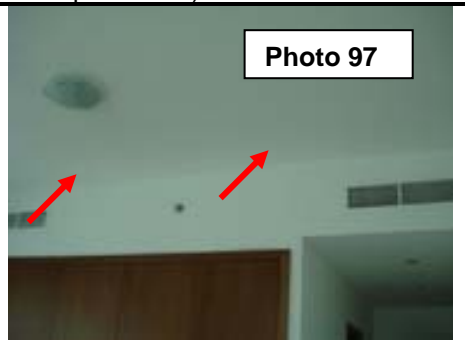
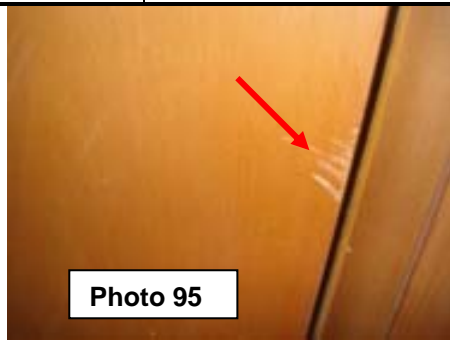
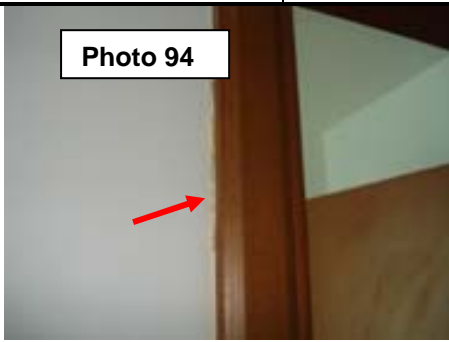
		<ul style="list-style-type: none"> Developer to ensure that there is sufficient floor to drain slope to avoid water ponding on the balcony.
		
Photo 65	Photo 66	Photo 67

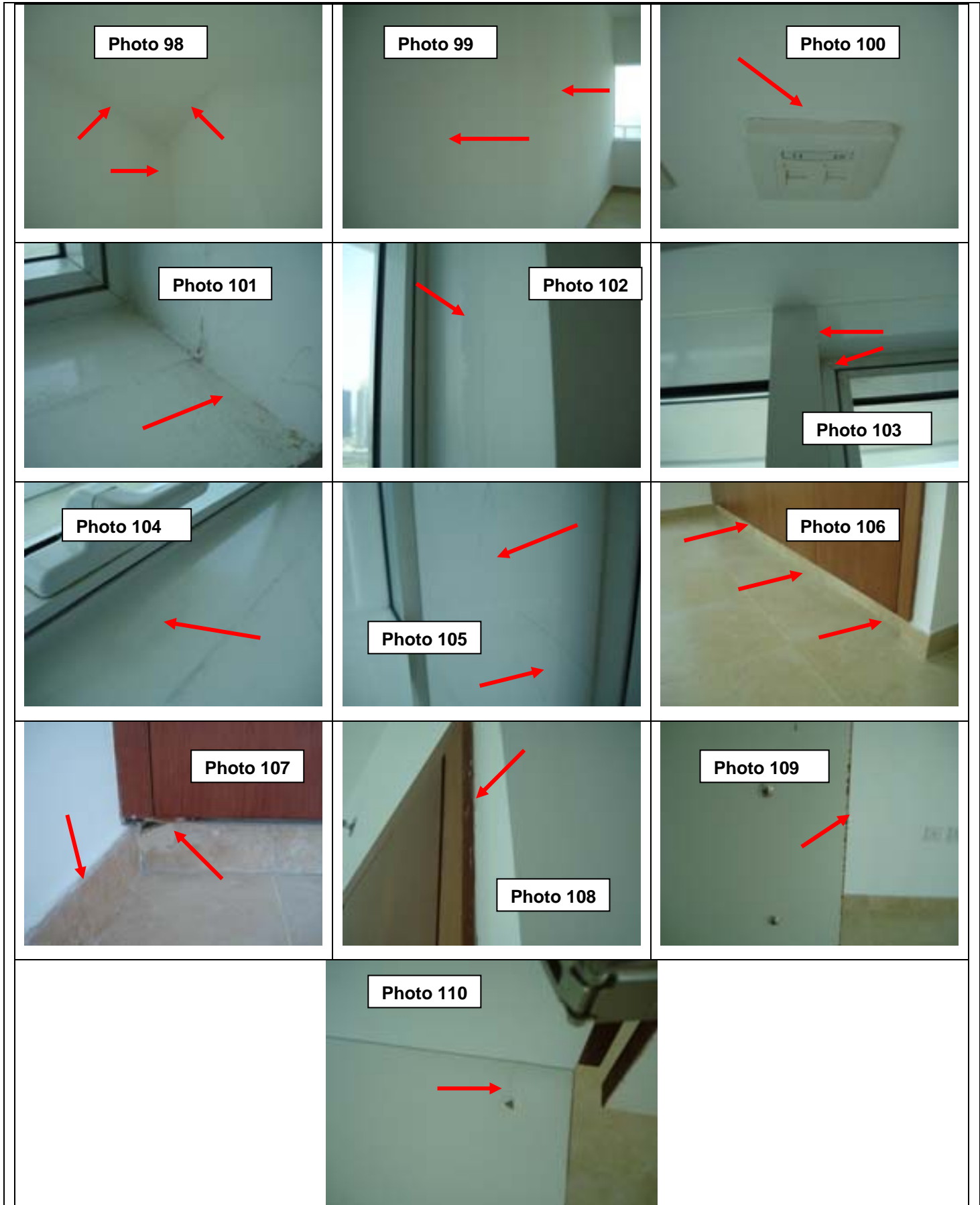
Bedroom 1	Door	<ul style="list-style-type: none"> Poor finishing around and bottom of the architrave. (Refer photo 68)
		<ul style="list-style-type: none"> Excess paint/sealant to be removed from architrave.
		<ul style="list-style-type: none"> Poor finishing of architrave joints to be improved. (Refer photo 69)
		<ul style="list-style-type: none"> Deep scratches found on the door. (Refer photo 70)
		<ul style="list-style-type: none"> Scratches found on the architrave. (Refer photo 71)
		<ul style="list-style-type: none"> Lower portion of the architrave/jamb damaged. (Refer photo 72)
	Ceiling	<ul style="list-style-type: none"> Poor finishing around ceiling access door. (Refer photo 73)
		<ul style="list-style-type: none"> Termination of wall and ceiling to be improved.
	Wall	<ul style="list-style-type: none"> Wavy wall found on right side wall and toilet wall. Basically all dry wall partition wall. (Refer photo 74 & 81)
		<ul style="list-style-type: none"> Poor finishing works around utility devices. Excess paint to be removed. Even paint and texture to be applied around.
		<ul style="list-style-type: none"> Uneven paint on wall. Full painting on wall required.
		<ul style="list-style-type: none"> Stain and black marks found on the wall.
	Skirting	<ul style="list-style-type: none"> Excess paint to be removed from fire sprinkler. (Refer photo 82)
		<ul style="list-style-type: none"> Crack appearing on grout of corner skirting. (Refer photo 75)
		<ul style="list-style-type: none"> Poor finishing on top of skirting. Excess paint or grout to be removed. (Refer photo 75)
	Wardrobe closet.	<ul style="list-style-type: none"> Cracked skirting found on the bottom of wardrobe closet. (Refer photo 76)
		<ul style="list-style-type: none"> Poor finishing around the architrave of wardrobe closet. (Refer photo 77)
		<ul style="list-style-type: none"> Excess paint/sealant to be removed from architrave of wardrobe closet.
		<ul style="list-style-type: none"> Scratches found on door surface internal. (Refer photo 78)
		<ul style="list-style-type: none"> Stains/marks found on the internal surface of wardrobe closet.
<ul style="list-style-type: none"> Alignment of door required. Internal door surface rubbing with the frame. (Refer photo 78) 		
<ul style="list-style-type: none"> Touch ups of internal surface of the door to be rectified up to the satisfactory level. (Refer photo 79) 		
Curtain wall	<ul style="list-style-type: none"> Poor finishing on internal joints. (Refer photo 80) 	
	<ul style="list-style-type: none"> Stains/marks found around the opening of the curtain wall. (Refer photo 83) 	
	<ul style="list-style-type: none"> Poor finishing works around curtain wall. (Refer photo 84, 85, 86 & 87) 	
	<ul style="list-style-type: none"> Excess sealant to be removed from frame corners and joints of curtain wall frame. (Refer photo 85) 	
		<ul style="list-style-type: none"> Scratches found on the curtain wall frame. (Refer photo 85, 86 & 87)



 <p>Photo 83</p>	 <p>Photo 84</p>	 <p>Photo 85</p>
 <p>Photo 86</p>	 <p>Photo 87</p>	
<p>Bedroom 1 toilet</p>	<p>Door</p>	<ul style="list-style-type: none"> ▪ Poor finishing around and bottom of the architrave. (Refer photo 88) ▪ Excess paint/sealant to be removed from architrave. ▪ Poor finishing of architrave joints to be improved. ▪ Scratches on surface of architrave. ▪ Visible rectification of surface of architrave to be improved. (Refer photo 89)
	<p>Ceiling</p>	<ul style="list-style-type: none"> ▪ Exhaust fan grill not properly centered on the ceiling tile. (Refer photo 90)
	<p>Wall</p>	<ul style="list-style-type: none"> ▪ Poor sealant works around shower basin. (Refer photo 91) ▪ Poor finishing works around shower glass. Excess sealant to be removed (Refer photo 92)
	<p>Floor</p>	<ul style="list-style-type: none"> ▪ Floor drain screw missing. (Refer photo 93)
 <p>Photo 88</p>	 <p>Photo 89</p>	 <p>Photo 90</p>
 <p>Photo 91</p>	 <p>Photo 92</p>	 <p>Photo 93</p>

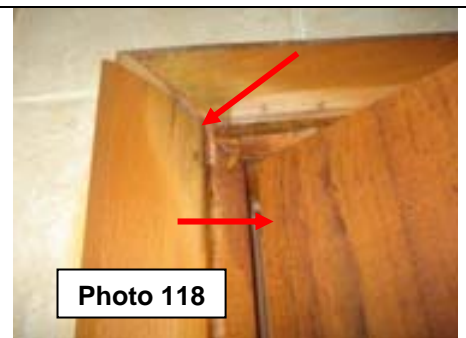
Master Bedroom	Door	<ul style="list-style-type: none"> Poor finishing around and bottom of the architrave. (Refer photo 94)
		<ul style="list-style-type: none"> Excess paint/sealant to be removed from architrave.
		<ul style="list-style-type: none"> Scratches on surface door and architrave. (Refer photo 95)
		<ul style="list-style-type: none"> Visible rectification of surface of architrave to be improved.
	Ceiling	<ul style="list-style-type: none"> Stains/marks found on ceiling. (Refer photo 97)
		<ul style="list-style-type: none"> Termination of paint between wall and ceiling to be improved. (Refer photo 98)
	Wall	<ul style="list-style-type: none"> Wavy wall found on left side wall and toilet wall. Basically all dry wall partition wall. (Refer photo 99)
		<ul style="list-style-type: none"> Uneven paint on the wall.
		<ul style="list-style-type: none"> Marks/stain found on the wall on many areas.
		<ul style="list-style-type: none"> Poor finishing works around utility devices. Excess paint to be removed. Even paint and texture to be applied around. (Refer photo 100)
		<ul style="list-style-type: none"> Hairline crack appearing on gypsum wall panel joints.
	Curtain wall	<ul style="list-style-type: none"> Dust traces found along the curtain wall opening. Dust proofing to be checked. 101
		<ul style="list-style-type: none"> Poor finishing works around curtain wall.
		<ul style="list-style-type: none"> Excess sealant to be removed from frame corners and joints of curtain wall frame. (Refer photo 102 & 103)
		<ul style="list-style-type: none"> Scratches found on the curtain wall frame. (Refer photo 104 & 105)
		<ul style="list-style-type: none"> Scratches on curtain wall glass.
		<ul style="list-style-type: none"> Stains/marks found around the opening of the curtain wall.
	Skirting	<ul style="list-style-type: none"> No proper alignment on skirting below wardrobe closet. (Refer photo 106)
		<ul style="list-style-type: none"> Poor finishing on top of skirting. Excess paint or grout to be removed. (Refer photo 107)
		<ul style="list-style-type: none"> Damaged skirting on lower left side of wardrobe cabinet. (Refer photo 107)
<ul style="list-style-type: none"> Grouting works to be improve for skirting under wardrobe cabinet. 		
Wardrobe cabinet	<ul style="list-style-type: none"> Poor finishing around the architrave of wardrobe closet. (Refer photo 108) 	
	<ul style="list-style-type: none"> Excess paint/sealant to be removed from architrave of wardrobe closet. 	
	<ul style="list-style-type: none"> Stains/marks found on the internal surface of wardrobe closet. 	
	<ul style="list-style-type: none"> Edge/corner of door starting to peel off. (Refer photo 109) 	
	<ul style="list-style-type: none"> Damage found on internal lower right side of the wardrobe closet. (Refer photo 110) 	





Master toilet	Door	<ul style="list-style-type: none"> ▪ Poor finishing around and bottom of the architrave. (Refer photo 111 & 112) ▪ Excess paint/sealant to be removed from architrave. ▪ Damaged lower bottom part of the door. (Refer photo 113)
---------------	------	--

		<ul style="list-style-type: none"> Door alignment required. Door rubbing with floor tiles. (Refer photo 114)
		<ul style="list-style-type: none"> Crack marble piece installed beside threshold. (Refer photo 115)
		<ul style="list-style-type: none"> Door, door jamb and architrave damaged due to apparent water leakage from ceiling. Complete door set to be replaced. (Refer photo 116, 117 & 118)
	Ceiling	<ul style="list-style-type: none"> Water leakage coming from ceiling found. Developer to investigate and seal off the leak. (Refer photo 119)
		<ul style="list-style-type: none"> Ceiling tile not fixed properly. (Refer photo 120)
	Toilet counter	<ul style="list-style-type: none"> Sealant missing around and under wooden cabinet. (Refer photo 121)
		<ul style="list-style-type: none"> Mixer tap not fixed properly. (Refer photo 122)
		<ul style="list-style-type: none"> Damaged wooden panel around the bottle trap drain. (Refer photo 123)
		<ul style="list-style-type: none"> Sealant/caulking to be provided around bottle trap drain. (Refer photo 123)
	Bath tub	<ul style="list-style-type: none"> Poor sealant works around bath tub. (Refer photo 124)
		<ul style="list-style-type: none"> Damaged tile on shower mixer to be replaced. (Refer photo 125 & 126)
		<ul style="list-style-type: none"> Poor grouting works below bath rim. (Refer photo 127)
	Wall	<ul style="list-style-type: none"> No proper alignment and uneven wall tile on bath tub area. (Refer photo 128 & 129)
		<ul style="list-style-type: none"> Termination of tile trim to be improve on W/C area. (Refer photo 130)
		<ul style="list-style-type: none"> Excess sealant to be removed from shower enclosure frame.
Floor	<ul style="list-style-type: none"> Uneven level of floor tile on some area. 	
	<ul style="list-style-type: none"> Damage tile on corner beside bath tub. (Refer photo 131) 	
	<ul style="list-style-type: none"> Ponding on floor. No proper slope to drain provided. (Refer photo 132) 	





Inspector's Comments:

- All finishing works around architraves, doors, curtain wall to be rectified. Developer to improve sealant/grouting works and ensure that all openings are true to line and level.
- We recommend to obtain the pest control certificate from the developer otherwise re application of pest control is required.
- Scratches on door, jambs, architraves and cabinets to be rectified up to the satisfactory level. Items having major/deep scratches and damages needs to be replaced.
- Visible rectification/touchups on wooden door, architrave, door jamb and architrave joints to be rectified up to the satisfactory level. Surfaces must have uniform appearance.
- Developer to improve finishing works around the ceiling corners and edges.
- No lights provided during the time of inspection. Additional snags may be provided for all dark areas (storage and all toilets) upon power supply activation.
- Excess grouting to be removed from surfaces of all architrave and doors.
- A/C filter cleaning required to ensure optimum performance prior to occupancy.
- During the time of inspection we have noted that the water pressure on the apartment was varying. Developer to check the consistency of water supply pressure for the apartment.
- Bedroom 1, master bedroom and all areas with uneven paint and stain/marks to be repainted.
- Developer to resolve issue on ceiling tiles that are vibrating due to the air pressure differential between the rooms whenever the door is being opened or closed.
- All electrical devices and fixture were not checked due to the unavailability of electricity. If any problem may be found upon electrification of the apartment, developer to be informed immediately.
- Dust proofing for curtain wall to be ensured by the developer.