

WHY PROPERTY INSPECTION IS IMPORTANT?

Currently most properties that are transacted are done purely on what purchasers think they want to buy. They really don't have an independent professional whom they can refer to or get an advisory from. So an inspection really helps purchasers to make informed decisions before they embark on the single biggest investment in their whole life.

Typical Building Faults found:

Plumbing Problems	60%
Roofing Faults	54%
Timber Rot	46%
Cracking Brickwork	43%
Electrical Problems	34%
Dampness	33%
Illegal Building	30%
Defective Framing	20%

House-buyers' Woes

Through Architect Centre's inspections done so far, it is found that one in every five properties has some major faults in plumbing, roofing or dampness which would cause a financial burden to the owners for repairs and maintenance in the near future. For older properties, safety features such as the passive fire-fighting features (e.g. fire doors), and active systems like hose reels, extinguishers and detectors are usually not regularly maintained. Concrete cancer and structural leaks (from open slabs etc) are also prevalent and expensive to repair. These leaks have serious safety and quality-of-life implications including capital depreciation for the property owner.



Independent Property Inspection Service

- Comprehensive 300 point checklist
- Major and minor fault alerts
- Repair and Maintenance advice
- Trade specialist guide



We are here to help...

03-2698 2488

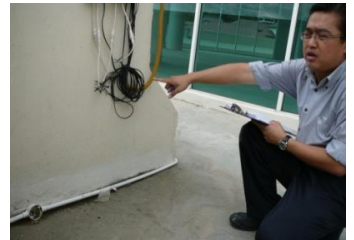
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A building defects inspection is a systematic visual examination of the building to identify visual defects (symptoms of **potential or inherent, patent and latent defects**). The inspection also involves analyzing the probable causes of those defects. Finally, practical recommendations will be issued to rectify those defects to ensure long-term durability. A report containing information in the form of photographs, key drawings and recommendations. This report is a valuable source of reference for those responsible for managing and maintaining the building now and in the future. In addition, the report is also useful for **problem identification, prevention and risk management**.

Identify defects for rectifications at:

- ✓ **Hand-over of Property (Vacant Possession)**
- ✓ **Before Defects Liability Period ends**
- ✓ **...AND SAVE on repair works later on including a major headache!**



Shoddy Workmanship