



AERO
CONSTRUCTION

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PROPERTY QUALITY INSPECTION

Service Packages • Scope • Deliverables

INSPECTION PACKAGES & PRICING

01 CONDOMINIUM RM 220 Small condominium / apartment unit	02 LANDED HOUSE RM 350 Small landed house	03 LANDED HOUSE RM 450 Large landed house
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ROOM-BY-ROOM INSPECTION

AREA	WHAT WE WILL CHECK
Living / Dining	Walls & ceiling finish • flooring & tile condition • doors • windows • visible cracks, stains, gaps and workmanship defects
Bedrooms	Flooring • walls & ceiling • doors / locks • windows • visible paint and finishing defects
Kitchen	Floor & wall tiles • countertop / visible finishes • sink & visible plumbing • drainage • doors / windows • visible leakage or dampness
Bathrooms	Floor & wall tiles • visual/tap checks • floor falls & drainage • sanitary fittings • visible water leakage • walls, ceiling and door
Yard / Balcony / Porch	Floor condition • visible drainage • floor falls • water ponding signs • walls / ceiling • doors / windows where applicable
Utility / Service Areas	Visible plumbing • drainage • flooring • walls / ceiling • doors and accessible fittings
Roof / External Areas	Landed properties only: accessible roof / ceiling areas • visible roof defects • gutters • rainwater discharge • external finishes

WHAT WE WILL DO

CHECK	INSPECTION ACTION
Floors & tiling	Visual scan • tap test for hollow-sounding areas • check visible floor level / unevenness • inspect tile joints, edges and grout • observe drainage and floor fall in wet areas
Walls & ceilings	Visual inspection for cracks, uneven finishes, stains, paint defects, gaps, patching and visible dampness / leakage signs
Doors & windows	Open / close operation • alignment • locks / handles • visible frame and seal condition • check for obvious rubbing or gaps
Electrical points	Basic functional check of accessible switches, sockets and lighting points • visible condition of plates and fittings
Plumbing & drainage	Operate accessible taps / sanitary fittings • observe visible leakage • run water where appropriate • check drainage flow and obvious ponding / backflow signs

Bathrooms & wet areas	Check tile condition, visible floor fall, drainage performance, sanitary fittings, sealant / grout condition and visible water leakage signs
External / roof areas	For landed properties and accessible safe areas: visual check of roof, gutters, rainwater discharge and external finishes

WHAT A COMPLETED INSPECTION WILL PRODUCE

- Room-by-room inspection findings covering the agreed property scope.
- Photographic records of identified defects, with the relevant area clearly identified.
- Defect descriptions explaining what was observed and where it was found.
- Standard defect severity classification for easier prioritisation.
- A clear summary of defects requiring attention before handover / during the defect liability period.
- A consolidated digital inspection report provided after the inspection.

STANDARD DEFECT SEVERITY

LEVEL	PRIORITY	MEANING
CRITICAL	Immediate	Significant issue affecting safety, active water ingress or a condition requiring urgent attention.
MAJOR	High	Material defect affecting function, usability, water tightness or workmanship and should be rectified promptly.
MINOR	Normal	Defect that should be corrected but does not materially affect the use of the property.
COSMETIC	Low	Minor appearance / finishing issue such as small marks, paint imperfections or minor alignment issues.

PACKAGE SCOPE & PROPERTY-SPECIFIC ITEMS

ITEM	CONDOMINIUM	LANDED HOUSE
Internal rooms & finishes	✓	✓
Floor / tile tap checks	✓	✓
Basic drainage observation	✓	✓
Basic accessible electrical operation	✓	✓
Visible plumbing / sanitary checks	✓	✓
Balcony / yard / porch	Where applicable	✓
Roof inspection	Not applicable to private unit roof	✓ Where accessible & safe
Gutters / rainwater discharge	Common property excluded	✓ Where accessible

NOT INCLUDED

- Concealed defects inside walls, floors, ceilings or enclosed areas.
- Structural engineering, foundation, soil or load-bearing assessment.
- Destructive testing, hacking or dismantling of finishes.
- Unsafe or inaccessible areas.
- Condominium common-property areas and building-wide systems outside the private unit.
- Specialist testing, certification or detailed diagnosis of electrical, plumbing, air-conditioning, fire protection or other specialist systems.

PRICING IS SUBJECT TO PROPERTY SIZE, ACCESSIBILITY AND AGREED INSPECTION SCOPE.

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