



RPSA Tec Member  
Yip Wong

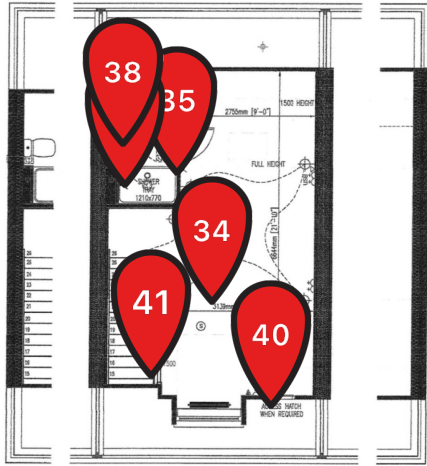
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# Simple

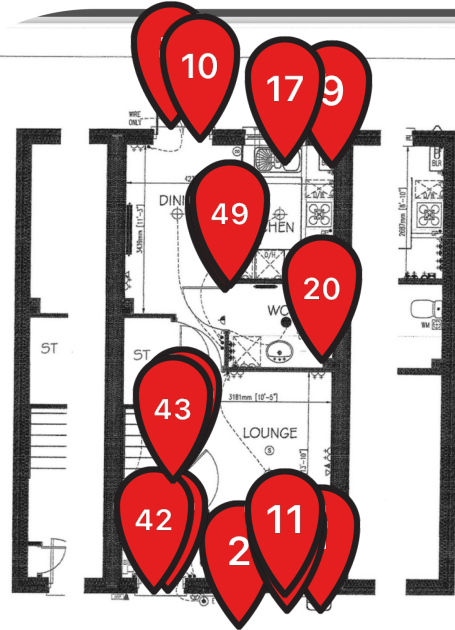
29 May 2005

PDF 49 Issue





SECOND FLOOR PLAN (A5)



GROUND FLOOR PLAN (A5)



FIRST FLOOR PLAN (A5)

PhotoGrid

Issue 1

1

Assigned to Main Wall  
external gas box damaged

Complete



Issue 2

2

Assigned to Front Garden  
Manhole screws missing and not tightened

Complete



Issue 3

3

Assigned to Main Wall  
Require sealing the bottom of external electrical box

Complete



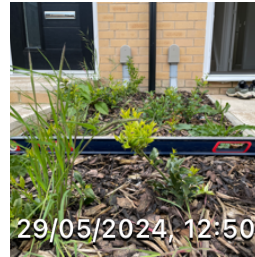
Issue 4

4

No step-free access observed. Compliance with accessibility standards for disabled access is questioned.

Neighboring properties have two steps at the entrance; this property does not, leading to potential non-compliance with uniform building regulations.

Complete



Issue 5

5

Assigned to Main Door

Required to seal the bottom of the main door threshold to prevent moisture from entering the room, otherwise it may cause condensation.

Complete



Issue 6

6

Assigned to Shed

Door hinge damaged

Complete



Issue 7

7

Assigned to Patio Door

Door frame damaged

Complete



Issue 8

8

Assigned to Rear Garden Door

Door lock rusty

Complete



Issue 9

9

Assigned to Kitchen

Ideal Boiler issued an announcement stating that the boiler produced during a certain period of time has defects, please check.

Complete

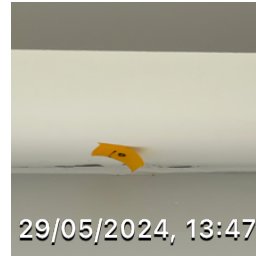
Issue 10

10

Assigned to Patio Door

Require resealing

Complete



Issue 11

11

Assigned to Living Room

slight scratches to glazing

Complete



Issue 12

12

Assigned to Landing

slight scratches to glazing

Complete



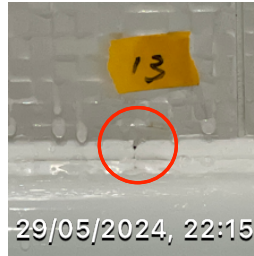
Issue 13

13

Assigned to 1/f Bathroom

Incomplete silicone seals along the edge of the bathtub, leading water leakage.

Complete



Issue 14

14

Assigned to 1/f Bathroom

Requires filling insulation and sealing plasterboard holes

Complete



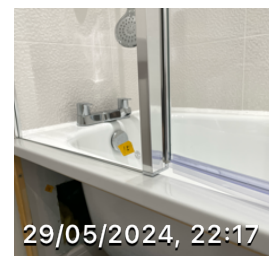
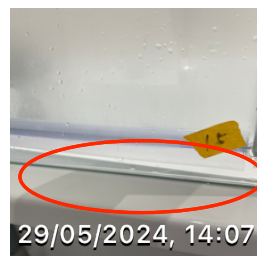
Issue 15

15

Assigned to 1/f Bathroom

The installation position of the bathroom screen deviates from standard requirements, which impact its functionality and lead water leakage.

Complete



Issue 16

16

Assigned to 1/f Bathroom

Sealing required shower valve trim panel edge

Complete



Issue 17

17

Assigned to Kitchen

Required to seal around the water pipe to prevent pests, mice and cold air from entering the room.

Complete



Issue 18

18

Assigned to Kitchen

Plinth leg clip damaged

Complete





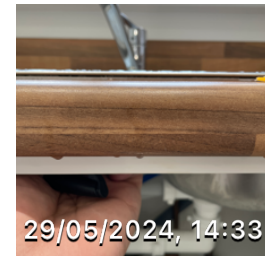
Issue 19

19

Assigned to Kitchen

Kitchen sink installation defects, looseness and raised edges, may cause water leakage

Complete



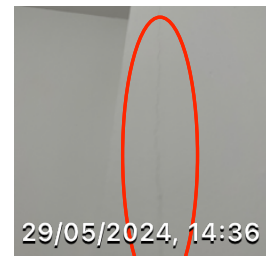
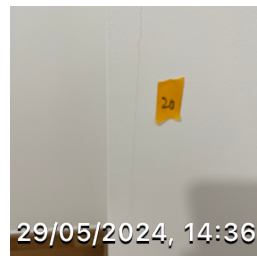
Issue 20

20

Assigned to Toilet

cracking plasterwork no

Complete



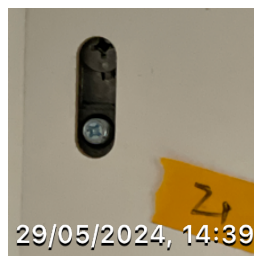
Issue 21

21

Assigned to Toilet

Screws cover missing

Complete



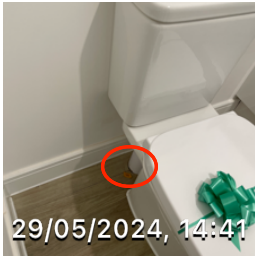
Issue 22

22

Assigned to Toilet

Substandard finishing work and require sealing

Complete



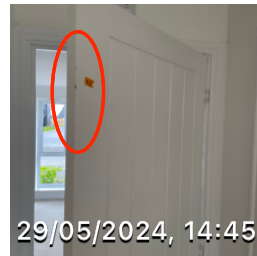
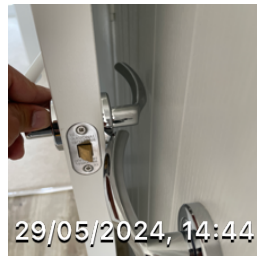
Issue 23

23

Assigned to Dining Room

Require install door stopper and door edge damaged

Complete



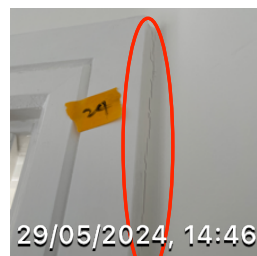
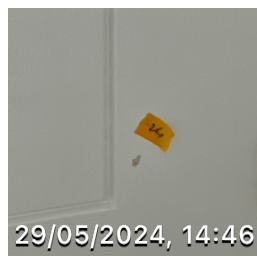
Issue 24

24

Assigned to Living Room

Door frame shrinkage cracking and door surface damaged

Complete



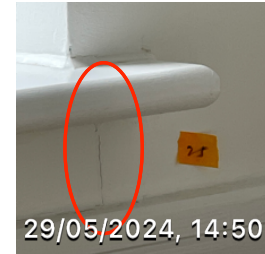
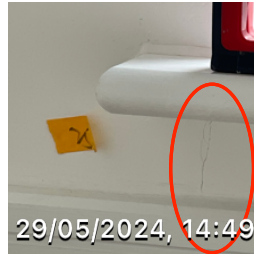
Issue 25

25

Assigned to Living Room

Under window sill shrinkage cracking

Complete



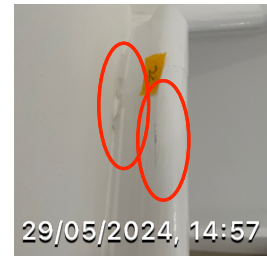
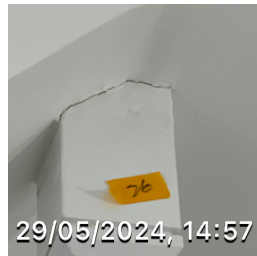
Issue 26

26

Assigned to Stair

landing bannister cracked and scratches

Complete



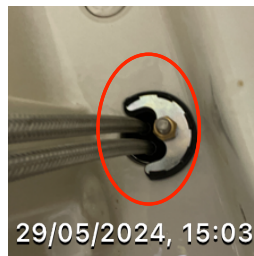
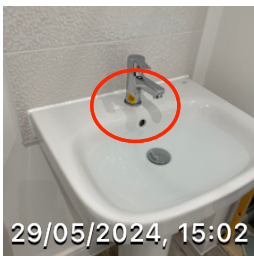
Issue 27

27

Assigned to 1/f Bathroom

Water leakage at the base of the faucet

Complete



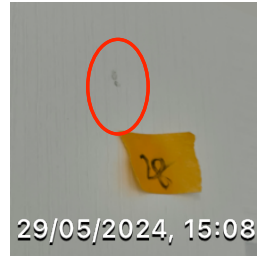
Issue 28

28

Assigned to Bedroom 2

Door frame damaged and surface painting defect

Complete



Issue 29

29

Assigned to Landing

Door frame open joint crack

Complete



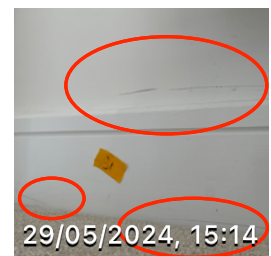
Issue 30

30

Assigned to Landing

Landing bannister post over paint and skirting board scratches

Complete



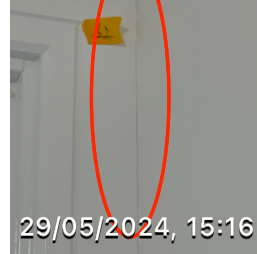
Issue 31

31

Assigned to Landing

Door frame edge open joint crack and door edge damaged

Complete



Issue 32

32

Assigned to Bed Room 3

Skirting board open joint crack and door edge damaged

Complete



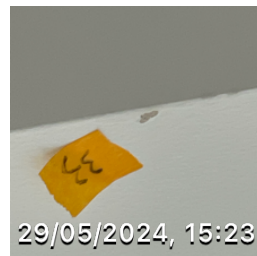
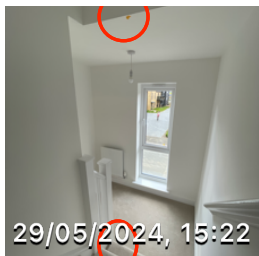
Issue 33

33

Assigned to Landing

landing bannister post open joint crack

Complete



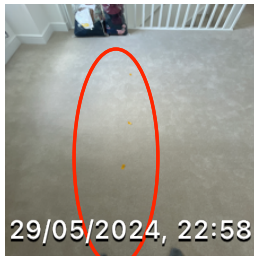
Issue 34

34

Assigned to Bed Room 1

A noticeable depression in the carpeted area, suggesting that an underlay section may be missing

Complete



Issue 35

35

Assigned to Bed Room 1 Bathroom

Substandard finishing work, require resealing shower tray edge to prevent water from seeping into the wall

Complete



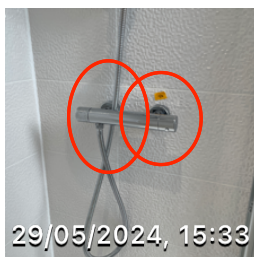
Issue 36

36

Assigned to Bed Room 1 Bathroom

Sealing required shower valve trim panel edge

Complete



Issue 37

37

Assigned to Bed Room 1 Bathroom

Shower slider rail bracket damaged

Complete



Issue 38

38

Assigned to Bed Room 1 Bathroom

The timer mechanism on the bathroom extractor fan is defective, as it stops immediately upon power off.

Complete



Issue 39

39

Assigned to Bed Room 1

Skirting board scratches

Complete



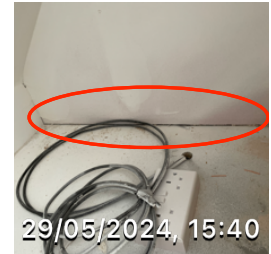
Issue 40

40

Assigned to Loft

Due to the warm roof design, require to use fitting foam to seal any gaps, thereby preventing cold air intrusion and enhancing the home's thermal efficiency.

Complete



Issue 41

41

Assigned to Bed Room 1

Require refill the gap

Complete



Issue 42

42

Assigned to Main Door

Painting defect

Complete





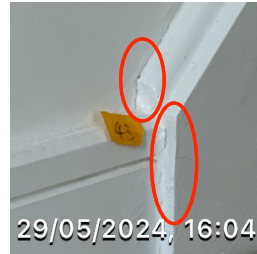
Issue 43

43

Assigned to Hall Way

Skirting board edge open joint crack

Complete



Issue 44

44

Assigned to 1/f Bathroom

Require sealing the pipe edge

Complete



Issue 45

45

Assigned to Shed

The garden shed shows noticeable warping in several panels

Complete

Issue 46

46

Assigned to Front Roof

The tile left on the dormer roof may have dislodged. Please investigate if it has fallen from elsewhere on the roof.

Complete



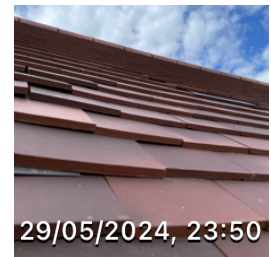
Issue 47

47

Assigned to Roof

Observed inconsistent alignment and varying gaps between the roof tiles, particularly noticeable around the skylight area. This could potentially lead to issues with waterproofing and durability.

Complete



Issue 48

48

Assigned to Rear Roof

Roof tiles damaged, require replacement

Complete





**Issue 49**

**49**

**Assigned to Toilet**

**Require install door stopper**

**Complete**