



HOME DEFECT INSPECTION REPORT
(SAMPLE)

Client Address

Client

AUGUST 13, 2019

Inspector

Home Inspector from HIM
Member of CIDB, Member of InterNACHI
(International Associates of Certified Home
Inspector)

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SUMMARY



DEFECT ITEM

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- ⊖ 4.1.2 Car Porch - Floors: Damages
- ⊖ 4.1.3 Car Porch - Floors: Hollowness
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- ⊖ 5.1.1 Living & Dining - Floors: Finishing
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- ⊖ 5.2.1 Living & Dining - Walls: Poor Finishing
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- ⊖ 6.2.1 Kitchen - Walls: Wall Tile - Finishing
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 - ⊖ 9.1.1 Master Bedroom - Floors: Damages
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 - ⊖ 14.1.1 A/C area (bedroom 1) - Floors: Finishing

1: INSPECTION DETAILS

Information

In Attendance

Client, Home Inspector

Occupancy

Newly House

Type of Building

Terrace

Weather Conditions

Clear

Inspection Date

2019-08-13

General Disclaimer

Disclaimer

The Home Defect Inspection Report is prepared by Home Inspection Pro Sdn Bhd 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 the limited visual, non-invasive inspection. Contained in this report are general information items, defect details and repair needs noted during the inspection.

This report is our professional opinion but not a guarantee or a warranty. The inspection is intended to add to your knowledge of the building and help you understand the defects and risk in it.

The report is complete and thorough, but it is a general overview, not technically exhaustive. Specialists 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 costs and time.

This inspection report is limited to deficiencies present at the time of the inspection. 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.

No responsibility is accepted in the event that the Report is used for any other purpose.

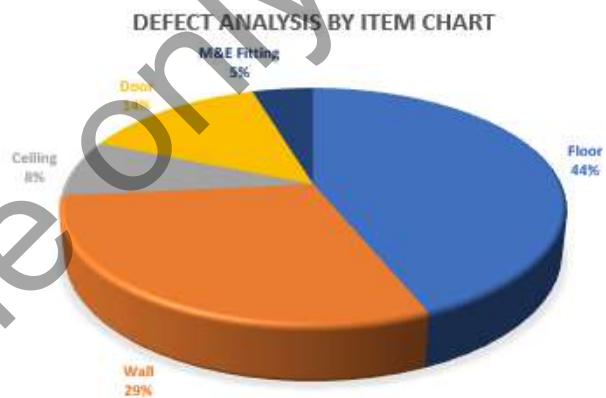
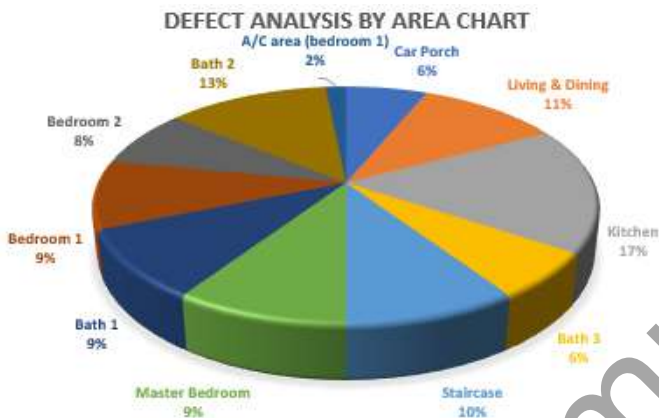
2: REPORT SUMMARY & ANALYSIS

Defects Analysis by Area Table

No	Area	No of Defects
1	Car Porch	4
2	Living & Dining	7
3	Kitchen	11
4	Bath 3	4
5	Staircase	6
6	Master Bedroom	6
7	Bath 1	6
8	Bedroom 1	6
9	Bedroom 2	5
10	Bath 2	8
11	A/C area (bedroom 1)	1
	Total	64

Defects Analysis by Item Table

No	Item	No of Defects
1	Floor	28
2	Wall	19
3	Ceiling	5
4	Door	9
5	Window	
6	Fixtures	
7	M&E Fitting	3
	Total	64



Report Summary:

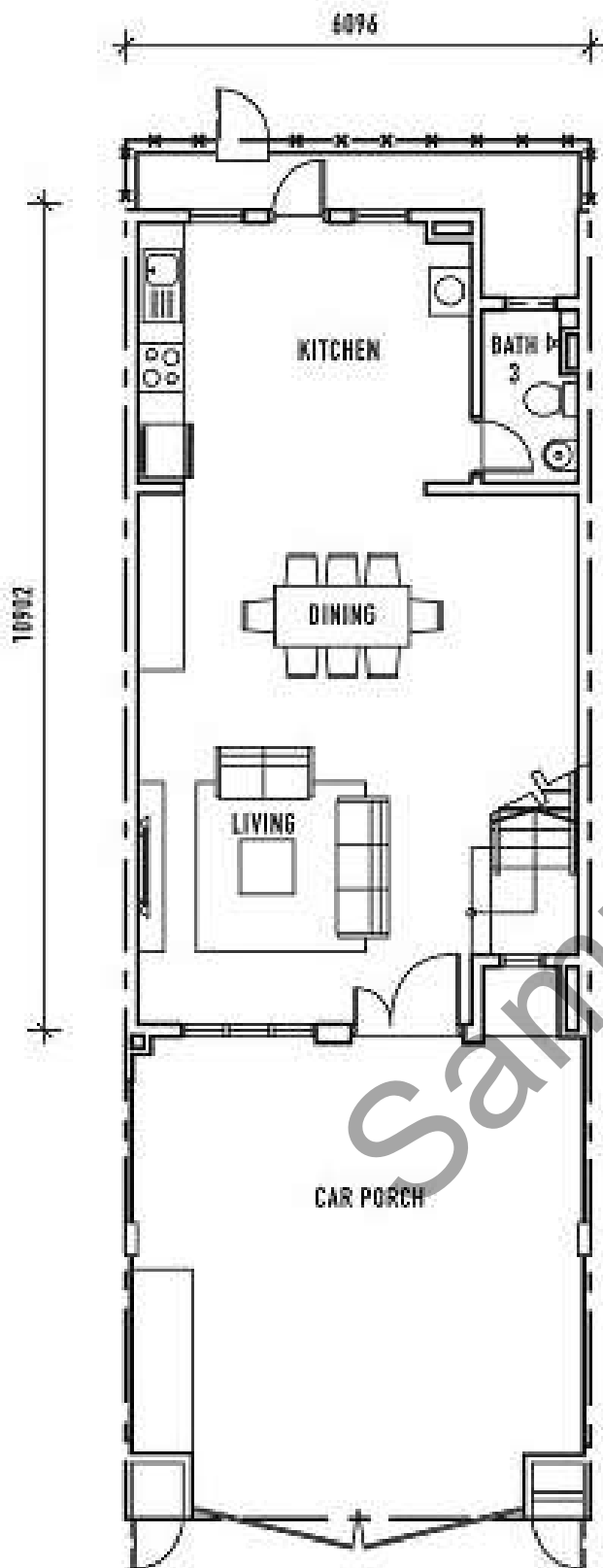
The pie charts compare the analysis of the defect area and item. It can be clearly seen that most of the defect at kitchen and the most defect at flooring.

In defect analysis by area 17% of kitchen. This situation means most of the defect showing at kitchen must be remedy. At the other view of the defect analysis item, the most defect item is 44% of flooring. We can see that the flooring issue will be the most concern defect in the housing.

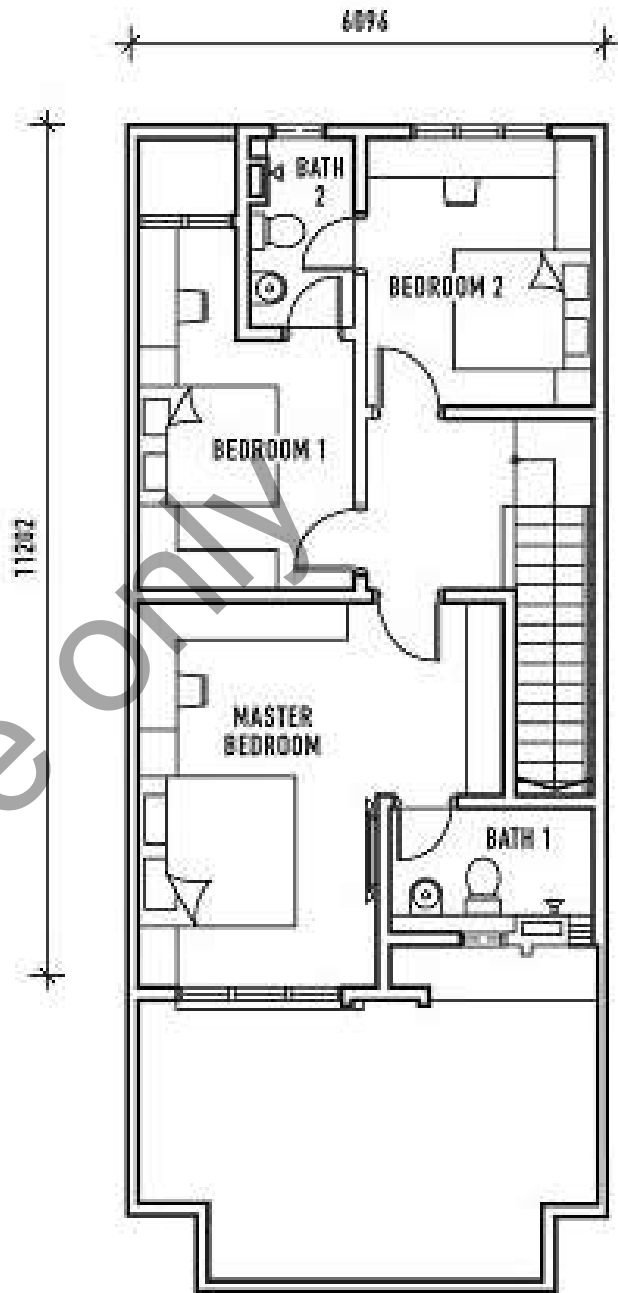
In conclusion, we can see kitchen and flooring in the house must be more attention.

However, the major defect was found at the staircase ceiling, it was leaking during water ponding test at bathroom 1. It should be remedy as soon as possible.

3: FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

4: CAR PORCH

Observations

4.1.1 Floors

FINISHING

Flooring had severe surface areas of staining or discoloration. Recommend a qualified flooring contractor evaluate & remedy.

- Stains mark



4.1.2 Floors

DAMAGES

Floors have severe surface damage visible at the time of the inspection. Recommend a qualified flooring contractor evaluate & remedy.

- Chipping



4.1.3 Floors

HOLLOWNESS

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound

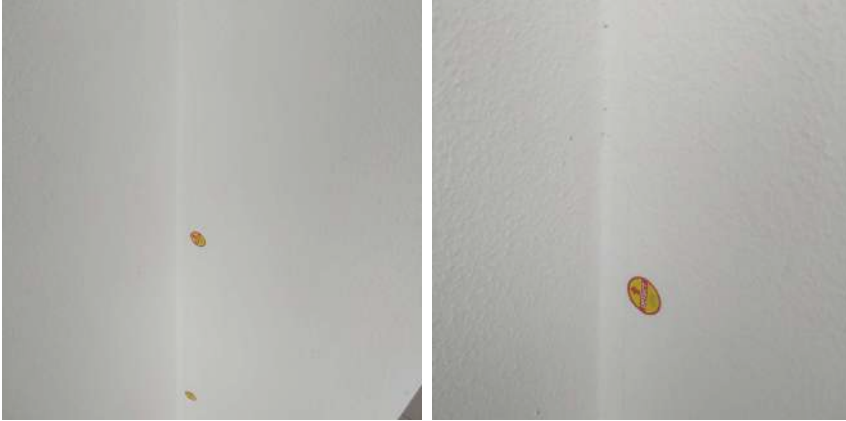


4.2.1 Walls

PAINTED WALL - DAMAGE

Wall was damage in one or more areas. Recommend a qualified painter evaluate and apply a new coat and repaint.

- Cracks line



5: LIVING & DINING

Observations

5.1.1 Floors

FINISHING

Flooring had severe surface areas of staining or discoloration. Recommend a qualified flooring contractor evaluate & remedy.

- Stains
- Tonality



5.1.2 Floors

HOLLOWNESS

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound



5.1.3 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints

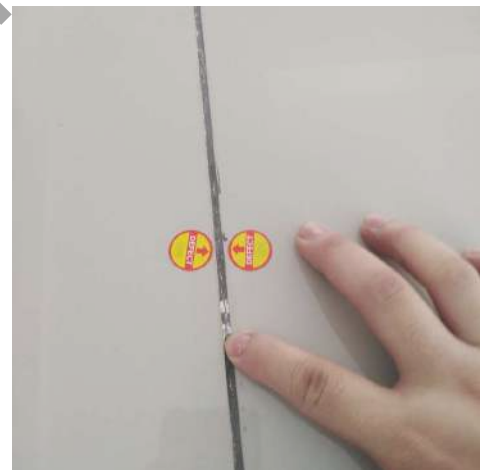


5.1.4 Floors

LIPPAGE TILE

Lippage tile found at the time of the inspection. Recommend a qualified contractor evaluate & remedy.

- Lippage tile

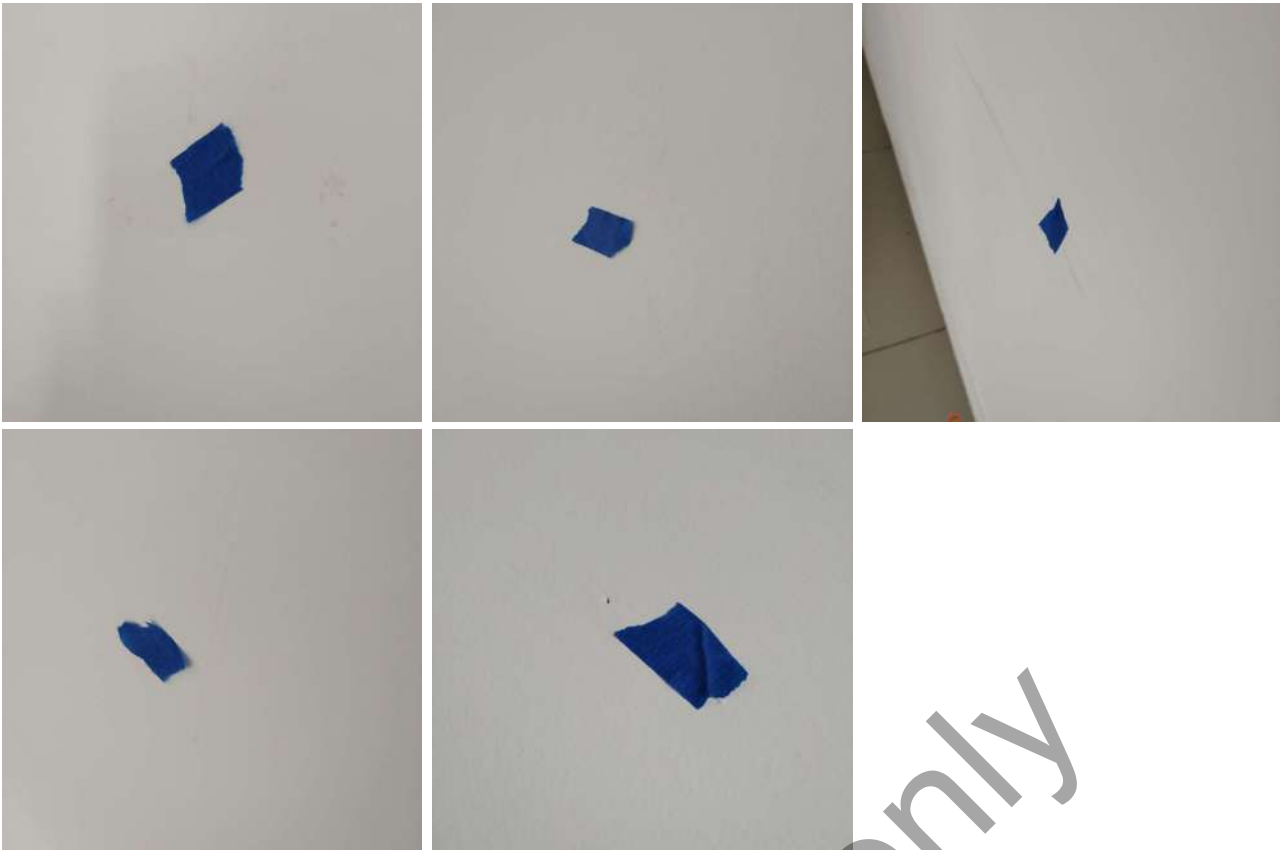


5.2.1 Walls

POOR FINISHING

Poor Finishing for the surface of wall. Recommend a qualified painter evaluate and apply a new coat and repaint.

- Stains mark
- Rough surface



5.3.1 M&E Fittings

JOINTS AND GAPS

Gaps around the switch plate cover.



5.3.2 M&E Fittings

FUNCTIONALITY

Malfunction for the socket switch, when it off the power still running.
Recommend electrician check the wiring.

- Malfunction



Sample only

6: KITCHEN

Observations

6.1.1 Floors

FINISHING

Flooring had severe surface areas of staining or discoloration. Recommend a qualified flooring contractor evaluate & remedy.

- Stains
- Tonality



6.1.2 Floors

HOLLOWNESS

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound



6.1.3 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints



6.1.4 Floors

LIPPAGE TILE

Lippage tile found at the time of the inspection. Recommend a qualified contractor evaluate & remedy.

- Lippage tile



6.2.1 Walls

WALL TILE - FINISHING

Wall tile found staining or discoloration at the time of inspection. Recommend a qualified tiler contractor evaluate & remedy.

- Stains



6.2.2 Walls

WALL TILE - DAMAGE

Wall tile have severe surface damage visible at the time of the inspection. Recommend a qualified contractor evaluate & remedy.

- Chipping



6.2.3 Walls

HOLLOWNESS/ DELAMINATION

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound



6.2.4 Walls

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints



6.3.1 Doors

PAINT/REFINISH NEEDED

Door finish is poor. Recommend refinish and/or paint.

- Stains
- Uneven painting



6.3.2 Doors

JOINTS AND GAPS

Visible gaps & inconsistent jointing found between the door frame and wall.



6.4.1 M&E Fittings

FUNCTIONALITY

No voltage response when using voltage detector pen. Recommend electrician check for the wiring.

- Malfunction



Sample only

7: BATH 3

Observations

7.1.1 Walls

WALL TILE - DAMAGE

Wall tile have severe surface damage visible at the time of the inspection. Recommend a qualified contractor evaluate & remedy.

- Chipping



7.1.2 Walls

HOLLOWNESS/ DELAMINATION

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound



7.1.3 Walls

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- Visible gaps



7.2.1 Ceilings

MINOR DAMAGES

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

- visible hole



8: STAIRCASE

Observations

8.1.1 Floors

FINISHING

Flooring had severe surface areas of staining or discoloration. Recommend a qualified flooring contractor evaluate & remedy.

- Stains
- Rough surface



8.1.2 Floors

HOLLOWNESS

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound



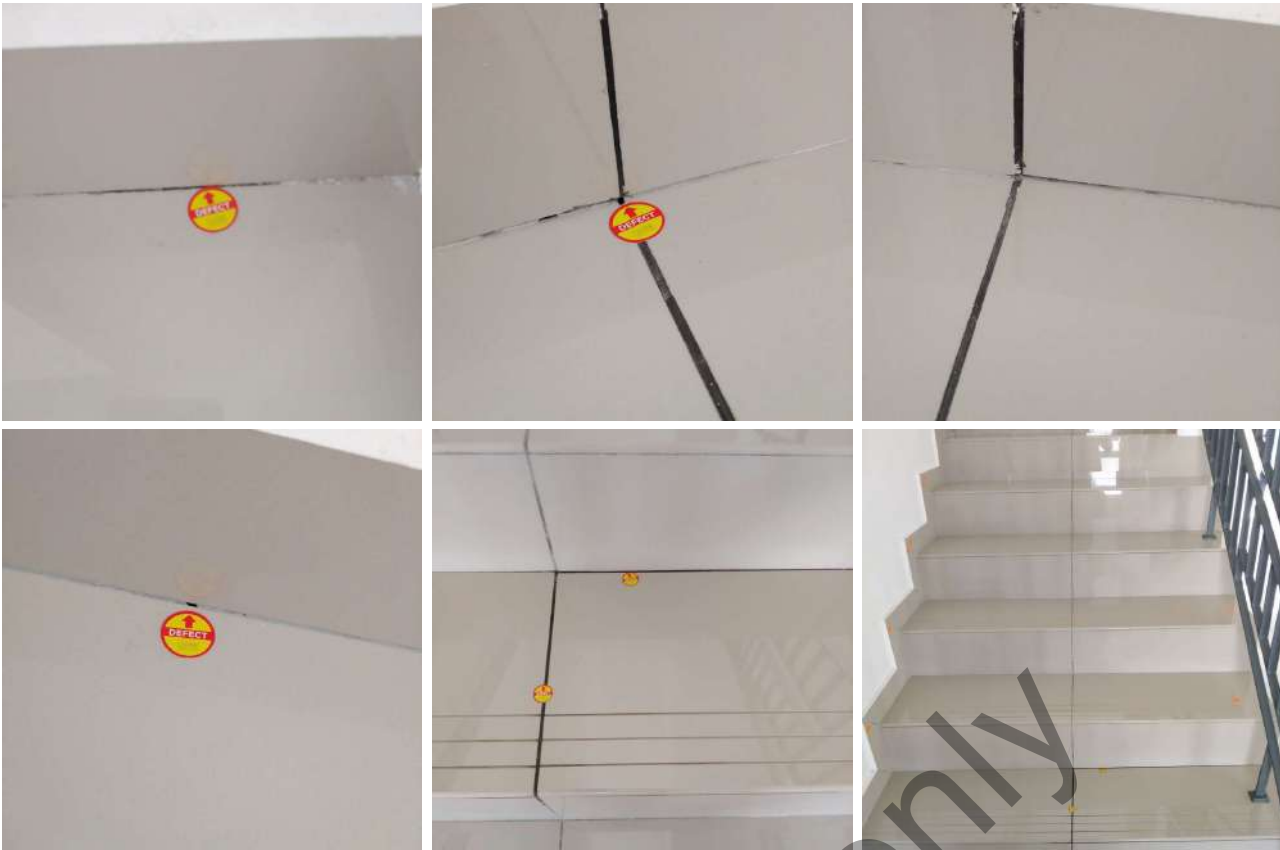


8.1.3 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- visible gaps



8.2.1 Walls

STAINS MARK ON PAINTED WALL

There is a stain on wall that requires repair and paint.

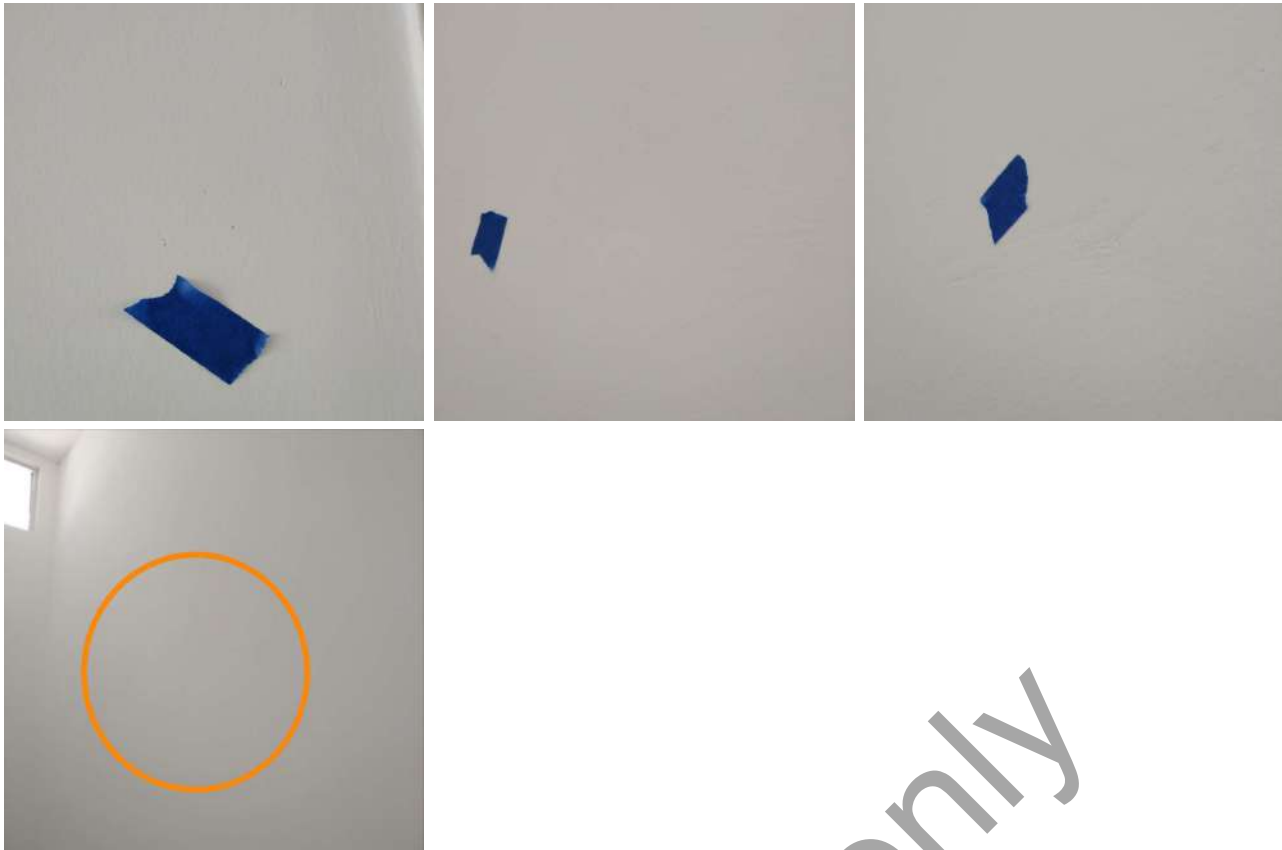


8.2.2 Walls

POOR FINISHING

Poor Finishing for the surface of wall. Recommend a qualified painter evaluate and apply a new coat and repaint.

- Stains mark
- Roughness



8.3.1 Ceilings

BATHROOM LEAK DAMAGE

Stains on the ceiling appear to be the result of bathroom leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

During Water Ponding Test on bathroom's wet and dry area for water proofing floor, FLIR Thermal Imaging technology is used for scanning and found out temperature differences on dry area that indicates high possibility of water leakage.





Sample only

9: MASTER BEDROOM

Observations

9.1.1 Floors

DAMAGES

Floors have severe surface damage visible at the time of the inspection. Recommend a qualified flooring contractor evaluate & remedy.

- Chipping



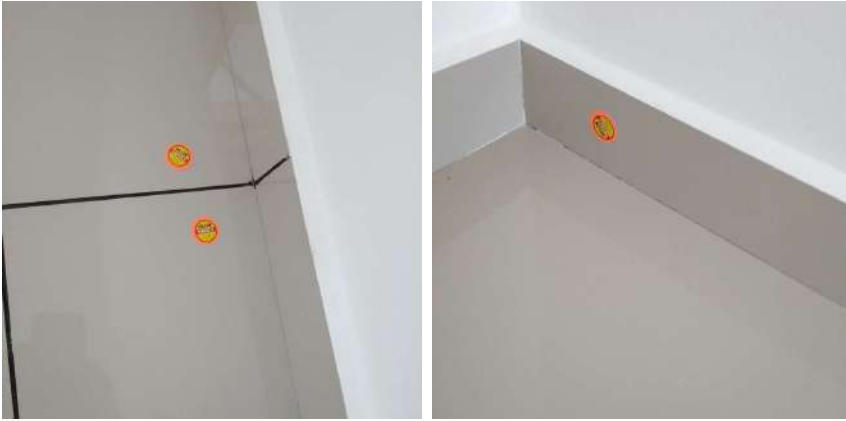
9.1.2 Floors

HOLLOWNESS

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound





9.1.3 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- visible gaps

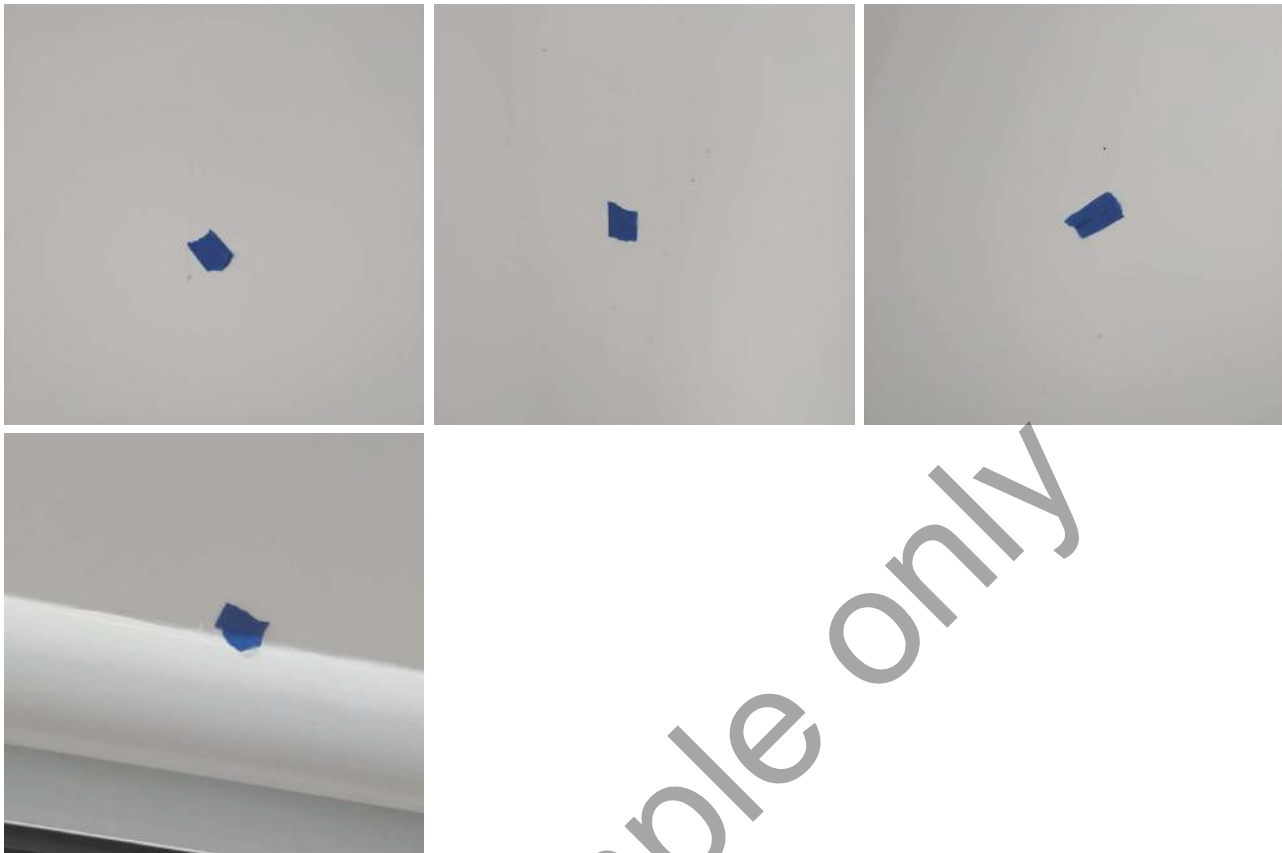


9.2.1 Walls

POOR FINISHING

Poor Finishing for the surface of wall. Recommend a qualified painter evaluate and apply a new coat and repaint.

- Stains mark
- Rough surface



9.3.1 Doors

JOINTS AND GAPS

Visible gaps for joints at door frame



9.3.2 Doors

ACCESSORIES DEFECTS

Door hinges

- Screw not fastened properly



Sample only

10: BATH 1

Observations

10.1.1 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- visible gaps



10.2.1 Walls

WALL TILE - FINISHING

Wall tile found staining or discoloration at the time of inspection. Recommend a qualified tiler contractor evaluate & remedy.

- Stains



10.2.2 Walls

HOLLOWNESS/ DELAMINATION

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound



10.2.3 Walls

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- Visible gaps

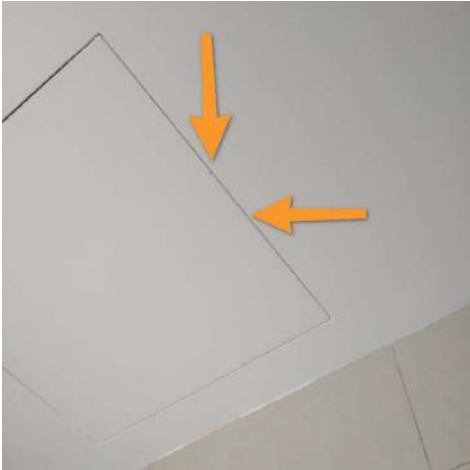


10.3.1 Ceilings

FINISHING

There is a stain on ceiling that requires repair and paint. Source of staining should be determined.

- Stains
- Scratches on the surface



10.3.2 Ceilings

MINOR DAMAGES

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

- Visible hole



Sample only

11: BEDROOM 1

Observations

11.1.1 Floors

FINISHING

Flooring had severe surface areas of staining or discoloration. Recommend a qualified flooring contractor evaluate & remedy.

- Stains
- Tonality



11.1.2 Floors

DAMAGES

Floors have severe surface damage visible at the time of the inspection. Recommend a qualified flooring contractor evaluate & remedy.

- Chipping



11.1.3 Floors

HOLLOWNESS

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound

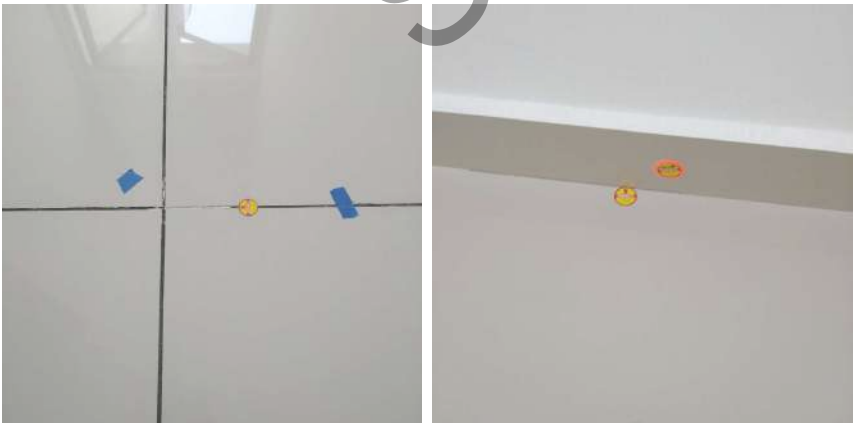


11.1.4 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- visible gaps

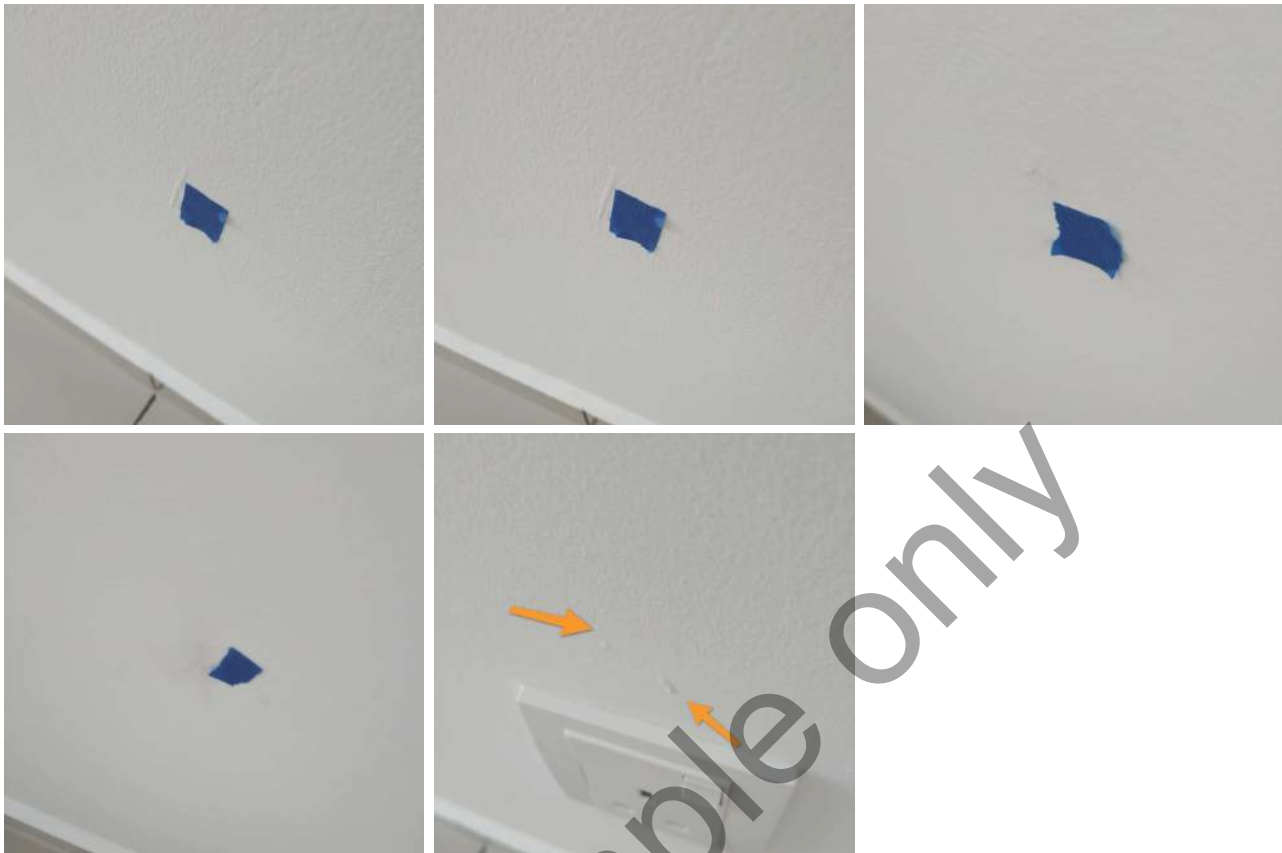


11.2.1 Walls

POOR FINISHING

Poor Finishing for the surface of wall. Recommend a qualified painter evaluate and apply a new coat and repaint.

- Stains mark
- Roughness

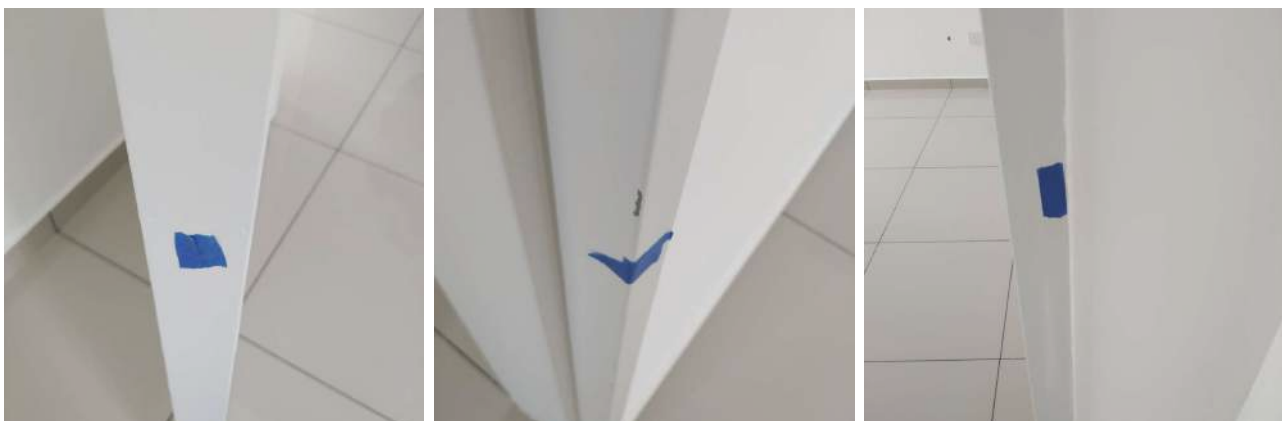


11.3.1 Doors

PAINT/REFINISH NEEDED

Door finish is poor. Recommend refinish and/or paint.

- Stains
- Paint peel off
- Rough surface



12: BEDROOM 2

Observations

12.1.1 Floors

FINISHING

Flooring had severe surface areas of staining or discoloration. Recommend a qualified flooring contractor evaluate & remedy.

- Stains
- Tonality



12.1.2 Floors

HOLLOWNESS

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound





12.1.3 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- visible gaps



12.2.1 Walls

POOR FINISHING

Poor Finishing for the surface of wall. Recommend a qualified painter evaluate and apply a new coat and repaint.

- Stains mark
- Rough surface

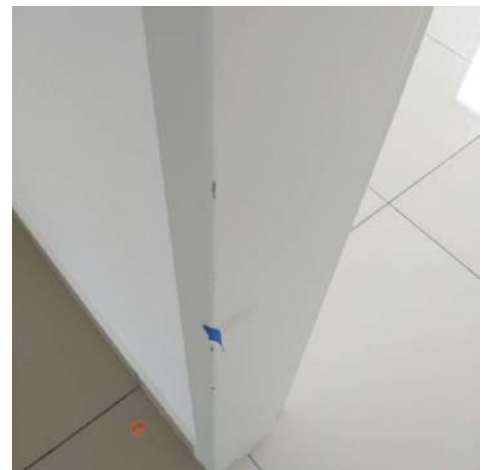


12.3.1 Doors

PAINT/REFINISH NEEDED

Door finish is poor. Recommend refinish and/or paint.

- Paint peeled off



13: BATH 2

Observations

13.1.1 Floors

ALIGNMENT AND EVENNESS

Floors gradient for the wet areas not in right direction. Recommend a qualified flooring contractor evaluate & remedy.

- Gradient at the wet areas should be in right direction



13.1.2 Floors

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- visible gaps



13.2.1 Walls

HOLLOWNESS/ DELAMINATION

Hollow tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

- Hollow sound

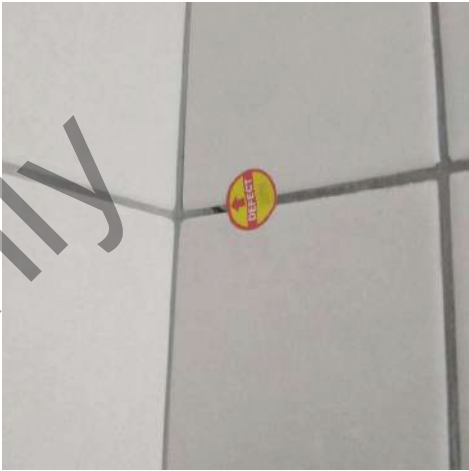


13.2.2 Walls

JOINTING

Uneven/Inconsistent grouting for the joints. Recommend a qualified contractor remove grout and regrout tile.

- Inconsistent joints
- Visible gaps

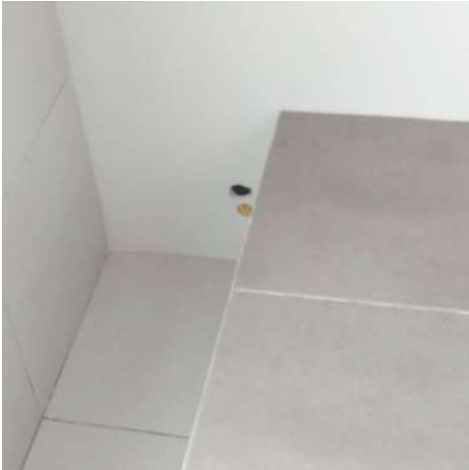


13.3.1 Ceilings

MINOR DAMAGES

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

- Visible hole

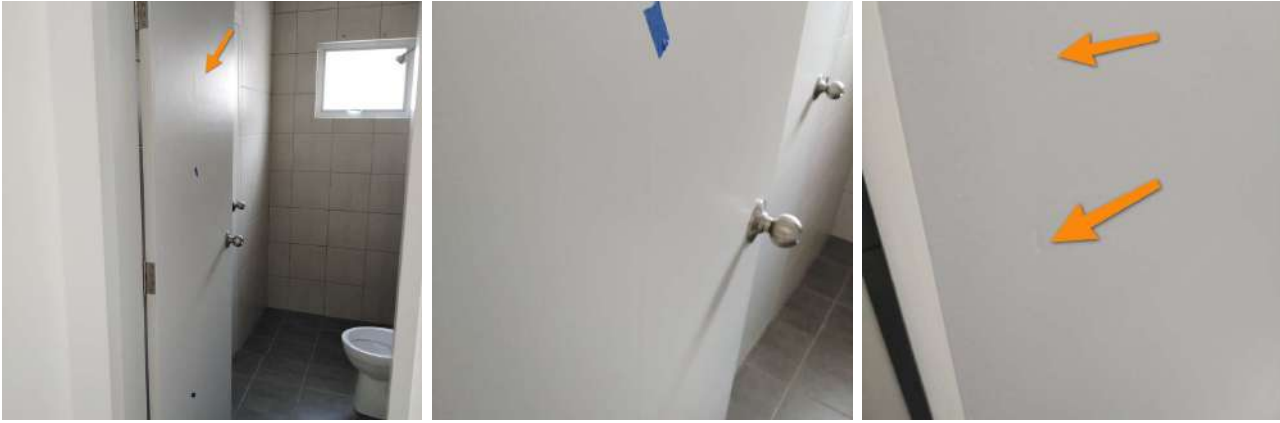


13.4.1 Door 1

PAINT/REFINISH NEEDED

Door finish is poor. Recommend refinish and/or paint.

- Uneven surface
- Wavy



13.5.1 Door 2

PAINT/REFINISH NEEDED

Door finish is poor. Recommend refinish and/or paint.

- Stains mark



13.5.2 Door 2

JOINTS AND GAPS

Visible gaps between the door frame and wall



14: A/C AREA(BEDROOM 1)

Observations

14.1.1 Floors

FINISHING

Flooring had severe surface areas of staining or discoloration.
Recommend a qualified flooring contractor evaluate & remedy.

- Stains
- Rough

