

Home Buyers' Inspection Checklist

| Main Door | | | | | |
|--|---|-----|-----|----|---------|
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Lock, knob/handle, latch, door stopper, door closer, hinges and screws are well fitted and free from rust | | | | |
| 2 | Lock, knob/handle, latch, door stopper, door closer, operate smoothly and easily | | | | |
| 3 | Door opens and closes smoothly | | | | |
| 4 | Door leaf and frame are not bent or warped | | | | |
| 5 | In closed position, door lead and frame are aligned | | | | |
| 6 | In closed position, gap between door and frame are consistent | | | | |
| 7 | In closed position, gap between door and floor is consistent | | | | |
| 8 | No visible damages like cracks, dents and/or scratch marks | | | | |
| 9 | Painting or varnishing is uniform | | | | |
| 10 | No excessive brush marks on the painted door | | | | |
| 11 | All door faces including top and bottom are varnished | | | | |
| 12 | Fire rating label is affixed to the door | | | | |
| | | | | | |
| Bedroom and Toilet Doors | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Lock, knob/handle, latch, door stopper, door closer, hinges and screws are well fitted and free from rust | | | | |
| 2 | Lock, knob/handle and latch are easily operable | | | | |
| 3 | Door opens and closes smoothly | | | | |
| 4 | Door leaf and frame are not bent or warped | | | | |
| 5 | In closed position, door lead and frame are aligned | | | | |
| 6 | In closed position, gap between door and frame are consistent | | | | |
| 7 | In closed position, gap between door and floor is consistent | | | | |
| 8 | No visible damages like cracks, dents and/or scratch marks | | | | |
| 9 | Painting or varnishing is uniform | | | | |
| 10 | No excessive brush marks on the painted door | | | | |
| | | | | | |
| Aluminum Framed Glazed Sliding/Swing Door | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Lock, knob/handle and latch are fixed and free from scratch marks | | | | |
| 2 | Lock, knob/handle and latch are easily operable | | | | |
| 3 | Door opens and closes or slides along the tracks smoothly | | | | |
| 4 | Door leaf and frame are not bent or warped | | | | |
| 5 | In closed position, door lead and frame are aligned with no visible gaps | | | | |
| 6 | No visible damages like cracks, dents and/or scratch marks | | | | |
| 7 | Painting is uniform | | | | |
| 8 | No damaged or loose gasket | | | | |
| 9 | Sealant has been applied uniformly and not spread on glazing or frame | | | | |

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|----------------------------------|--|------------|------------|-----------|----------------|
| 10 | Glass panels are not loosely held | | | | |
| 11 | Hinges and screws are well fitted and free from rust | | | | |
| 12 | Wall to frame joint is neat, gap free and uniform | | | | |
| 13 | No sign of water leakage | | | | |
| | | | | | |
| Aluminum Framed Windows | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Lock, knob/handle and latch are fixed and free from scratch marks | | | | |
| 2 | Lock, knob/handle and latch are easily operable | | | | |
| 3 | Door opens and closes or slides along the tracks smoothly | | | | |
| 4 | Door leaf and frame are not bent or warped | | | | |
| 5 | In closed position, door lead and frame are aligned with no visible gaps | | | | |
| 6 | No visible damages like cracks, dents and/or scratch marks | | | | |
| 7 | No damaged or loose gasket | | | | |
| 8 | Sealant has been applied uniformly and not spread on glazing or frame | | | | |
| 9 | Glass panels are not loosely held | | | | |
| 10 | Hinges and screws are well fitted and free from rust | | | | |
| 11 | Wall to frame joint is neat, gap free and uniform | | | | |
| 12 | No sign of water leakage | | | | |
| | | | | | |
| Flooring - Ceramic | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | No material damage like cracks, chip-offs and/or scratch marks | | | | |
| 2 | Tiles are of uniform colour | | | | |
| 3 | No loose tiles | | | | |
| 4 | No uneven level between adjacent tiles detected | | | | |
| 5 | Cement grout for tile joints is of consistent colour | | | | |
| 6 | Joint between tiles is straight and consistent | | | | |
| 7 | No sharp tile edges detected | | | | |
| 8 | No discoloration, stains or dampness at joints or on tiles | | | | |
| 9 | Skirting bed thickness is consistent | | | | |
| 10 | In wet areas, there is no ponding of water in excess of 3mm | | | | |
| | | | | | |
| Flooring - Marble/Granite | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | No material damage like cracks, chip-offs and/or scratch marks | | | | |
| 2 | Tiles are of uniform colour | | | | |
| 3 | No loose tiles | | | | |
| 4 | No uneven level between adjacent tiles detected | | | | |
| 5 | Cement grout for tile joints is of consistent colour | | | | |
| 6 | Joint between tiles is straight and consistent | | | | |
| 7 | No sharp tile edges detected | | | | |

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|-----------------------------------|---|------------|------------|-----------|----------------|
| 8 | No discoloration, stains or dampness at joints or on tiles | | | | |
| 9 | Skirting bed thickness is consistent | | | | |
| 10 | In wet areas, there is no ponding of water in excess of 3mm | | | | |
| | | | | | |
| Parquet Flooring | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | No material damage like cracks, chip-offs and/or scratch marks | | | | |
| 2 | No warping, bulges, dampness and/or discoloration | | | | |
| 3 | No loose strips or pieces | | | | |
| 4 | No uneven level between adjacent strips detected while walking barefoot | | | | |
| 5 | The strips are butt against one another with no joint gaps | | | | |
| 6 | No gaps between skirting strips and wall | | | | |
| 7 | Surface has been polished with a uniform shine | | | | |
| | | | | | |
| Plastered Wall | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | The surface is even and smooth with no finishing marks | | | | |
| 2 | Free from cracks, chip-offs, holes and/or other damages | | | | |
| 3 | Wall edge lines are straight | | | | |
| 4 | Free from dampness, patches, bulges and/or hollowness | | | | |
| | | | | | |
| Painted Wall | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | The surface is even and smooth with no brush marks | | | | |
| 2 | Free from cracks, peel offs, blisters, holes and/or other damages | | | | |
| 3 | Free from dampness, patches, bulges and/or hollowness | | | | |
| 4 | Uniform Colour | | | | |
| 5 | Surface is not sticky | | | | |
| 6 | Wall edge lines are straight | | | | |
| | | | | | |
| Ceramic Tiled Wall | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Free from cracks, chip-offs and/or scratch marks | | | | |
| 2 | No loose tiles | | | | |
| 3 | Even surface and tiles are laid on the same plane | | | | |
| 4 | Joint between tiles is straight, consistent and with no gaps | | | | |
| 5 | Wall edge tiles are cut neat | | | | |
| 6 | Wall edge lines are straight and of consistent width | | | | |
| 7 | No discoloration, stains, or dampness at joints or on tiles | | | | |
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| Marble/ Granite Tiled Wall | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |

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|------------------------------------|--|------------|------------|-----------|----------------|
| 1 | Free from cracks, chip-offs and/or scratch marks | | | | |
| 2 | No loose tiles | | | | |
| 3 | Even surface and tiles are laid on the same plane | | | | |
| 4 | Joint between tiles is straight and consistent | | | | |
| 5 | Wall edge tiles are cut neat | | | | |
| 6 | Tile layout pattern, shapes, shine or texture is/are uniform | | | | |
| 7 | Wall edge lines are straight and of consistent width | | | | |
| 8 | No discolouration, stains, or dampness at joints or on tiles | | | | |
| Skim Coated Ceiling | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | The surface is even and smooth with no brush marks | | | | |
| 2 | Free from cracks, peel-offs, blisters, holes and/or other damages | | | | |
| 3 | Free from dampness, stains, bulges and/or hollowness | | | | |
| 4 | Uniform colour and no patchy works | | | | |
| 5 | Ceiling to wall edge lines are straight | | | | |
| 6 | No exposed penetration or cuts on the ceiling | | | | |
| Gypsum Board Ceiling | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | The surface is even and smooth | | | | |
| 2 | Free from cracks, wall joint cracks, chip-offs, holes and/or other damages | | | | |
| 3 | Free from dampness, stains, and/or bulges | | | | |
| 4 | Uniform colour with no patchy works | | | | |
| 5 | Ceiling to wall edge lines are straight | | | | |
| 6 | Edge lines of cornices are straight or curved smoothly | | | | |
| 7 | No exposed penetration or cuts on the ceiling | | | | |
| Plumbing and Sanitary Works | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Floor trap grating rests firmly and flush with floor | | | | |
| 2 | No choking and water drains readily | | | | |
| 3 | All taps close tightly and no water drips after closing | | | | |
| 4 | Water stoppers can be shut tightly | | | | |
| 5 | All metallic accessories and screws are rust free | | | | |
| 6 | No leaks in pipes and pipe joints | | | | |
| 7 | No sign of seepage from floor or wall | | | | |
| Bath Tub or Shower Area | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | No dents, cracks, chip-offs, scratches and/or other damages | | | | |
| 2 | Jointing to wall or floor is neat and consistent | | | | |

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|--|---|------------|------------|-----------|----------------|
| 3 | Cement grouting for all joints is neat and without gaps | | | | |
| Vanity Top | | | | | |
| 1 | Inspection Item | N/A | Yes | No | Remarks |
| 2 | No cracks, chip-offs, scratches and/or other damages | | | | |
| 3 | Jointing to wall is neat and with consistent thickness | | | | |
| 4 | Surface is even, and shine and texture are uniform | | | | |
| 5 | No stains and/or surface deterioration | | | | |
| 6 | | | | | |
| Wash Basin, Cistern and Toilet Bowl | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | No cracks, chip-offs, scratches and/or other damages | | | | |
| 2 | Secured rigidly to wall or floor and aligned | | | | |
| 3 | No leaks observed through the body or joints | | | | |
| 4 | Cistern flushes properly | | | | |
| 5 | No choking and water drains readily | | | | |
| 6 | Overflow in cistern | | | | |
| 7 | Continuous water flow in toilet bowl once flushing is over | | | | |
| | | | | | |
| Electrical Switches | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | All switches are easily | | | | |
| 2 | No cracks, chip-offs, scratches and/or other material damages | | | | |
| 3 | No sign of dampness or staining around the switches | | | | |
| 4 | Switches are not loose | | | | |
| 5 | Switches are not misaligned | | | | |
| 6 | No gaps between wall and switches/power sockets | | | | |
| | | | | | |
| Air-conditioner | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Should be aligned/leveled | | | | |
| 2 | Free from surface damages, stains, cracks and/or other defects | | | | |
| 3 | No condensation on the body or signs of a water leak | | | | |
| 4 | | | | | |
| Wardrobe, Cabinet and Fixtures | | | | | |
| | Inspection Item | N/A | Yes | No | Remarks |
| 1 | Doors and drawers open and close smoothly | | | | |
| 2 | In closed position, all doors and drawers are flush and aligned | | | | |
| 3 | Handles, locks and knobs are rigidly fixed | | | | |
| 4 | No cracks, chip-offs, scratches, and/or other damages | | | | |
| 5 | No sag or warp on all faces | | | | |
| 6 | No fungal growth in water prone areas | | | | |

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|---|--|--|--|--|--|
| 7 | Well fitted and vertically aligned | | | | |
| 8 | Varnishing is even and of consistent colour tone | | | | |