



Mypropertysnagging.com

by Handeazy Services LLC

+971 555209267

[team@handeazy.com](mailto:team@handeazy.com)

[handeazy@gmail.com](mailto:handeazy@gmail.com)

<https://www.mypropertysnagging.com>



MYPROPERTYSNAGGING.COM by HANDEAZY SERVICES  
VILLA INSPECTION

Villa XX - Community Name Dubai,  
Dubai 0000

Customer Name:

DECEMBER 20, 2024



Inspector

Mypropertysnagging.com Surveyor

+971 555 209267

[team@mypropertysnagging.com](mailto:team@mypropertysnagging.com)

# TABLE OF CONTENTS

1: Inspection Details	10
2: Roof	12
3: Backyard	13
4: Exterior	16
5: Ground Floor - Entrance	19
6: Ground Floor - Hall	24
7: Ground Floor - Laundry Area	26
8: Ground Floor - Powder Room	31
9: Ground Floor - Living Room	36
10: Ground Floor - Kitchen	43
11: Ground Floor - Maid's Room	51
12: Ground Floor - Maid's Room Bathroom	59
13: Staircase	66
14: First Floor - Hall	68
15: First Floor - Master's Bedroom	72
16: First Floor - Master's Bedroom Bathroom	77
17: First Floor - Master Bedroom Balcony	80
18: First Floor - Bedroom 1	84
19: First Floor - Bedroom 1 Balcony	88
20: First Floor - Bedroom 2	91
21: First Floor - Common Bathroom	95
Standard of Practice	101

Thank you for choosing [Mypropertysnagging.com](https://mypropertysnagging.com) by Handeazy Services.

The purpose of this inspection and report is to help you make an informed real estate decision. This report is intended to serve as a general guide and to provide you with some objective information to assist you in making your own evaluation of the overall condition of the property. It is not intended to reflect the value of the property or to make any representation as to the advisability of purchase. The purpose of this inspection is to conduct limited visual and auditory on-site observations of the readily accessible areas of the primary structure, mechanical, and electrical systems of the property, and to provide a personal opinion on whether or not the components of the property are performing the function for which they were intended, or if they require immediate repair. This report is not conclusive, It is very specific in the areas that the property inspector reports. We do not inspect any item that cannot be seen during a standard inspection. We do not, for example, move furniture, rugs, paintings, or flooring. Repairs or remodeling can conceal evidence of previous damage or defects. We do not disassemble equipment in order to inspect component parts.

The report is essentially a snapshot of the property, documenting the conditions at a specific date and time. Because property inspectors cannot predict future conditions, we cannot be held liable for events that occur after the inspection. If conditions change we are available to revisit the property and update our report.

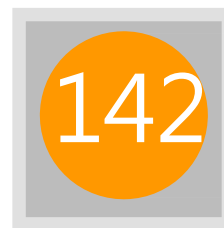
The report has been prepared solely for your use as our client. Third-party use is not intended. We will not be liable to any parties other than the party named herein for the contents of the report. The report is copyrighted and may not be used in whole or in part without written permission from MYPROPERTYSNAGGING.COM.

Thank you again for the opportunity to conduct this inspection for you. We are available to you at all times during the real estate transaction. If you have any questions, please feel to use our instant live support or contact us by phone or email.

# SUMMARY



ITEMS INSPECTED



RECOMMENDATION

Thank you for choosing [Mypropertysnagging.com](https://mypropertysnagging.com) by Handeazy Services.

The purpose of this inspection and report is to help you make an informed real estate decision. This report is intended to serve as a general guide and to provide you with some objective information to assist you in making your own evaluation of the overall condition of the property. It is not intended to reflect the value of the property or to make any representation as to the advisability of purchase. The purpose of this inspection is to conduct limited visual and auditory on-site observations of the readily accessible areas of the primary structure, mechanical, and electrical systems of the property, and to provide a personal opinion on whether or not the components of the property are performing the function for which they were intended, or if they require immediate repair. This report is not conclusive, It is very specific in the areas that the property inspector reports. We do not inspect any item that cannot be seen during a standard inspection. We do not, for example, move furniture, rugs, paintings, or flooring. Repairs or remodeling can conceal evidence of previous damage or defects. We do not disassemble equipment in order to inspect component parts.

The report is essentially a snapshot of the property, documenting the conditions at a specific date and time. Because property inspectors cannot predict future conditions, we cannot be held liable for events that occur after the inspection. If conditions change we are available to revisit the property and update our report.

The report has been prepared solely for your use as our client. Third-party use is not intended. We will not be liable to any parties other than the party named herein for the contents of the report. The report is copyrighted and may not be used in whole or in part without written permission from MYPROPERTYSNAGGING.COM.

Thank you again for the opportunity to conduct this inspection for you. We are available to you at all times during the real estate transaction. If you have any questions, please feel to use our instant live support or contact us by phone or email.



# 1: INSPECTION DETAILS

## Information

### In Attendance

Client /  
Owner

### Occupancy

Vacant

### Style

Modern

### Temperature (approximate)

32 Celsius (C)

### Type of Building

TH/Villa

### Weather Conditions

Clear

## Inspection Overview

Mypropertysnagging.com by Handeazy Services (MYPROPERTYSNAGGING.COM) aims to perform all necessary inspection essential in compliance with the Standards of Practice set by Real Estate Regulatory Agency (RERA) which is a regulatory arm of Dubai Land Department. The property located at Villa V-XXX , Arabian Ranches 3, Dubai for Mr. Customer Name: , will be promptly inspected by Mypropertysnagging.com by Handeazy Services professionals whether it's civil, mechanical, electrical, plumbing, and/or fire system and component as designated in these Standard of Practice. The reason(s) for not being able to investigate any system or component that is stated in the Standard of Practice will be specified.

## Asset Category

**CIVIL** – Primarily that work which is fixed to the house and cannot be changed easily. It includes tiling, bathroom renovation, breaking any walls, fixing the kitchen platform, electrical work, etc. It is usually more messy and tedious compared to the other work such as furniture and kitchen.

**ELECTRICAL** – Materials, devices, appliances, machinery, and equipment used in connection with the production, transmission or consumption of electrical energy, together with installing, maintaining or repairing of same.

**FIRE ALARM SYSTEM** – The circuits which connect initiating devices such as smoke detectors, heat detectors, manual pull stations, and water flow alarms.

**HVAC** – This system is responsible for heating and cooling your home and includes products like furnaces, air conditioners, heat pumps as well as ductwork, thermostats and other home comfort controls.

**KITCHEN EQUIPMENT** – Divided into four types: food storage, food production, maintenance, and special equipment. Knowing the kitchen utensils that fall under these categories will allow you to better organize your kitchen.

**LANDSCAPING** – Modifies the visible features of an area of land, plants, manipulation of terrain and the construction of structures.

**PLUMBING** – This system includes toilets, baths, showers, sinks, washing machines and dishwashers. They can also install central heating systems but need additional qualifications to work with gas boilers.

**POOL SYSTEM** – Uses a combination of filtration and chemical treatment to continually clean a large volume of water. A typical swimming pool needs seven major components: basin, motorized pump, water filter, chemical feeder, drains, returns and PVC plastic plumbing connecting all of these elements.

## Item Ratings

**IN = Inspected.** This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home

**NI = Not Inspected.** This indicates that at least part of a system or component could not be inspected or inspected as thoroughly as I would like. This would rarely mean that the system or component could not be inspected at all. This amounts to a limitation and will include an explanation.

**NP = Not Present.** This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

**D = Deficiency.** This indicates that an action is recommended. Observations are color coded to indicate the importance of the observation.

Sample Report

## 2: ROOF

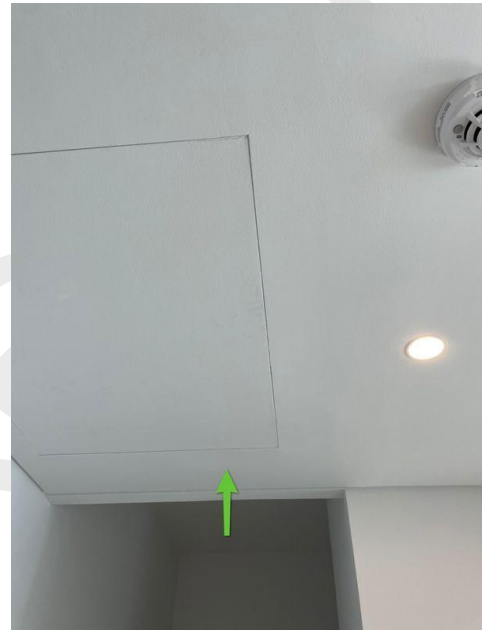
		IN	NI	NP	D
--	--	----	----	----	---

D = Deficiency

## Limitations

## General

ROOF ACCESS WAS NOT OPENING AT THE TIME OF INSPECTION.



3: BACKYARD

		IN	NI	NP	D
3.1	Civil - Boundary Wall	X			
3.2	Civil - Interlock Pavers	X			
3.3	Civil - Wall	X			X
3.4	Civil - Steps	X			X
3.5	Civil - Villa Façade	X			
3.6	Electrical - Outdoor Lights	X			
3.7	Electrical - Socket	X			X
3.8	Plumbing - Faucet	X			

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

Information

Inspection Method  
Visual

Observations

3.3.1 Civil - Wall

UNEVEN FINISH WAS OBSERVED ON THE WALL.

Repair and repaint the unevenly done wall finish.

Recommendation



## 3.4.1 Civil - Steps

**POOR TERMINATION WAS NOTED IN BETWEEN TILE JOINTS.**

Apply sealant properly.



Recommendation



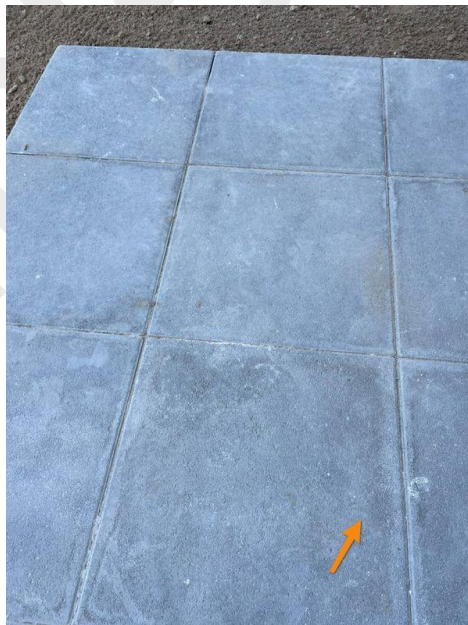
## 3.4.2 Civil - Steps

**STAINS WERE NOTED ON THE STONE STEPS.**

Remove the stains from the stone steps.



Recommendation





## 3.7.1 Electrical - Socket

**POOR TERMINATION OF THE SOCKETS WAS OBSERVED.**

Apply sealant properly around the power socket.

**Recommendation**

4: EXTERIOR

		IN	NI	NP	D
4.1	Civil - Boundary Wall	X			X
4.2	Civil - Interlock Pavers	X			X
4.3	Civil - Manhole Cover	X			
4.4	Civil - Pergola	X			
4.5	Electrical - Outdoor Lights	X			
4.6	Plumbing - Floor Drain	X			X
4.7	Plumbing - Transfer Pump	X			
4.8	Plumbing - Water Tap	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Observations

4.1.1 Civil - Boundary Wall

UNEVEN INSTALLATION OF WALL TILES WAS OBSERVED.  
Reinstall the wall tiles on the boundary wall.

 Recommendation



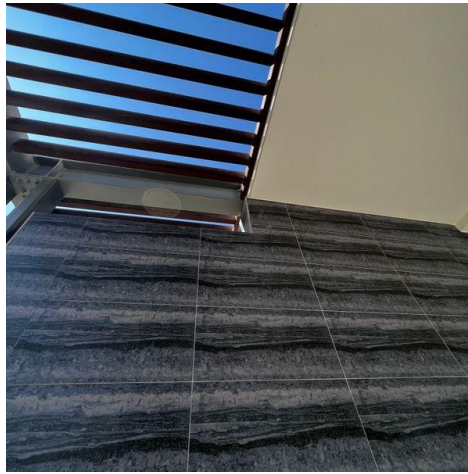
## 4.1.2 Civil - Boundary Wall

**CHIPPED BOUNDARY WALL TILE WAS OBSERVED.**

Replace the chipped boundary wall tile.



Recommendation



## 4.2.1 Civil - Interlock Pavers

**GAPS WERE NOTED BETWEEN BRICK PAVERS.**

Brush the paver joints with kiln dried sand to prevent movement.



Recommendation





## 4.6.1 Plumbing - Floor Drain

**SCRATCHES WERE OBSERVED ON THE FLOOR DRAIN COVER.**

Polish the floor drain.



Recommendation



## 4.8.1 Plumbing - Water Tap

**POOR TERMINATION WAS OBSERVED ON THE WATER TAP.**

Apply sealant properly on the water tap termination.



Recommendation



## 5: GROUND FLOOR - ENTRANCE

		IN	NI	NP	D
5.1	Civil - Ceiling	X			
5.2	Civil - Door	X			X
5.3	Civil - Floor	X			X
5.4	Civil - Wall	X			
5.5	Electrical - Door Bell	X			
5.6	Electrical - Door Bell Chime	X			
5.7	Electrical - Intercom	X			
5.8	Electrical - Intercom Monitor	X			
5.9	Electrical - Outdoor Lights	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil – Ceiling: Ceiling Material  
Gypsum Board

Civil – Floor: Floor Coverings  
Tile

Civil – Wall: Wall Material  
Gypsum Board, Plaster

### Observations

5.2.1 Civil - Door

**VISIBLE REPAIRS WERE NOTED ON THE DOOR AND DOOR FRAME.**  
Repair, restain and re-polish the door

 Recommendation



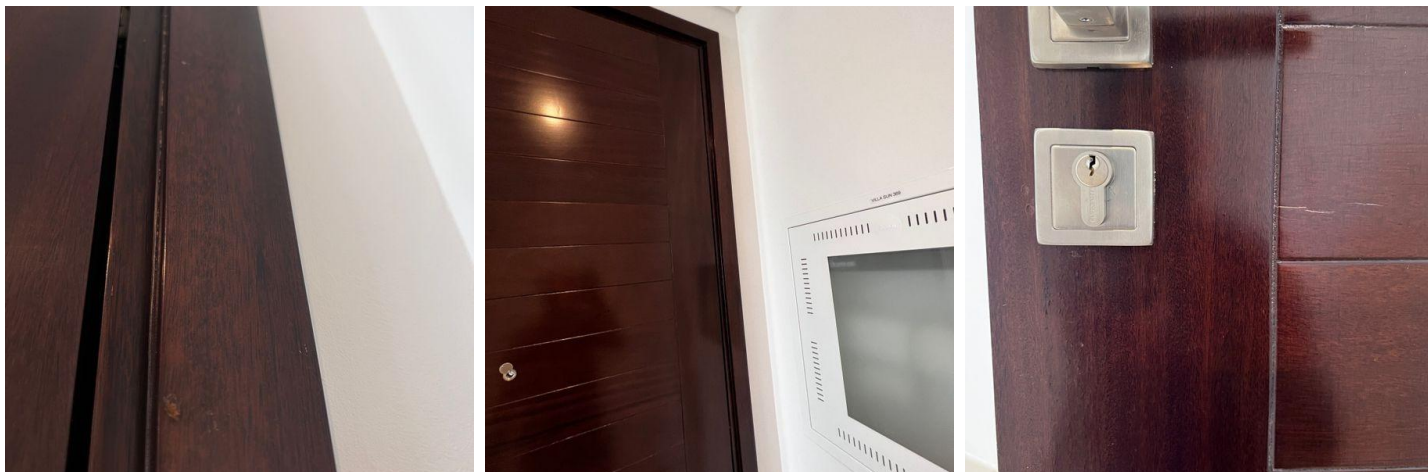


5.2.2 Civil - Door

CRACKS, CHIPS AND SCRATCHES WERE OBSERVED ON THE DOOR.  
Repair and repaint the damaged door.

 Recommendation





## 5.2.3 Civil - Door

**LOOSE INSTALLATION OF DOOR STOPPER AND PAINT STAINS WAS OBSERVED ON THE DOOR STOPPER.**

Reinstall the door stopper properly.

Remove the paint stains.



Recommendation



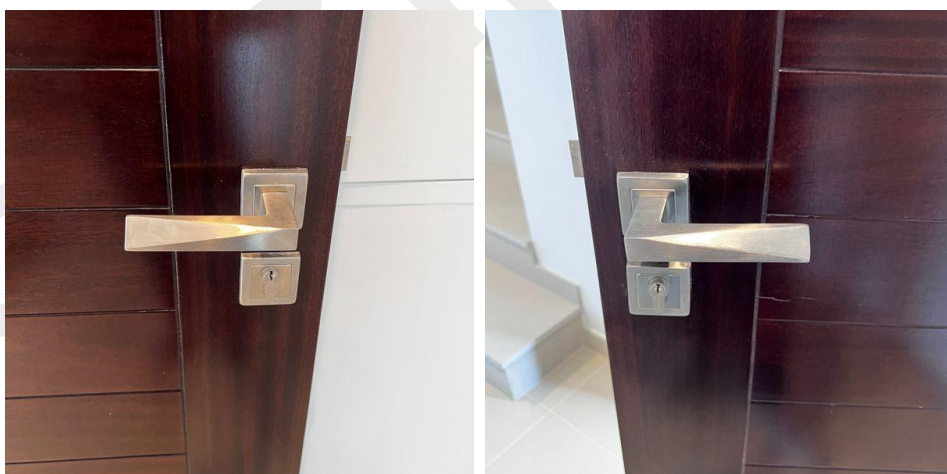
## 5.2.4 Civil - Door

**LOOSE DOOR HANDLE WAS OBSERVED.**

Reinstall the loose door handle.



Recommendation



## 5.3.1 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION  
WAS OBSERVED.**

Reinstall the unevenly done floor tile.

**Recommendation**



## 6: GROUND FLOOR - HALLWAY

		IN	NI	NP	D
6.1	Civil - AC Grille	X			
6.2	Civil - Access Panel	X			
6.3	Civil - Ceiling	X			X
6.4	Civil - Floor	X			
6.5	Civil - Wall	X			
6.6	Electrical - Electrical Conduit	X			
6.7	Electrical - Electrical Panel	X			
6.8	Electrical - Electrical Termination	X			
6.9	Electrical - Lighting Fixture	X			X
6.10	Electrical - Socket	X			
6.11	Electrical - Switch	X			
6.12	Fire Alarm System - Fire Alarm Panel	X			
6.13	Fire Alarm System - Smoke Detector	X			X
6.14	HVAC - Fan Coil Unit	X			
6.15	HVAC - Thermostat	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Ceiling: Ceiling Material  
Plaster, Gypsum Board

Civil - Floor: Floor Coverings  
Tile

Civil - Wall: Wall Material  
Gypsum Board, Tile

### Observations

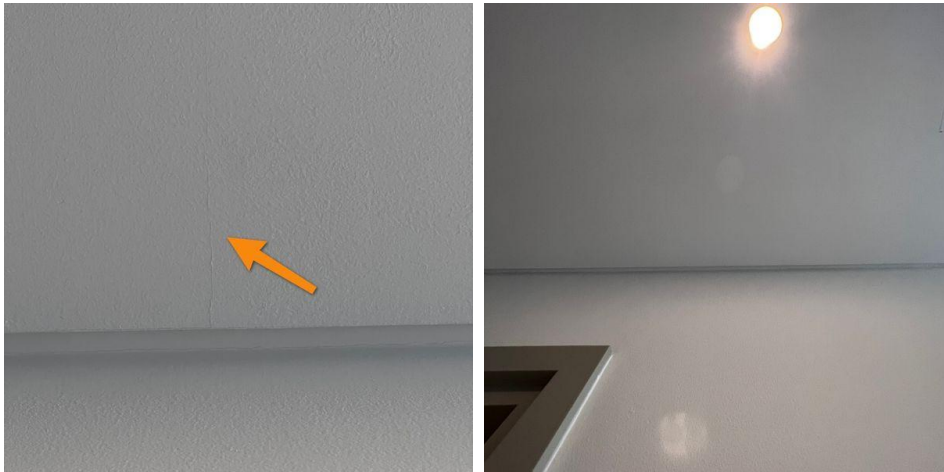
## 6.3.1 Civil - Ceiling

**CRACK WAS NOTED ON THE CEILING**

Repair and repaint the cracked ceiling.



Recommendation



## 6.9.1 Electrical - Lighting Fixture

**POOR TERMINATION OF THE  
FIXTURE WAS NOTED.**

Apply sealant properly on the light fixture.



Recommendation



## 6.13.1 Fire Alarm System - Smoke Detector

**PLASTIC CLIP AS COVER WAS  
OBSERVED ON THE SMOKE DETECTOR.**

Remove the plastic cover on the smoke detector.



Recommendation





## 7: GROUND FLOOR - LAUNDRY AREA

		IN	NI	NP	D
7.1	Civil - AC Grille	X			
7.2	Civil - Ceiling	X			
7.3	Civil - Door	X			X
7.4	Civil - Floor	X			X
7.5	Civil - Wall	X			X
7.6	Electrical - Electrical Conduit	X			
7.7	Electrical - Electrical Termination	X			
7.8	Electrical - Lighting Fixture	X			
7.9	Electrical - Socket	X			X
7.10	Electrical - Switch	X			
7.11	Fire Alarm System - Smoke Detector	X			
7.12	HVAC - Exhaust Fan	X			
7.13	HVAC - Exhaust Fan Ducting	X			
7.14	HVAC - Fan Coil Unit	X			
7.15	Plumbing - Floor Drain	X			X
7.16	Plumbing - Water Supply Pipe	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil – Ceiling: Ceiling Material  
Gypsum Board, Plaster

Civil – Floor: Floor Coverings  
Tile

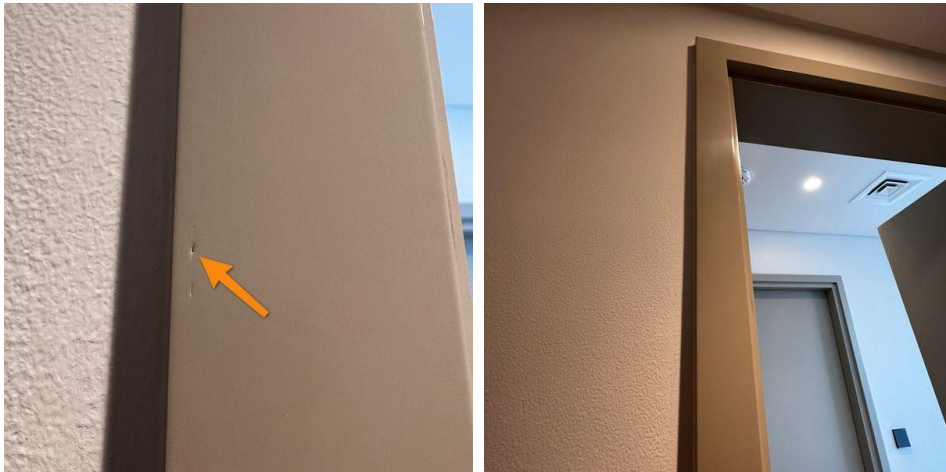
Civil – Wall: Wall Material  
Gypsum Board, Plaster

### Observations

## 7.3.1 Civil - Door

**CHIPPED WAS NOTED ON THE DOOR FRAME.**

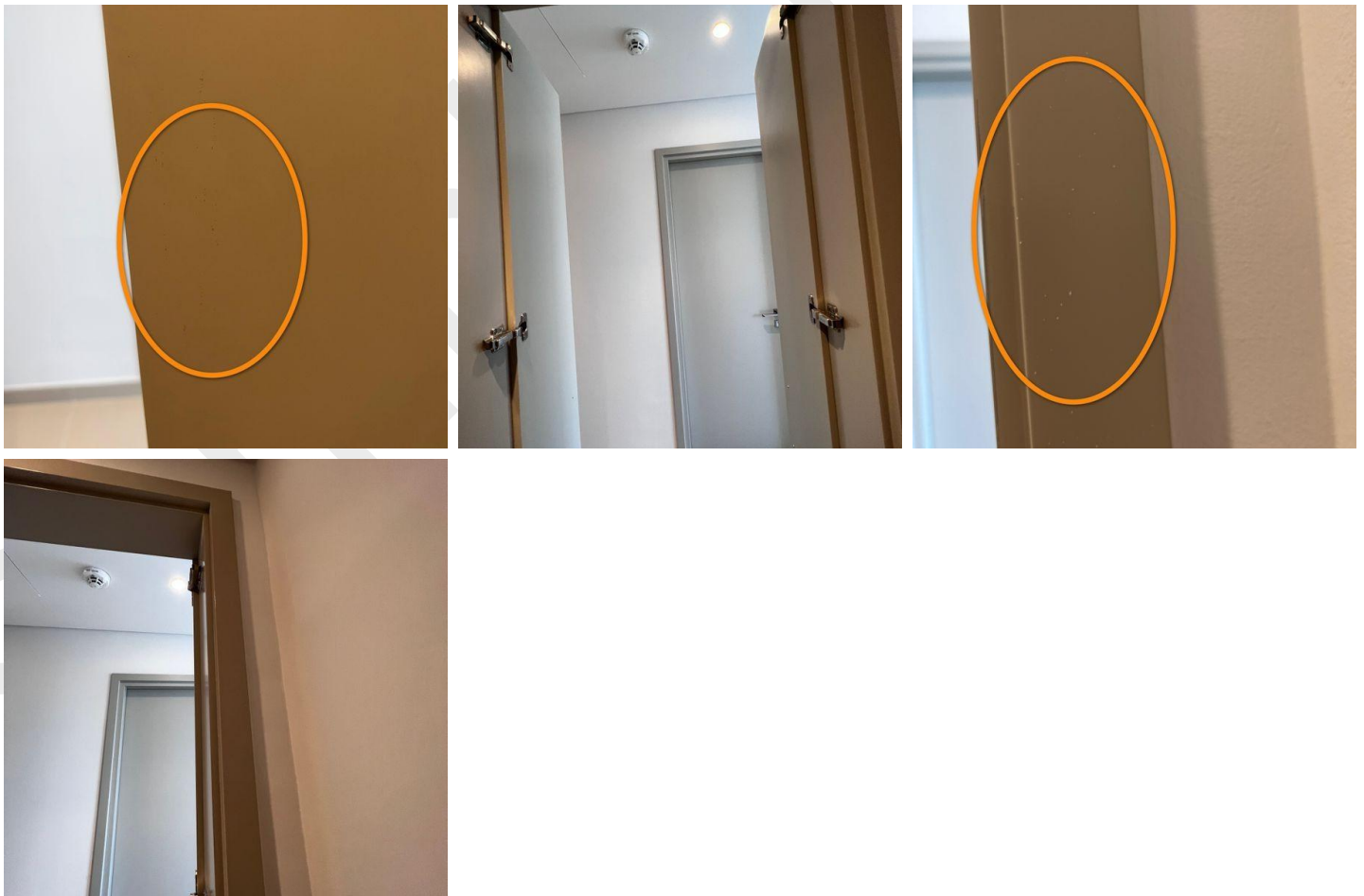
Repair and repaint the damaged door.

 Recommendation

## 7.3.2 Civil - Door

**PAINT STAIN WAS NOTED ON THE DOOR AND DOOR FRAME**

Remove the paint stain from the door and door frame.

 Recommendation

## 7.3.3 Civil - Door

**UNEVEN INSTALLATION WAS OBSERVED ON THE THRESHOLD.**

Reinstall the door threshold.



Recommendation



## 7.4.1 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.**

Reinstall the unevenly done floor tile.



Recommendation



## 7.5.1 Civil - Wall

**UNEVEN WALL PAINT WAS OBSERVED.**

Repair and repaint the unevenly done wall finish.



Recommendation



## 7.9.1 Electrical - Socket

**CRACKED ON THR SOCKET COVER WAS NOTED.**

Replace the damaged on the socket.



Recommendation



## 7.15.1 Plumbing - Floor Drain

**SCRATCHES WERE OBSERVED ON THE FLOOR DRAIN**

Polish the floor drain



Recommendation



## 7.16.1 Plumbing - Water Supply Pipe

**PAINT STAINS WAS OBSERVED ON THE ANGLE VALUE.**

Remove the stains on the angle value.



Recommendation



## 8: GROUND FLOOR - POWDER ROOM

		IN	NI	NP	D
8.1	Civil - AC Grille	X			
8.2	Civil - Access Panel	X			
8.3	Civil - Cabinet	X			X
8.4	Civil - Ceiling	X			
8.5	Civil - Counter	X			
8.6	Civil - Door	X			X
8.7	Civil - Floor	X			X
8.8	Civil - Mirror	X			
8.9	Civil - Wall	X			X
8.10	Electrical - Electrical Conduit	X			
8.11	Electrical - Electrical Termination	X			
8.12	Electrical - Lighting Fixture	X			
8.13	Electrical - Shaver Socket	X			
8.14	Fire Alarm System - Smoke Detector	X			
8.15	HVAC - Exhaust Fan	X			
8.16	HVAC - Exhaust Fan Ducting	X			
8.17	HVAC - Fan Coil Unit	X			
8.18	Plumbing - Bathtub			X	
8.19	Plumbing - Bidet			X	
8.20	Plumbing - Bathroom Accessories	X			X
8.21	Plumbing - Faucet	X			
8.22	Plumbing - Floor Drain	X			
8.23	Plumbing - Shower	X			
8.24	Plumbing - Spray Hose	X			
8.25	Plumbing - Wash Basin	X			
8.26	Plumbing - Water Closet	X			
8.27	Plumbing - Water Heater	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Ceiling: Ceiling Material  
Gypsum Board, Plaster

Civil - Floor: Floor Coverings  
Tile

Civil - Wall: Wall Material  
Plaster, Tile

### Observations



## 8.3.1 Civil - Cabinet



Recommendation

**SCRATCHES ON THE CABINET.**

Repair the scratched cabinet or replace if needed.



## 8.6.1 Civil - Door



Recommendation

**CHIPS WERE NOTED ON THE DOOR FRAME**

Repair the chipped door frame.



## 8.6.2 Civil - Door



Recommendation

**STAINS WAS OBSERVED ON THE DOOR LOCK.**

Remove the stains from the door.



## 8.6.3 Civil - Door



## Recommendation

**THE DOOR HANDLE WAS LOOSE AND RUSTED ON THE DOOR HANDLE.**

Reinstall the door handle with proper alignment.

Remove the rusted on the door handle or replace if needed.



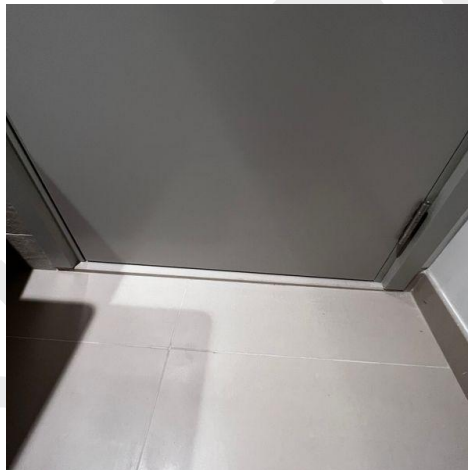
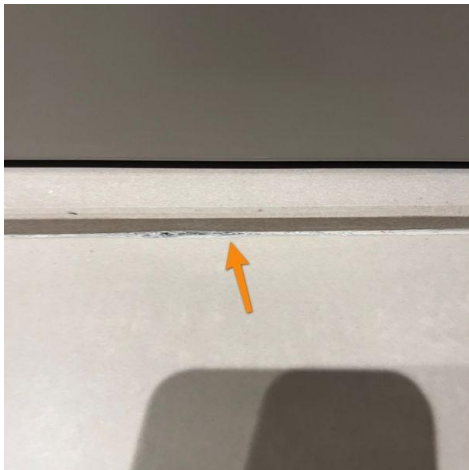
## 8.7.1 Civil - Floor



## Recommendation

**POOR TERMINATION WAS OBSERVED BETWEEN FLOOR AND DOOR FRAME JOINT.**

Apply grout properly in between termination.





8.7.2 Civil - Floor

UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.  
Reinstall the unevenly done floor tile.

 Recommendation



8.9.1 Civil - Wall

HIGH LEVEL OF MOISTURE WAS OBSERVED ON THE WALL.  
Repair the cause of leak on the wall.

 Recommendation



## 8.20.1 Plumbing - Bathroom Accessories

**PAINT STAINS WERE OBSERVED ON THE TOWEL HANGER.**

Remove the paint stains on the towel hanger.



Recommendation



## 9: GROUND FLOOR - LIVING ROOM

		IN	NI	NP	D
9.1	Civil - AC Grille	X			
9.2	Civil - Access Panel	X			
9.3	Civil - Ceiling	X			X
9.4	Civil - Floor	X			X
9.5	Civil - Sliding door	X			X
9.6	Civil - Wall	X			X
9.7	Electrical - Electrical Conduit	X			
9.8	Electrical - Electrical Termination	X			
9.9	Electrical - Lighting Fixture	X			
9.10	Electrical - Socket	X			
9.11	Electrical - Switch	X			X
9.12	Fire Alarm System - Fire Alarm Panel	X			
9.13	Fire Alarm System - Smoke Detector	X			X
9.14	HVAC - Fan Coil Unit	X			
9.15	HVAC - Thermostat	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Ceiling: Ceiling Material  
Gypsum Board

Civil - Floor: Floor Coverings  
Tile

Civil - Sliding door: Window Type  
Casement

Civil - Wall: Wall Material  
Plaster

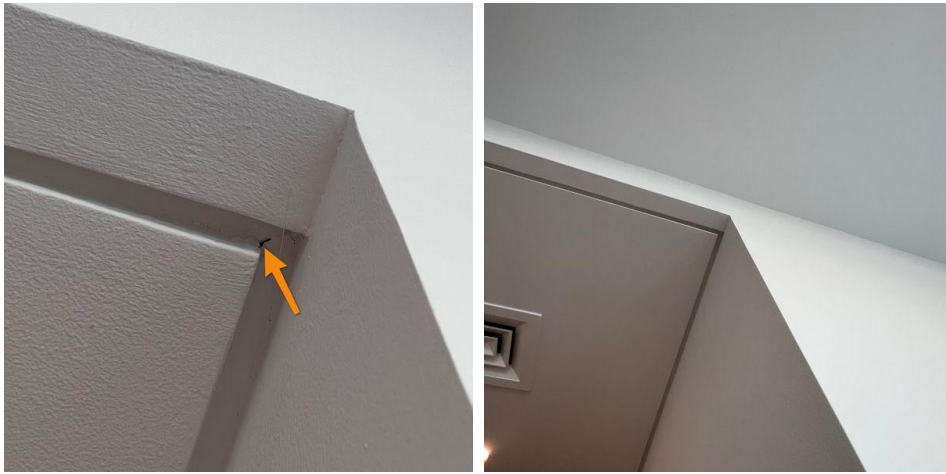
### Observations

## 9.3.1 Civil - Ceiling

**POOR FINISHING WAS OBSERVED ON THE CEILING GROOVE JOINT.**

Fill the gap on the ceiling groove.

Recommendation



## 9.4.1 Civil - Floor

**CHIPPED FLOOR TILE WAS NOTED.**

Replace the chipped floor tiles.

Recommendation



9.4.2 Civil - Floor

UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.  
Reinstall the unevenly done floor tile.

 Recommendation



## 9.5.1 Civil - Sliding door

**THE DOOR LOCK WAS NOT WORKING.**

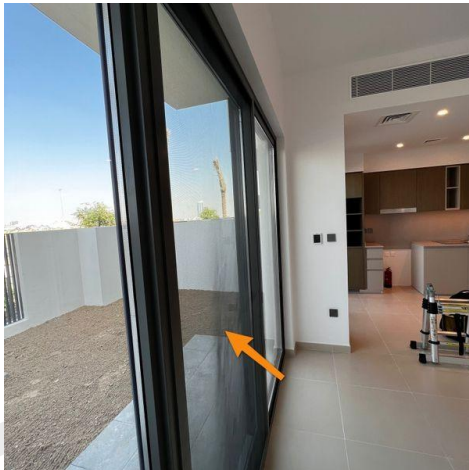
Repair and reinstall the door lock. Replace if needed.

 Recommendation

## 9.5.2 Civil - Sliding door

**DAMAGED THE FLYSCREEN WAS OBSERVED.**

Repair the damaged flyscreen or replace if needed.

 Recommendation



## 9.5.3 Civil - Sliding door

**DAMAGED ON THE RUBBER ON THE WINDOW FRAME.**

Replace the damaged on the rubber on the window.



## 9.6.1 Civil - Wall

**UNEVEN PAINT FINISH WAS NOTED ON WALL.**

Repair and Repaint the wall properly.



## 9.6.2 Civil - Wall

**CHIPPED CORNER EDGE WAS NOTED**

Repair and repaint the chipped wall.

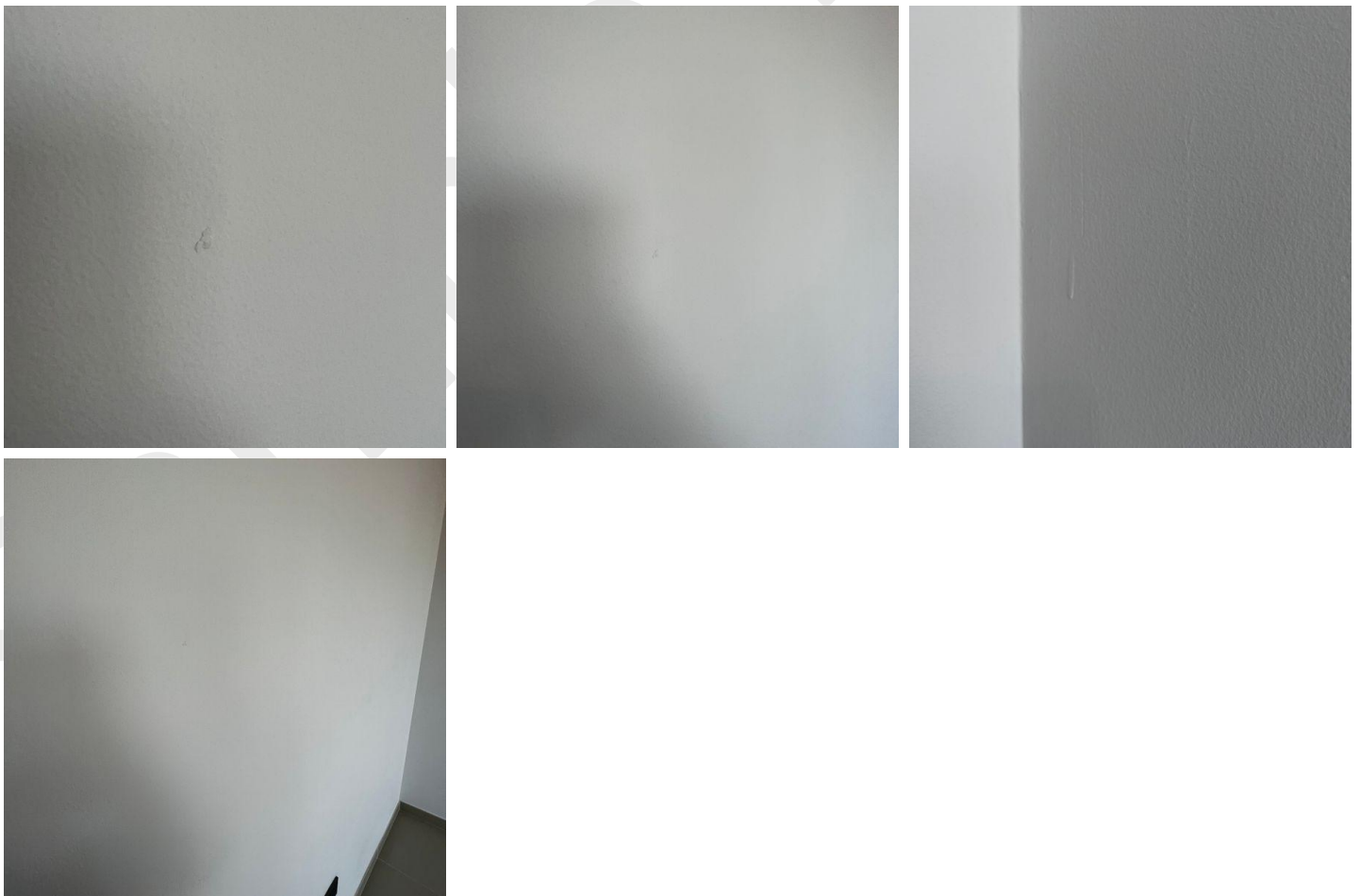
 Recommendation

## 9.6.3 Civil - Wall

**STAINS WERE NOTED ON THE WALL**

Remove the stains from the wall.

Repaint if needed.

 Recommendation



## 9.11.1 Electrical - Switch

**PAINT STAINS WERE NOTED ON THE SWITCHES.**

Remove all paint stains from the switches and utility sockets.



Recommendation



## 9.13.1 Fire Alarm System - Smoke Detector

**PLASTIC CLIP AS COVER WAS OBSERVED ON THE FIRE SPRINKLER HEAD.**

Remove the plastic cover on the smoke detector.



Recommendation



## 9.15.1 HVAC - Thermostat

**POOR TERMINATION OF THERMOSTAT WAS NOTED.**

Apply sealant properly on the thermostat.



Recommendation



## 10: GROUND FLOOR - KITCHEN

		IN	NI	NP	D
10.1	Civil - AC Grille	X			X
10.2	Civil - Access Panel	X			X
10.3	Civil - Cabinet	X			X
10.4	Civil - Ceiling	X			X
10.5	Civil - Counter	X			X
10.6	Civil - Floor	X			X
10.7	Civil - Gas Pipe	X			
10.8	Civil - Sliding door	X			X
10.9	Civil - Wall	X			X
10.10	Electrical - Electrical Conduit	X			
10.11	Electrical - Electrical Termination	X			
10.12	Electrical - Lighting Fixture	X			X
10.13	Electrical - Socket	X			
10.14	Electrical - Switch	X			
10.15	Fire Alarm System - Fire Rated Cable	X			
10.16	Fire Alarm System - Smoke Detector	X			
10.17	HVAC - Exhaust Fan	X			
10.18	HVAC - Exhaust Fan Ducting	X			
10.19	HVAC - Fan Coil Unit	X			
10.20	HVAC - Thermostat	X			
10.21	Kitchen Equipment - Cooker			X	
10.22	Kitchen Equipment - Dishwasher			X	
10.23	Kitchen Equipment - Kitchen Hood	X			X
10.24	Kitchen Equipment - Kitchen Sink	X			X
10.25	Kitchen Equipment - Microwave Oven			X	
10.26	Kitchen Equipment - Refrigerator			X	
10.27	Plumbing - Drain Pipe	X			X
10.28	Plumbing - Faucet	X			
10.29	Plumbing - Floor Drain	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Ceiling: Ceiling Material  
Gypsum Board

Civil - Floor: Floor Coverings  
Tile

Civil - Sliding door: Window Type  
Casement

Civil - Wall: Wall Material  
Tile, Gypsum Board

### Observations

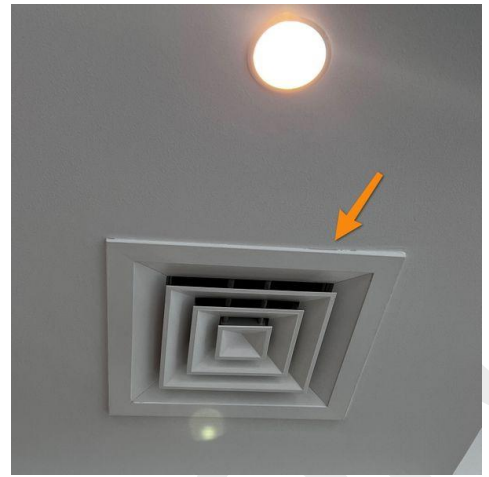
## 10.1.1 Civil - AC Grille

**POOR TERMINATION OF THE AC GRILLE WAS OBSERVED.**

Apply sealant properly around the AC grille termination.



Recommendation



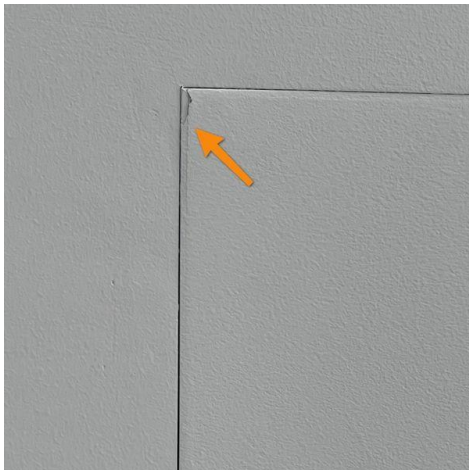
## 10.2.1 Civil - Access Panel

**CHIPS WERE NOTED ON THE CEILING ACCESS PANEL**

Repair and repaint the ceiling access panel.



Recommendation



## 10.3.1 Civil - Cabinet

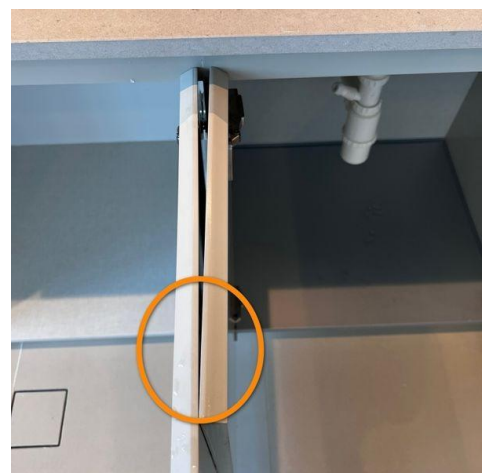
**CABINET DOOR WAS HITTING ANOTHER CABINET.**

Adjust the cabinet door hinges.

Provide guard for the cabinet door.



Recommendation

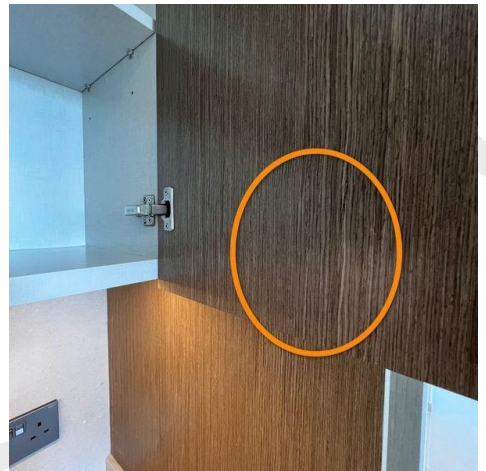
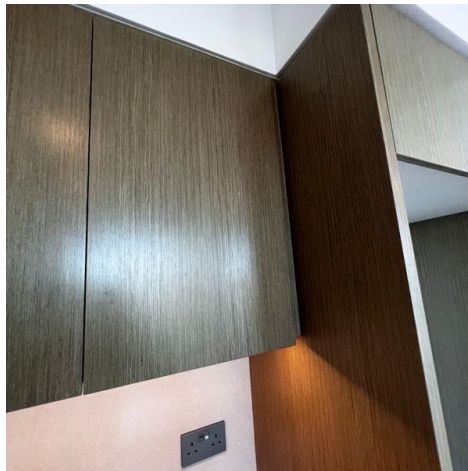


## 10.3.2 Civil - Cabinet

**SCRATCH WAS NOTED ON THE CABINET LAMINATION.**

Repair the scratch cabinet lamination.

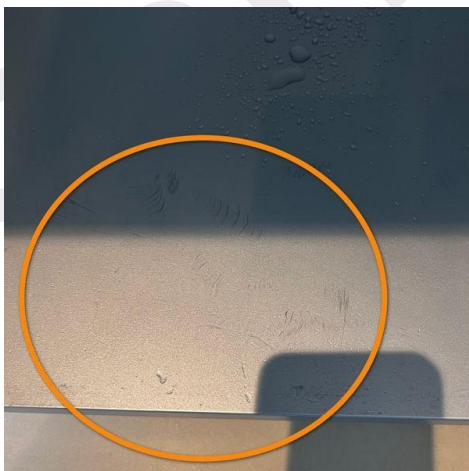
Replace if needed.



## 10.3.3 Civil - Cabinet

**SCRATCHED CABINET SHELF WAS OBSERVED.**

Repair the scratched cabinet shelf or replace if needed.





10.3.4 Civil - Cabinet

**VISIBLE REPAIR MARK WAS NOTED ON THE CABINET**

Repair the cabinet properly. Replace if needed.

 Recommendation



10.4.1 Civil - Ceiling

**CHIPPED CEILING WAS NOTED.**

Repair and repaint the chipped ceiling.

 Recommendation





10.5.1 Civil - Counter

**POOR TERMINATION WAS NOTED IN THE COUNTER TOP TERMINATION.**  
Apply sealant properly in between termination.

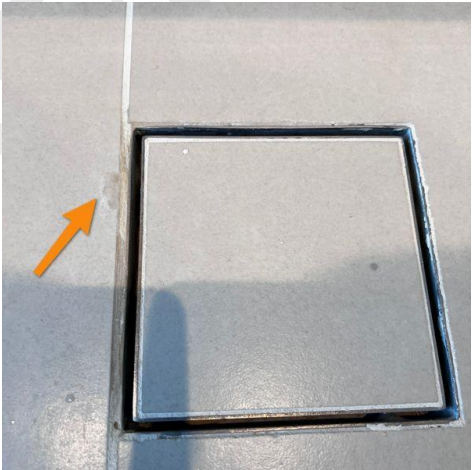
 Recommendation



10.6.1 Civil - Floor

**CHIPPED FLOOR TILE WAS NOTED.**  
Replace the chipped floor tiles.

 Recommendation



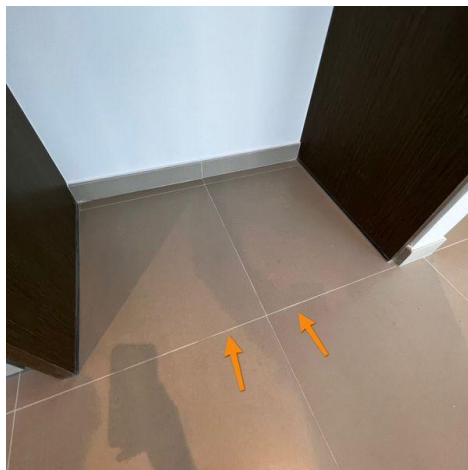
## 10.6.2 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.**

Reinstall the unevenly done floor tile.



Recommendation



## 10.9.1 Civil - Wall

**POOR TERMINATION WAS NOTED ON THE BETWEEN WALL AND SKIRTING TILE.**

Apply sealant properly in between termination.



Recommendation



## 10.12.1 Electrical - Lighting Fixture

**POOR TERMINATION OF THE  
FIXTURE WAS NOTED.**

Apply sealant properly on the light fixture.

**Recommendation**

## 10.23.1 Kitchen Equipment - Kitchen Hood

**STAINS WAS OBSERVED ON THE KITCHEN HOOD.**

Remove the stains on the kitchen hood.

**Recommendation**



10.24.1 Kitchen Equipment - Kitchen Sink

**SCRATCHES WERE FOUND ON THE KITCHEN SINK**  
Repolish the scratched kitchen sink. Replace if needed.

 Recommendation



10.24.2 Kitchen Equipment - Kitchen Sink

**STAIN ON THE KITCHEN SINK WAS NOTED**  
Clean the stained kitchen sink.

 Recommendation



10.27.1 Plumbing - Drain Pipe

**LEAKS WERE OBSERVED ON THE DRAIN PIPE.**  
Repair the drain pipe. Provide proper fittings to avoid leak.

 Recommendation



11: GROUND FLOOR - MAID'S ROOM

		IN	NI	NP	D
11.1	Civil - Ceiling	X			
11.2	Civil - Door	X			X
11.3	Civil - Floor	X			X
11.4	Civil - Wall	X			X
11.5	Civil - Window	X			X
11.6	Electrical - Electrical Conduit	X			
11.7	Electrical - Electrical Termination	X			
11.8	Electrical - Lighting Fixture	X			
11.9	Electrical - Socket	X			
11.10	Electrical - Switch	X			X
11.11	Fire Alarm System - Smoke Detector	X			X
11.12	HVAC - Fan Coil Unit	X			
11.13	HVAC - Thermostat	X			

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

Information

- Civil – Ceiling: Ceiling Material  
Plaster
- Civil – Floor: Floor Coverings  
Tile
- Civil – Wall: Wall Material  
Tile, Plaster
- Civil – Window: Window Type  
Casement

Observations

11.2.1 Civil - Door  
LOOSE DOOR HANDLE WAS NOTED.  
Reinstall the door handle properly.

 Recommendation





## 11.2.2 Civil - Door

**SCRATCHES WERE NOTED ON THE DOOR FRAME.**

Repair, restrain and polish the damaged door frame.

**Recommendation**

## 11.2.3 Civil - Door

**VISIBLE REPAIRS WERE NOTED ON THE DOOR FRAME.**

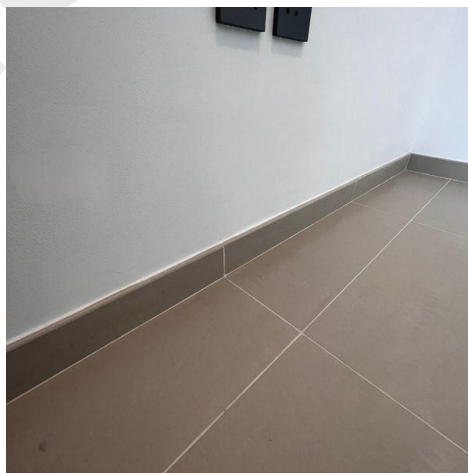
Repair, restrain and re-polish the door frame.

**Recommendation**

## 11.3.1 Civil - Floor

**CHIPPED FLOOR TILE WAS NOTED.**

Replace the chipped floor tiles.

**Recommendation**

## 11.3.2 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.**

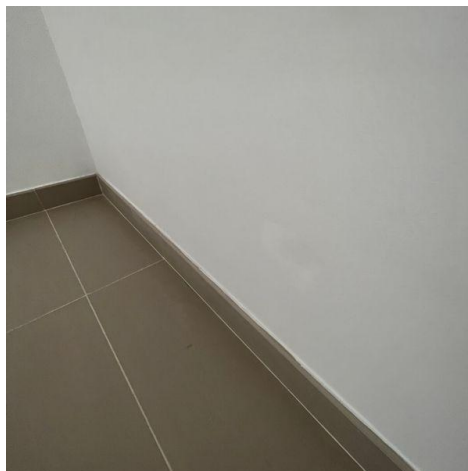
Reinstall the unevenly done floor tile.

 Recommendation

## 11.4.1 Civil - Wall

**PAINT PATCHES WERE OBSERVED ON THE WALL.**

Remove and repaint the paint stains from the wall.

 Recommendation

## 11.4.2 Civil - Wall

**POOR TERMINATION IN BETWEEN SKIRTING TILES AND FLOOR TILES WAS OBSERVED.**

Apply grouting on the between the termination.



## 11.4.3 Civil - Wall

**STAINS AND SCRATCHES WERE OBSERVED ON THE BASEBOARD.**

Repair and repaint the scratched on the wall.

Remove the stains on the wall or replace if needed.



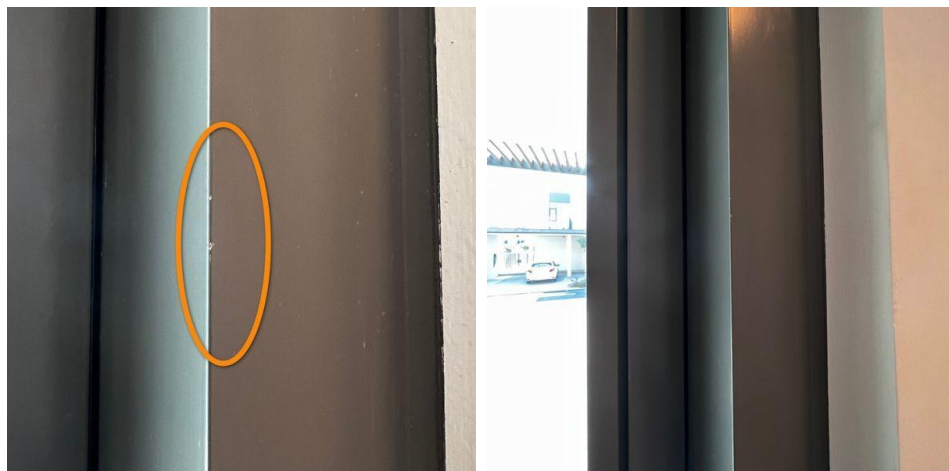
## 11.5.1 Civil - Window

**CHIPPED WINDOW FRAME WAS OBSERVED.**

Repair and polish the chipped window frame.



Recommendation



## 11.5.2 Civil - Window

**POOR TERMINATION WAS NOTED ON THE WINDOW FRAME.**

Apply sealant properly in between window frame termination



Recommendation





## 11.5.3 Civil - Window

**SCRATCHED WINDOW FRAME WAS NOTED.**

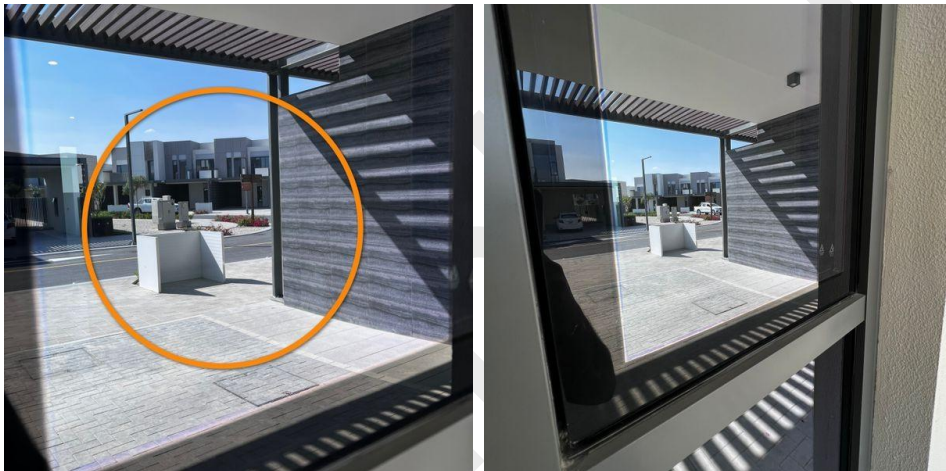
Repair and repaint the window frame

 Recommendation

## 11.5.4 Civil - Window

**SCRATCHES ON THE GLASS PANELS WERE NOTED.**

Repair and repaint the window frame

 Recommendation

## 11.10.1 Electrical - Switch

**SCRATCHES WERE OBSERVED ON THE SWITCH.**

Replace the scratched switch.



Recommendation



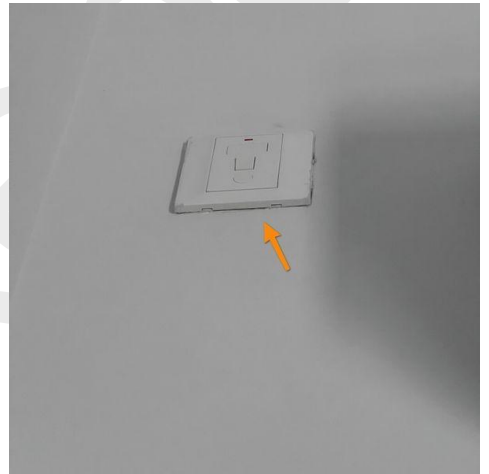
## 11.10.2 Electrical - Switch

**POOR TERMINATION AROUND THE SWITCHES WERE OBSERVED.**

Apply sealant properly between the termination.



Recommendation



## 11.11.1 Fire Alarm System - Smoke Detector

**PLASTIC CLIP AS COVER WAS OBSERVED ON THE FIRE SPRINKLER HEAD.**

Remove the plastic cover on the smoke detector.



Recommendation



## 12: GROUND FLOOR - MAID'S ROOM BATHROOM

		IN	NI	NP	D
12.1	Civil - AC Grille	X			
12.2	Civil - Access Panel	X			
12.3	Civil - Cabinet	X			
12.4	Civil - Ceiling	X			X
12.5	Civil - Counter	X			
12.6	Civil - Door	X			X
12.7	Civil - Floor	X			X
12.8	Civil - Mirror	X			
12.9	Civil - Wall	X			X
12.10	Electrical - Electrical Conduit	X			
12.11	Electrical - Electrical Termination	X			
12.12	Electrical - Lighting Fixture	X			
12.13	Electrical - Shaver Socket	X			
12.14	HVAC - Exhaust Fan	X			X
12.15	HVAC - Exhaust Fan Ducting	X			
12.16	HVAC - Fan Coil Unit	X			
12.17	Plumbing - Bathtub			X	
12.18	Plumbing - Bidet			X	
12.19	Plumbing - Bathroom Accessories	X			X
12.20	Plumbing - Faucet	X			
12.21	Plumbing - Floor Drain	X			X
12.22	Plumbing - Shower	X			X
12.23	Plumbing - Spray Hose	X			
12.24	Plumbing - Wash Basin	X			
12.25	Plumbing - Water Closet	X			
12.26	Plumbing - Water Heater	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Ceiling: Ceiling Material  
Gypsum Board, Plaster

Civil - Floor: Floor Coverings  
Tile

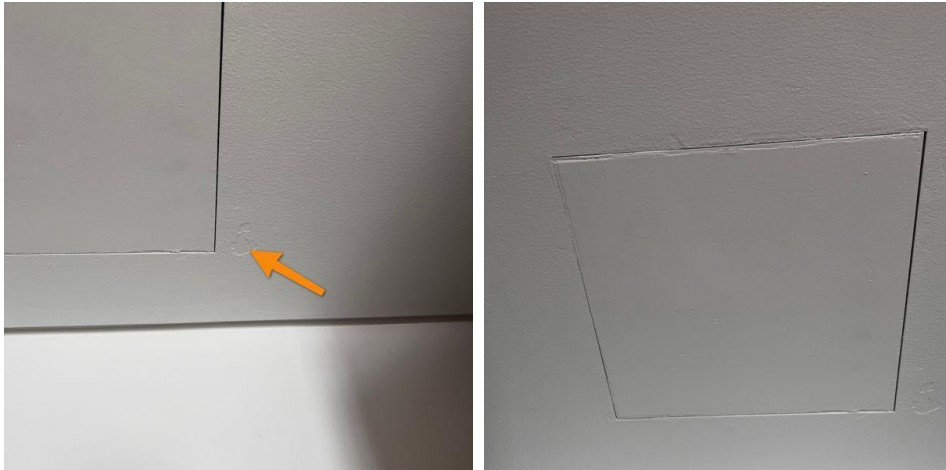
Civil - Wall: Wall Material  
Tile, Plaster

### Observations

## 12.4.1 Civil - Ceiling

**CHIPPED CEILING WAS NOTED.**

Repair and repaint the chipped ceiling.

 Recommendation

## 12.4.2 Civil - Ceiling

**CRACK WAS NOTED ON THE CEILING**

Repair and repaint the cracked ceiling.

 Recommendation

## 12.6.1 Civil - Door

**CHIPS WERE NOTED ON THE DOOR FRAME**

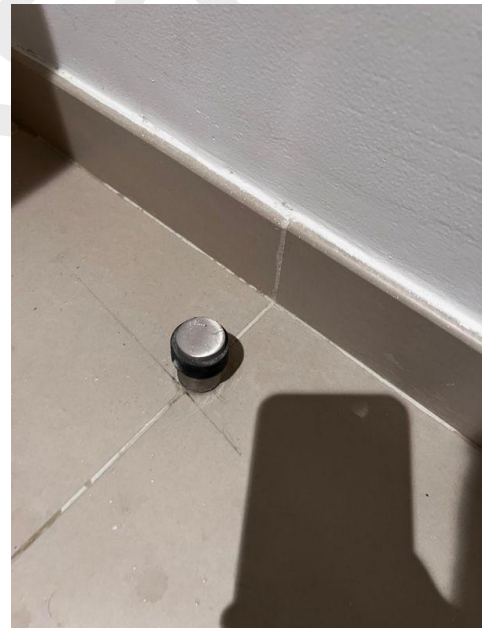
Repair the chipped door frame



## 12.6.2 Civil - Door

**THE DOOR STOPPER WAS LOOSE.**

Reinstall the door stopper properly.





## 12.6.3 Civil - Door

**SCRATCHES WERE NOTED ON DOOR HANDLE.**

Polish the door handle.



Recommendation



## 12.6.4 Civil - Door

**UNEVEN INSTALLATION DOOR THRESHOLD WAS OBSERVED**

Reinstall the door threshold.



Recommendation



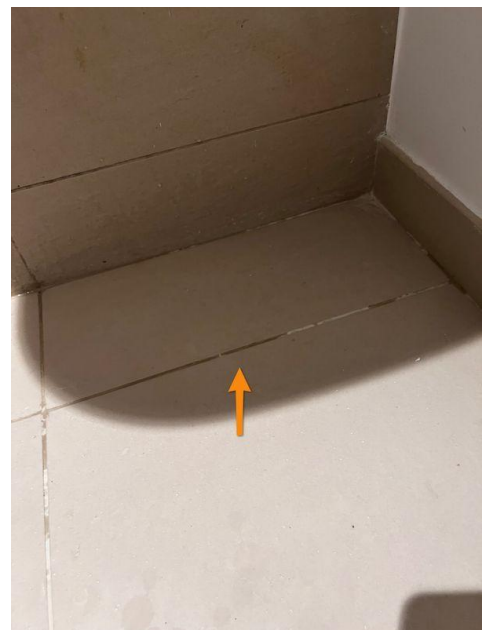
## 12.7.1 Civil - Floor

**DIRTY GROUT LINES WERE OBSERVED.**

Replace the dirty grout lines. RegROUT the floor tile joints.



Recommendation



## 12.7.2 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.**

Reinstall the unevenly done floor tile.

**Recommendation**

## 12.9.1 Civil - Wall

**STAINS WERE OBSERVED ON THE WALL TILES.**

Remove the stains on the wall tiles.

**Recommendation**

## 12.14.1 HVAC - Exhaust Fan

**POOR TERMINATION WAS OBSERVED ON THE EXHAUST FAN.**

Apply sealant properly on the exhaust fan.



Recommendation



## 12.19.1 Plumbing - Bathroom Accessories

**LOOSE TOWEL HANGER WAS OBSERVED.**

Reinstall the loose tissue holder.



Recommendation



## 12.19.2 Plumbing - Bathroom Accessories

**POOR INSTALLATION OF TOWEL HANGER WAS OBSERVED.**

Reinstall the towel hanger.



Recommendation



## 12.21.1 Plumbing - Floor Drain

**SCRATCHES WERE OBSERVED ON THE FLOOR DRAIN**

Polish the floor drain



Recommendation



## 12.22.1 Plumbing - Shower

**LEAKING SHOWER HEAD WAS OBSERVED.**

Repair the leaking shower head.

Replace if needed.



Recommendation



13: STAIRCASE

		IN	NI	NP	D
13.1	Civil - AC Grille	X			
13.2	Civil - Ceiling	X			
13.3	Civil - Handrails	X			
13.4	Civil - Steps	X			X
13.5	Civil - Wall	X			
13.6	Electrical - Lighting Fixture	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Civil – Ceiling: Ceiling Material  
Plaster

Civil – Wall: Wall Material  
Plaster

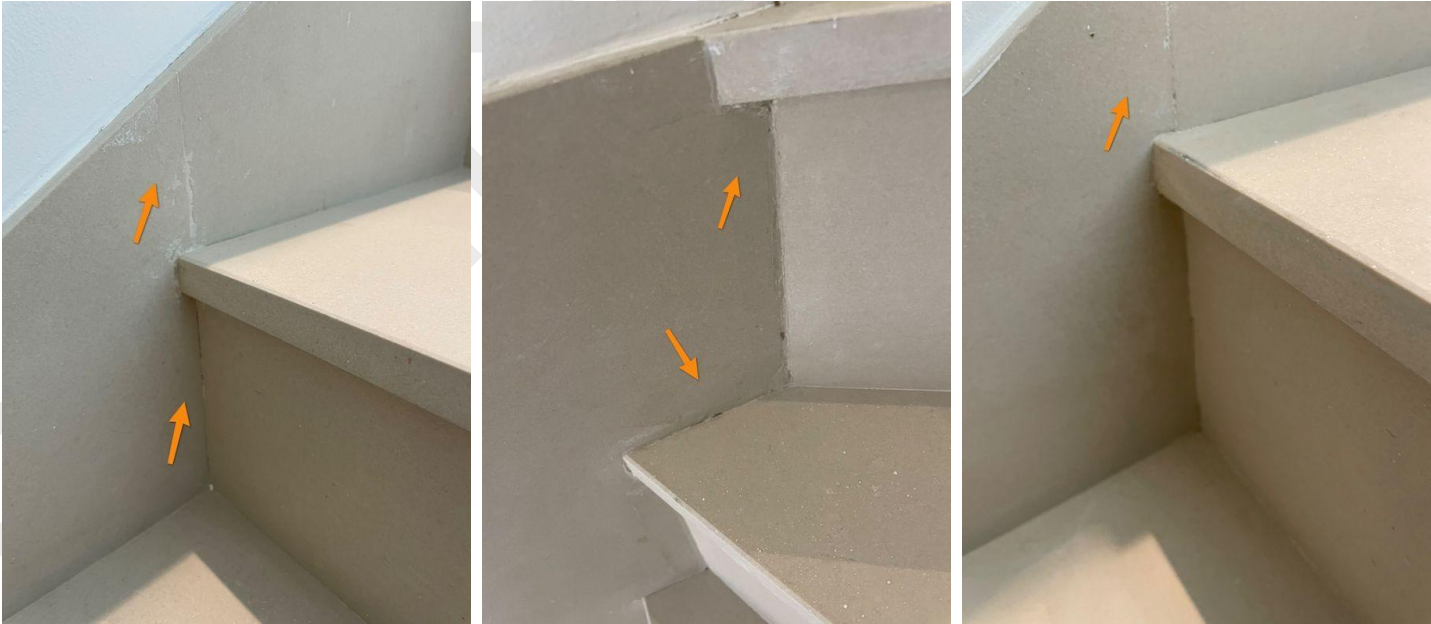
Observations

13.4.1 Civil - Steps

MISSING AND INCONSISTENT TILE GROUT WAS NOTED

Apply adequate grout between steps terminations.

 Recommendation





## 13.4.2 Civil - Steps

**STAINS WERE NOTED ON THE STEPS.**

Remove the stains from the steps.



## 14: FIRST FLOOR - HALLWAY

		IN	NI	NP	D
14.1	Civil - AC Grille	X			
14.2	Civil - Access Panel	X			X
14.3	Civil - Ceiling	X			
14.4	Civil - Floor	X			X
14.5	Civil - Wall	X			
14.6	Electrical - Electrical Conduit	X			
14.7	Electrical - Electrical Panel	X			
14.8	Electrical - Electrical Termination	X			
14.9	Electrical - Lighting Fixture	X			
14.10	Electrical - Patch Panel	X			
14.11	Electrical - Socket	X			
14.12	Electrical - Switch	X			X
14.13	Fire Alarm System - Fire Alarm Panel	X			
14.14	Fire Alarm System - Smoke Detector	X			
14.15	HVAC - Thermostat	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Ceiling: Ceiling Material  
Plaster

Civil - Floor: Floor Coverings  
Tile

Civil - Wall: Wall Material  
Plaster

### Observations

14.2.1 Civil - Access Panel

**AT THE TIME OF INSPECTION ACCESS  
PANEL WAS NOT OPENING**

Check the access panel.



Recommendation



## 14.4.1 Civil - Floor

**MISSING GROUT WAS OBSERVED  
BETWEEN THE FLOOR TILES.**

Apply grout properly in between floor tile joints.

**Recommendation**

## 14.4.2 Civil - Floor

**PAINT STAINS WERE OBSERVED ON  
THE FLOOR TILES.**

Remove the stains on the floor.

**Recommendation**

## 14.4.3 Civil - Floor

**STAINS AND DUST MARKS WERE OBSERVED ON THE FLOOR.**

Remove the stains from the floor.



## 14.4.4 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.**

Reinstall the unevenly done floor tile.





## 14.12.1 Electrical - Switch

**PAINT STAINS WERE NOTED ON THE SWITCHES.**

Remove all paint stains from the switches and utility sockets.



Recommendation



## 14.15.1 HVAC - Thermostat

**POOR TERMINATION OF THERMOSTAT WAS NOTED.**

Recommendation





15: FIRST FLOOR - MASTER'S BEDROOM

		IN	NI	NP	D
15.1	Civil - AC Grille	X			
15.2	Civil - Ceiling	X			
15.3	Civil - Door	X			X
15.4	Civil - Floor	X			X
15.5	Civil - Wardrobe	X			X
15.6	Civil - Wall	X			X
15.7	Electrical - Electrical Conduit	X			
15.8	Electrical - Electrical Termination	X			
15.9	Electrical - Lighting Fixture	X			
15.10	Electrical - Socket	X			
15.11	Electrical - Switch	X			
15.12	Fire Alarm System - Smoke Detector	X			
15.13	HVAC - Thermostat	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Civil – Ceiling: Ceiling Material  
Plaster

Civil – Floor: Floor Coverings  
Tile

Civil – Wall: Wall Material  
Plaster

Observations

15.3.1 Civil - Door

**STAINS WERE OBSERVED ON THE DOOR.**

Remove the stains on door.

 Recommendation

## 15.3.2 Civil - Door

**POOR TERMINATION WAS OBSERVED.**

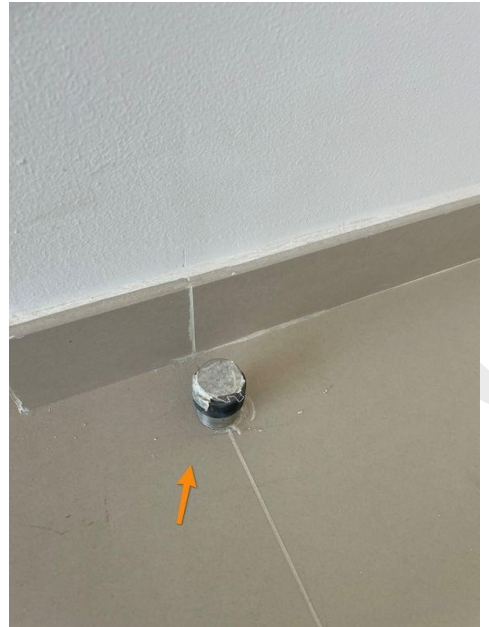
Apply sealant properly.



## 15.3.3 Civil - Door

**LOOSE INSTALLATION OF DOOR STOPPER WAS OBSERVED.**

Repair the door stopper.

**Recommendation**

## 15.4.1 Civil - Floor

**CHIPPED FLOOR TILE WAS NOTED.**

Replace the chipped floor tiles.

**Recommendation**

## 15.4.2 Civil - Floor

**EXCESS FLOOR TILE GROUT WAS OBSERVED.**

Remove the excess grout.



Recommendation



## 15.5.1 Civil - Wardrobe

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.



Recommendation



## 15.6.1 Civil - Wall

**CHIPPED CORNER EDGE WAS NOTED**

Repair and repaint the chipped wall.

**Recommendation**

## 15.13.1 HVAC - Thermostat

**POOR TERMINATION WAS NOTED  
BETWEEN WALL AND THERMOSTAT.**

Apply sealant properly between termination.

**Recommendation**



## 16: FIRST FLOOR - MASTER'S BEDROOM BATHROOM

		IN	NI	NP	D
16.1	Civil - Access Panel	X			
16.2	Civil - Cabinet	X			X
16.3	Civil - Ceiling	X			
16.4	Civil - Counter	X			
16.5	Civil - Door	X			X
16.6	Civil - Floor	X			
16.7	Civil - Mirror	X			
16.8	Civil - Shower Enclosure	X			
16.9	Civil - Wall	X			
16.10	Civil - Window	X			
16.11	Electrical - Electrical Conduit	X			
16.12	Electrical - Electrical Termination	X			
16.13	Electrical - Lighting Fixture	X			
16.14	Electrical - Shaver Socket	X			
16.15	Electrical - Socket	X			
16.16	Electrical - Switch	X			
16.17	Fire Alarm System - Smoke Detector	X			
16.18	HVAC - Exhaust Fan	X			
16.19	HVAC - Fan Coil Unit	X			
16.20	Plumbing - Bathroom Accessories	X			
16.21	Plumbing - Faucet	X			
16.22	Plumbing - Floor Drain	X			
16.23	Plumbing - Shower	X			
16.24	Plumbing - Spray Hose	X			X
16.25	Plumbing - Wash Basin	X			
16.26	Plumbing - Water Closet	X			
16.27	Plumbing - Water Heater	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Ceiling: Ceiling Material  
Plaster

Civil - Floor: Floor Coverings  
Tile

Civil - Wall: Wall Material  
Plaster

Civil - Window: Window Type  
Fixed

### Observations

## 16.2.1 Civil - Cabinet



Recommendation

**POOR SEALANT APPLICATION WAS NOTED IN THE CABINET TERMINATION**

Apply sealant properly in between cabinet termination.



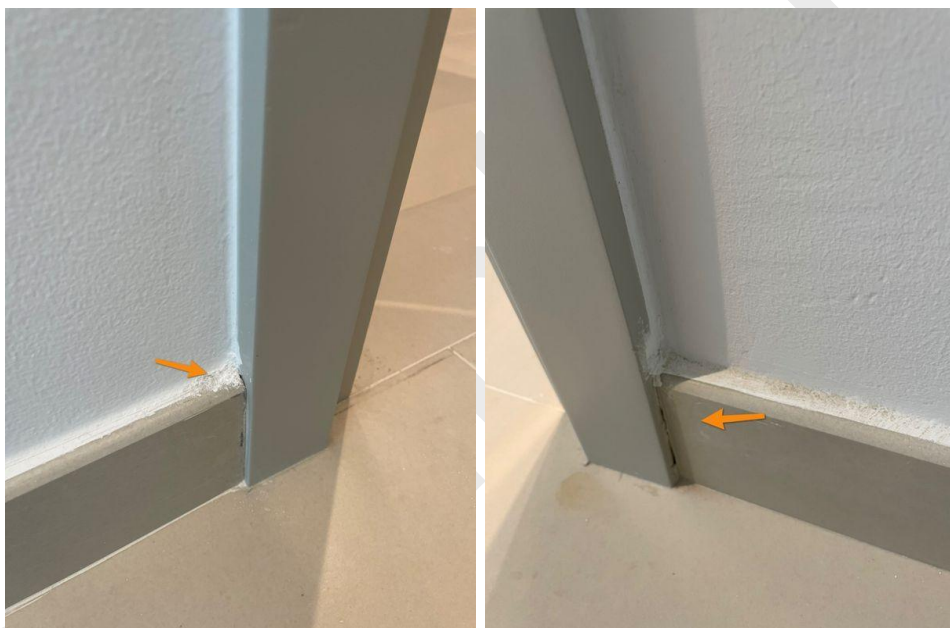
## 16.5.1 Civil - Door

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.



Recommendation



## 16.24.1 Plumbing - Spray Hose



## Recommendation

**POOR TERMINATION WAS OBSERVED  
BETWEEN WALL AND SPRAY HOSE.**

Apply sealant properly.



17: FIRST FLOOR - MASTER BEDROOM BALCONY

		IN	NI	NP	D
17.1	Civil - Floor	X			X
17.2	Civil - Guardrails	X			X
17.3	Civil - Sliding Door	X			X
17.4	Civil - Wall	X			
17.5	Electrical - Outdoor Lights	X			
17.6	Electrical - Socket	X			
17.7	Plumbing - Floor Drain	X			X

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

Information

Civil – Floor: Floor Coverings  
Tile

Civil – Wall: Wall Material  
Plaster

Observations

17.1.1 Civil - Floor

CHIPPED FLOOR TILE WAS NOTED.  
Replace the chipped floor tiles.

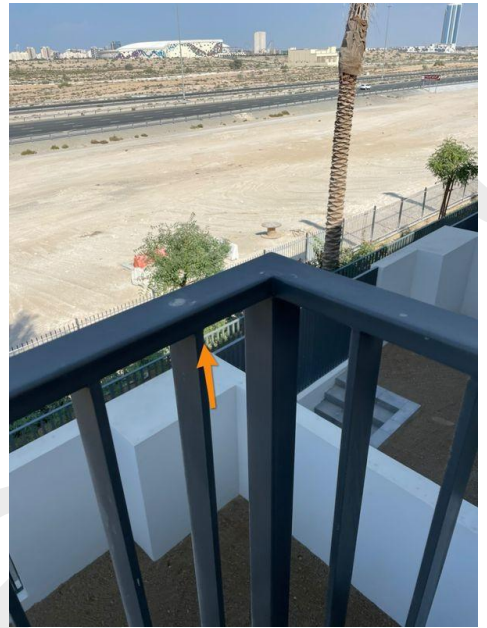
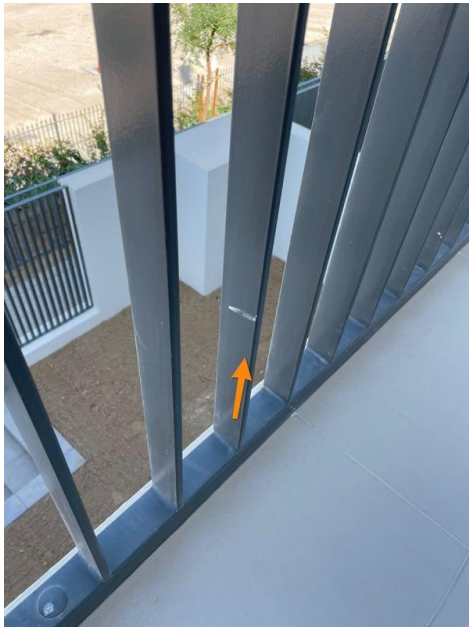
Recommendation



## 17.2.1 Civil - Guardrails

**PAINT STAINS WERE OBSERVED ON THE GUARDRAIL**

Clean the paint stains from the guardrail.



## 17.3.1 Civil - Sliding Door

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.





## 17.3.2 Civil - Sliding Door

**AT THE TIME OF INSPECTION DOOR WAS NOT LOCK PROPERLY.**

Repair the door lock.



Recommendation



## 17.3.3 Civil - Sliding Door

**PAINT STAINS WERE OBSERVED ON THE SLIDING DOOR FRAME.**

Remove the paint stains from the door frame.



Recommendation



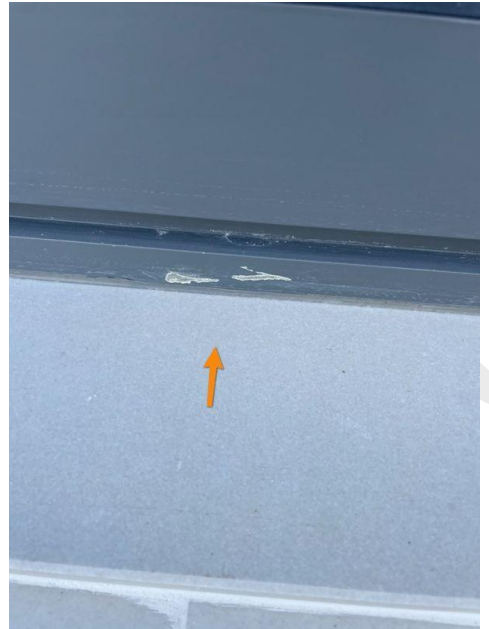
## 17.3.4 Civil - Sliding Door

**PEELING PAINT WAS OBSERVED ON THE DOOR FRAME.**

Repaint the door frame properly.



Recommendation



## 17.7.1 Plumbing - Floor Drain

**POOR FINISHING WAS OBSERVED.**

Install the floor drain properly.



Recommendation



18: FIRST FLOOR - BEDROOM 1

		IN	NI	NP	D
18.1	Civil - AC Grille	X			
18.2	Civil - Ceiling	X			
18.3	Civil - Door	X			X
18.4	Civil - Floor	X			X
18.5	Civil - Wall	X			X
18.6	Electrical - Electrical Conduit	X			
18.7	Electrical - Electrical Termination	X			
18.8	Electrical - Lighting Fixture	X			
18.9	Electrical - Socket	X			
18.10	Electrical - Switch	X			
18.11	Fire Alarm System - Smoke Detector	X			
18.12	HVAC - Thermostat	X			

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

Information

Civil – Ceiling: Ceiling Material  
Plaster

Civil – Floor: Floor Coverings  
Tile

Civil – Wall: Wall Material  
Plaster

Observations

18.3.1 Civil - Door

**LOOSE DOOR STOPPER WAS OBSERVED.**

Repair the door stopper properly.

 Recommendation



## 18.3.2 Civil - Door

**PAINT STAINS WERE OBSERVED ON THE DOOR STOPPER.**

Remove the paint stains from the door stopper.



Recommendation



## 18.3.3 Civil - Door

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.



Recommendation



## 18.4.1 Civil - Floor

**MISSING GROUT WAS OBSERVED  
BETWEEN THE FLOOR TILES.**

Apply grout properly in between floor tile joints.

**Recommendation**

## 18.4.2 Civil - Floor

**STAINS WERE OBSERVED ON THE  
FLOOR SKIRTING TILE.**

Remove the stains from the floor tile.

**Recommendation**



## 18.4.3 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.**

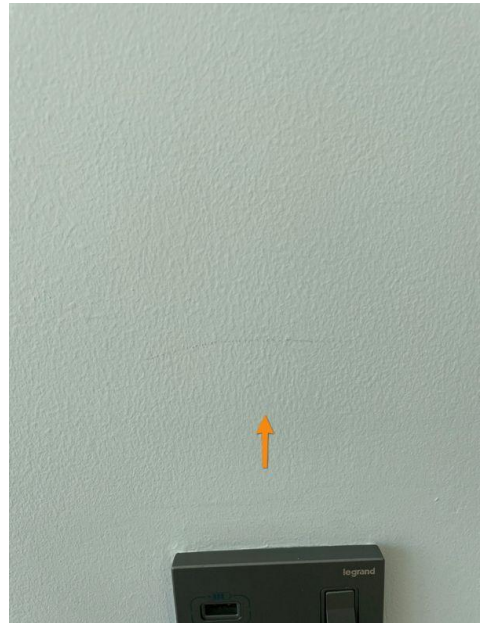
Reinstall the unevenly done floor tile.

 Recommendation

## 18.5.1 Civil - Wall

**STAINS WERE NOTED ON THE WALL**

Remove the stains from the wall

 Recommendation

19: FIRST FLOOR - BEDROOM 1 BALCONY

		IN	NI	NP	D
19.1	Civil - Floor	X			
19.2	Civil - Guardrails	X			X
19.3	Civil - Sliding Door	X			X
19.4	Civil - Wall	X			X
19.5	Electrical - Outdoor Lights	X			
19.6	Electrical - Socket	X			
19.7	Plumbing - Floor Drain	X			X

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

Information

Civil – Floor: Floor Coverings  
Tile

Civil – Wall: Wall Material  
Plaster

Observations

19.2.1 Civil - Guardrails  
**POOR TERMINATION OF THE GUARDRAIL WAS OBSERVED.**  
Apply sealant properly in between termination.

 Recommendation



## 19.3.1 Civil - Sliding Door

**POOR TERMINATION BETWEEN WALL AND DOOR FRAME WAS NOTED.**

Apply sealant properly between termination.

 Recommendation



## 19.4.1 Civil - Wall

**STAINS WERE NOTED ON THE WALL**

Remove the stains from the wall

 Recommendation



## 19.7.1 Plumbing - Floor Drain

**POOR GROUT APPLICATION WAS OBSERVED AROUND THE FLOOR DRAIN.**

Apply grout properly around the floor drain.



Recommendation



20: FIRST FLOOR - BEDROOM 2

		IN	NI	NP	D
20.1	Civil - AC Grille	X			
20.2	Civil - Ceiling	X			
20.3	Civil - Door	X			X
20.4	Civil - Floor	X			X
20.5	Civil - Wall	X			
20.6	Civil - Window	X			X
20.7	Electrical - Electrical Conduit	X			
20.8	Electrical - Electrical Termination	X			
20.9	Electrical - Lighting Fixture	X			
20.10	Electrical - Socket	X			
20.11	Electrical - Switch	X			
20.12	Fire Alarm System - Smoke Detector	X			
20.13	HVAC - Thermostat	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Civil – Ceiling: Ceiling Material  
Plaster

Civil – Floor: Floor Coverings  
Tile

Civil – Wall: Wall Material  
Plaster

Civil – Window: Window Type  
Fixed

Observations

20.3.1 Civil - Door

**CREAKY SOUND DOOR WAS NOTED.**  
Repair the creaky door.

 Recommendation





## 20.3.2 Civil - Door

**PAINT STAINS WERE NOTED ON THE DOOR STOPPER.**

Remove the paint stains from the door stopper.



Recommendation



## 20.3.3 Civil - Door

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.



Recommendation



## 20.3.4 Civil - Door

**LOOSE DOOR STOPPER WAS OBSERVED.**

Repair the door stopper properly.

**Recommendation**

## 20.4.1 Civil - Floor

**STAINS WERE NOTED ON THE FLOOR TILES**

Remove the stains on the floor tiles.

**Recommendation**

## 20.6.1 Civil - Window

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.



## 21: FIRST FLOOR - COMMON BATHROOM

		IN	NI	NP	D
21.1	Civil - Access Panel	X			
21.2	Civil - Counter	X			
21.3	Civil - Door	X			X
21.4	Civil - Floor	X			X
21.5	Civil - Mirror	X			
21.6	Civil - Wall	X			X
21.7	Electrical - Electrical Conduit	X			
21.8	Electrical - Electrical Termination	X			
21.9	Electrical - Lighting Fixture	X			
21.10	Electrical - Switch	X			
21.11	Fire Alarm System - Smoke Detector	X			
21.12	HVAC - Exhaust Fan	X			
21.13	HVAC - Fan Coil Unit	X			
21.14	Plumbing - Bathtub	X			
21.15	Plumbing - Bathroom Accessories	X			
21.16	Plumbing - Faucet	X			
21.17	Plumbing - Floor Drain	X			
21.18	Plumbing - Shower	X			
21.19	Plumbing - Spray Hose	X			X
21.20	Plumbing - Wash Basin	X			
21.21	Plumbing - Water Closet	X			
21.22	Plumbing - Water Heater	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

### Information

Civil - Floor: Floor Coverings  
Tile

Civil - Wall: Wall Material  
Tile

### Observations

## 21.3.1 Civil - Door

**HAIRLINE CRACK WAS NOTED ON THE DOOR FRAME.**

Replace the cracked door frame



Recommendation



## 21.3.2 Civil - Door

**PAINT STAINS WERE NOTED ON THE DOOR STOPPER.**

Remove the paint stain from the door stopper.



Recommendation





## 21.3.3 Civil - Door

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.



## 21.3.4 Civil - Door

**SCRATCHES WERE NOTED ON THE DOOR HANDLE.**

Repair, restain and polish the door handle.



Recommendation



## 21.4.1 Civil - Floor

**STAINS WERE NOTED ON THE FLOOR TILES**

Remove the stains on the floor.



Recommendation



## 21.4.2 Civil - Floor

**UNEVEN FLOOR TILE INSTALLATION WAS OBSERVED.**

Reinstall the unevenly done floor tile.



Recommendation



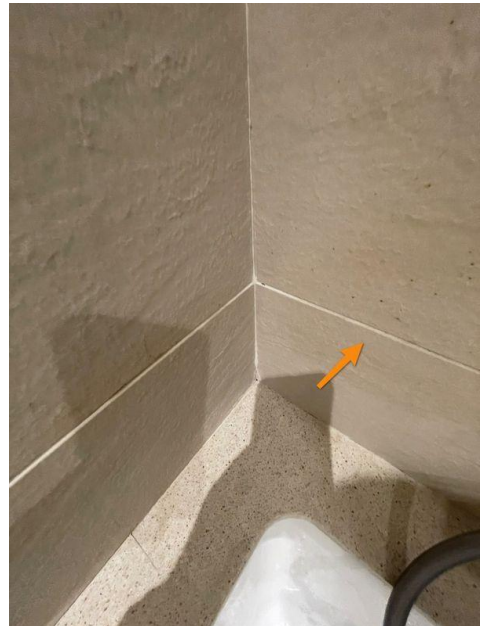
## 21.6.1 Civil - Wall

**STAINS WERE NOTED ON THE WALL**

Remove the stains from the wall



Recommendation



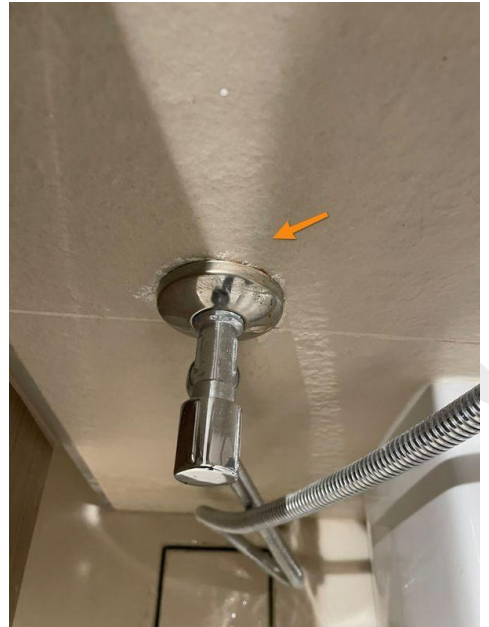
## 21.19.1 Plumbing - Spray Hose

**POOR TERMINATION WAS OBSERVED.**

Apply sealant properly.



Recommendation



# STANDARDS OF PRACTICE

## Roof

In accordance with the Standards of Practice the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, cable trays, condensing unit, solar water heater and roof penetrations; and report on signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials, and Report on the method used to observe the roofing.

The home inspector is not required to: Report on the age or remaining life of the roof covering, move leaves, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations.

## Backyard

In accordance with the Standards of Practice the home inspector shall observe from ground level: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascia. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Exterior

In accordance with the Standards of Practice the home inspector shall observe from ground level: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascia. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Ground Floor – Entrance

In accordance with the Standards of Practice the home inspector shall observe from ground level: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascia. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Ground Floor – Hallway

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

## Ground Floor – Laundry Area

In accordance with the Standards of Practice the inspector will examine and report on the condition of: the exposed plumbing; dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.



The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

#### Ground Floor – Powder Room

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source and ventilation.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

#### Ground Floor – Living Room

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

#### Ground Floor – Kitchen

In accordance with the Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### Ground Floor – Maid's Room

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

#### Ground Floor – Maid's Room Bathroom

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source and ventilation.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

#### Staircase

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways and railings; and a representative number of windows; The home inspector shall observe; Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; blinds, or other window treatments. Operate a representative number of receptacles, switches and windows; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

#### First Floor – Hallway

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors;

and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

#### First Floor – Master's Bedroom

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

#### First Floor – Master's Bedroom Bathroom

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source and ventilation.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

#### First Floor – Master Bedroom Balcony

In accordance with the Standards of Practice the home inspector shall observe from ground level: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascia. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

#### First Floor – Bedroom 1

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

#### First Floor – Bedroom 1 Balcony

In accordance with the Standards of Practice the home inspector shall observe from ground level: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascia. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

#### First Floor – Bedroom 2

In accordance with the Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

#### First Floor – Common Bathroom

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source and ventilation.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.