




DEFECTS INSPECTION IN NEW HOMES

Absolute Inspection Pte. Ltd.

Tan Wee Kwang

MORE SINGAPORE NEWS


 PAP or Opposition ward? No difference to home value. Study
6 minutes ago

 Singapore's status as IP, finance hub helps print industry thrive
29 minutes ago


 European football giants eye Singapore for future visits
1 hour ago

RECOMMENDED FOR YOU

 Soldiers fire warning shots in Burkina Faso main square - witness

 Hague court to rule in Lebanon witness intimidation case

 8 months' jail for molesting woman on MRT train

 Man jailed 6.5 years for

MORE SINGAPORE NEWS

 Singapore's status as IP, finance hub helps print industry thrive
27 minutes ago


 European football giants eye Singapore for future visits
59 minutes ago

 AVA warns of phishing scam involving dog licences
9 hours ago

RECOMMENDED FOR YOU

 Please help to tackle haze in Indonesia: VP Kalla to Singapore

 Asian shares seen falling, dollar soft after Fed holds rates

 Strain of bacteria linked to infections from raw fish found

SINGAPORE

Heng to lead taskforce to look into complaints over Centrale 8 DBSS estate

The taskforce, overseen by Education Minister Heng Swee Keat, comes after a group of residents had sent a petition to Members of Parliament from Tampines GRC about the recurring defects found in their homes.

By Faris Mokhtar
POSTED: 22 Aug 2015 14:36 UPDATED: 25 Jun 2015 09:30

VIDEOS PHOTOS



SINGAPORE

Trivellis developer EL Development addresses building defects

Under the Sales and Purchase Agreement, developers are also obliged to rectify any defect reported to them within the one-year defects liability period, says the Housing Development Board.

POSTED: 15 May 2015 16:00 UPDATED: 15 May 2015 23:16

PHOTOS



 The Straits Times July 15

Like Page

Punggol residents plagued by rainwater in flats and false fire alarms. str.sg/FMQ

"This is not the first time it has happened," said 30-year-old resident Eric Loh. "My wife and daughter cannot get proper rest. There's a lot of renovation in the day, and alarms going off at night."



Punggol residents plagued by rainwater in flats and false fire alarms

SINGAPORE -When engineer Eric Loh woke up at about 2am on Monday, he was shocked to find rain water entering his four-room flat in Punggol, even though his...

STRAITSTIMES.COM | BY YEO SAM JO



Windowless kitchen in \$1.58-million EC causes woes for bride-to-be and family

AsiaOne | Thursday, Feb 11, 2016



asiaone
All the top publications in one

Hairline cracks found on walls of new Punggol flats



The bride
Photo: ST

Photo: ST

Security officer Mohamad Rizan Mazlan pointing out cracks on a wall in his Waterway Banks flat to a professional home inspector. Other residents in the estate say they have spotted cracks on their walls too.

asiaone
All the top publications in one

SINGAPORE BUSINESS MALAYSIA ASIA WORLD FORUM SE

Sengkang home owner finds 156 defects in new BTO flat



Photo: Lianhe Wanbao

SINGAPORE - A female homeowner found over 150 defects in her new Build-to-Order (BTO) flat in Sengkang, reported Lianhe Wanbao.



- Floor
- Internal Walls
- Ceiling
- Doors
- Windows
- M&E Fittings
- Other Components



AREAS OF INSPECTION

- Misalignment / Unevenness
- Missing items
- Functionality
- Surface damage



SCOPE OF INSPECTION

Inspect house for defects

Mark out and lodge defects

Joint inspection with builder /
developer

Rectification of defects

Handover inspection with builder /
developer

PROCESS FLOW



yes

no

maybe

DIY or GET PROFESSIONAL HELP?

- What to check?
- Where to check?
- How to check?
- How do I know if my observations are “real” defects?
- What will happen if I miss out on some defects in my submitted list?



HOMEOWNERS' CONCERNS

- Track Record
- Clients' Reviews
- Professional Fee
- Scope of Service
- Nature of Business –
Any conflict of interest



SELECTING A PROFESSIONAL INSPECTION COMPANY

- Conducting 1st round of defects inspection upon key collection by owner,
- Assist the owner to mark out defects, prepare and submit defects list to developer,
- Run through the list of defects with developer and builder in 2nd inspection,
- Conducting 3rd inspection (after developer has finished all rectification works) to ensure that all defects have been satisfactorily rectified.

SCOPE OF SERVICE

- Track Record
- Clients' Reviews
- Professional Fee
- Scope of Service
- Nature of Business –
Any conflict of interest



SELECTING A PROFESSIONAL INSPECTION COMPANY

1st Inspection

- 4 to 20 man-hours, depending on unit size

Joint Inspection

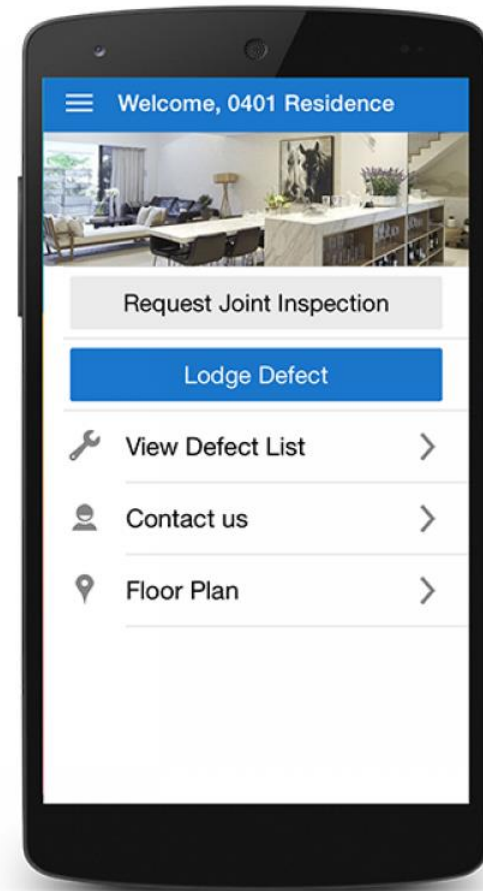
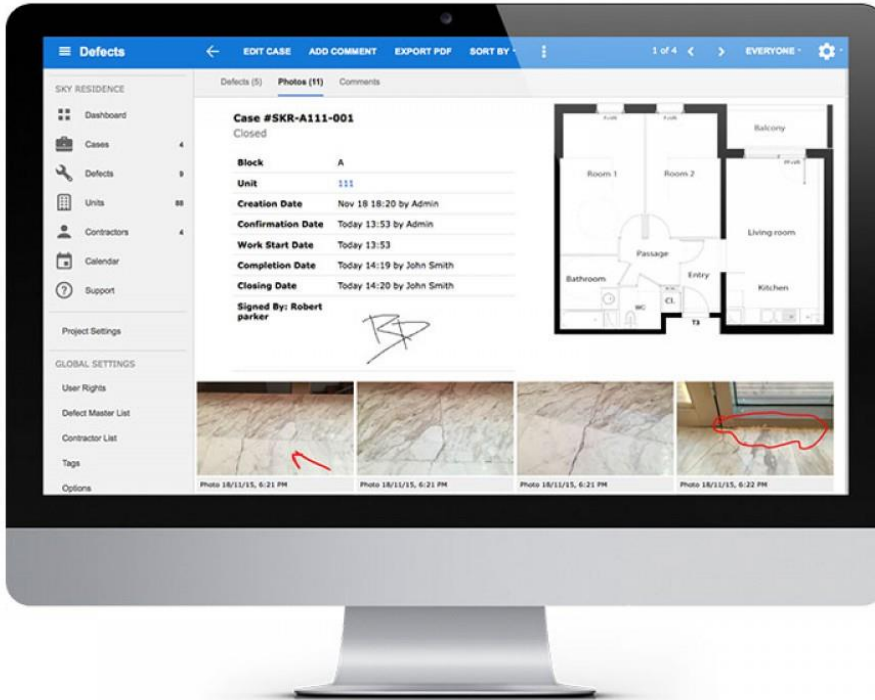
- 1 to 5 man-hours, depending on mode of defects lodgement

Handover Inspection


- 1 to 3 man-hours

DURATION OF INSPECTIONS

NOVADE



LODGING DEFECTS

← Lodge Defect Step 1/4	← Bedrm 2 Step 2/4	← Air Conditioner - ducted air con Step 3/4	✓ Lodge Defect Final Step
Select Location	Select Defect Type	Select Description	Optional Info
A/C Ledge	Air Conditioner - Condensing unit	leaking	LOCATION Bedrm 2
Bath 2	Air Conditioner - ducted air con	Other	TYPE Air Conditioner - ducted air con
Bedrm 2	Air Conditioner - FCU		DESCRIPTION leaking
Dining	Appliances - Fridge		Take Picture 
Kitchen	Appliances - Gas Hob		<input type="button" value="DONE"/>
Living	Appliances - Hood		
Master Bath	Appliances - Induction Hob		
Master Bedrm	Appliances - Microwave Oven		
Private Enclosed Space	Appliances - Oven		
Other	Appliances - Washer cum Dryer		
	Appliances - Water Heater		
	Carpentry - Cabinets		

LODGING DEFECTS

Defects rectification in progress



RECTIFICATION WORKS

Within DLP, developer is responsible for any defect in the unit and the common property.

Any such defects due to defective workmanship or materials shall be made good by the developer.

Such defects must be made good at developer's own cost within 1 month of having received a written notice from the homeowner.

If the defects are not made good, the purchaser may send a Notice of Intent to developer, of his intention to carry out rectification work, and giving developer another chance to carry out the rectification within 14 days from the date of the Notice.

If the developer fails to rectify the defects by then, the purchaser may proceed to rectify the defects and recover the cost from developer. Such costs may be deducted from the sum held by the Singapore Academy of Law as stakeholder for the developer.



DEFECTS INSPECTION FOR OTHER PROPERTY TYPES



DEFECTS INSPECTION FOR OTHER PROPERTY TYPES



HOW TO IDENTIFY DEFECTS IN NEW HOMES

Absolute Inspection Pte. Ltd.

Tan Wee Kwang



BASIC EQUIPMENT USED

- Floor
- Internal Walls
- Ceiling
- Doors
- Windows
- M&E Fittings
- Other Components



AREAS OF INSPECTION

- Misalignment / Unevenness
- Missing items
- Functionality
- Surface damage



SCOPE OF INSPECTION

Systematic Approach

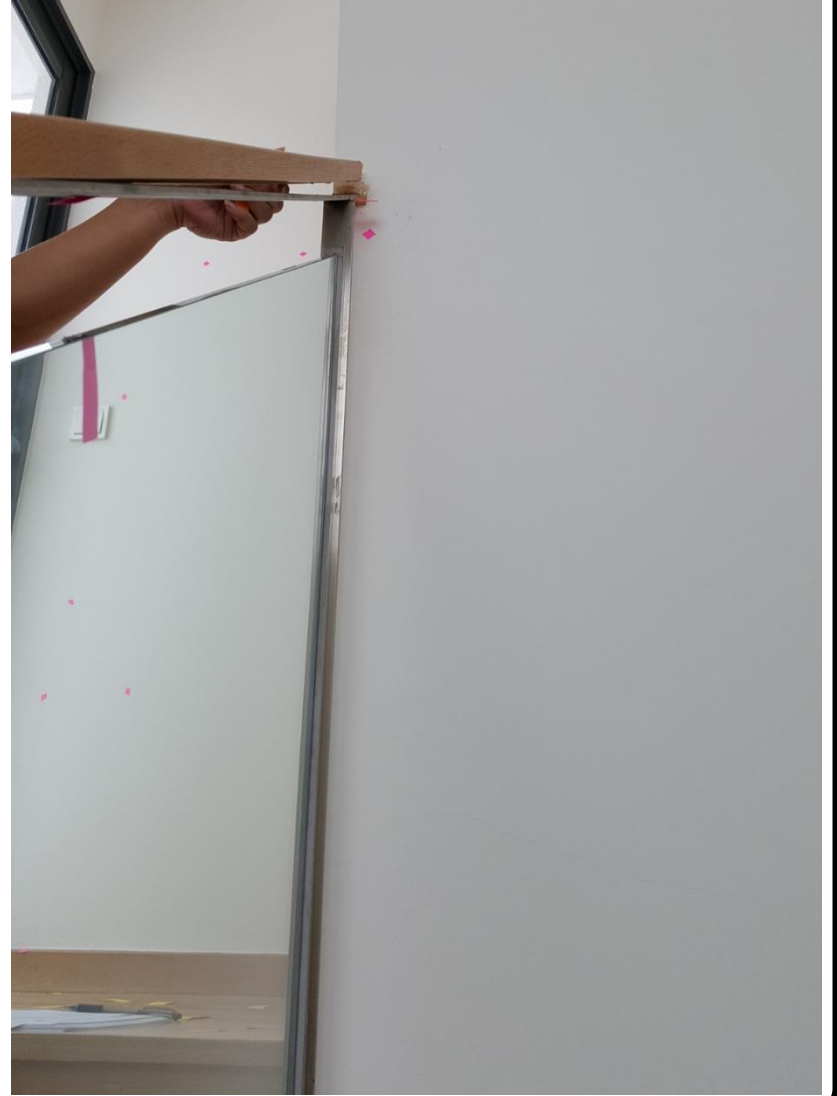
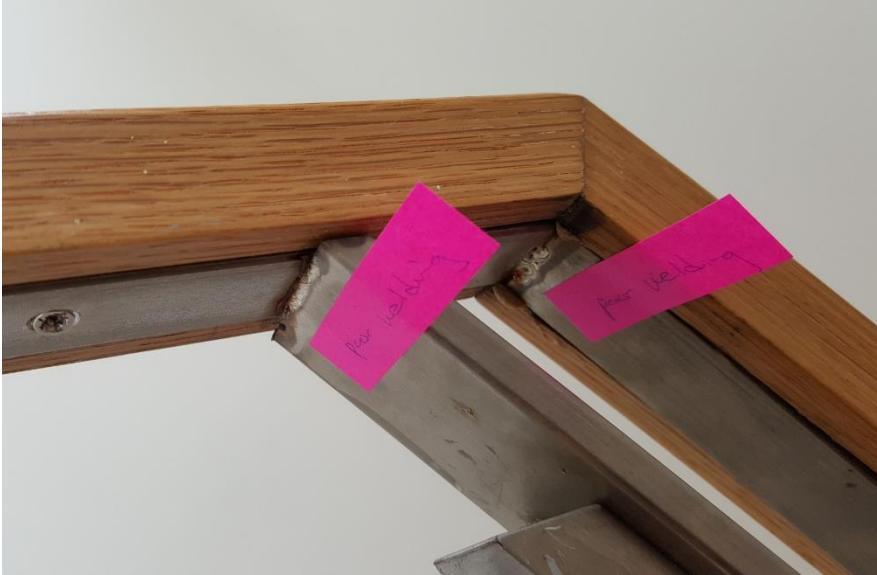
- Room by Room
- Item by Item



SCOPE OF INSPECTION













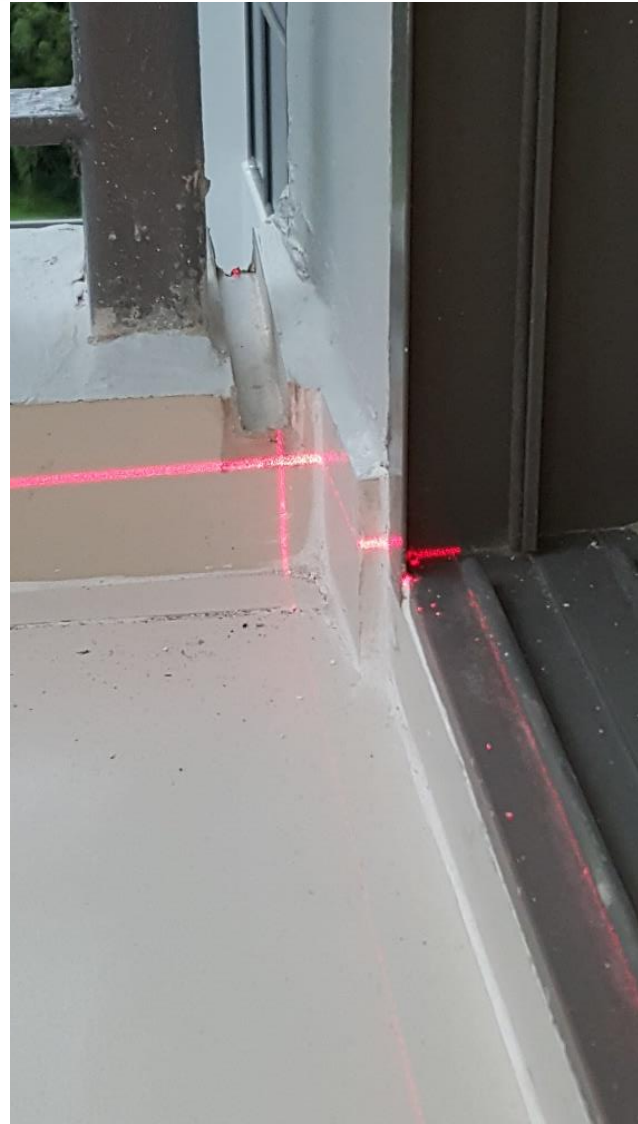
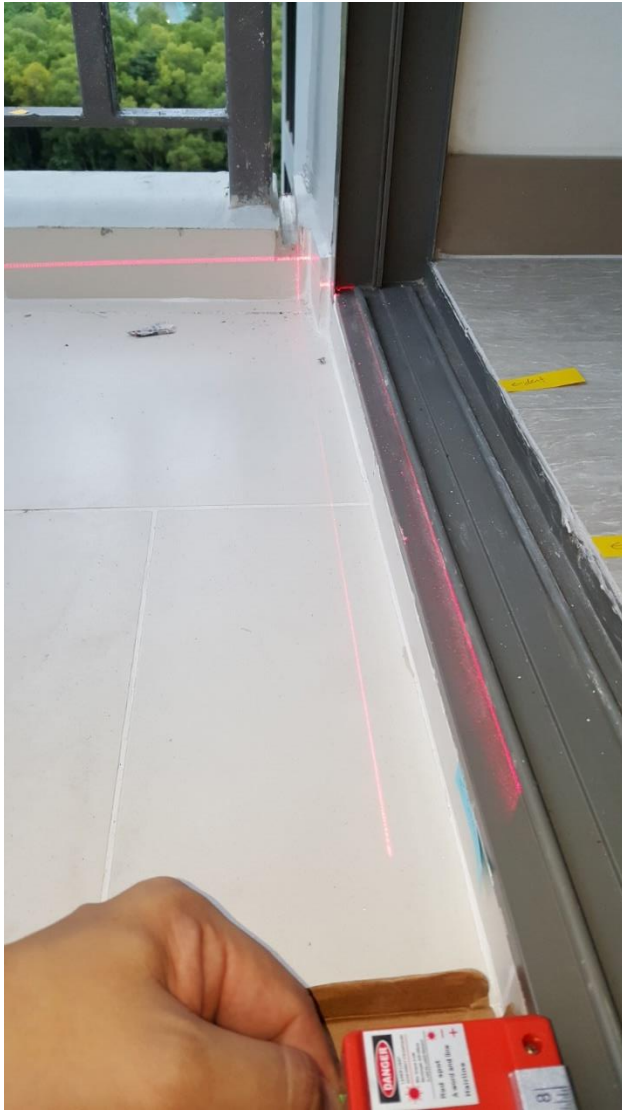




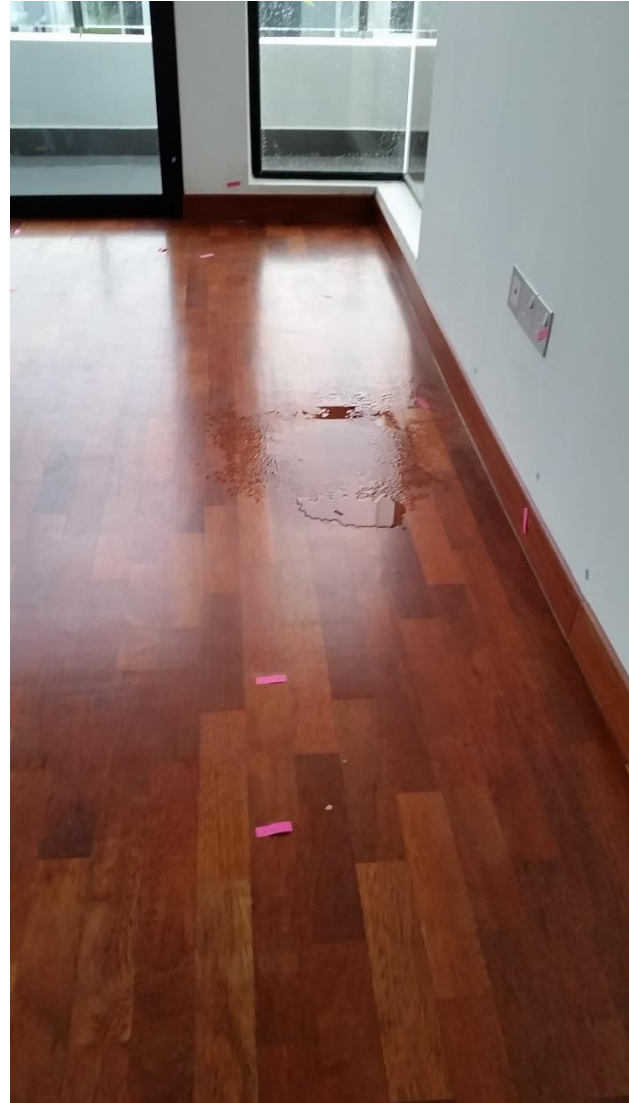














**THANK YOU FOR
YOUR TIME!**

Absolute Inspection Pte. Ltd.

Email: enquiry@absoluteinspection.sg

Website: www.absoluteinspection.sg

Facebook: www.facebook.com/Absolute.Inspection.SG