

Demo Inspection Co
DEMO-001

HOME DEFECT INSPECTION REPORT

Suria Residence

BLOCK 02
LEVEL 13
UNIT NO 374
CLIENT NAME King Charles
CLIENT CONTACT +6012649956195
UNIT SIZE (SQFT) 1580
INSPECTION DATE 03-06-2026
ADDRESS 23 Subam Rela Abang 52

PURCHASER NAME King Charles
UNIT NO 374 (1580 sqft)
AREA N/A

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PURCHASER NAME

UNIT NO

AREA

King Charles

374 (1580 sqft)

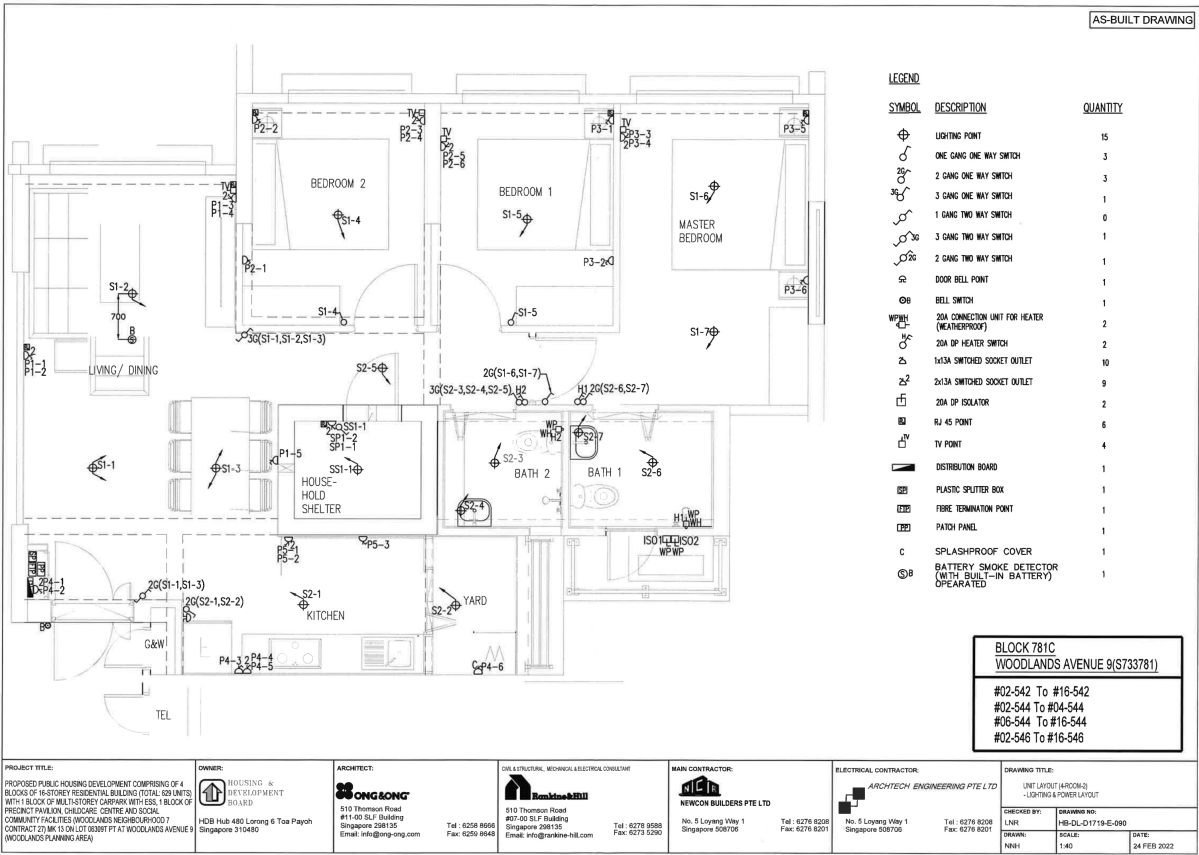
N/A

PROPERTY INFORMATION

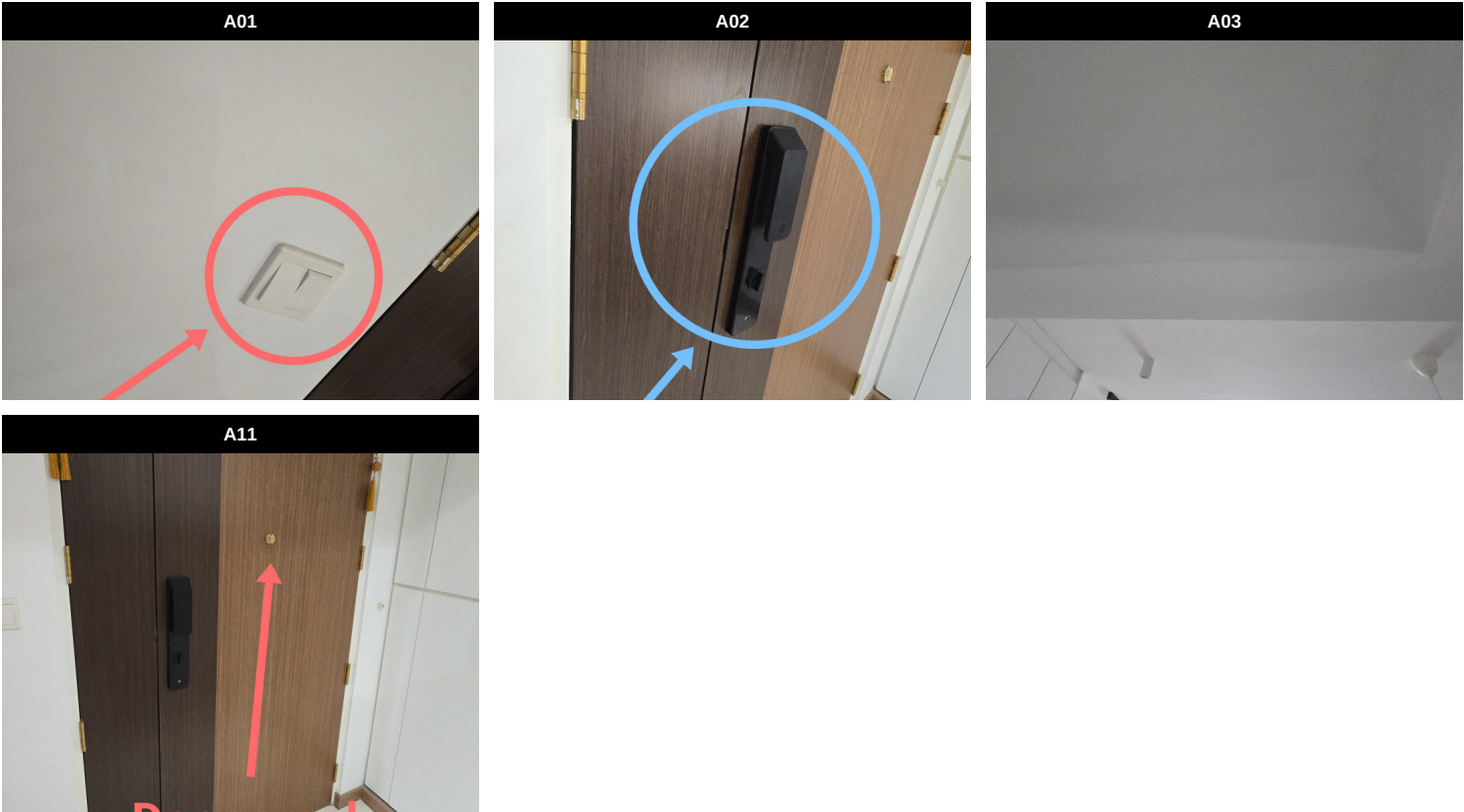
FIELD	DETAILS
Occupancy	Vacant
Inspection purpose	Vacant possession defect inspection
Property type	High-rise
Furnishing	Unfurnished
Weather	Sunny
Attendees	Casper Tong
Unit size	1580 sqft

PURCHASER NAME King Charles
UNIT NO 374 (1580 sqft)
AREA N/A

LAYOUT PLAN



DEFECTS



CODE	DESCRIPTION
A01	WALL - BUBBLING PAINT
A02	DOOR FRAME - CRACK
A03	BEAM - UNEVEN SURFACE
A11	DOOR - CRACK

PURCHASER NAME

King Charles

UNIT NO

374 (1580 sqft)

AREA

SECTION 2 - LIVING & DINING (B)

DEFECTS

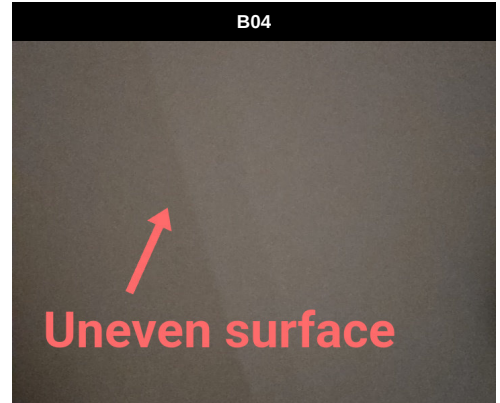
B01



B03



B04



B05



CODE	DESCRIPTION
B01	WALL - UNEVEN SURFACE
B03	FLOOR - CHIPPED
B04	WALL - UNEVEN SURFACE
B05	CEILING - CRACKED LINES

DEFECTS



CODE	DESCRIPTION
C01	WALL - BUBBLING PAINT
C02	CEILING - STAIN
C03	CEILING - UNEVEN SURFACE

DEFECTS



CODE	DESCRIPTION
D01	CEILING - SAGGING
D02	CEILING - CRACK
D03	WINDOW FRAME - SCRATCHED

DEFECTS



CODE	DESCRIPTION
E03	CEILING - CRACK

PURCHASER NAME King Charles
UNIT NO 374 (1580 sqft)
AREA **BATH 1 (E)**

WATER PONDING



START : 05:14PM



END : 05:16PM

WATER PONDING PASSED

WE HAVE CONDUCTED WATER PONDING TEST ON 02/06/26 5:14pm WITH 0MM OF WATER & RESULT SHOWN ON 02/06/26 5:16pm THE WATER LEVEL REMAIN 0MM.

PURCHASER NAME

King Charles

UNIT NO

374 (1580 sqft)

AREA

SECTION 6 - BATH 2 (F)

DEFECTS



CODE	DESCRIPTION
F01	SKIRTING - MISSING GROUT

PURCHASER NAME King Charles
UNIT NO 374 (1580 sqft)
AREA **BATH 2 (F)**

WATER PONDING



START

START : 04:52PM



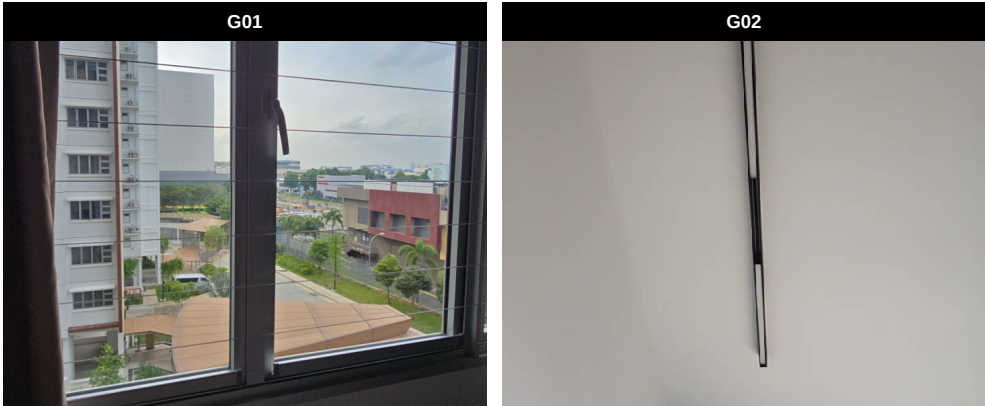
END

END : 04:53PM

WATER PONDING PASSED

WE HAVE CONDUCTED WATER PONDING TEST ON 02/06/26 4:52pm WITH 0MM OF WATER & RESULT SHOWN ON 02/06/26 4:53pm THE WATER LEVEL REMAIN 0MM.

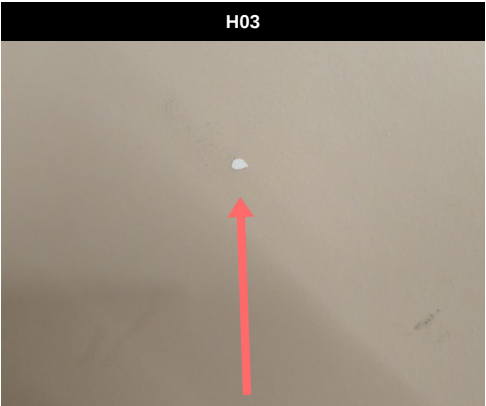
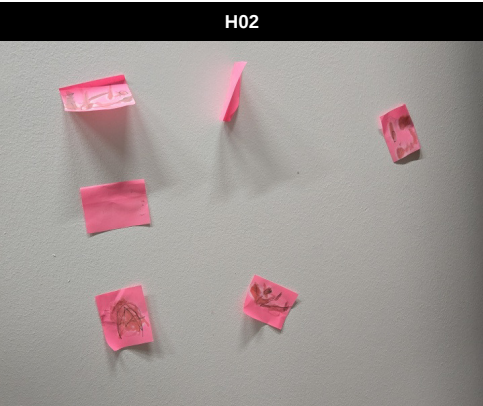
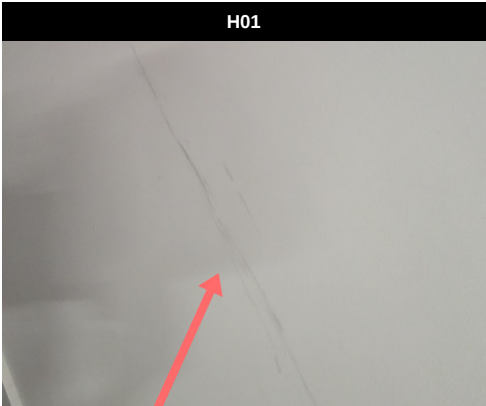
DEFECTS



CODE	DESCRIPTION
G01	WINDOW FRAME - POOR FINISHING
G02	CEILING - DENTED

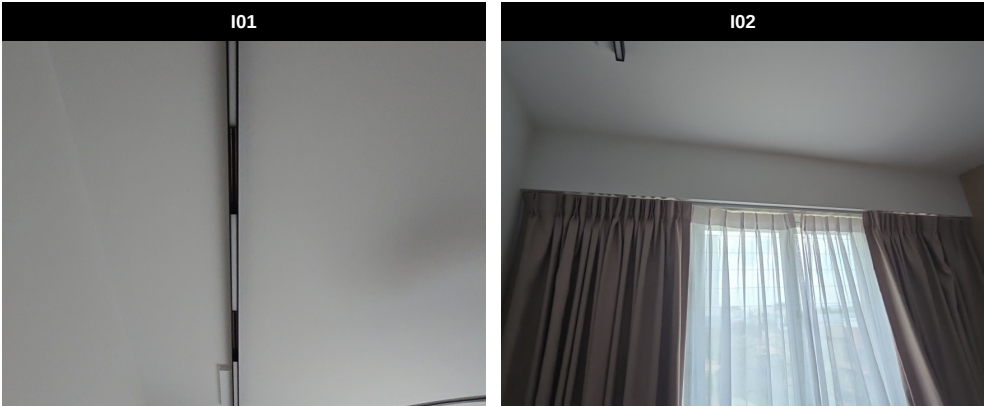
PURCHASER NAME King Charles
UNIT NO 374 (1580 sqft)
AREA SECTION 8 - BEDROOM 2 (H)

DEFECTS



CODE	DESCRIPTION
H01	WALL - HAIRLINE CRACK
H02 - H03	WALL - POOR FINISHING

DEFECTS



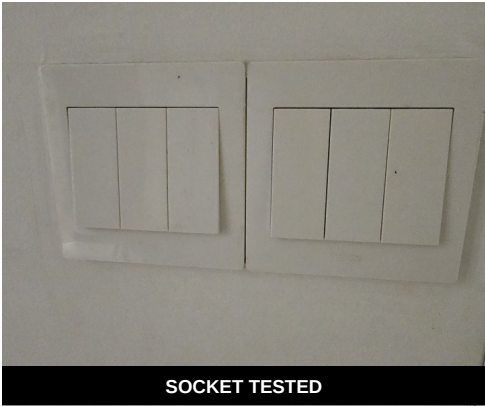
CODE	DESCRIPTION
I01	CEILING - UNEVEN SURFACE
I02	CEILING - DENTED

SPIRIT LEVEL



PURCHASER NAME King Charles
UNIT NO 374 (1580 sqft)
AREA **BEDROOM 2 (H), LIVING & DINING (B), KITCHEN (C)**

SOCKET / ELECTRICAL



The following socket tests were conducted per Malaysia Type G standard (240V AC).

MALAYSIA · TYPE G SOCKET TESTER (240V AC)

	RED	RED	RED
CORRECT	●	●	○
OPEN GROUND	●	○	○
OPEN NEUTRAL	○	●	○
OPEN LIVE	○	○	○
LIVE / GRD REVERSE	○	●	●
LIVE / NEU REVERSE	●	○	●
LIVE / GRD REVERSE; missing GRD	●	○	●

Demo Inspection Co		DEFECT INSPECTION REPORT
PURCHASER NAME	King Charles	
UNIT NO	374 (1580 sqft)	
AREA	UNIT	

DEFECT SUMMARY

DEFECTS BY AREA

AREA	DEFECTS
A · FOYER	4
B · LIVING & DINING	4
C · KITCHEN	3
D · YARD	3
E · BATH 1	1
F · BATH 2	1
G · BEDROOM 1	2
H · BEDROOM 2	2
I · BEDROOM 3	2
Total defects	22

DEFECTS BY TYPE

DEFECT TYPE	COUNT
Uneven Surface	5
Crack	4
Bubbling Paint	2
Dented	2
Poor Finishing	2
Chipped	1
Cracked Lines	1
Hairline Crack	1
Missing Grout	1
Sagging	1
Scratched	1
Stain	1

Disclaimer

The inspection and the Report by Demo Inspection Co (DEMO-001) serves the client for the specific purpose of assessing the general condition of the building, including visible finishes and fittings, based on accessible areas at the time of inspection.

The inspection is limited to accessible areas and does not include concealed elements, services behind finishes, or areas that could not be safely accessed at the time of the visit.

Some defects may not be apparent due to prevailing weather conditions, occupancy, furnishings, or limited accessibility during the inspection.

We do not accept liability for failure to report a defect that was concealed, inaccessible, or not reasonably visible during the inspection.

This report relates to the particular unit inspected and does not represent the condition of the whole development or common property unless specifically stated.

This report is detailed and thorough but is not technically exhaustive. It is not intended to be a warranty or guarantee of the property.

INSPECTOR NAME Casper Tong