

Inspection items/parts	Typical Defects found in Inspections
<b>Ceilings</b>	
	Sagging
	Nails popping
	Defective lining
	Lath and plaster key damage
	Defective Fibrous plaster scrimming/grouting/strapping
	Cracking
	Dampness and damp damage
	Paint finish inconsistent in terms of both colour and texture
	Paint run marks, paint splashes or other marks
	Paint edges not straight or irregular
	Plaster joints clearly visible
	Paint colour or finish colour not consistent with purchase agreement
<b>Cornices</b>	
	Not straight or level
	Bulging
	Nails popping
	Joins not straight or finished flush
	Paint finish inconsistent in terms of both colour and texture
	Paint run marks, paint splashes or other marks
	Paint edges not straight or irregular
	Paint colour or finish not consistent with purchase agreement
<b>Walls</b>	
	Bulging
	Nails popping
	Defective lining
	Cracking
	Dampness and damp damage
	Distortion, verticality
	Drummy (hollow) plaster and render
	Not plumb, straight and square
	Paint finish inconsistent in terms of both colour and texture
	Paint run marks, paint splashes or other marks
	Paint edges not straight or irregular
	Plaster joints clearly visible
	Paint colour or finish colour not consistent with purchase agreement

Inspection items/parts	Typical Defects found in Inspections
<b>Floors</b>	
	Damaged/ scratched
	Out of level
	Dampness and damp damage
	Floor movement such as spring and bounce
	Cracking or other surface damage
	Visible joins in carpet
	Grouting not even and consistent in width
	Floor covering colour or finish not consistent with purchase agreement
	Tile colour, shape or size not consistent with purchase agreement
<b>Skirting</b>	
	Not straight or level
	Bulging
	Nails popping
	Joins not straight or finished flush
	Paint finish inconsistent in terms of both colour and texture
	Paint run marks, paint splashes or other marks
	Paint edges not straight or irregular
	Paint colour or finish not consistent with purchase agreement
<b>Windows</b>	
	Defective putty
	Glazing seals defective
	Broken or cracked glass
	Defective sash or window operation
	Sash fittings and hardware defective
	Water staining and corrosion
	Decaying frames and sashes
	Fittings not straight and level
	Incorrect locks , handles or other hardware
	Paint colour or finish not consistent with purchase agreement

Inspection items/parts	Typical Defects found in Inspections
<b>Doors and frames</b>	
	Binding doors
	Defective door hardware
	Corroded or decaying frames
	Damaged doors
	Loose or badly fitting doors
	Incorrect locks , handles or other hardware
	Paint colour or finish not consistent with purchase agreement
<b>Bench top</b>	
	Lifting or delamination
	Damaged or chipped
	Water damage
	Bench colour or finish not consistent with purchase agreement
<b>Cupboards</b>	
	Water damage
	Ill-fitting doors and drawers
	Colour or finish not consistent with purchase agreement
<b>Sink/taps</b>	
	Chips, cracks, leaking, etc.
	Hardware not consistent with purchase agreement
	Defective Installation and stability
	Grouting and sealant defective
<b>Tiles</b>	
	Drummy
	Cracked
	Loose, missing
	Grouting and sealant defective
	Not level, plumb, straight and square
	Grouting not even and consistent in width
	Tile colour, shape or size not consistent with purchase agreement
<b>WC cistern and pan</b>	
	Cracked
	Defective Installation and stability
	Sanitary ware not consistent with purchase agreement
	Grouting and sealant defective

Inspection items/parts	Typical Defects found in Inspections
<b>Bidet</b>	
	Cracked
	Defective Installation and stability
	Sanitary ware not consistent with purchase agreement
	Grouting and sealant defective
<b>Bath</b>	
	Chips, cracks, leaking, etc.
	Hardware not consistent with purchase agreement
	Defective Installation and stability
	Grouting and sealant defective
<b>Basin</b>	
	Chips, cracks, leaking, etc.
	Hardware not consistent with purchase agreement
	Defective Installation and stability
	Grouting and sealant defective
<b>Shower</b>	
	Chips, cracks, leaking, etc.
	Hardware not consistent with purchase agreement
	Shower screen defective Installation and stability
	Grouting and sealant defective
	Broken or cracked glass
<b>Mirrors</b>	
	Chips, cracks, leaking, etc.
	Grouting and sealant defective
	Broken or cracked glass
	Not level, plumb, straight and square
<b>Stairs</b>	
	Not level, plumb, straight and square
	Inconsistent tread and/or risers
	Loose or poorly installed balustrade/handrail
<b>Appliances</b>	
	Brand/model not consistent with purchase agreement
	Not level, plumb, straight and square
	Damaged, scratched or chipped

<b>Inspection items/parts</b>	<b>Typical Defects found in Inspections</b>
<b>Balustrade</b>	
	Loose or poorly installed balustrade
	Broken or cracked glass
	Poor drainage or water damage
<b>External cladding/walls</b>	
	Evidence of missing damp-proof course or flashing
	Paint finish inconsistent in terms of both colour and texture
	Paint run marks, paint splashes or other marks
	Paint edges not straight or irregular
	Plaster joints clearly visible
	Paint colour or finish colour not consistent with purchase agreement
<b>Fencing</b>	
	Not level, plumb, straight and square
	Structure not consistent with purchase agreement
	Paint finish inconsistent in terms of both colour and texture
	Paint run marks, paint splashes or other marks
<b>Swimming pools/spas</b>	
	Lack of self-closing and self-latching gate
	Inappropriate fencing
	Signs of leakage
<b>Garden/planters</b>	
	Dead or dying plants
	Dead or dying lawn
	Poorly laid or irregular paving
<b>Light Fittings</b>	
	Fitting not consistent with purchase agreement
	Not level, plumb, straight and square
	Damaged, scratched or chipped
<b>Light Switches and Power Points</b>	
	Switch/point not consistent with purchase agreement
	Not level, plumb, straight and square
	Damaged, scratched or chipped