PROPERTY AUDIT
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INVESTMENT CONFIDENCE REPORT

Complete Engineering Inspection Case Study

Full anonymized public edition compiled from both submitted reports

PROPERTY

Private residence

Client identity withheld

DOCUMENT

Complete findings

25 engineering issues

PUBLICATION

Anonymized

Exact location withheld

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ABOUT THIS PUBLIC EDITION

Complete evidence. Protected identity.

This complete anonymized publication combines the full 25-finding engineering inspection report with the separately submitted structural-integrity assessment and professional engineering opinion. No technical finding, recommendation, system score or evidence page has been omitted.

- Executive assessment
  Overall condition score, system scores, rectification position and engineering opinion.
- Structural integrity assessment
  Non-destructive assessment basis, unavailable design documents, observable structural condition and professional opinion.
- Twenty-five detailed findings
  Every issue page from the submitted engineering report, including severity, priority, remaining-life indication, recommended action and engineering assessment.
- Original photographic evidence
  The evidence photographs embedded in the submitted report are preserved within the detailed finding pages.

DOCUMENT ORDER

01	**Executive Engineering Summary**	Overall condition and system scorecard
02	**Structural Integrity Assessment**	Professional non-destructive assessment opinion
03	**Detailed Findings 01-25**	Complete evidence-led engineering schedule

ENGINEERING EXECUTIVE SUMMARY

Overall Engineering Condition Assessment

CONDITION

Not Satisfactory

* *

Engineering System Assessment

Roof & Waterproofing	3/10
Exterior Walls & Facade	5/10
Electrical Systems	3/10
Plumbing & Drainage	5/10
Doors & Windows	4/10
Interior Finishes	5/10
Fire Safety & Compliance	0/10

RECTIFICATION COST POSITION

Specialist quotations required after the corrective scope is confirmed.

corrective actions

ENGINEERING OPINION

In the opinion of the undersigned engineer, the building is structurally serviceable based on the visual inspection; however, the overall quality of architectural finishes, waterproofing, electrical works, and joinery is below the acceptable standard expected for a newly completed building. Comprehensive rectification, including replacement of defective materials and systems, is recommended before final acceptance to ensure long-term durability, functionality, safety, and compliance with the project specifications.

STRUCTURAL INTEGRITY

A comprehensive structural integrity assessment was undertaken using a combination of professional non-destructive engineering assessment techniques designed to evaluate the condition and performance of the accessible structural system without causing damage to the property. These techniques were applied in conjunction with accepted engineering inspection practices, observable structural evidence, and the professional judgment of the inspecting engineer to evaluate the apparent structural integrity, serviceability, and overall condition of the building.

The assessment included all accessible structural components. It was undertaken exclusively through non-destructive engineering assessment techniques, and the engineering opinion presented herein is based upon observable site conditions, professional engineering judgment, and the findings of the assessment.

Despite repeated requests made to the seller and/or the seller's representatives throughout the course of this assessment, the approved architectural drawings, structural drawings, reinforcement detailing, engineering blueprints, structural calculations, geotechnical investigation reports, material testing records, as-built documentation, and other relevant engineering records were not provided for review. Consequently, it was not possible to independently verify whether the construction had been executed in accordance with the original approved design, engineering specifications, or applicable engineering standards.

Based on the findings obtained through the non-destructive engineering assessment, no observable evidence of significant structural distress, progressive settlement, excessive deflection, structural instability, or conditions indicative of imminent structural failure was identified within the accessible areas inspected.

However, evidence of moisture ingress and water penetration was observed at the rooftop, ceilings, and various wall surfaces. These conditions indicate deficiencies in the waterproofing system and, if left unrectified, may result in reinforcement corrosion, concrete deterioration, mould growth, reduced structural durability, deterioration of finishes, and increased long-term maintenance costs. Timely rectification of the waterproofing deficiencies is strongly recommended.

PROFESSIONAL ENGINEERING OPINION

Based upon the accessible conditions observed and the non-destructive engineering assessment undertaken, the primary structural system appears to be performing satisfactorily with no observable evidence of significant structural deficiencies requiring immediate structural intervention. This opinion is limited to accessible components only. The absence of the requested architectural, structural, and engineering documentation materially limits verification of conformity with the original approved design.

EXTERIOR WALLS & FAÇADE SYSTEM

ISSUE 1 Moisture Damage Resulting in Exterior Paint Failure

Paint failure (peeling and chipping) was observed near the main entrance steps, indicating moisture ingress behind the painted surface.

ISSUE ID	ENG–001	**SYSTEM**	Exterior Walls & Façade System
SEVERITY	• Medium	**PRIORITY**	Low
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	5 Years (after minor rectification)
RECOMMENDED ACTION	Chip off all damaged paint, treat the affected area with a moisture-resistant waterproofing chemical after addressing the source of moisture, apply primer, and repaint with an exterior-grade weather-resistant paint.		

ENGINEERING ASSESSMENT

The observed paint failure is indicative of moisture ingress behind the coating system, resulting in loss of adhesion and localized paint delamination. If the underlying source of moisture is not identified and rectified, the deterioration is likely to recur and may lead to progressive damage to the plaster/render.

EXTERIOR WALLS & FAÇADE SYSTEM

ISSUE 2 Localized Plaster Bulging (Surface Delamination)

A localized plaster bulge was observed on the wall adjacent to the entrance. The affected area is raised from the surrounding surface, indicating partial debonding of the plaster from the underlying substrate.

ISSUE ID	ENG–002	**SYSTEM**	Exterior Walls & Façade System
SEVERITY	• Low	**PRIORITY**	Low
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	30 Years (after minor rectification)
RECOMMENDED ACTION	Remove the loose and delaminated plaster up to the sound substrate, inspect for any underlying moisture or bonding deficiencies, carry out necessary substrate repairs, reapply plaster using the specified mortar mix with a suitable bonding agent, allow proper curing, and finish with primer and paint to match the existing surface.		

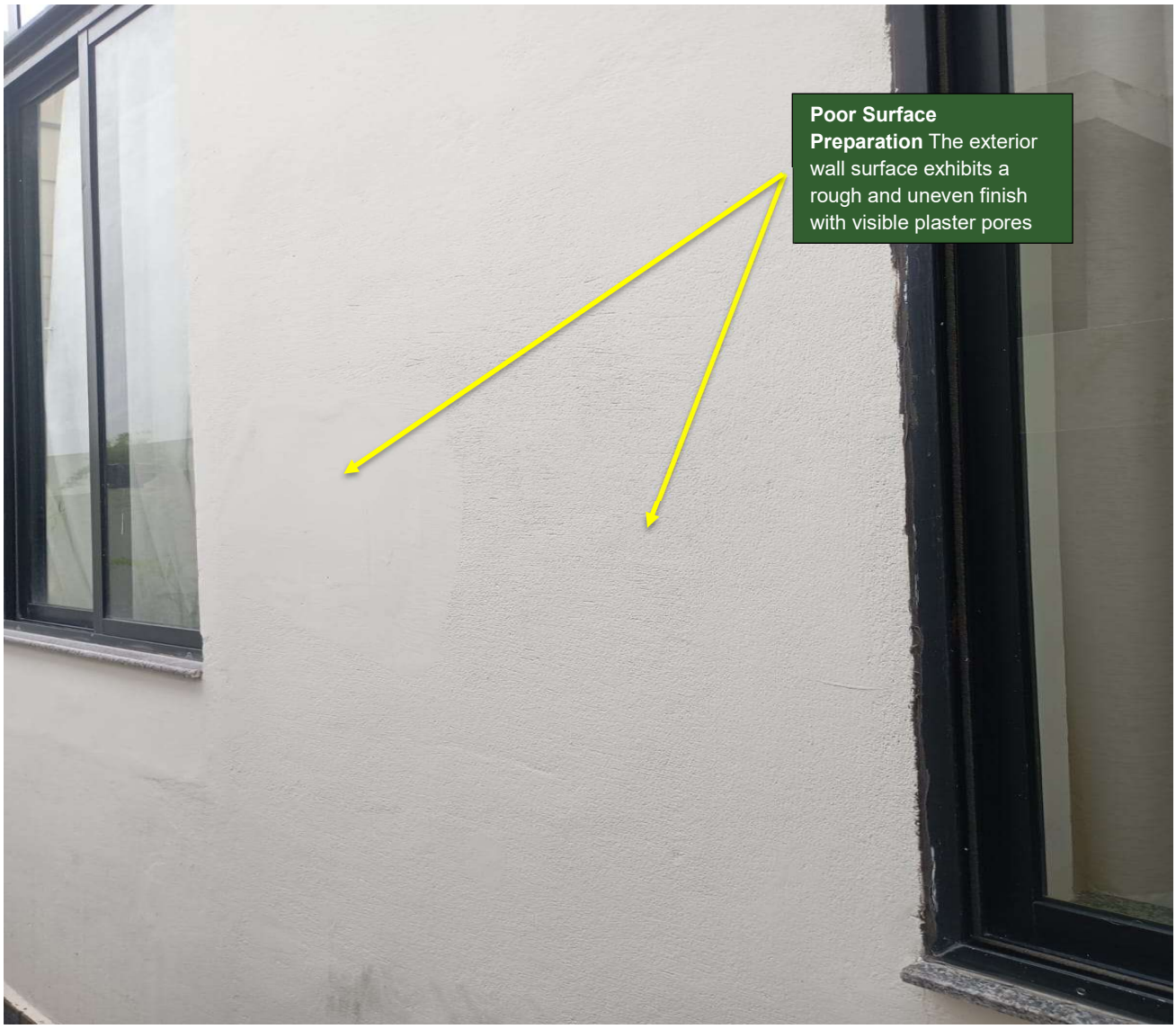
ENGINEERING ASSESSMENT

The observed plaster bulging is indicative of localized plaster delamination, most likely resulting from inadequate substrate preparation, insufficient bonding during plaster application, or moisture ingress. If left unattended, the affected area may continue to expand and eventually detach, posing a safety hazard and leading to further deterioration of the wall finish. Timely remedial works are recommended to restore the integrity and durability of the wall finish

EXTERIOR WALLS & FAÇADE SYSTEM

ISSUE 3 Poor Surface Preparation Resulting in Visible Plaster Pores

The exterior wall surface exhibits a rough and uneven finish with visible plaster pores and surface imperfections. The substrate was not adequately prepared, and pour filling/skim coating was insufficient prior to the application of the paint system, resulting in a poor aesthetic finish.



ISSUE ID	ENG–003	**SYSTEM**	Exterior Walls & Façade System
SEVERITY	• Low	**PRIORITY**	Low
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	3 Years
RECOMMENDED ACTION	Mechanically sand the affected surface and apply a suitable exterior-grade wall putty or skim coat to fill all plaster pores and surface irregularities. After achieving a smooth finish, apply the recommended primer followed by two coats of high-quality exterior weather-resistant paint in accordance with the manufacturer's specifications.		

ENGINEERING ASSESSMENT

The observed defect is primarily a workmanship and quality control issue arising from inadequate surface preparation before painting. Although the defect does not currently affect the structural integrity of the wall, it compromises the appearance and long-term performance of the paint system. Proper surface rectification and refinishing are recommended to achieve a durable, uniform, and aesthetically acceptable façade finish.

EXTERIOR WALLS & FAÇADE SYSTEM

ISSUE 4 Damaged and Detached Travertine Stone Cladding

Multiple travertine stone cladding pieces above the window opening were observed to be cracked, broken, and partially detached from the façade, creating an uneven finish and a potential falling hazard.

ISSUE ID	ENG–004	**SYSTEM**	Exterior Walls & Façade System
SEVERITY	• Low	**PRIORITY**	High
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	3 Months
RECOMMENDED ACTION	Carefully remove all loose and damaged travertine pieces, inspect the substrate and fixing system for deficiencies, and replace the affected stones with matching travertine using an approved exterior-grade stone adhesive or mechanical anchoring system as required. Ensure proper joint treatment and alignment with the existing façade.		

ENGINEERING ASSESSMENT

The damaged travertine cladding indicates failure of the stone fixing system and/or deterioration due to inadequate bonding, installation defects, or environmental exposure. As the affected stones are located at an elevated level, there is a risk of further detachment, which poses a safety hazard to occupants and visitors. Immediate replacement of the damaged cladding and verification of the stability of adjacent stone panels are recommended to ensure the long-term safety and durability of the façade.

INTERIOR FINISHES (WOOD WORKS)

ISSUE 5 **Incomplete Joint Treatment of MDF Panel Above Main Entrance Door**

Visible gaps and open joints were observed between the MDF panels installed above the main entrance door. The panel joints have not been properly filled, finished, or sanded prior to painting, resulting in a noticeable discontinuity in the surface finish.

ISSUE ID	ENG–005	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• Low	**PRIORITY**	Low
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	3 Years
RECOMMENDED ACTION	Clean the joints and fill all gaps using a suitable MDF joint filler or wood filler. Reinforce joints with joint tape where required, sand the surface to achieve a flush and seamless finish, apply primer, and repaint the entire panel to ensure a uniform appearance.		

ENGINEERING ASSESSMENT

The observed defect is a workmanship and finishing quality issue resulting from inadequate joint treatment during MDF panel installation. While the defect does not currently affect the structural performance of the panel, untreated joints are susceptible to cracking due to thermal movement and humidity variations, leading to progressive deterioration of the finished surface. Proper joint treatment and refinishing are recommended to achieve a durable, crack-free, and aesthetically acceptable finish.

INTERIOR FINISHES (WOOD WORKS)

ISSUE 6 **Localized Damage to Wooden Door**

A localized impact damage was observed on the wooden door, where a small portion of the wood has chipped off, exposing the underlying substrate and affecting the overall appearance of the finished surface.

ISSUE ID	ENG–006	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• Low	**PRIORITY**	Low
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	10 Years
RECOMMENDED ACTION	Remove any loose wood fibers, fill the damaged area with a suitable wood filler or epoxy wood repair compound, sand the repaired surface smooth, and refinish the area with a matching wood stain and protective clear coat to restore the original appearance.		

ENGINEERING ASSESSMENT

The observed defect is a localized physical damage caused by impact during handling or use. While it does not currently affect the structural integrity or functionality of the door frame, the exposed surface is vulnerable to moisture ingress, further deterioration, and degradation of the finish. Prompt repair is recommended to restore the aesthetic quality and protect the timber from future damage.

INTERIOR FINISHES (WOOD WORKS)

ISSUE 7 Moisture-Induced Damage to Base of Console Cabinet

The bottom edge of the console cabinet exhibits visible swelling, chipping, and deterioration of the laminate/finish. The damage is concentrated along the lower edge, indicating prolonged exposure to moisture, most likely resulting from water contact during routine floor cleaning.

ISSUE ID	ENG–007	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• Medium	**PRIORITY**	Medium
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	1 Years
RECOMMENDED ACTION	Replace the damaged console cabinet bottom panel with a new panel of matching material, finish, and dimensions. Ensure all exposed edges are properly sealed with a moisture-resistant edge banding or sealant, and provide adequate clearance or a protective plinth at the base to prevent future water damage during floor cleaning.		

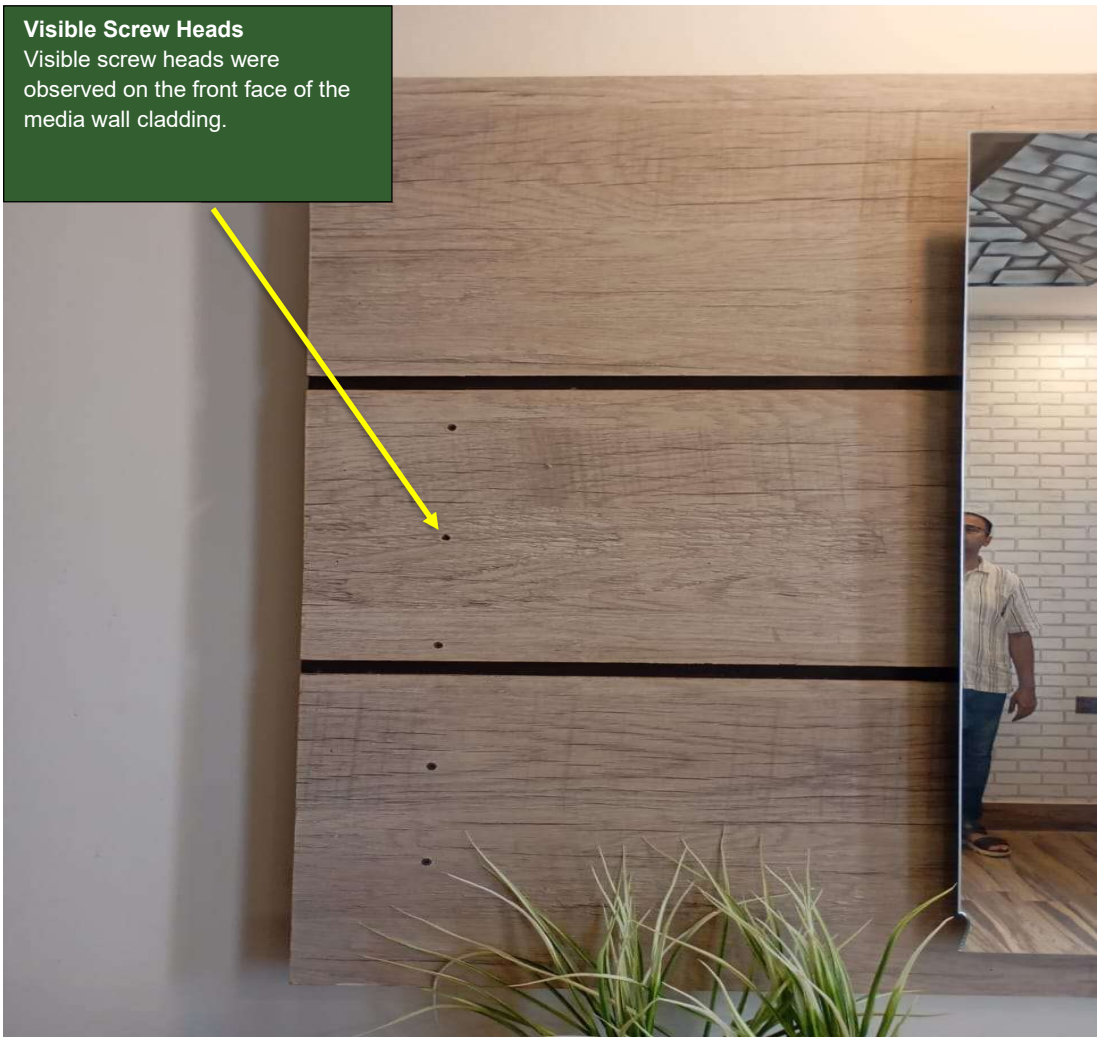
ENGINEERING ASSESSMENT

The observed deterioration is consistent with moisture absorption by the engineered wood substrate, leading to swelling and delamination of the laminate finish. Although the damage is primarily cosmetic at this stage, continued exposure to water will accelerate material degradation, reduce the service life of the cabinet, and may eventually compromise its structural integrity.

INTERIOR FINISHES (WOOD WORKS)

ISSUE 8 Visible Screw Heads on Media Wall Cladding

Visible screw heads were observed on the front face of the media wall cladding. The exposed fasteners detract from the intended seamless appearance of the finished panel and indicate poor finishing workmanship.



ISSUE ID	ENG–008	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• Low	**PRIORITY**	Low
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	15 Years
RECOMMENDED ACTION	Replace all affected media wall panels exhibiting exposed screw heads with new panels installed using a concealed fixing system. All visible fasteners shall be eliminated by using headless (brad) nails or concealed fixings to achieve a seamless, high-quality finish in accordance with the approved design and workmanship standards.		

ENGINEERING ASSESSMENT

The observed defect is an aesthetic and workmanship issue rather than a structural deficiency. Although the visible screw heads do not affect the stability or performance of the media wall, they do not meet the expected finish quality for premium interior joinery. Concealed fixing and proper surface finishing are recommended to achieve the required architectural standard and visual appearance.

INTERIOR FINISHES (WOOD WORKS)

ISSUE 9 **Missing Side Cover Panel Exposing Electrical Wiring**

The side cover/packing panel of the media wall is missing, leaving the internal electrical wiring exposed. The unfinished side edge adversely affects the overall appearance and exposes the wiring to accidental damage.

ISSUE ID	ENG–009	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• Low	**PRIORITY**	Low
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	15 Years
RECOMMENDED ACTION	Install the missing side cover panel using material, finish, and dimensions matching the existing media wall. Ensure all electrical wiring is properly concealed and secured within the panel, maintaining adequate access for future maintenance where required.		

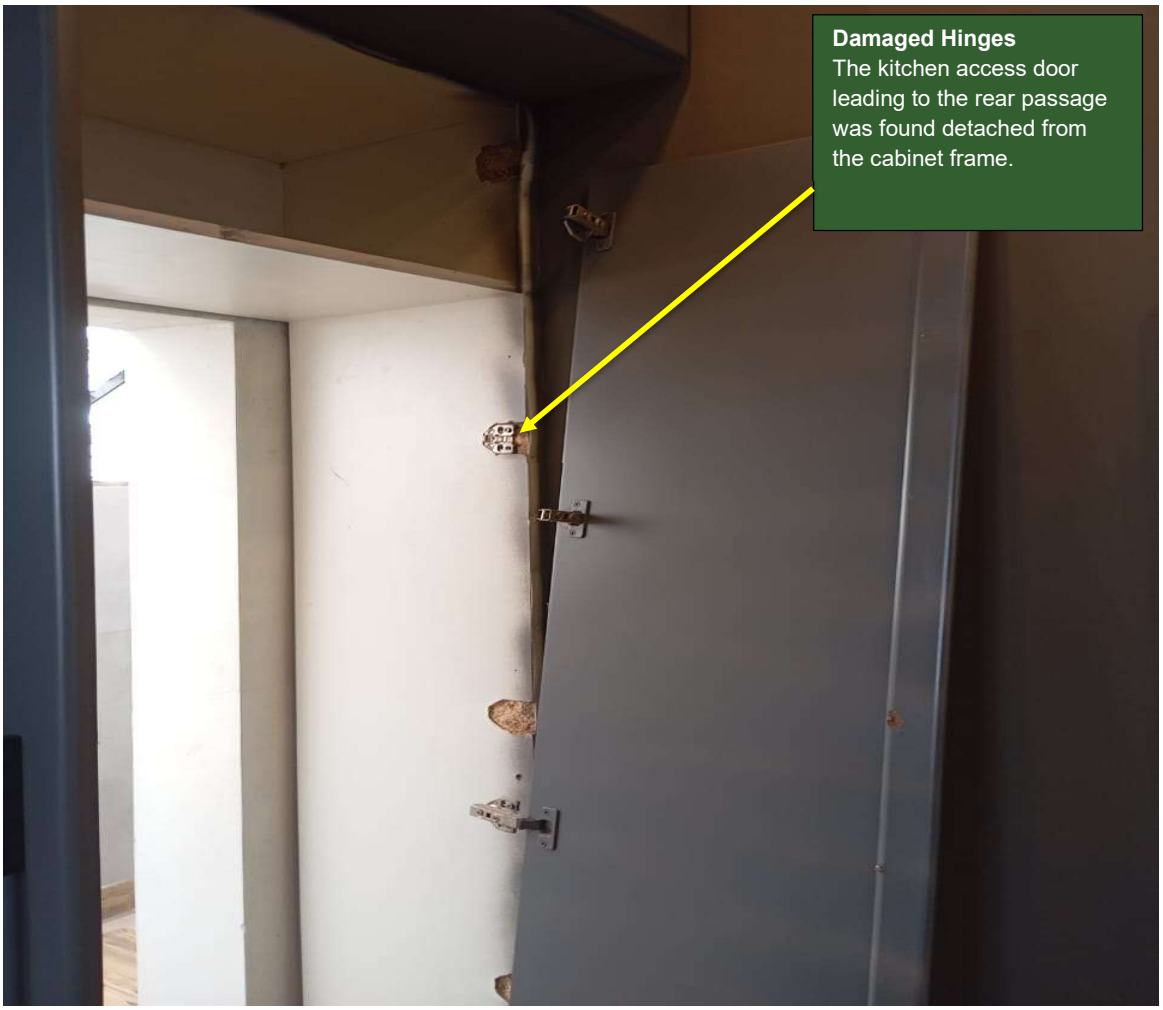
ENGINEERING ASSESSMENT

The observed defect is primarily a workmanship and finishing issue. While the exposed wiring does not currently indicate an electrical fault, leaving cables visible reduces the aesthetic quality of the installation and increases the risk of accidental damage to the wiring. Installation of the missing side panel is recommended to achieve a safe, neat, and architecturally acceptable finish.

INTERIOR FINISHES (WOOD WORKS)

ISSUE 10 Kitchen Access Door Detached Due to Damaged Hinges

The kitchen access door leading to the rear passage was found detached from the cabinet frame. The door hinges are damaged, preventing the door from being securely mounted and operated.



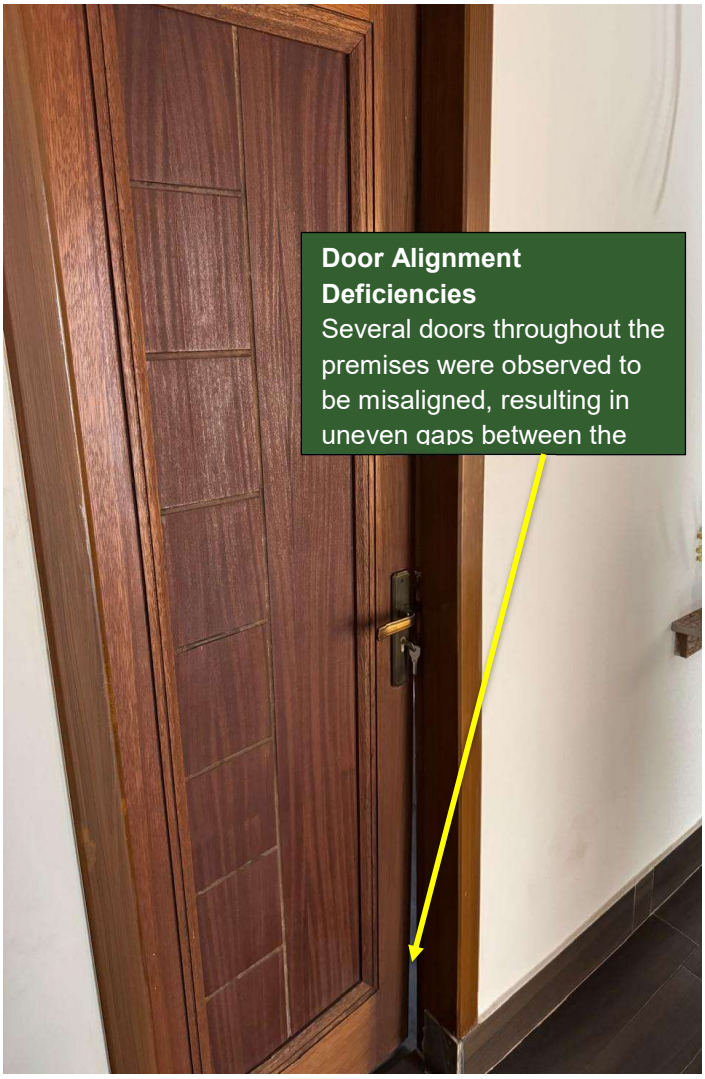
ISSUE ID	ENG–0010	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• High	**PRIORITY**	High
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	0 Years
RECOMMENDED ACTION	Replace all damaged hinges with new heavy-duty concealed cabinet hinges of the specified type, reinstall and properly align the door leaf, and adjust the hinges to ensure smooth operation, correct clearances, and proper closing.		

ENGINEERING ASSESSMENT
The observed defect is a functional failure resulting from damaged cabinet hardware. Although it does not affect the structural integrity of the cabinet, the detached door compromises usability, safety, and the overall finish quality of the kitchen joinery. Replacement of the damaged hinges and proper reinstallation of the door leaf are recommended to restore the intended functionality and appearance.

INTERIOR FINISHES (WOOD WORKS)

ISSUE 11 **Door Alignment Deficiencies and Incomplete Hardware Installation**

Several doors throughout the premises were observed to be misaligned, resulting in uneven gaps between the door leaf and frame. In addition, some doors were found without the required door locksets, leaving the joinery incomplete and affecting functionality.



ISSUE ID	ENG–0011	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• High	**PRIORITY**	High
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	0 Years
RECOMMENDED ACTION	Replace all affected door leaves exhibiting warping or deflection with new, properly seasoned and dimensionally stable wooden doors conforming to the project specifications. Install new doors with the required hardware, including locksets where missing, and ensure correct alignment, uniform clearances, and smooth operation.		

ENGINEERING ASSESSMENT

The observed uneven gaps are attributable to the deflection (warping) of the wooden door leaves rather than installation misalignment. The deformation has adversely affected door alignment, closing performance, and overall appearance. In addition, several doors are missing locksets, rendering them functionally incomplete. Warped timber doors cannot be permanently rectified through hinge adjustments alone; therefore, replacement of the affected door leaves is recommended to restore proper functionality, durability, and compliance with the required quality standards.

INTERIOR FINISHES (Paint and Tile Work)

ISSUE 12 **Interior Wall Paint Peeling Due to Moisture Ingress**

Paint peeling, blistering, and localized plaster deterioration were observed at the lower portion of the interior walls. The pattern of damage indicates moisture ingress from the wall base, resulting in loss of adhesion of the paint and deterioration of the wall finish.

ISSUE ID	ENG–0012	**SYSTEM**	INTERIOR FINISHES
SEVERITY	• High	**PRIORITY**	High
COST POSITION	Specialist quotation required	**EXPECTED REMAINING LIFE**	0 Years
RECOMMENDED ACTION	Identify and rectify all sources of moisture ingress before commencing remedial works. Following complete drying of the affected areas, repair all damaged plaster where required and carry out a complete interior repainting of the building using the specified primer and paint system to ensure a uniform finish, consistent appearance, and long-term durability.		

ENGINEERING ASSESSMENT

The observed defect is consistent with moisture-induced deterioration of the wall finish. Prolonged moisture exposure has caused the paint coating to lose adhesion and the underlying plaster to deteriorate. If the source of moisture is not rectified, the defect will continue to propagate and may result in recurring paint failure, further plaster damage, and potential deterioration of adjacent finishes. Rectification of the moisture source followed by complete restoration of the wall finish is recommended to ensure long-term durability and serviceability.

INTERIOR FINISHES (Paint and Tile Work)

ISSUE 13 **Moisture Damage on Ceiling and Walls (Roof Waterproofing Failure)**

Visible damp patches, paint discoloration, peeling, and moisture stains are observed on the ceiling and adjoining walls at multiple locations. The pattern of deterioration indicates water ingress from the roof slab, suggesting that the existing roof waterproofing/insulation system is ineffective or has failed. Continued moisture penetration is causing deterioration of paint, plaster, and ceiling finishes.

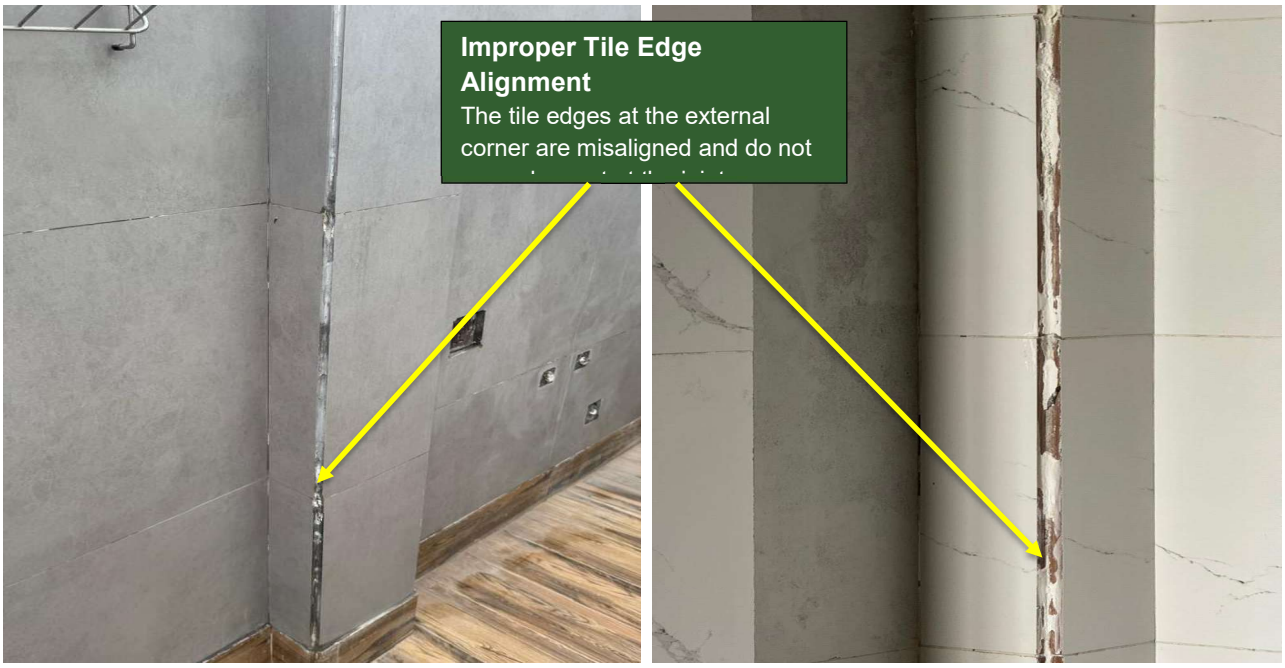
Moisture Damage on Ceiling Visible damp patches, paint discoloration, peeling, and moisture stains are observed on the ceiling and adjoining walls at multiple locations

ISSUE ID	ENG–0013	SYSTEM	INTERIOR FINISHES
SEVERITY	• High	PRIORITY	High
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	0 Years
RECOMMENDED ACTION	Carry out a detailed inspection of the roof to identify the source of water ingress and rectify the defective waterproofing system, including all roof joints and penetrations. After eliminating the leakage, allow the affected areas to dry completely, repair the damaged plaster and paint, and apply a fresh finish only after confirming that no further moisture intrusion is present.		
ENGINEERING ASSESSMENT The observed defects are consistent with roof waterproofing failure rather than surface-level paint defects. Moisture infiltration through the roof slab can progressively damage internal finishes, promote fungal/mold growth, corrode embedded reinforcement over time, and reduce the durability of the building envelope if left unaddressed. The issue requires investigation and rectification at the source rather than cosmetic repairs.			

INTERIOR FINISHES (Paint and Tile Work)

ISSUE 14 **Improper Tile Edge Alignment and Joint Finishing**

The tile edges at the external corner are misaligned and do not properly meet at the joint. In addition, the corner joint is inadequately filled and finished, leaving visible gaps that compromise both the appearance and water resistance of the tiled surface.



ISSUE ID	ENG–0014	SYSTEM	INTERIOR FINISHES
SEVERITY	• High	PRIORITY	Medium
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	5 Years
RECOMMENDED ACTION	Remove and reinstall the affected corner tiles to achieve proper alignment and uniform joint spacing. Fill and seal all joints with an appropriate waterproof grout or sealant to prevent water ingress and ensure a durable, aesthetically acceptable finish.		
ENGINEERING ASSESSMENT The improper alignment and incomplete joint sealing indicate poor workmanship during tile installation. If left unrectified, these open joints may permit water ingress behind the tiles, leading to moisture penetration, de-bonding of tile adhesive, and long-term deterioration of the substrate.			

INTERIOR FINISHES (Paint and Tile Work)

ISSUE 15 **Improper Tile Alignment Due to Wall Deviation**

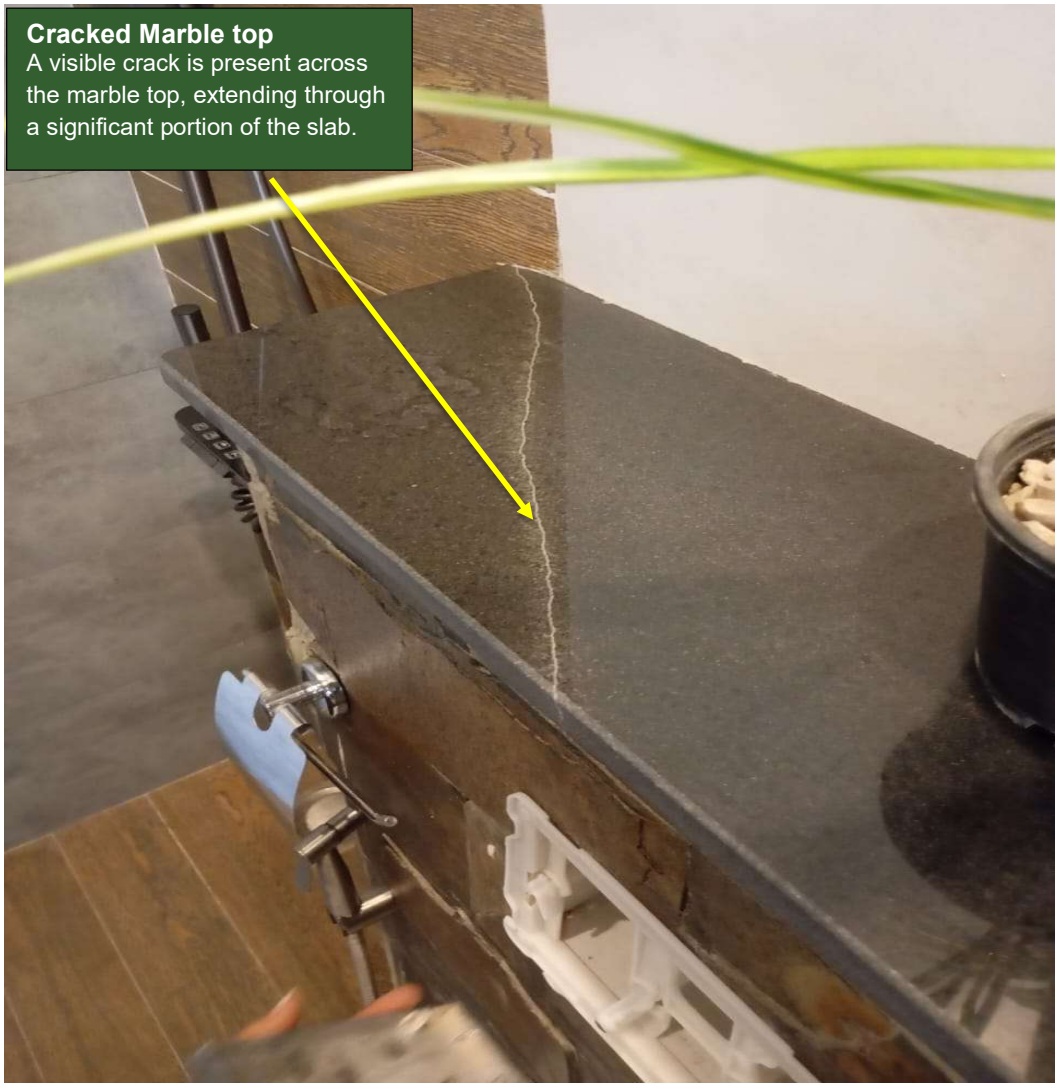
The floor tiles exhibit a tapered alignment along the wall, resulting in inconsistent tile width. This is due to the existing wall deviation, which has affected the tile layout and visual appearance.

ISSUE ID	ENG–0015	SYSTEM	INTERIOR FINISHES
SEVERITY	• Low	PRIORITY	Low
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	
RECOMMENDED ACTION	No rectification is recommended, as correcting the wall alignment would require extensive demolition and reconstruction. The condition may be accepted as an aesthetic defect, provided it does not affect the functionality, safety, or serviceability of the flooring.		
ENGINEERING ASSESSMENT The observed taper is attributable to the existing wall alignment rather than a structural concern. While it does not impair the performance of the tiled floor, it represents a workmanship and aesthetic deficiency that detracts from the overall finish quality.			

INTERIOR FINISHES (Paint and Tile Work)

ISSUE 16 **Cracked Marble top**

A visible crack is present across the marble top, extending through a significant portion of the slab. The defect adversely affects the aesthetic appearance and may worsen over time if subjected to loading or impact.



ISSUE ID	ENG–0016	SYSTEM	INTERIOR FINISHES
SEVERITY	• Medium	PRIORITY	Medium
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	1 Year
RECOMMENDED ACTION	Replace the damaged marble piece to restore the intended finish and prevent further propagation of the crack. Temporary repairs using fillers or adhesives are not recommended where a visible surface crack exists, as they will not fully restore the original appearance or long-term durability.		
ENGINEERING ASSESSMENT The crack is a material defect that compromises the visual quality of the countertop and may reduce its long-term serviceability. Although the defect does not present an immediate structural concern for the installation, replacement of the affected slab is the appropriate remedial measure to achieve the specified finish quality.			

INTERIOR FINISHES (Paint and Tile Work)

ISSUE 17 **Damaged Travertine Stair Tread**

The travertine stair tread has a chipped and damaged front edge (nosing), resulting in a visible surface defect and an inconsistent finish.

ISSUE ID	ENG–0017	SYSTEM	INTERIOR FINISHES
SEVERITY	• Medium	PRIORITY	Medium
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	3 Year
RECOMMENDED ACTION	Replace the damaged travertine tread with a new matching piece. Minor patch repairs are not recommended, as they are unlikely to restore the original appearance and durability of the natural stone.		
ENGINEERING ASSESSMENT The damage is a workmanship/material defect that primarily affects the aesthetic quality of the staircase. While it does not currently appear to compromise the structural integrity of the stair, the chipped edge may deteriorate further under foot traffic and should be replaced to maintain the required finish quality and long-term serviceability.			

INTERIOR FINISHES (Paint and Tile Work)

ISSUE 18 **Unsealed Gap Between Kitchen Countertop and Cabinet Panel**

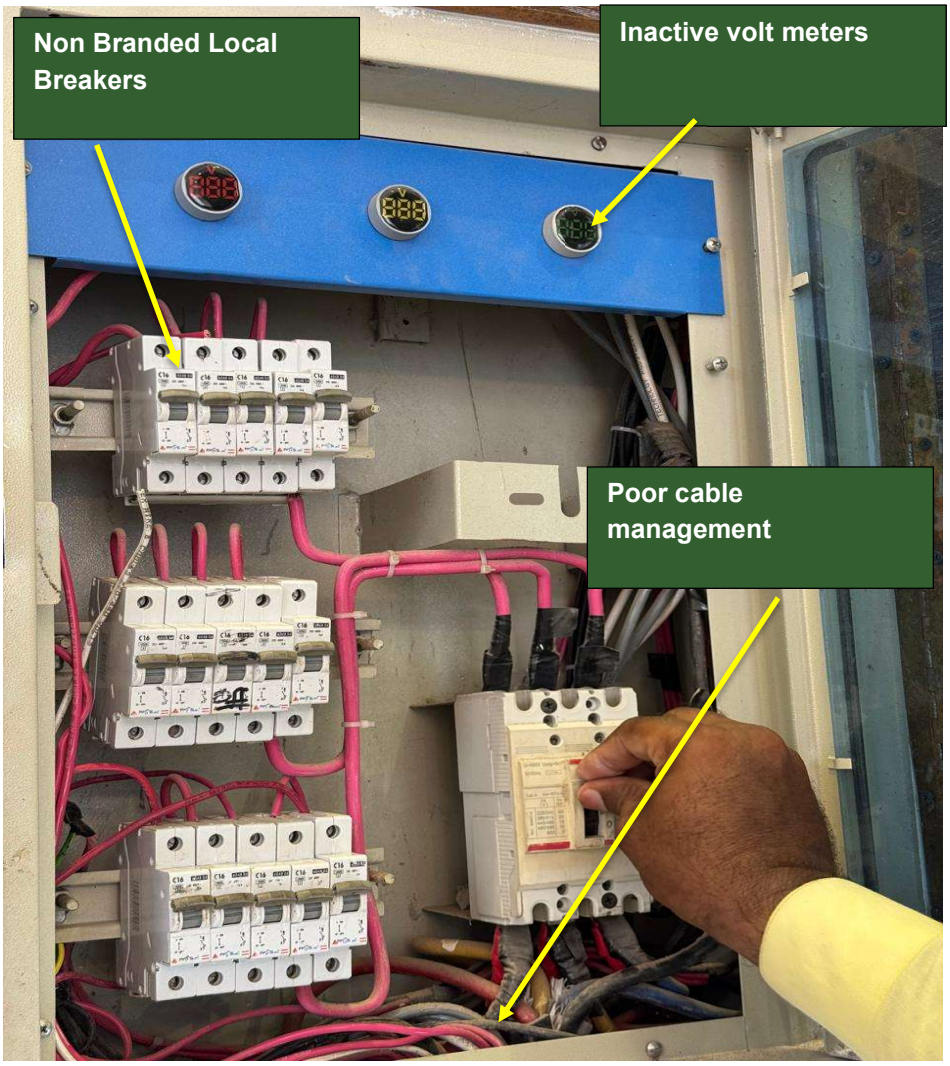
A visible unsealed gap is present between the kitchen marble countertop and the adjacent cabinet side panel. This opening allows water and other liquids to penetrate into the cabinet, increasing the risk of moisture damage.

ISSUE ID	ENG–0018	SYSTEM	INTERIOR FINISHES
SEVERITY	• High	PRIORITY	High
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	3 Year
RECOMMENDED ACTION	Clean the joint and seal the gap with a high-quality silicone sealant that is compatible with the countertop and cabinet finishes. Ensure a continuous and uniform seal to prevent water ingress while maintaining a neat appearance.		
ENGINEERING ASSESSMENT The observed gap is a workmanship deficiency that compromises the watertightness of the countertop installation. Although it does not affect the structural integrity of the kitchen, continued exposure to water may result in swelling, delamination, or deterioration of the cabinet materials. Proper sealing is required to protect the cabinetry and improve the overall quality of the installation.			

ELECTRICAL SYSTEMS

ISSUE 19 **Distribution Board (DB) Wiring and Electrical Compliance Deficiencies**

The distribution board exhibits multiple deficiencies, including poor cable management, absence of visible cable manufacturer identification, installation of local/non-approved circuit breakers, and a first-floor main MCCB that was found to be defective and not functioning properly during inspection.

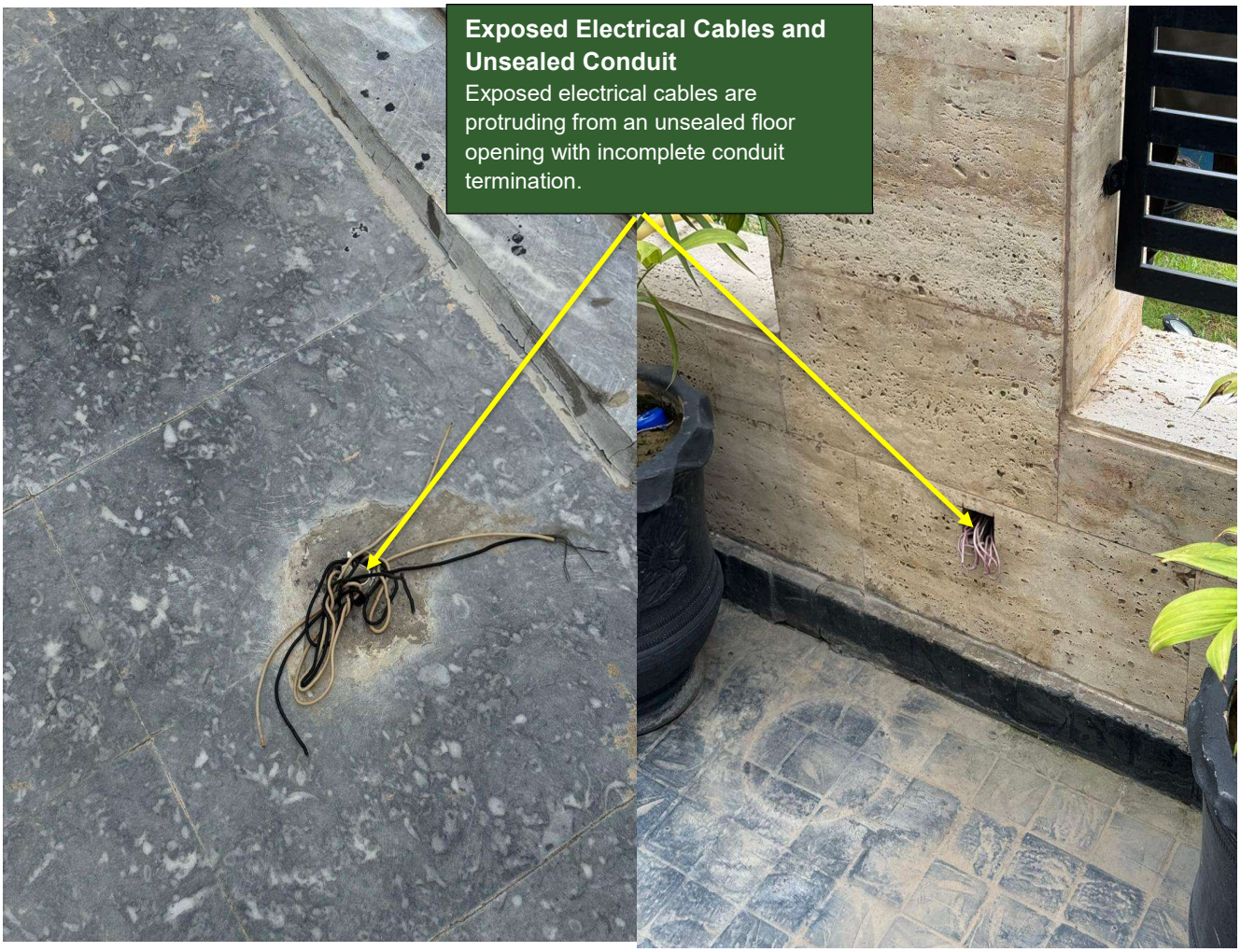


ISSUE ID	ENG–0019	SYSTEM	INTERIOR FINISHES
SEVERITY	• High	PRIORITY	High
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	6 Months
RECOMMENDED ACTION	Replace the defective main MCCB with an approved unit of the specified rating. Replace all existing electrical wiring with cables from an approved manufacturer that comply with the project specifications and applicable standards, as the installed cables cannot be verified for compliance due to the absence of visible manufacturer identification. Replace all non-approved circuit breakers with approved products and reorganize the distribution board wiring using proper cable routing, termination, fastening, and circuit identification to ensure a safe, compliant, and maintainable electrical installation.		
ENGINEERING ASSESSMENT The observed deficiencies indicate non-compliance with good electrical installation practices and may adversely affect the safety, reliability, and maintainability of the electrical distribution system. The defective main MCCB represents a significant operational concern, while the lack of cable identification, use of non-approved protective devices, and poor cable management prevent verification of compliance with the project specifications and accepted electrical standards. A comprehensive inspection, testing, and rectification of the distribution board should be completed before the installation is accepted or placed into service.			

ELECTRICAL SYSTEMS

ISSUE 20 **Exposed Electrical Cables and Unsealed Conduit on Roof**

Exposed electrical cables are protruding from an unsealed floor opening with incomplete conduit termination. The installation allows rainwater to enter the conduit system and leaves the cables susceptible to mechanical damage and environmental exposure.

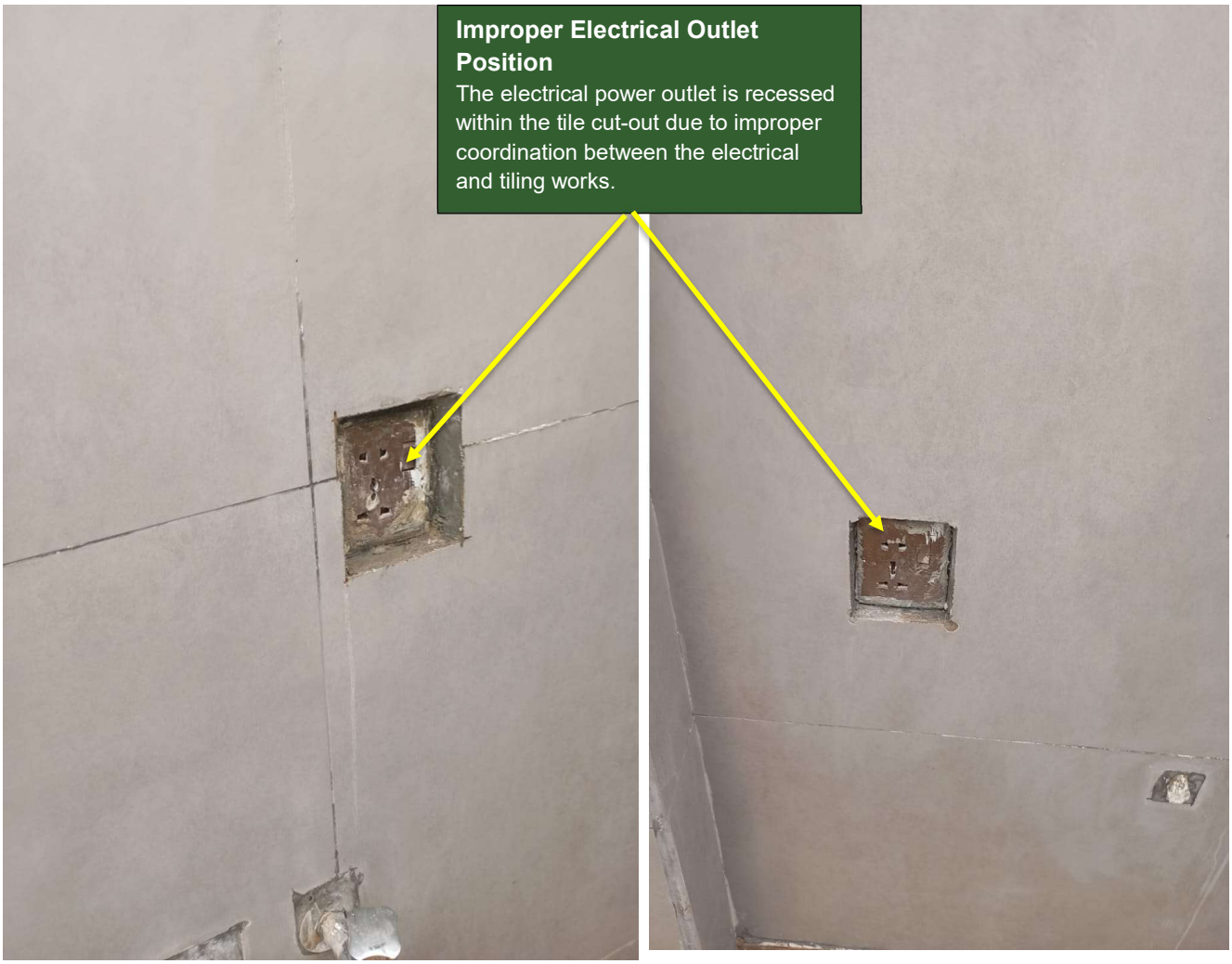


ISSUE ID	ENG–0020	SYSTEM	INTERIOR FINISHES
SEVERITY	• High	PRIORITY	High
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	Nill
RECOMMENDED ACTION	Install approved UV-resistant conduits with weatherproof fittings and terminate the cables within a suitable IP-rated weatherproof junction box or equipment enclosure. Properly seal the floor penetration using a waterproof sealant or non-shrink grout to prevent water ingress. Secure and protect all exposed cables in accordance with the project specifications and applicable electrical standards.		
ENGINEERING ASSESSMENT The observed installation does not comply with good electrical installation practices for outdoor environments. Unsealed conduits and exposed cables increase the risk of water ingress, insulation deterioration, corrosion, electrical faults, and premature cable failure. The condition also presents a potential safety hazard and should be rectified before the electrical system is commissioned or placed into service.			

ELECTRICAL SYSTEMS

ISSUE 21 **Improper Electrical Outlet Position After Tile Installation**

The electrical power outlet is recessed within the tile cut-out due to improper coordination between the electrical and tiling works. The outlet face is not flush with the finished tile surface, resulting in an incomplete and poor-quality installation.



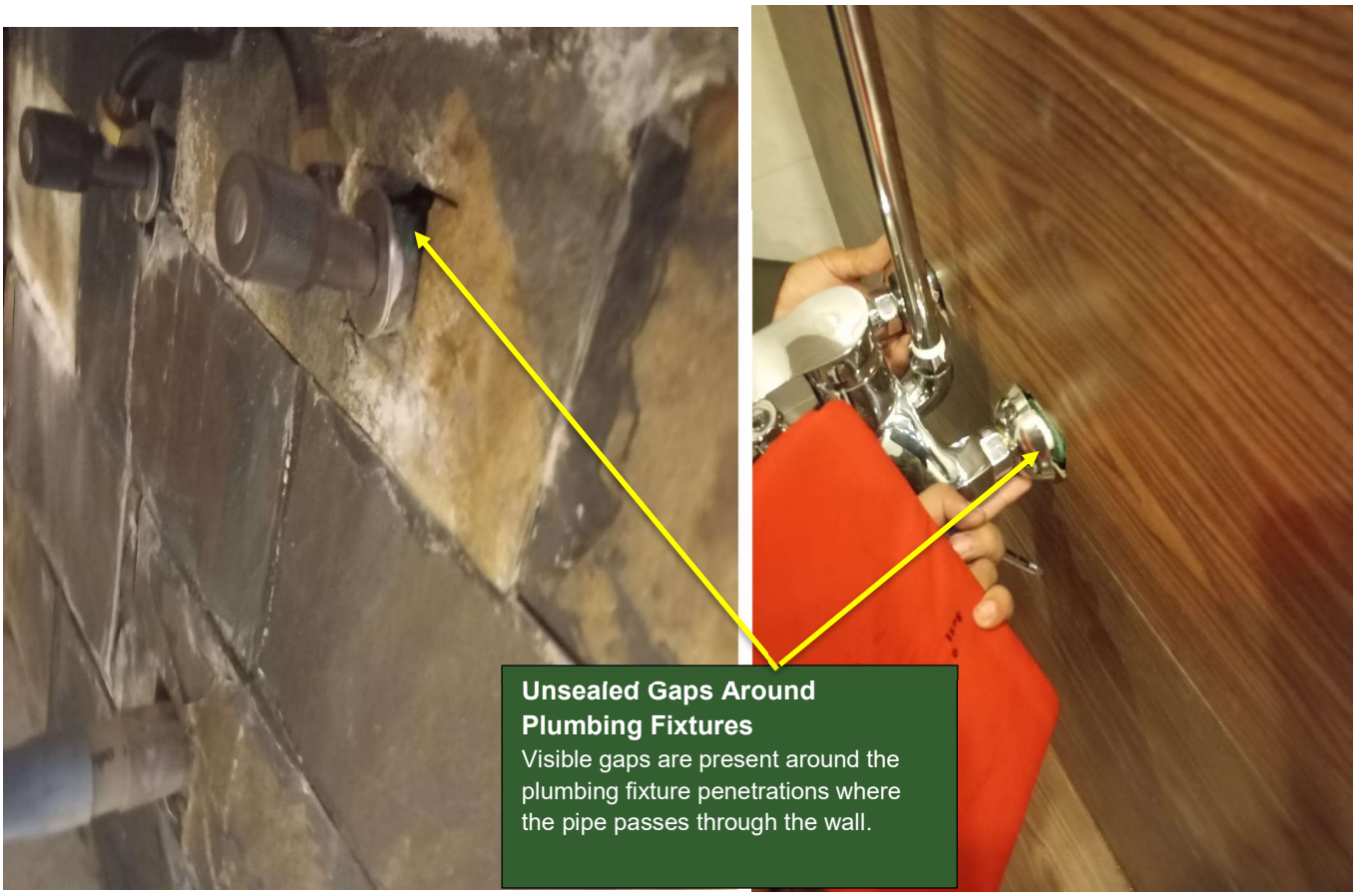
ISSUE ID	ENG–0021	SYSTEM	INTERIOR FINISHES
SEVERITY	• Medium	PRIORITY	Medium
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	1 Year
RECOMMENDED ACTION	Reposition the electrical back box or install an approved extension ring/spacer so that the outlet is flush with the finished tile surface. Install a properly fitting faceplate to fully cover the tile cut-out and provide a neat, compliant finish.		

ENGINEERING ASSESSMENT
The observed condition is a workmanship and coordination deficiency between the electrical and finishing trades. Although the outlet may remain functional, the recessed installation compromises the aesthetic appearance, may prevent proper mounting of the faceplate, and does not comply with good electrical installation practices. Rectification is recommended to ensure a safe, durable, and professionally finished installation.

PLUMBING WORKS

ISSUE 22 **Unsealed Gaps Around Plumbing Fixtures**

Visible gaps are present around the plumbing fixture penetrations where the pipe passes through the wall. The escutcheon does not fully cover the opening, leaving the wall penetration exposed. This condition was observed in multiple bathrooms.



ISSUE ID	ENG–0022	SYSTEM	INTERIOR FINISHES
SEVERITY	• Medium	PRIORITY	high
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	1 Year
RECOMMENDED ACTION	Install appropriately sized escutcheon plates where required and seal all gaps around the pipe penetrations with a high-quality, mould-resistant sanitary silicone sealant. Ensure a continuous, watertight seal to prevent water ingress and achieve a neat finish.		
ENGINEERING ASSESSMENT The unsealed penetrations represent a workmanship deficiency that may allow water to penetrate behind the wall finish during use or cleaning. Prolonged water ingress can lead to moisture damage, deterioration of wall finishes, and potential mould growth. Proper sealing is necessary to maintain the watertight integrity and durability of the bathroom installation.			

PLUMBING WORKS

ISSUE 23 **Improper Floor Drain Location**

The floor drain has been installed too close to the wall corner, preventing the proper installation of a standard drain cover. The current location also restricts access for routine cleaning and maintenance.

ISSUE ID	ENG–0023	SYSTEM	INTERIOR FINISHES
SEVERITY	• Low	PRIORITY	Medium
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	3 Year
RECOMMENDED ACTION	Reposition the floor drain to provide adequate clearance from the wall in accordance with the drain manufacturer's installation requirements and good plumbing practice. Install a properly sized drain cover after relocation and restore the surrounding floor finish to maintain effective drainage.		
ENGINEERING ASSESSMENT The current drain location is a workmanship and installation deficiency. The lack of sufficient clearance prevents proper fitting of the drain cover and limits accessibility for maintenance. This condition may lead to hygiene issues, debris accumulation, and reduced drainage performance. Relocation of the floor drain is recommended to achieve a functional and compliant installation.			

ROOF and WATERPROOFING SYSTEM

ISSUE 24 **Open Joint and Deteriorated Sealant in Roof Marble Flooring**

Visible gaps and cracked/missing sealant are present along the movement joint between the marble flooring. The joint is no longer watertight, creating a potential path for water ingress into the underlying floor system.

ISSUE ID	ENG–0024	SYSTEM	INTERIOR FINISHES
SEVERITY	• High	PRIORITY	High
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	1Year
RECOMMENDED ACTION	Remove the existing marble cladding in the affected area and carry out proper waterproofing treatment to eliminate the source of water ingress. After the waterproofing system has been tested and verified, reinstall the marble cladding with appropriate adhesive, joint treatment, and finishing to ensure a durable, watertight, and aesthetically acceptable installation.		
ENGINEERING ASSESSMENT Remove the deteriorated sealant, clean and prepare the joint surfaces, install a suitable backing rod where required, and reseal the joint with a high-performance UV- and weather-resistant polyurethane or silicone joint sealant designed for exterior movement joints. Verify the integrity of the waterproofing system if water leakage is suspected.			

ALUMINIUM WINDOWS

ISSUE 25 **Evidence of Water Ingress at Window Glazing**

Brown/rust-colored staining is visible along the edge of the window glass adjacent to the frame, indicating moisture penetration through the glazing or perimeter seal. The condition suggests deterioration of the window sealing system.
No manufacturer name, brand label, or identification marking was found on the installed aluminium window system during the site inspection.

ISSUE ID	ENG–0025	SYSTEM	INTERIOR FINISHES
SEVERITY	• High	PRIORITY	High
COST POSITION	Specialist quotation required	EXPECTED REMAINING LIFE	1Year
RECOMMENDED ACTION	Inspect the window glazing and perimeter sealant to identify the source of water ingress. Replace any failed glazing seals or gaskets, reseal the perimeter with a high-quality weatherproof sealant, and replace the insulated glass unit if the seal has failed and moisture has entered the glazing cavity. Conduct a water-tightness test after rectification to verify the effectiveness of the repair.		
ENGINEERING ASSESSMENT The observed staining is consistent with water ingress caused by deterioration of the glazing seal or perimeter weatherproofing. If left unaddressed, continued moisture penetration may result in corrosion of frame components, deterioration of sealants, reduced thermal performance, and damage to adjacent interior finishes. Prompt investigation and remedial sealing are recommended to restore the weather-tight integrity of the window assembly.			