



CENTRE OF STUDIES IN BUILDING SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA  
SERI ISKANDAR, PERAK

**VACANT POSSESSION FOR M1 RESIDENCE PROJECT  
(28 UNIT DOUBLE STOREY TERRACE HOUSES)  
AT JALAN KERUING 8/2, 43000 KAJANG SELANGOR  
UNDER MSN DEVELOPMENT SDN BHD**

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BACHELOR OF BUILDING SURVEYING (HONS)

PRACTICAL TRAINING REPORT

OCTOBER 2021



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This practical training reports is fullfillment of the practical training course.

PREPARED BY

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## ACKNOWLEDGEMENT

Alhamdulillah, I am delighted and feel grateful to Allah s.w.t which allows me to finish this Internship report at ease even it is by fact was hard and needs full commitment for completing this long and challenging journey successfully also giving me the opportunity to embark on my degree and. Not to be forgotten, my supervisor Sr Amir Fasha Mohd Isa and coordinator practical training which is Dr An Nisha Nur Welliana Abd Rased. Thank you for the support, guidance towards my study, patience and ideas in assisting me with this practical training report during my internship.

I also would like to express my gratitude to the Jasa Sendi (M) Sdn Bhd (JSSB) and Building Urban Design Institute (BUDI) for giving me the chance to learn and gain more knowledge during internship started from October 2021 until January 2022. I also would like to give my highest appreciation to Prof Sr Dr Ahmad Bin Ramly and all staff JSSB and BUDI for giving me a lot of opportunities to learn many things, get some knowledge as a Building Surveyor and handle some project together with technical team at the site or at office. They have full filled their responsibilities by giving us their full support to us in term of teaching, guiding, critiquing our mistake which eventually teach us a various lesson especially regarding this project.

Not to be forgotten, my appreciation also goes to my supervisor which is SV Nurul Fatihah Binti Che Wil for all the time that have been given and the guidance towards me for all the project that have been done together during the insternship also assist me in each of aspect of being a worker in the reality world which is it was a valuable exposure on how to act professionally as a building surveyor.

Special thanks to my colleagues that are together with me for this internship and friends for helping me with this project. Last but not least, this practical training report was dedicated to my lovely family member which is Mohd Aseri Bin Arabaie, Normalia Binti Judin and my brothers and sister for the vision and determination to educate me. This piece of victory is dedicated to both of you.

Thank you.



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## CHAPTER 1: INTRODUCTION TO INDUSTRIAL TRAINING

### 1.1 INTRODUCTION

The industrial training was important to expose students to real work of environment experience and at the same time, to gain the knowledge through hands on observation and job execution. From the industrial training, the students will also develop skills in work ethics, communication, management and others. Moreover, this practical training program allows students to relate theoretical knowledge with its application in the manufacturing industry.

The industrial training or also known as Internship have been applied to all the students especially for the Diploma and Degree level. Usually the internship will be conduct at the end of the semester before graduate the Diploma and Degree. Therefore, the industrial training is referring to an organised program runs by the students from specific major involved in university at the selected company as exposure to the valuable experiences on the real-life work field by applying the skills learned simultaneously. So, the objectives of industrial training are:

- To provide students the opportunity to test their interest in a particular career before permanent commitments are made.
- To develop skills in the application of theory to practical work situations.
- To develop skills and techniques directly applicable to their careers.
- To expose students to real work environment experience gain knowledge in writing report in technical works/projects.
- Internship students will have higher levels of academic performance.
- Internship programs will increase student earning potential upon graduation.
- To build the strength, teamwork spirit and self-confidence in students life.
- To build a good communication skill with group of workers and learn to learn proper behavior of corporate life in industrial sector.
- The student will be able instilled with good moral values such as responsibility , commitment and trustworthy during their training.



Indeed, these kinds of method are proven that it exposes the student on the real-life experience on how to apply the knowledge and skill they've learn in the University. Some theory also thought that practical activity is much more effective learning method rather than memorizing words whatsoever. Therefore, both Companies and Students needs commitment and cooperation from one and another for their own goods. Therefore, for this insternship I have been applied to practical training at the Jasa Sendi (M) Sdn Bhd to applied what I have studied at Uitm Seri Iskandar as a Building Surveyor or known as Building Inspector.



## 1.2 ORGANIZATION BACKGROUND

Jasa Sendi Sdn Bhd was established in 1993 by Prof. Sr. Dr. Ahmad Bin Ramly. He is a competent and qualified surveying practitioner by qualification and experience in the fields of building surveying, architecture and building engineering. He received Fellowship From Royal Institution of Surveyors (Malaysia), Society of Professional Engineers (UK) besides Professional Member Of Royal Institution Of Chartered Surveyors (UK) and Chartered Institute Of Building (UK).

He provide expert advive to a number of government departments, public and private agencies to the Malaysian Qualifications Agency. Before serving as Professor in Faculty Of Built Environment, University of Malaya, Dr Ahmad was a senior managerial and technical officer in Kuala Lumpur City Hall. He has more than 37 years of working and teaching experience.

GENERAL INFORMATION	
Company	Jasa Sendi (M) Sdn Bhd
Business/ Service Type	Building Consultant And Inspection
Registered Address	No. 177, Jalan Jasa 14, Taman Jasa, 68100 Batu Caves, Selangor Darul Ehsan
Current Address	No. 15A, Jalan Sg 3/16, Pusat Bandar Sri Gombak, 68100 Batu Caves, Selangor Darul Ehsan
Registration Number	264864-H
Registration Date	24 May 1993
Email	<a href="mailto:jasaconsult@yahoo.com">jasaconsult@yahoo.com</a>
Telephone Number	+603-61887398

Table 1.2.1 : General Information of Jasa Sendi (M) Sdn Bhd

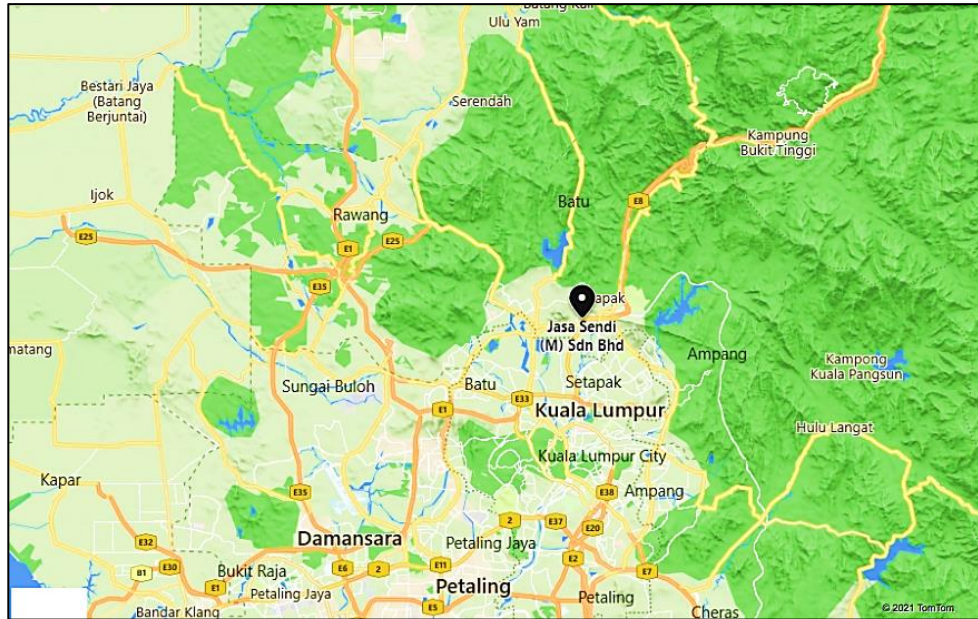


Figure 1.2.2: Location Of Jasa Sendi (M) Sdn Bhd



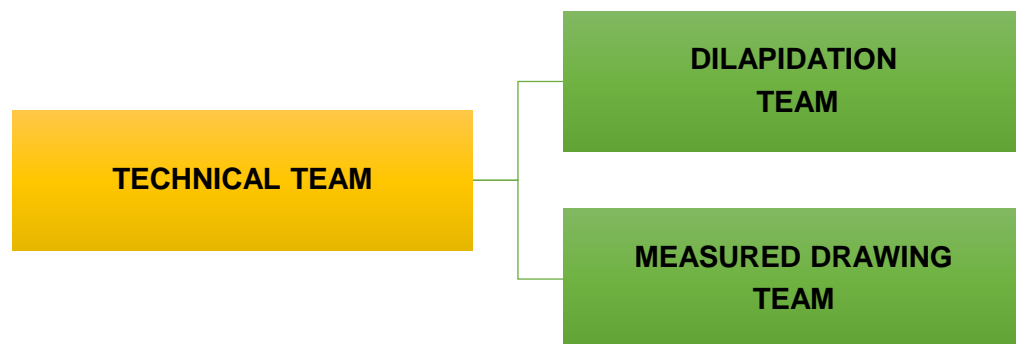
Figure 1.2.3: Jasa Sendi (M) Sdn Bhd building.



### 1.3 DEPARTMENT SERVED

At Jasa Sendi (M)Sdn Bhd (JSSB), there are several departments that have been formed to facilitate employees and to ensure quotation for each project that has entered the company according to the scope and services that have been set by the company.

Therefore, in JSSB there is a technical team which consist of building surveyors. Almost all employees at JSSB, have an educational background as a Building Surveyor. Then, this team was divided onto two which is dilapidation team and measured drawing team to handle all the projects given to JSSB. So, right now I was under technical team which conduct dilapidation and measured drawing due to the project given to JSSB.



*Figure 1.3.1 : Department at Jasa Sendi (M)Sdn Bhd*

### 1.4 TRAINING DURATION

In term of duration of internship, most of the company set up the minimum of 10 weeks of industrial training. However, some of university have also fixed the 14 weeks duration depending the type of course. However, for Building Surveyor course it will have one semester complete without any gap for practical training. The practical training was set up for 16 week which is started from 11 October 2021 to 28 January 2022. So, it need to be complete as the duration that have been given to all the student.

### 1.5 SCOPE OF WORK

Jasa Sendi (M) Sdn Bhd was known as Building Surveyor company that applied almost all scope of building surveyor. For instant, building survey, building conservation, facilities management and building maintenance and others.



**Building Consultant & Inspection Services**  
**JASA SENDI (M) SDN. BHD.**  
 Chartered Surveyors, Chartered Builders, Chartered Building Engineers (UK)  
 Professional Building Surveyors (M)

**building-inspect.com.my**

15A, Jalan SG 3/16,  
 Pusat Bandar Sri Gombak,  
 68100 Batu Caves,  
 Selangor, Malaysia

Tel : +603-6188 7398  
 Fax : +603-6186 7398  
 Email : jasaconsult@yahoo.com

**BUILDING SURVEYS**

- Dilapidation & Building Condition Survey
- Pre- & Post Construction Survey
- Building Defects Inspection & Rectification
- Building Leakage & Moisture Penetration Survey & Rectification
- Pre-Delivery & Vacant Possession Inspection of Building
- Building Plans Submission & Approval Services
- Building Insurance Survey & Risk Assessment
- Building Control Services
- Space and Building Audit

**BUILDING CONSERVATION**

- As built & Measured Drawing Services
- Building Conservation & Preservation services
- Building Refurbishment & Restoration Services
- Building Inventory & Listing
- Heritage Buildings & Monuments Maintenance

**FACILITIES & BUILDING MAINTENANCE**

- Planned & Predictive Maintenance Advice
- Building Services Assessment & Condition Monitoring
- Joint Management Board/Corporation & Common Properties Services
- Building and Urban Facilities Maintenance Planning
- Life Cycle Costing

**OTHER SERVICES**

- Project/Construction Management
- Health and Safety Planning & Inspection
- Building Research Works
- Building Disputes Mediation/Arbitration
- E-Plans Organizing and Storing Services
- Training in Building Asset Management & Maintenance Aspects
- CMMS-Building Inspection Tools

Figure 1.5.1: Jasa Sendi (M) Sdn Bhd Flyers which contain of company card and scope of work that can be done by the company.



## **CHAPTER 2: BACKGROUND OF INDUSTRIAL TRAINING COMPANY**

### **2.1 INTRODUCTION - HISTORY OF ESTABLISHMENT**

Jasa Sendi (M) Sdn. Bhd. Was established in 1993 by Prof. Sr. Dr. Ahmad Bin Ramly. Known as the competent and qualified surveying practitioner by qualification and experiences in the fields of Building Surveying. He also received fellowship such as from Royal Institute of Surveyors (Malaysia), Society of Professional Engineer (UK), Chartered Associated of Building Engineers (UK) and more. This company is one of the active companies progressing in the Building Maintenance and Conservation works industry in Malaysia. In fact, it is a Chartered Building Consultancy Firm.

For several years, it offers Building Constancy and Inspection services in the field of Building Dilapidation Survey, Asset Management and Building Audit, such as Building Inspection, condition monitoring, performance assessment, maintenance, defect rectification, conservation, life cycle costing, report for claims in consumers tribunal and project management.

In order to achieve the value for money satisfaction of the client, profession works provides by Jasa Sendi (M) Sdn. Bhd. are at the best practiced complying with building laws, regulation, and guidelines. Producing the correct surveying reports, better features of building performance or condition and predictable return of building asset investment are always being the top priorities in this company.

Typically, the client of Jasa Sendi (M) Sdn. Bhd. are amongst the local authorities, housing developers, building owners, property buyers, contractors, management corporation bodies and individual, in order words, it is those who intended to have good building care, building condition, building value, building refurbishment as well as safe and healthy building.



## 2.2 COMPANY LOGO, VISION AND MISION

### 2.2.1 COMPANY LOGO

Every logo and company have their own identity and their perception towards their company. Same as Jasa Sendi (M) Sdn Bhd logo has their own meaning which is 'Grow With Value for Money Cncept and Excellent Service For Clients'. While their Motto was 'We Exist To Serve'



Figure 2.2.1.1: Jasa Sendi (M) Sdn. Bhd. Logo



Figure 2.2.1.2: Jasa Sendi (M) Sdn. Bhd. Logo

### 2.2.2 MISSION AND VISION

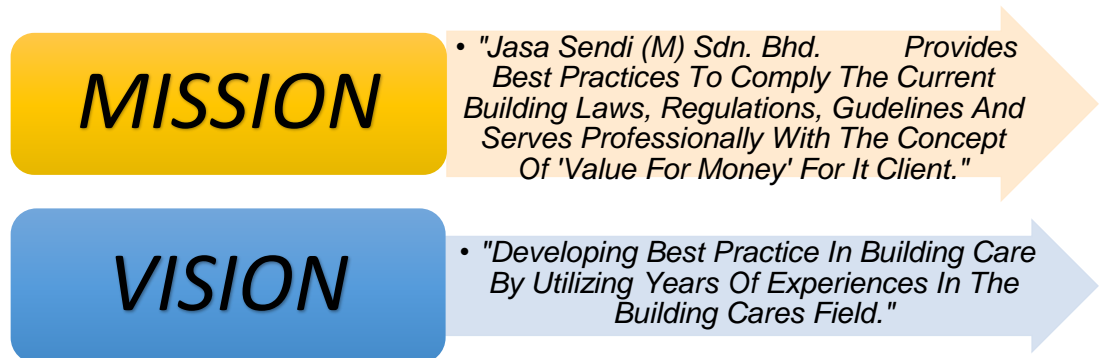


Diagram 2.2.2.1 Mission and Vision of Jasa Sendi (M) Sdn Bhd



## 2.3 SCOPE OF SERVICES AND WORK

### 1) BUILDING SURVEYS

- A building survey is an inspection and an examination in sufficient depth of the building and services of a property so that an inspector can advise a client/ owner of how the condition of the property is affected. Therefore, to allow an investigator to advice on future problems with various building component, the extent of the survey must be suffiecient.
- The surveyor will advise the client/owner of the failure of the property to meet the requirements of the law and any changes to be made to comply. So all the investigation will be examine to be applicable to each customer's specific needs. There are many type of building survey that can be done by Building Surveyor.

### 2) FACILITIES MANAGEMENT AND BUILDING MAINTENANCE

- Facilities management can be defined as the tools and services that support the functionality, safety and sustainability of building, grounds, infrastructure and real estate. It will includes of lease management, project planning and management, maintenance and operation, space management. Usually, it will contribute to your organization's bottom line, impacting the short and long term value of property, building and equipment.
- While building maintenace was refers to all tasks necessary for the keeping a building functional and livable. By having the building maintenance, it will create a safe and comfortable work or living environment for a buildings tenant. A proper maintenance can save property owners money in the long run and contribute to increased property value.



### 3) BUILDING CONSERVATION

- Building conservation/preservation is the process of maintaining and managing change to a heritage asset in a way the sustains and where appropriate enhances its significance. Usually, government aim that historic environment and its heritage assets should e conserved for the quality of the life of the building or site to bring to the future generation.
- The method and technology that have been used and suggest must have a protection, maintenance, restoration and reconstruction of the building and environment.



Diagram 2.3.1 Scope, Services and Work by JSSB.

2.4 ORGANIZATION CHART

2.4.1 GENERAL ORGANISATION CHART OF JASA SENDI (M) SDN BHD

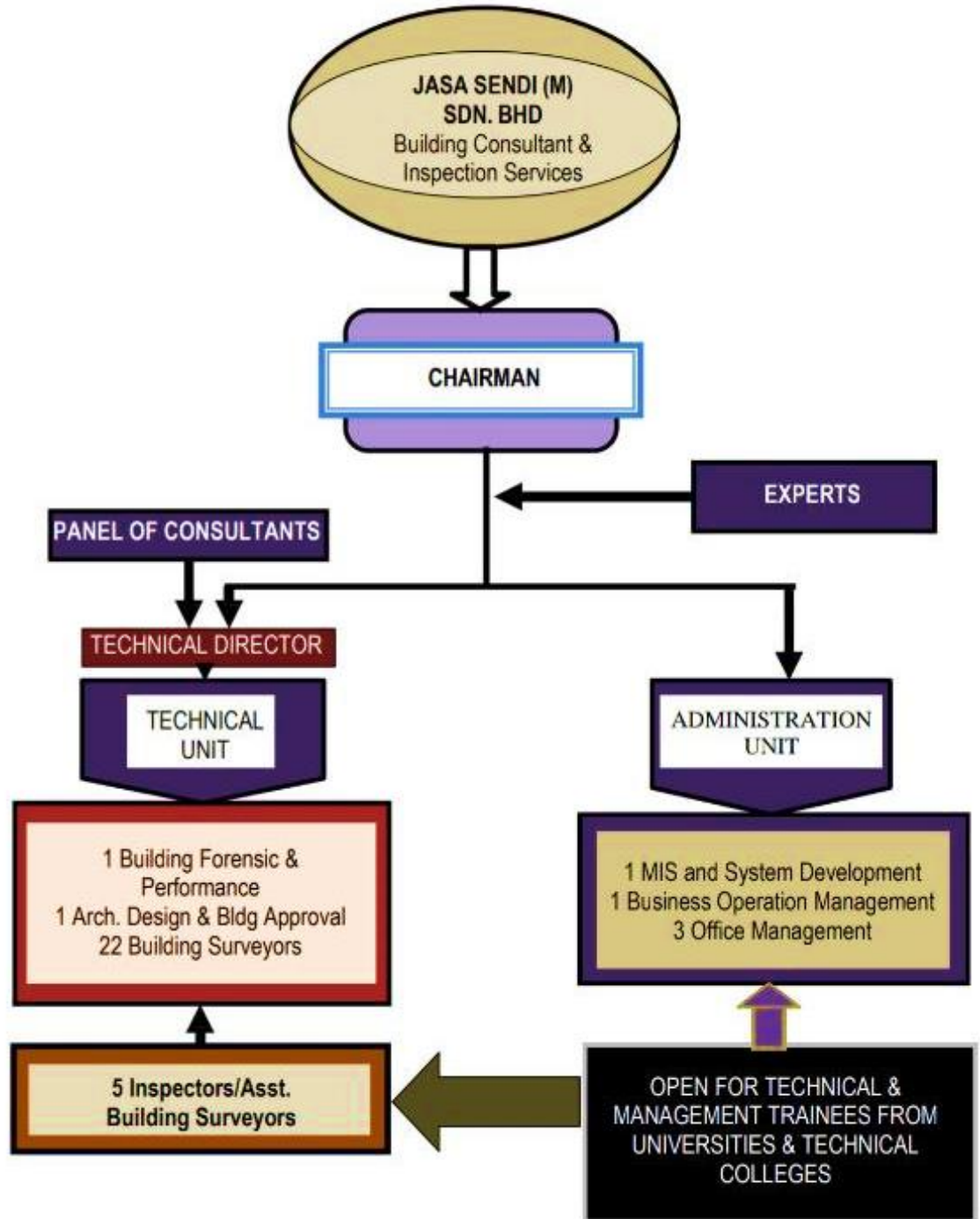


Diagram 2.4.1: General Organisation Chart Of Jasa Sendi (M) Sdn Bhd

2.4.2 JASA SENDI (M) SDN BHD ORGANIZATIONAL CHART

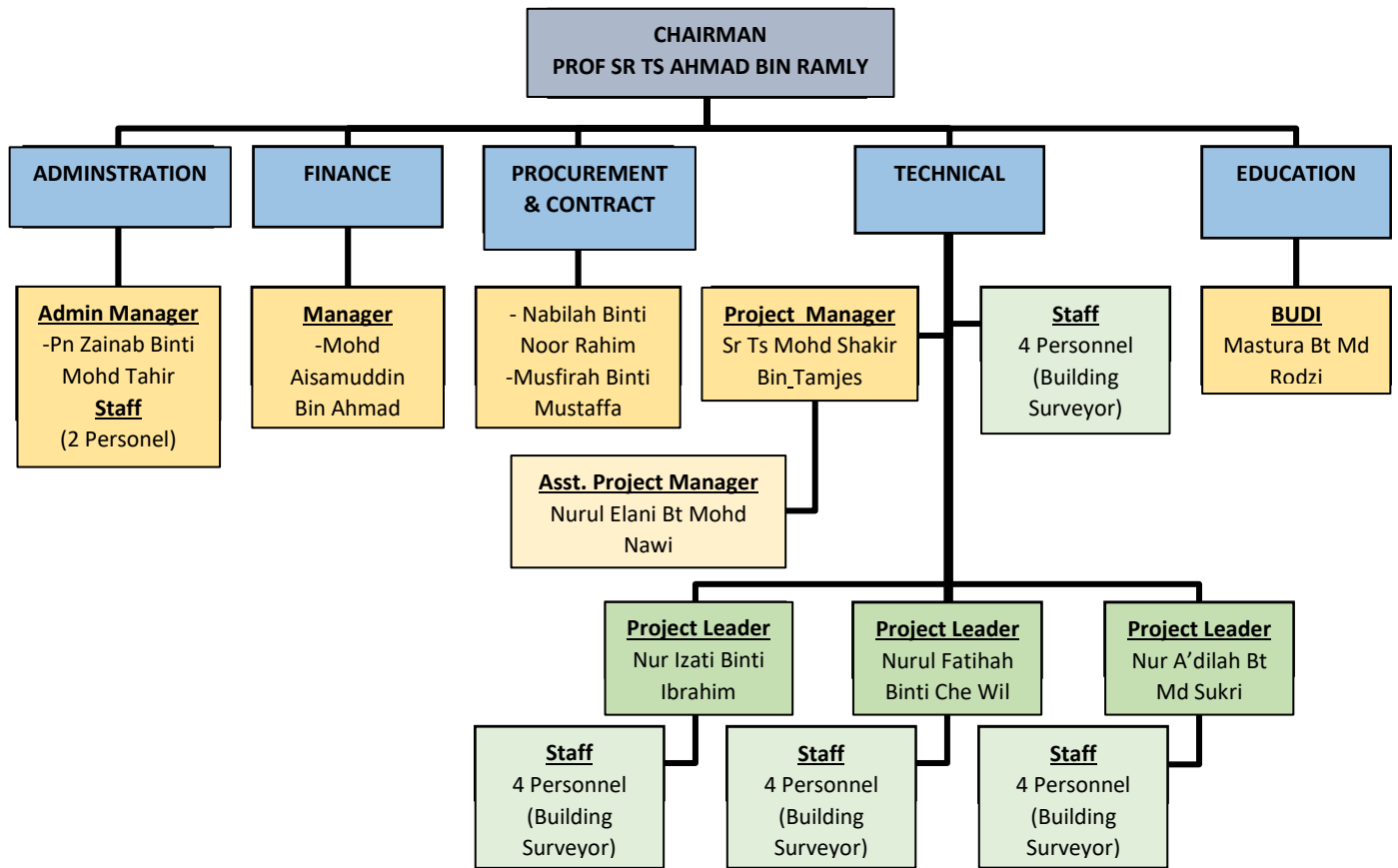


Diagram 2.4.2: Jasa Sendi (M) Sdn Bhd Organizational Chart



## 2.5 LIST OF PROJECTS COMPLETED

Jasa Sendi usually received many project based on the scope of work in building survey and building conservation. Before any project, have been started the HR at JSSB, will make a quotation and meeting to make sure all the project was suitable and applicable to each customer's specific needs. Below was a few of project that have been complete at 2021 by Jasa Sendi (M) Sdn Bhd.

NO .	LOCATION/ CLIENT	DESCRIPTION OF PROJECT	STATUS OF PROJECT
1.	<p><b><u>Location:</u></b> Jalan Ampang, Kuala Lumpur.</p> <p><b><u>Client:</u></b> Lembaga Getah Malaysia</p>	Works - Renovation And Upgrading Of The Malaysian Rubber Board Building At 260 Jalan Ampang, Kuala Lumpur	Progress
2.	<p><b><u>Location:</u></b> Pulau Pinang</p> <p><b><u>Client:</u></b> RD Resources Sdn Bhd</p>	Measured Drawing For "Women and Children Block of Penang Hospital, Penang (Design & Build)-Tender Again"	Completed
3.	<p><b><u>Location:</u></b> Sg Merab, Daerah Sepang Selangor</p> <p><b><u>Client:</u></b> MSN Construction Sdn Bhd</p>	Dilapidation Survey For "Proposed Construction And Completion; 6 Units Of Terrace Houses Public Open Space, 1 Unit Public Electrical Substation (Compact Sub), Public Drainage Reserve, Public Sewage Treatment Plant Tank, Public Road Reserve, Above Lot 8097, Sungai Merab, Mukim Dengkil, Sepang District , Selangor Darul Ehsan For Messrs.	Completed
4.	<p><b><u>Location:</u></b> Sg Merab, Daerah Sepang Selangor</p>	Building Condition Assessment (BCA): Pre-Dilapidation Survey For "Proposed Development of 50 Terrace House	Completed



	<p><b><u>Client:</u></b> MSN Construction Sdn Bhd</p>	Units on Lot 4872, Sungai Merab, Sungai Merab Malay Reserve, Mukim Dengkil, Sepang District, Selangor Darul Ehsan for Messrs.	
5.	<p><b><u>Location:</u></b> Sg Besi – Ulu Kelang</p> <p><b><u>Client:</u></b> Syarikat Muhibbah Perniagaan &amp; Pembinaan Sdn. Bhd. Pembinaan Limpah Sejagat Sdn. Bhd</p>	Building Condition Assessment (BCA): Post Dilapidation Survey For Sungai Besi - Ulu Kelang Elevated Highway Privatization Project; Section A- Sungai Besi To Ulu Kelang	Completed
6.	<p><b><u>Location:</u></b> Pasir Mas Kelantan</p> <p><b><u>Client:</u></b> Nor Ashirin Bt Hashim</p>	Building Condition Assessment (BCA): Building Condition Inspection For Proposed Construction And Completion Of 1 Unit Of 1 ½ Storey Residential House Above Lot 24295, Mukim Apam, Gual Periook District, Pasir Mas, Kelantan.	Completed
7.	<p><b><u>Location:</u></b> Meru Klang Selangor</p> <p><b><u>Client:</u></b> MSN Development Sdn Bhd</p>	Building Condition Assessment (BCA): Dilapidation Survey For “14 Units 2 Storey Terrace Houses At Desaville 1, Meru Klang Selangor For Messrs.	Completed
8.	<p><b><u>Location:</u></b> Sg Jelai Fasa 1, Daerah Lipis Pahang</p> <p><b><u>Client:</u></b> Perunding Teknik Padu Sdn Bhd</p>	Consulting Services for the Detailed Design of the Sg. Barley Phase 1, Lipis District, Pahang.	Completed



9.	<p><b><u>Location:</u></b> Sg Pinang, Pulau Pinang</p> <p><b><u>Client:</u></b> Nexus Ec Sdn Bhd</p>	Consulting Services for the Detailed Design of the Penang River Basin Flood Mitigation Plan, Penang	Completed
10.	<p><b><u>Location:</u></b> Bandar Utama- Johan Setia Selangor</p> <p><b><u>Client:</u></b> Gabungan Strategik Sdn Bhd</p>	Building Condition Assessment (BCA): Dilapidation Survey For “Construction And Completion Of Light Rail Transit Line 3 (LRT3) From Bandar Utama To Johan Setia, Package GS04-Guideway, Stations Park And Ride, Ancillary Buildings And Other Associated Works.	Completed
11.	<p><b><u>Location:</u></b> Assam Kumbang Taiping, Perak</p> <p><b><u>Client:</u></b> Restu Warisan Sdn Bhd</p>	Building Condition Assessment (BCA): Dilapidation Survey For “Construction And Completion Of Light Rail Transit Line 3 (LRT3) From Bandar Utama To Johan Setia, Package GS04-Guideway, Stations Park And Ride, Ancillary Buildings And Other Associated Work”	Completed
12.	<p><b><u>Location:</u></b> Petaling Jaya, Selangor</p> <p><b><u>Client:</u></b> Kelana Puteri Management Corporation</p>	Building Condition Assessment (BCA)/ Periodical Inspection For Kelana Puteri Condominium, SS7, 47301 Petaling Jaya, Selangor	Completed

*Table 2.5.1: List Of Projects Completed by Jasa Sendi (M) Sdn Bhd*





## 2.6 ESSENTIAL EQUIPMENT FOR SITE ASSESMENT

There are a list of inspection tools that usually have been used to carried out the inspection and make sure that all the tools have been prepared before go to the site.

DILAPIDATION SURVEY	VACANT POSSESSION AND MEASURED DRAWING	SPECIAL TOOLS
<ul style="list-style-type: none"> <li>○ Camera + Batteries + Memory Card + Charger</li> <li>○ Tab/Ipad + Charger @ Manual Survey forms</li> <li>○ Clipboard + Papers</li> <li>○ Consent form + Small Notice</li> <li>○ Crack Comparator</li> <li>○ Measuring Tape/ Laser distance</li> <li>○ Moisture Meter</li> <li>○ Measuring Wheel (Roller)</li> <li>○ Torch Light</li> <li>○ Safety Vest</li> <li>○ Safety Shoes/ Shoes</li> <li>○ Notices for building owner/tenant/management</li> <li>○ Related Documents (e.g. Site Plan/Building Plan/ Permission Letter)</li> <li>○ Stationery</li> </ul>	<ul style="list-style-type: none"> <li>○ Laser Distance</li> <li>○ L Shape/ Angle Rulers</li> <li>○ Flexible Curve Ruler</li> <li>○ Rope/ Thread</li> <li>○ Spirit Level</li> <li>○ Ping Pong Ball</li> <li>○ Measuring Tape 7.5m, 30m, 50m</li> <li>○ Moisture Meter</li> <li>○ Infrared Thermometer</li> <li>○ Rubber Hammer/ Steel Hammer</li> <li>○ Inspection Mirror</li> <li>○ Torch Light</li> <li>○ Paper Cutter Knife</li> <li>○ Steel Ruler</li> <li>○ Bulb + Electrical Test/ AC Voltage Detector</li> <li>○ Magnifying Glass</li> <li>○ Ceiling Stick</li> <li>○ Binoculars</li> <li>○ Ladder</li> <li>○ Tapping Rod</li> <li>○ Masking Tape/ Sticker</li> </ul>	<ul style="list-style-type: none"> <li>○ Borescope/ Endoscope</li> <li>○ Vernier Callipers</li> <li>○ Telescopic Magnetic</li> <li>○ Miniscrew Diver</li> <li>○ Transmission Meter</li> <li>○ Sound Level Meter</li> </ul>

Table 2.7.2: List of Equipment by JSSB





## 2.7 SUMMARY

Building surveyors are in high demand in a variety of industries these days. As a result of the national trend of prioritising the quality and safety of construction and buildings. Building surveyors are the ideal people for the task because they know how to get the greatest results for their clients. Both components of building maintenance and building control are inextricably linked. Furthermore, the demands and vision of Malaysia's Industrial Revolution 4.0 have aided the work of Building Surveying practise.

Jasa Sendi(M) Sdn Bhd. is one of the first companies to be created, bringing together groups of experts in Building Maintenance and Building Control with an emphasis on Building Surveying Practice. Besides, these company have accomplished a bunch of projects which helps its client to have the best building quality especially in terms of the inspection and maintenance for the building.



## **CHAPTER 3: LITERATURE REVIEW – VACANT POSSESSION**

### **3.1 INTRODUCTION IN BUILDING INSPECTION**

In the world full of the modernisation, Malaysia was one of the fastest growing developing in any sector include of construction. However, in career of Building Surveyor quite new for the construction world in Malaysia while others country have been develop this career with a good position and inportant in the construction site. People surround still not familiar with the building inspection that need to be done by the qualified person such as Building Surveyor.

So, Building Inspection or Building Survey used to be known as a structural survey, is a comprehensive inspection of all accessible elements of your property. Building inspections can be performed before or after an offer and even throughout the construction of a building. Its occasionally performed at irregular intervals to check that builders are adhering to the proper requirements. To guarantee their safety, commercial constructions are often subjected to a rigorous building assessment.

A building inspector/ building surveyor is someone who is certified to do property inspections for both residential and commercial constructions. This is done to verify whether the owners adhere to the relevant building standards, laws, as well as the original construction design. It is also their responsibility to inspect the builders' job and detect any flaws in their construction work.

While building laws at Malaysia have a fairly stringent set of standards that all construction firms must follow. Failing to do so might result in repercussions for the people involved. A building inspector must ensure that a structure is safe, structurally sound, usable, accurate to its original plans, and energy-efficient. They are supposed to detect and resolve any issues with a building's design, construction materials, or construction techniques. Therefore, as a result, they have a direct influence on any given entire building's planning, design, and usefulness.

The report also provides a detailed evaluation of the condition of your property and will suggest which parts of the property might be a problem. The survey will inspect all visible and accessible parts of a building, including roofs, walls, floors, windows and doors, etc. Surveyors have a legal responsibility to



discover and inform of any major problems with a property, so during the building inspection surveyors will actively search for potential problems and building defects. In addition, the report will point out areas of concern that could need further investigation.

### 3.2 PURPOSE OF BUILDING INSPECTION

Purpose of Building Inspection:

- A building inspection provides advice to the client about the condition of the property at the time of the inspection.
- A building inspection checks for evidence of current structural damage and any conditions that may lead to structural damage.
- A building inspection considers major defects and collective minor defects along with secondary and finishing elements.
- Building Inspections can expose hidden defects that may have been concealed deliberately by a seller.
- Building Inspections can check the property for any recent alterations and determine if the renovations have been documented with proper permits and registrations.
- Independent Building inspection reports can be used to negotiate the price of a property during a sales transaction.
- Building inspector's depending on the result of the inspections can direct you to the right experts for advice on how significant issues can affect your property and how best to deal with them.

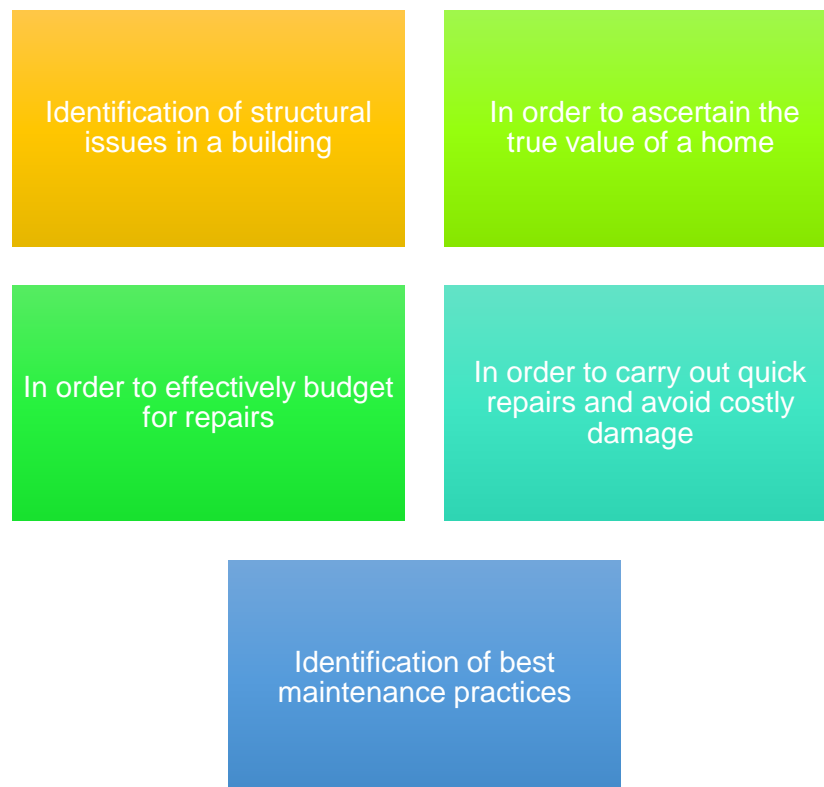


*Figure 3.2.1 Building Surveyor make an inspection at the building.*



### 3.3 IMPORTANT OF BUILDING INSPECTION/ BUILDING SURVEY

Building inspections are annual activity for most of the landlords or owner as it can help identify problems in the initial stages before damage on a larger scale occurs. It was important to make sure the building and surrounding was safe from having any dangerous and at the same time will help the owner to find out and see clearly about their properties before do anything before having a big deal or mistake. Usually, the inspection will be done by the Building Surveyor which are professional to handle and find out all the problem at the building. So, there are a few important of building inspection need to be done:



**Diagram 3.3.1 Important of Building Inspection**



### 3.4 TYPE OF BUILDING SURVEY/ BUILDING INSPECTION

There are a few type of Building Survey/ Building Inspection that can be done by the surveyor which is Building Condition Survey (BCS)/ Building Condition Assessment (BCA), Dilapidation Survey and Periodical Building Inspection. Every inspection have their own objective and specific detail based on the client needs.

	<b>Building Condition Survey</b>	<b>Dilapidation Survey</b>	<b>Periodical Building Inspection</b>
<b>Guideline</b>	-Garis Panduan Pemeriksaan Dan Penilaian Kaedah Bangunan Sedia Ada (Jkr21602-0004 – 13) -Contract Specification	-Local Authority Requirement -Contract Specification	-Guideline On Periodical Inspection Of Building By KPKT, MPKJ,MBPJ And Federal Territory Of Kuala Lumpur
<b>What</b>	Inspection to be carried out at a building -A visual or non-destructive test of a building (NDT) -Building rating -Recommend repair work. -Cost estimation for the repair works.	Inspection to be carried out at a building -A visual or non-destructive test of a building (NDT)	Inspection to be carried out at a building -A visual inspection of the building include a visual survey of the condition of the building , its structural elements and addition or alteration to the building and its structural elements. Also surrounding area include the slope retaining structure.
<b>Why</b>	To get overall condition of the building and priority of repair works/ plan maintenance work program/ budget allocation	To record in detail the pre/post-construction of the existig condition of the building and structure.	More to the structural elements and surrounding.
<b>When</b>	Any required time	Prior to commencement of any construction works.	Every 10 years.

Table 3.4. 1: Differences between BCA, Dilapidation and Periodical Survey.

There are a few type of building inspection that can be found and be handle by Building Surveyor such as Periodical Building Inspection, Dilapidation Survey, Building Condition Survey (BCS)/ Building Condition Assessment (BCA). From this type of the the building inspection it have their own purpose.

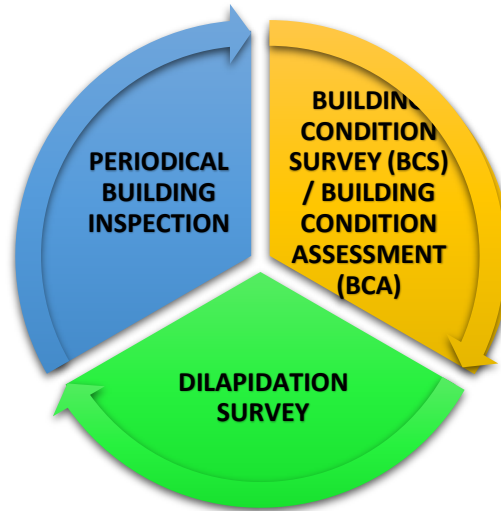


Diagram 3.4.2: Type Of Building Inspection

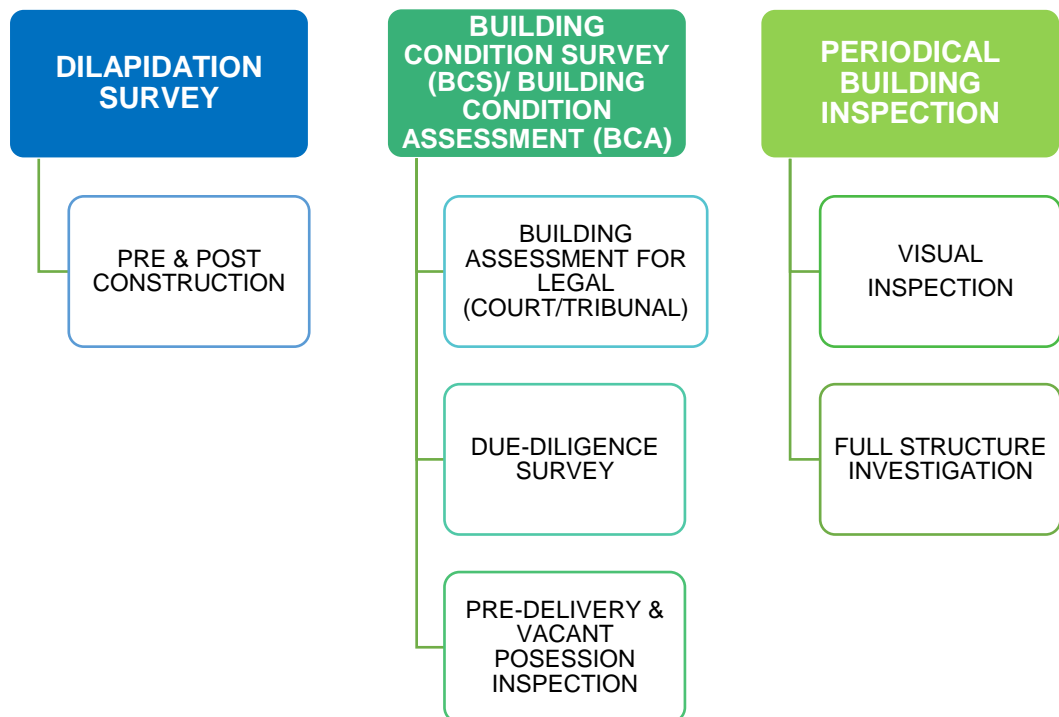


Diagram 3.4.3: Purpose of Survey/ Inspection





### 3.5 VACANT POSSESSION

Vacant Possession refers to delivering the property along with any furnishings and fitting mentioned in the Sales and Purchase Agreement (SPA) to the purchaser upon the culmination of the transaction for the home purchase. Vacant possession can be considered as a new or used empty state of occupants and available for the buyer to occupy immediately. Before handover of vacant possession to the owner, the developer must ensure the vacant possession fulfill the requirements to be occupied such as water and electricity supply.

However, before the VP is delivered by the developer, it must be ensured that:

- The CCC has been appropriately signed and issued by the local government.
- The water and electricity supplies are available for use.
- The purchaser of the new house has paid the balance payments in accordance with the agreed schedule.

Once the above-mentioned criterion is met, the buyer will receive a notice either from the lawyer's or developer's office to acquire the property. Lastly, in order to finalize the authorization process, the developer will provide several property forms for signage to the purchaser. Once all these formalities are completed, the purchaser will be able to acquire the real estate property. Owners need to confirm the project to be built up according the specification which had been stated in the Sale and Purchase Agreement. During the Defects Liability Period (DLP), the developer is responsibility on the defects which were found by the owner in the vacant possession after taken the vacant possession.

However, the expectation on the defects between developer and purchasers is not the same. Therefore, purchasers uncertain of the quality of the properties and wondering the need of experts or professional certification on the quality and safety of the properties before or after took over the vacant possession.



### 3.6 HOUSING DEVELOPMENT ACT (HDA)

Before the vacant possession inspection be done it is important for the property or owner to know their right when their purchase a new home to have a warranty against defects for a limited amount time. Most of the owner does'nt know their right and does not aware about it before start occupying the house. Actually, their homes are warrantied against defects for a limited amount of time after they receive the keys to their new home. This comes with the legal safeguards courtesy of the Housing Development Act (HDA) of 1966. On top of that, if the unit is strata titled, the buyer will also get additional legal protection under the Strata Title Act of 1985 and Strata Management Act of 2013.

The HDA was formerly known as The Housing Developers (Control and Licensing) Act 1966 (Act 118), until the Amendment Bill became law. Thereafter, it was renamed to what we call it today – the Housing Development Act. Back in the beginning, it was implemented and passed in Parliament based on 3 main objectives:

- I. To check on the abuse of the then infant housing industry.
- II. To regulate the activities of the housing developers.
- III. To protect house buyers (only up to a certain point).

Fast forward to the 21st century, the HDA has pretty much kept to its word and original objectives. Contrary to popular belief, the HDA is not a comprehensive law that governs the housing industry. In actual fact, it works to control and provide licensing in regards to the business of housing developments in Peninsular Malaysia. At the same time, the Act also serves to protect the interest of purchasers, as well as other matters that are connected to it.

However, the HDA mainly protects primary market properties bearing a residential title and new developments, and only for a specific period of time. Roles of having the HDA around are:

- Purchasers' interests are protected, especially when it comes to purchasing your first property.
- Sale and Purchase Agreement follows a mandated, standard format so buyers are able to understand the contract and SOPs better.



- Encourages transparency and accountability as every detail is laid out clearly in the agreement with no room for misinterpretation.
- Purchasers are protected by law, ensuring that developers will need to play by the book, or else
- Homebuyer Tribunal addresses any buyer-related conflicts, disputes, and claims.
- Funds are held in a Housing Development Account, which enhances the protection of users' rights so the funds are channeled properly.

### **3.7 SALE AND PURCHASE AGREEMENT (SPA), NOTICE OF VACANT POSSESSION AND DEFECT LIABILITY PERIOD (DLP).**

#### **3.7.1 SALE AND PURCHASE AGREEMENT (SPA)**

The Sale And Purchase Agreement (also known as 'SPA' or 'S&P') is a legally binding, written contract which contains the relevant terms and conditions of a transaction. In buying residential properties directly from developers, the terms and conditions of the spa are legally defined under the housing development (control and licensing) regulations 1989. Depending on the type of housing accommodation, the developer and the buyer will use either one of the spas as prescribed under Schedules G, H, I, or J of the same regulations.

There are a few important clauses that usually be ignored such as for the extension of the completion period/ extended completion period, termination clauses/ non-completion clauses and lastly delivery of Vacant Possession. The date for the handover will be defined in Sale and Purchase Agreement (SPA), and is limited to 36 months for properties with a strata title, and 24 months for properties with an individual title, from the signing of the SPA.



### 3.7.2 DEFECT LIABILITY PERIOD (DLP)

The Defect Liability Period is defined as the period of time from the date you receive delivery of vacant possession and keys to your property, where the developer is responsible to fix any defects. Defect liability period was a common features in all the standard form of construction contract in Malaysia such as PAM 98, JKR PWD 203, IEM and CIDB 2000.

PAM 98 CLAUSE 15	Practical Completion & Defect Liability
JKR PWD 203A (REV 1-2010) CLAUSE 48	Defects After Completion
CIDB Standard Form of Contract for Building Works 2000 Edition Clause 27	Defects Liability After Completion

*Table 3.7.2.1 Common features in all standard form of contrction contract in Malaysia*

Deemed to have commenced on the date on which the client (Government) shall have taken possession and occupied the works.

<b>Completion of works – Issuance of CPC</b>	<b>Sectional completion of works– Issuance of CPO</b>
I. Issuance of Certificate of Practical Completion (CPC)	I. Certificate of Partial Occupation. (within 7 days)
II. Completion of outstanding works and remedying defects.	II. Start of DLP for parts occupied
III. Default in remedying defects	III. Certificates of completion of making good defects (relevant parts)
IV. Diminuation in value of works	IV. Reduction in LAD
V. Certificates of completion of making good defects	V. Default in remedying defects
	VI. Diminuation in value of works
	VII. Insurance (contractor to notify insurer)
	VIII. Performance Bond (released after CMGD for whole works)

*Table 3.7.2.2: Differences between Issuance of CPC and CPO*



Once that date is reached after SPA, the owner should receive the relevant notice, and it have purchase a home and receive the keys, there's a little something called a warranty period. The warranty period for a new home is also known as a Defect Liability Period (DLP). That's basically the timeframe you have to find any problems with your new property and report it to the developer for them to repair.

That countdown starts at the point the owner receive the 'Notice of Vacant Possession'. Under HDA Malaysia, the defect liability period is usually around 12-24 months starting from the receipt of the keys. During this time, the developer is obliged to repair faulty workmanship discovered at no cost to the buyer. Thus, it's advisable to do a thorough check of the house that have been purchased during this timeframe and report the flaws to the developer. Otherwise the owner will be shouldering the repair costs for defects spotted after this period.

Therefore, it should proceed with on-site inspection to make sure throughly check on ceiling, doors, windows, piping, tiles, installations, etc. To confirm the description in sale and purchase agreement. All the major systems of are inspected to ensure correct installation and operation.

The developer should be responsible for any reported issues within the Defect Liability Period (DLP), normally covers any defects (latent and patent) within six to eighteen months depends on the term in S&P agreement. Patent Defect was defect that can be discovered by normal examination or testing while latent defects are defect that are not discoverable by normal examination or testing which manifests itself after a period of time.

Building defects inspection within DLP.

- I. The inspection is to ensure that the purchaused building and owned is a quality building and built to the prescribed specification , coincides with the purchased price and has value for money.
- II. The inspection also to examine euther the building is constructed according to specification as stated in the sale and purchased agreement.

Defect inspection and rectification to building without DLP

- I. Building defect inspection and rectification are carried out upon request by the the client or building owner. The purpose is to record building defects, causes of damages or defects and rectification methods on the building.
- II. The consultant is provides specification writing services for materials and cost is required by the client for the rectification works and to monitor the works which is carried out by the appointed contractor

The guarantee also gives the purchaser power to compel the builder to comply with the agreed specifications. This is represented in the Sale and Purchase Agreement (SPA) and can file for claims with the relevant authorities for breach of contract. In case of a dispute from the developer, the process of submitting a claim for defects is stated clearly in HDA Malaysia’s prescribed contracts.

Any issues between the purchaser and the developer relating to this can be elevated to the Homebuyer Tribunal established under the act. Additionally, if the property in question is strata titled, residents can file claims for defects involving common property. It also entitled to an additional retention sum under the strata act as ruled by the Commissioner of the Buildings (COB).

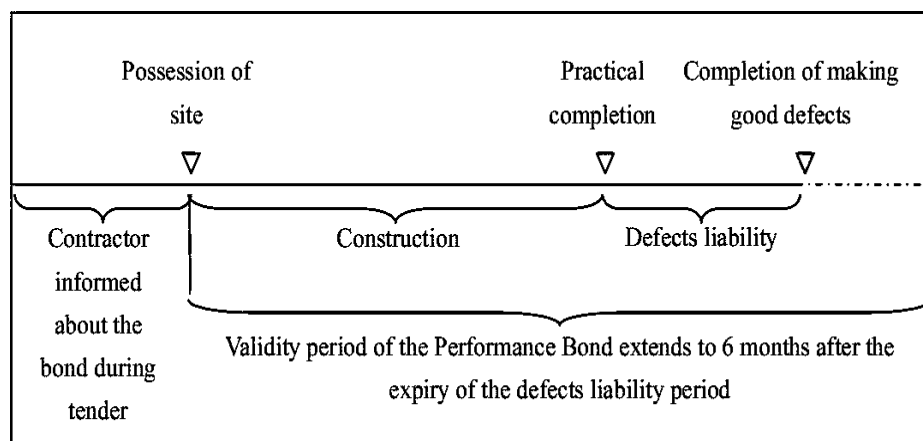
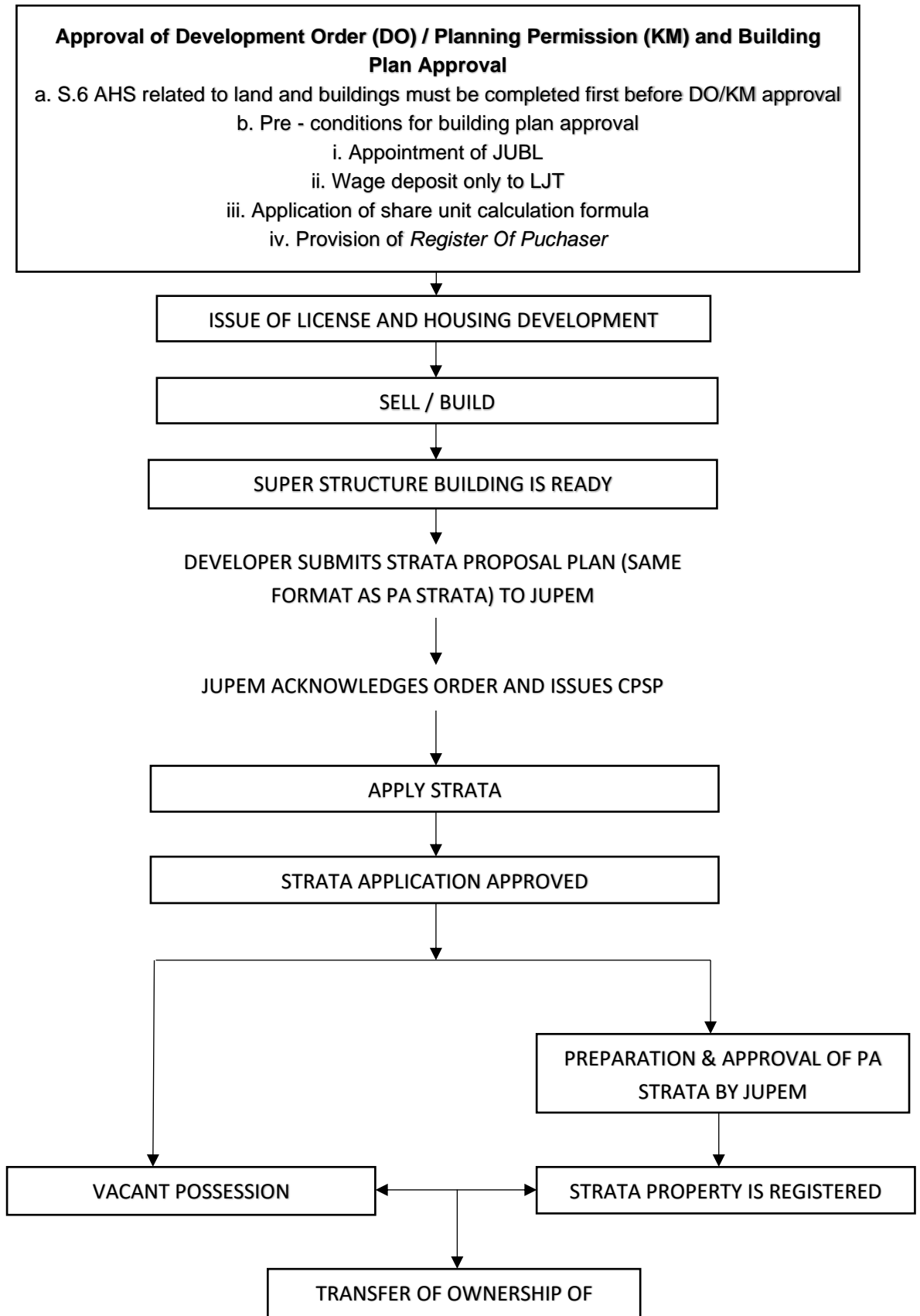


Figure 3.5.2.1: The process of Defects Liability Period.

**PROPOSED NEW WORKFLOW DIAGRAM OF PRODUCTION OF STRATA  
PROPERTY AND VACANT POSSESSION SIMULTANEOUSLY.**



### 3.8 BUILDING INSPECTION PROCESS BY JKR

#### APPOINTMENT OF BUILDING INSPECTOR

The appointment of a building inspector shall be based on instructions issued by PB. Building Inspectors are necessary informed with confirmation by PB regarding the appointment.



#### RESPONSIBILITIES OF BUILDING INSPECTORS

Building Inspector appointed to conduct inspections on a building shall:

- i) Carry out a preliminary survey inspection (if necessary) before a detailed inspection is carried out
- ii) Determine the need for resources, equipment and the latest technology which is used to perform inspections
- iii) Conduct inspections in the manner prescribed below these guidelines
- iv) Prepare certify work and sign reports inspection results
- v) Make analysis and submit inspection results report in the form of documents for approval and follow -up action



#### PRELIMINARY BUILDING SURVEY STUDY

The following preparations and requirements should be given priority by the examiner building:

- i) Obtain building information as well as carry out a study covering completion drawings, service records, maintenance, building list, operating manuals, location, cost maintenance as well as related maintenance records.
- ii) Preliminary survey either in writing, telephone or site visit to obtain information as well as an initial overview of the building to be examined;
- iii) Arrange access to enter the desired site area checked
- iv) Research or make inquiries and obtain information precisely from certain authorities; and
- v) Preliminary survey report is required to be completed within the period one (1) to seven (7) days and depending on the size and the location of the preliminary inspection is performed





### **PREPARATION OF INSPECTION PROGRAM PLANNING SCHEDULE**

Building inspectors need to arrange an inspection schedule for inform the building owner about the planning building inspection program to be done in order to work building inspections carried out do not disturb users and occupants of the building concerned if any.



### **PREPARATION OF INSPECTION FORMS, RESOURCE REQUIREMENTS, AND EQUIPMENT IN BUILDING INSPECTIONS**

Building inspectors need to prepare an inspection form based on a preliminary survey study conducted. Requirements equipment as well as resource requirements appropriate to the activity inspection.



### **EXECUTION OF INSPECTIONS**

Inspectors of the building are required to conduct visual inspection of:

- a) Physical condition of the building
  - i) Identify the types of defects/damage to the physical building
  - ii) Identify any signs of material deterioration
- b) The condition of the building structure
  - i) Identify the types of defects / damage to the structure
  - ii) Identify any signs of material deterioration
- c) Any additions or changes affecting building structure
  - i) To identify any additions or changes which can affect the structure of the building



- d) Other conditions that may affect safety occupants based on the function of the building being constructed.
  - i) Condition of water tank;
  - ii) Stability of areas and buildings;
  - iii) Location;
  - iv) Suitability of use of building materials; and
  - v) Suitability of design
- e) The inspection method that can be implemented is through space tag method as SKATA check either as follows :
  - i) Inspection of roof space;
  - ii) Room to room or space;
  - iii) Basement space inspection;
  - iv) Environmental inspection, outside the building; and
  - v) Inspection of drainage system
- f) Inspection and assessment of the condition of this building is also possible assist in the preparation of lapidated studies for elements or components of the conservation of historic buildings.



### **REPORT OF INSPECTION**

The report to be submitted by the building inspector is in the form of documents as well as GIS software (if necessary).

Inspection report to be submitted either:

- i) Preliminary survey report
- ii) Building Facility Condition Report (FCA)
- iii) Preliminary Inspection Report of the Condition of the Existing Building (BCA)
- iv) Dilapidated Report / Building damage study (CAST)
- v) Space Assessment Report and POE
- vi) Structural Forensic requirements report



### 3.9 COMMON DEFECT

Imperfection is always present in any construction even for a new house which will be impacted due to the construction work. Therefore it is important, before buying anything especially for a house or building, to inspect for defects that might result or impact in the future. Some of the building codes, have their own policies and guides due to the government that need to be followed which can be claimed and as a client we have our right to have a good condition of the building. Therefore, it is important to find out a good building inspector to inspect the building and analyse the defect that has been found. There are a few common defects that usually can be found in the building.

COMMON DEFECT/ SYMPTOMS	POSSIBLE CAUSES
<p><b><u>Defective concrete, Spalling or loose plaster in ceilings.</u></b> Rust Staining, Water Leakage, Bulging, Patterned Cracking, Falling Of Plaster/Tiles</p>	<p>Defective concrete as a result of ageing is commonly found in old buildings. Persistent water leakage may affect the steel reinforcement. Weak concrete caused by the use of salty water in concrete mix, or overloading are also common causes in spalling</p>
<p><b><u>Structural cracks in walls</u></b> Long, continuous cracks across width of wall, diagonal cracks at corners of window or door, crack with rust staining, crack that penetrate through finishes down to the concrete or bricks</p>	<p>Structural cracks may be caused by many factors such as excessive movement of the building structure, unwanted ground settlements, serious overloading, poor design or construction.</p>
<p><b><u>Water seepage from external wall, window, roof or from ceiling.</u></b> Water staining, peeling off paint, water dripping, growth of fungus, defective concrete, plaster or tiles.</p>	<p>External water seepage could be due to a variety of reasons including cracks on external wall, honey comb concrete, defective sealant at window, defective water proofing membrane at roof, defective external water and drainage pipes, etc.</p>



<p><b><u>Gap between plasterboard or different materials.</u></b></p> <p>Joint not tightly but tapered end board edge joints and gap filled was filled by mortar filling instead of flexible sealant.</p>	<p>It was cause of lack of supervision, poor workmanship insufficient planning and training.</p>
<p><b><u>Defective external wall finishes/mosaic tiles/ ceramic tiles/ stones/ cladding/ curtain wall.</u></b></p> <p>Cracking of wall surfaces, bulging with hollow base, falling off, loosening of parts, hollow</p>	<p>These defects could be due to ageing, structural movements, defective workmanship during installation, thermal movement, defective or missing expansion joints, damage by external factors</p>
<p><b><u>Non-Structural Cracks</u></b></p> <p>Hairline crack, multi direction crack, crack between panel walls an structural element</p>	<p>Cosmetic shrinkage crack in plaster or other forms of finishes will affect the appearance only and do not pose any safety concern.</p>



### 3.8 SUMMARY

The vacant possession is important for the property or owner to make sure that the properties that have been construct and build was in a good condition. As on the Housing Act Development, every properties that have been build and owner that buy the properties have their right to have a good quality and having a safe building to live. Therefore, it is important for the owner or the property to know about the Sale and Puchase that have been make, then make sure after the sign they will receive the Notice of Vacant Possession which is from that time it need to make Defect Liability Purchase (DLP). By having the DLP, the house or properties wil be inspect in detail to make sure there is no problem due to the construction of the house. If there having any issue, Building Surveyor will make a report and submit it to the developer so that the owner having their right, which is all the damage will be repaired and coverd by the developer. Some of them, does'nt made a vacant possession and all the damage will cause a high maintenance to the owner. So, it is important to the owner to know their right and to keep their building safe.



## **CHAPTER 4: CASE STUDY - VACANT POSSESSION FOR M1 RESIDENCE PROJECT (28 UNIT DOUBLE STOREY TERRACE HOUSE) AT TAMAN KERUING, SG MERAB KAJANG UNDER MSN DEVELOPMENT SDN BHD**

### **4.1 INTRODUCTION**

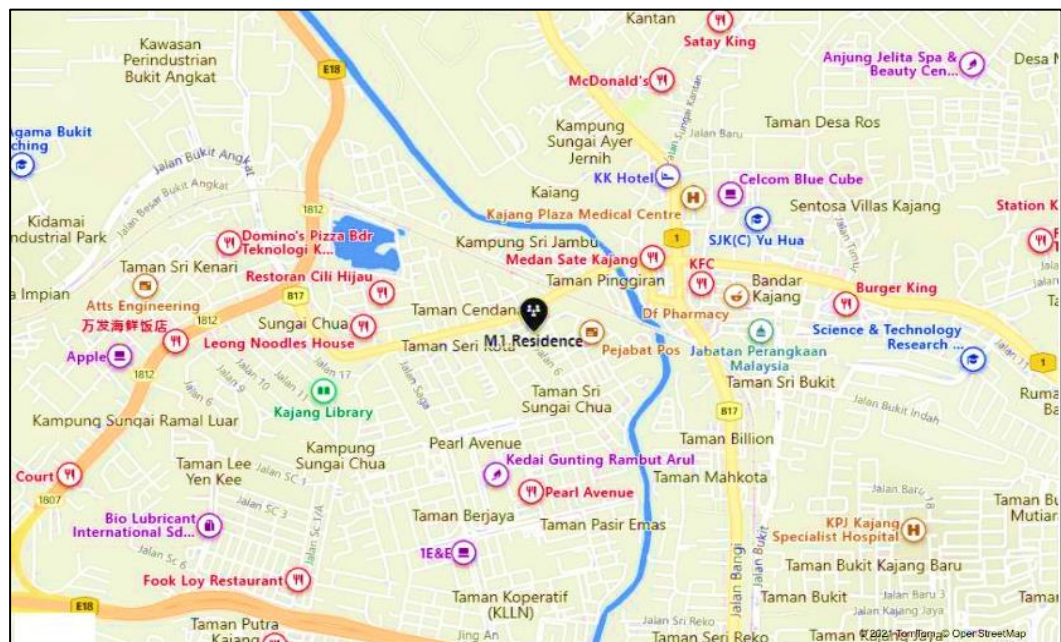
This report describes about the current condition of the inspected buildings which is No.25 to No.52 Jalan Keruing, Kajang Selangor (M1 Residence) based on visual inspections as requested by MSN Development Sdn Bhd and mentioned in the quotation/report. The works included observing and measuring the nature of the defects and assessing the probability of causes of the defect. Result and findings of the survey/inspection were then assessed and analysed using “Building Assessment Rating System (BARIS)” to determine the severity level of the defects.

Developer/Contractor: MSN Development Sdn. Bhd.

Address of the Building: No. 25 – No. 52, Jalan Keruing 8/2,  
43000 Kajang, Selangor.

Total Area: Approximately 57, 295 sq. ft. (building) + 14,147 sq. ft. (porch)

Independent Inspection Consultant: Jasa Sendi (M) Sdn. Bhd. (JSSB)



*Figure 4.1.1: Location Plan of M1 Residence, Kajang Selangor.*

Site Plan: To indicate the location of the site around the surrounding building.

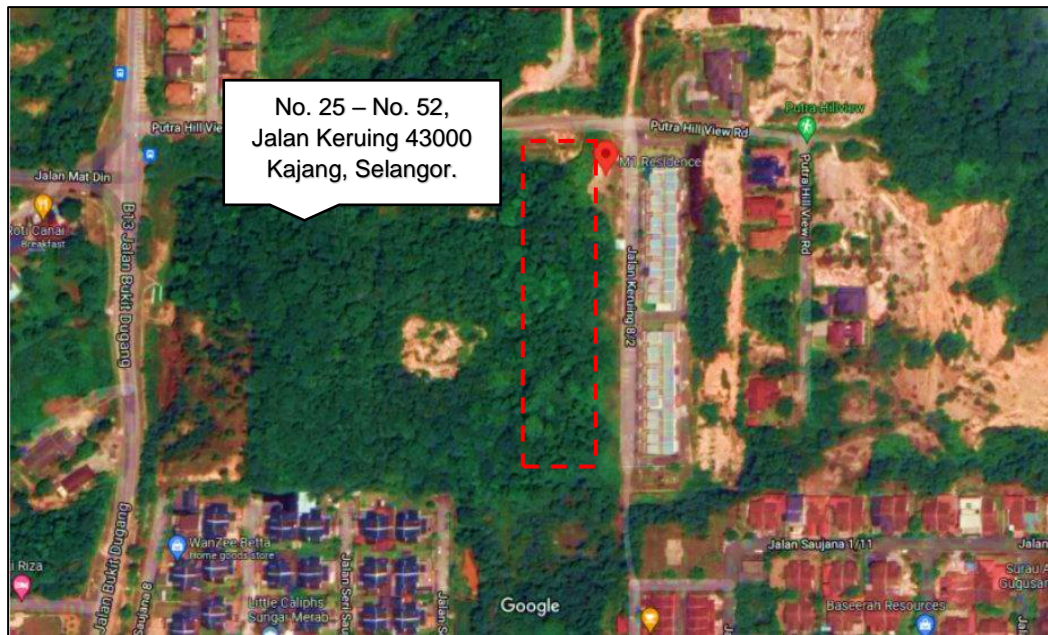


Figure 4.1.2: Site Plan of M1 Residence, Kajang Selangor.



Figure 4.1.3: Site Plan of M1 Residence, Kajang Selangor from No.25 until No.52.



*Figure 4.1.4: M1 Residence, No. 25 – No. 52, Jalan Keruing, Kajang, Selangor.*

#### **4.2 THE PURPOSE OF INSPECTION AND REPORT**

The purpose of inspection and report for the M1 Residence have been made by the Jasa Sendi (M) Sdn Bhd for MSN Development Sdn Bhd:

- i). The main purpose of the building defects survey/inspection is to collect, record and analyse all the information and data about the current condition of the building, i.e. before occupation (vacant possession) and to submit the record to developer and/or contractor for appropriate remedial works or replacement as recorded in this report. Further condition of the building must be continuously monitored within liability period of 24 months.
- ii). Visual inspections were done toward each of the internal and/or external physical parts of the buildings that can be seen only from the premise in order to record any existing discrepancies and defects. Hence, this dilapidation survey report is to record any defects found at the identified locations, the probable causes of damages and to provide appropriate suggestion for general repair and for reference of the interested parties. The findings could give some necessary actions to regulate, maintain or rectify the defects while taking care on the safety and health aspects of the building users.





#### 4.3 SCOPE OF WORKS AND INSPECTION DONE

The scope of work that have been done by the all the staff Jasa Sendi (M) Sdn Bhd to make a vacant possession for M1 Residence was:

- i) Total time taken to inspect, record and analyse the condition of building is only 30 days, i.e. 6 days for inspection on site (22nd November, 2021 and 29th November, 2021) and another 24 days to prepare the report.
- ii) The inspection area is within the built – up area of the house.
- iii) The scope of the Survey as follows:
  - a. To determine the fulfilment of S & P terms and conditions by the developer and/or contractor in term of construction quality, materials used, installed number of fittings, safety and health aspects.
  - b. To identify and record any defects or damages in the buildings, their compound and continuously monitor within liability period of 24 months.
  - c. To establish as a valid record for negotiation, or court proceeding, or arbitration process and/or decision making in case of any disputes, claims and/or legal action arise in the future between purchaser/house owner and developer.
  - d. To provide valid evident for Consumers Tribunal Hearing if so required in the future.



#### 4.4 DESCRIPTION OF PROPERTY

MSN Development Sdn Bhd was a property or client that approach the Jasa Sendi (M) Sdn Bhd to make a Vacant Possession for M1 Residence. Before this, MSN Development also used the services of Jasa Sendi (M) Sdn Bhd to conduct inspections on construction projects that have been they carried out. For example, make a Building Condition Assessment (BCA): Dilapidation Survey for 14 Unit 2 storey terrace gouse at Klang Selangor, at Sg Merab Daerah Sepang Selangor, etc.

MSN Development has been operating since 2004, through a comprehensive regional network throughout Malaysia. From construction for personal home place and bigger projects, to interior design and landscape design, MSN Development's track record is a prestigious list of efficiently delivered and completed projects. It was their ability to bring solutions to the client's requirements in all phases of project planning and execution.

MSN DEVELOPMENT SDN BHD	
<b>Address</b>	Unit 13-4 Setia Avenue, No 2, Jalan Setia Prima U13/S, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor
<b>Tel</b>	03 3344 6673
<b>Fax</b>	03 3344 6637
<b>Email</b>	<a href="mailto:naim83.msn@gmail.com">naim83.msn@gmail.com</a>

Table 4.2.1: Information about Client which is MSN Development Sdn Bhd



Figure 4.2.1: MSN Development Logo



#### 4.5 DILAPIDATION SURVEY DECLARATION

##### THE DILAPIDATION SURVEY/CONDITION INSPECTION OF THE BUILDINGS

1. This declaration is made to certify that the following report of the inspected buildings (as mentioned in this report) belong to:

MSN DEVELOPMENT SDN BHD

Unit 13-4, Setia Avenue,

No. 2, Jalan Setia Prima S U13/S,

40170 Shah Alam,

Selangor Darul Ehsan.

The buildings \*has/have been inspected as per standard of professional practice for building dilapidation survey/condition inspection meet the requirements of relevant local authority requirements or any stated laws;

2. The inspection have been done only to the areas or locations as directed or identified by the client and areas as agreed in the quotation by the consultant to client;

3. Results and findings of the inspection have been mentioned in the attached report as well as the category of building condition and locations of the building defects/problems.

4. Jasa Sendi (M) Sdn. Bhd. is fully responsible for the inspection done and the report, and subject to certain limitations (if any) and/or as described in this report or quotation.

5. This report is certified and signed by Chartered Building Surveyor/\*Professional Engineer.

6. The findings and results of this report are confined to the date and location at the inspection is carried out.



#### 4.6 LIMITATION DURING ASSESMENT

Every site have their challenge and risk that need to conduct and be aware . Same as M1 Residence project, there are limitation as the quotation that have been made with Jasa Sendi (M) Sdn Bhd and the project have been inspect as the Government Laws. Llisted below are the limitations of the dilapidation survey for the M1 Residence Project at Sg Merab, Kajang Selangor.

1. There is no completed/scaled building structural plan, or other building documents/specifications except S & P supplied by client to enable inspectors to have thorough assessment of the defects.
2. Inspections only covered discrepancies and defects that could be seen visually, accessible and found during the period of inspection.
3. Inspections have been conducted to the permanent structures, the temporary or removable structures (such as built-in cabinet) and/or movable objects (inclusive of all furniture) within/inside the buildings. No inspection done to any parts of the buildings that were hidden, closed, embedded, covered, sealed, locked, prevented to inspect, or no access and/or elements or components that difficult to trace.
4. No destructive testing done in this inspection to determine the strength of the building structures or load imposed on the buildings or to determine the impact of any new additional constructions, structures, pumps or load applied (if required, a further comprehensive structural testing and analysis can be recommended and done by other party).
5. Validity of inspection and report: The validity of this report will cover for four (4) months from the date of this report. Any new defects/damages occurred/found after the said date, it is beyond the liability of this inspection, otherwise, a re-inspection need to be carried out.



#### 4.7 GENERAL PROCEDURE OF ASSESMENT ON SITE

The Jasa Sendi (M) Sdn Bhd have receive an email from the client or MSN Development Sdn Bhd at Sept 2021. After received the email, the HR from Jasa Sendi (M) Sdn Bhd have been prepared the quotation with cover letter for the MSN Development Sdn Bhd and have received the building plan for the reference to make a preparation before start any inspection. After all the agreement have been sign wit en hazam, the project can started the inspection on the M1 Residence, Sg Merab Kajang Selangor site.

**There are six (6) stages of dilapidation survey/ condition survey:**

NO.	STAGE	DESCRIPTION
1.	Stage A	<ul style="list-style-type: none"> <li>• Site visit.</li> <li>• Documentation of quotation.</li> </ul>
2.	Stage B	<ul style="list-style-type: none"> <li>• Assessment by client.</li> <li>• Acceptance or work order</li> </ul>
3.	Stage C	<ul style="list-style-type: none"> <li>• Preparation for inspection.</li> <li>• Data collection at site.</li> </ul>
4.	Stage D	<ul style="list-style-type: none"> <li>• Analysis or finding.</li> <li>• Report preparation and submission.</li> </ul>
5.	Stage E	<ul style="list-style-type: none"> <li>• Client request.</li> <li>• Third party claims or complaint.</li> </ul>
6.	Stage F	<ul style="list-style-type: none"> <li>• Further new or additional inspection.</li> </ul>

*Table 4.7.1: General procedure of dilapidation / condition survey.*

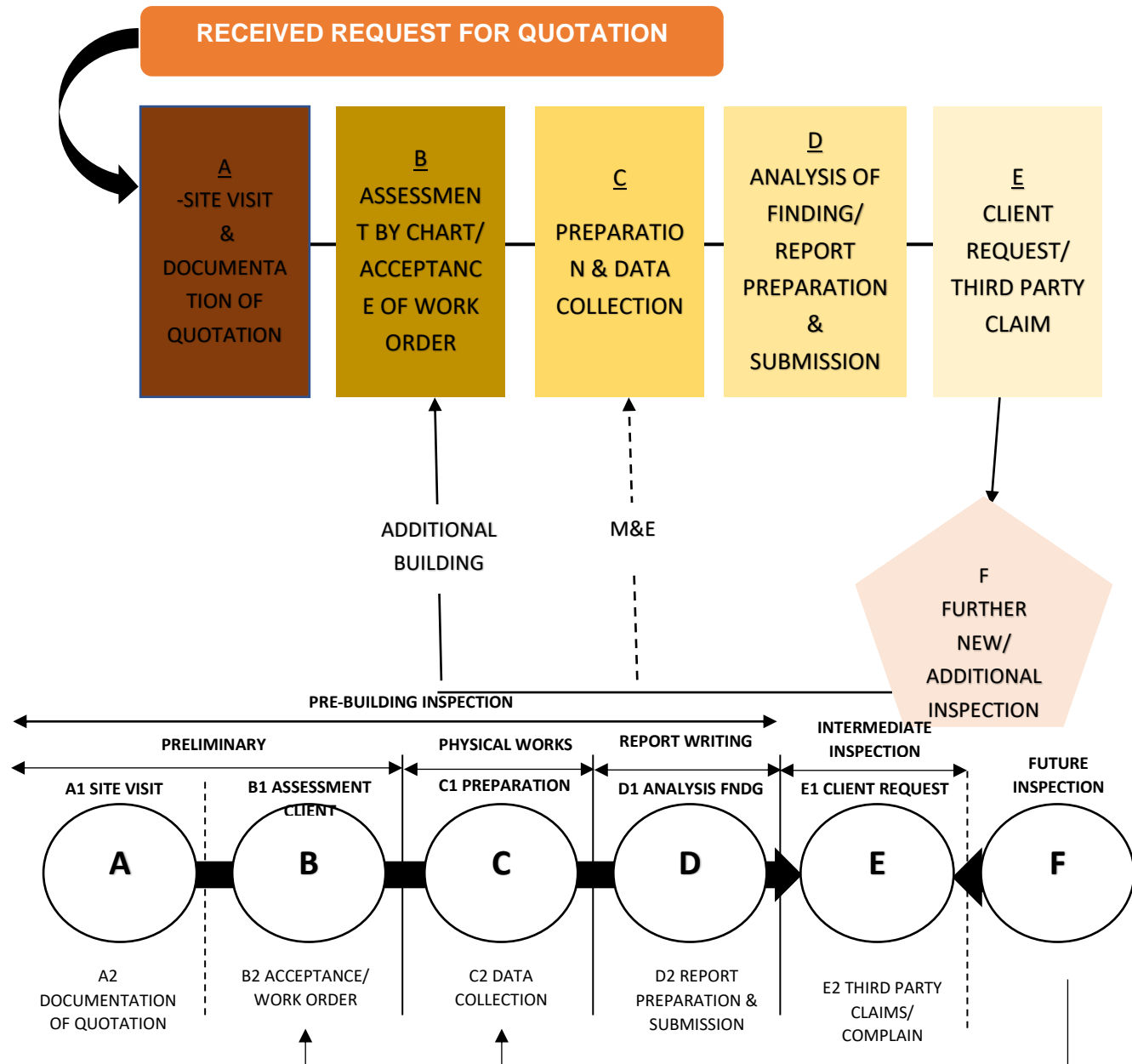


Diagram 4.7.2: General procedure of dilapidation / condition survey



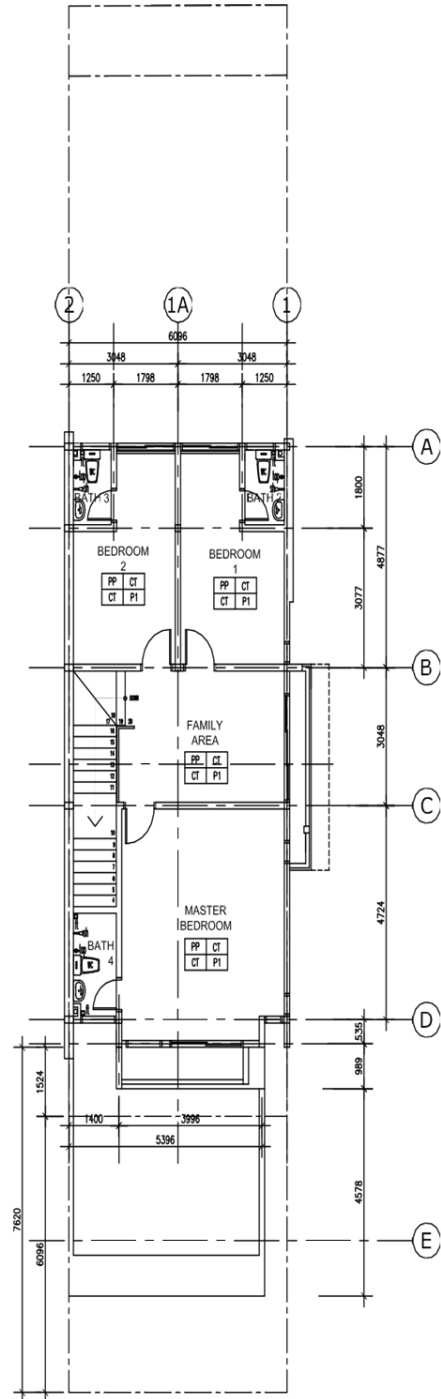
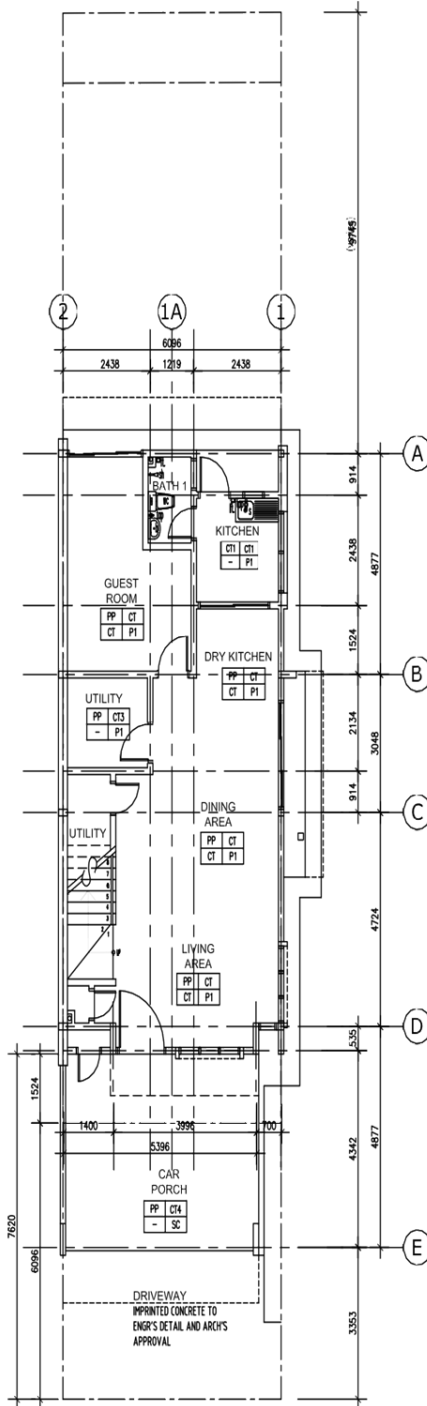
NO	TITLE/ DESCRIPTION	DATE	REMARKS
1	Email/ RFQ From Client	Sept 2021	
2	Quotation With Cover Letter	27/09/2021	Revise Oi
3	LOA From Client	15/11/2021	
4	Building Plan – For Reference	-	
5	Preparation – Agreement With En Hazam	17/11/2021	Set Site Visit
6	Site Day 1 (4 Team - Elani, Atiey, Fatihah, Adilah)	22/11/2021	
7	Site Day 2 (3 Team – Elani, Atiey, Fatihah)	23/11/2021	
8	Site Day 3 (3 Team – Elani, Atiey, Fatihah)	24/11/2021	
9	Site Day 4 (2 Team – Atiey, Fatihah)	25/11/2021	
10	Site Day 5 (2 Team – Elani, Fatihah, Elani)	29/11/2021	
11	Draft Report – Onedrive Upload	1/12/22021	
12	Submission And Report Checking	1/12/2021	
13	Printing		
14	Submission Report And Tax Invoices		30 Days: 27/12/2021

Table 4.7.3: Procedure Between JSSB and MSN Development Sdn Bhd

### 4.8 FLOOR LAYOUT FOR M1 RESIDENCE, KAJANG SELANGOR.

There are plan for a few type of house that need to be inspect as below:

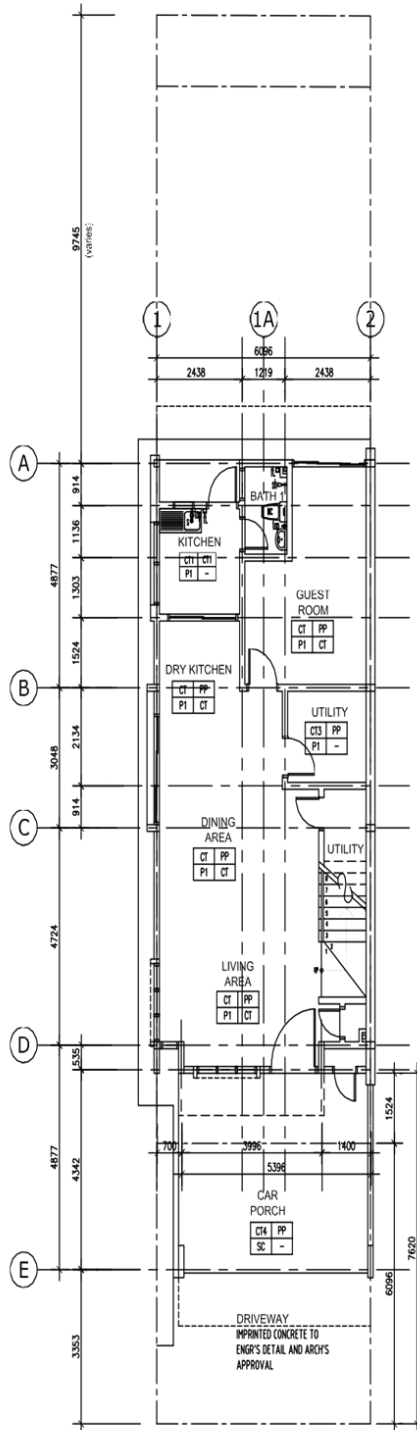
#### CORNER LOT TYPE A



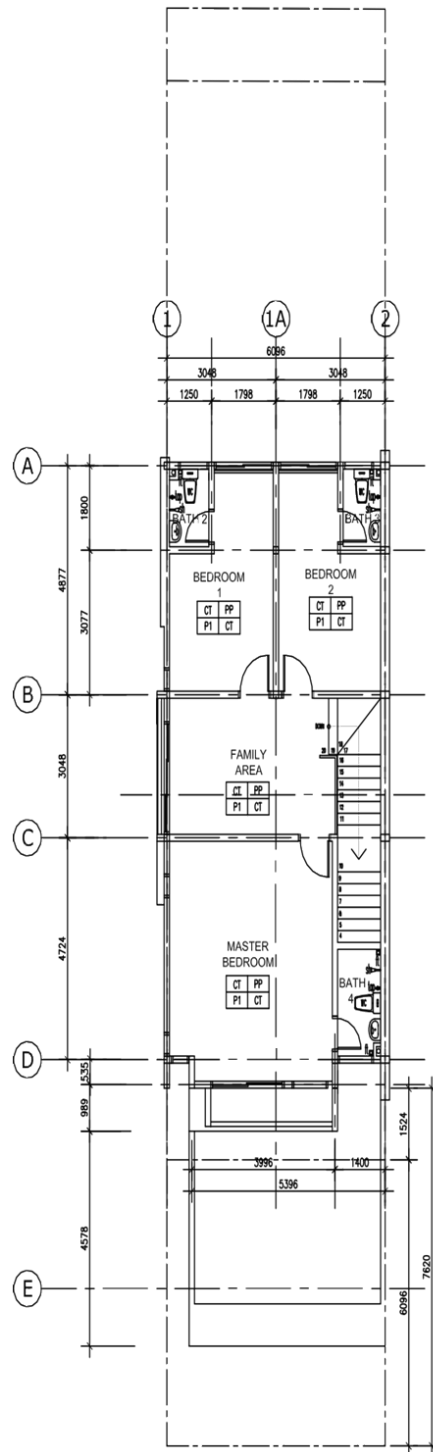




**CORNER LOT TYPE A1**



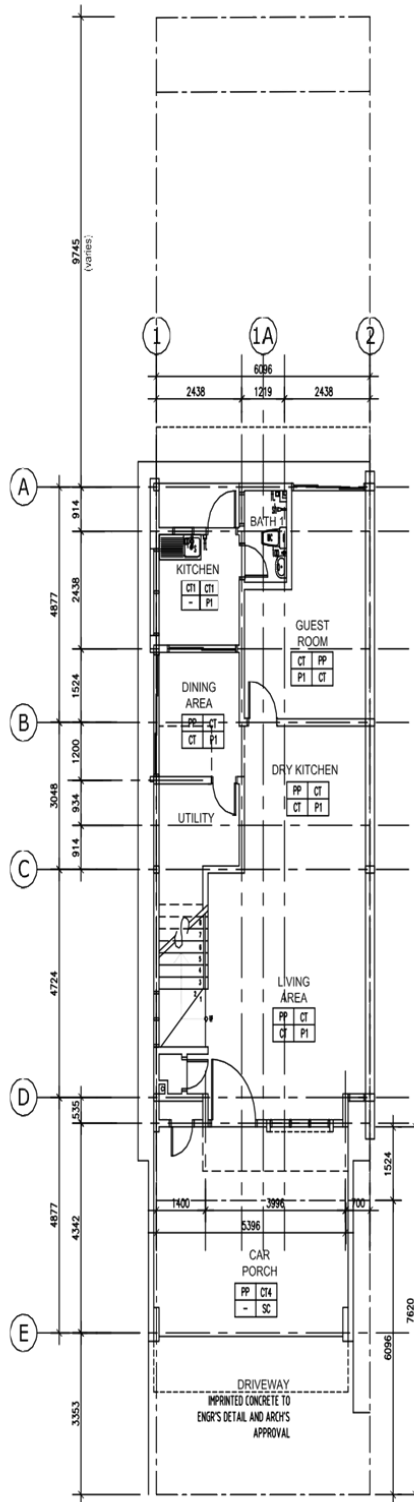
**GROUND FLOOR**



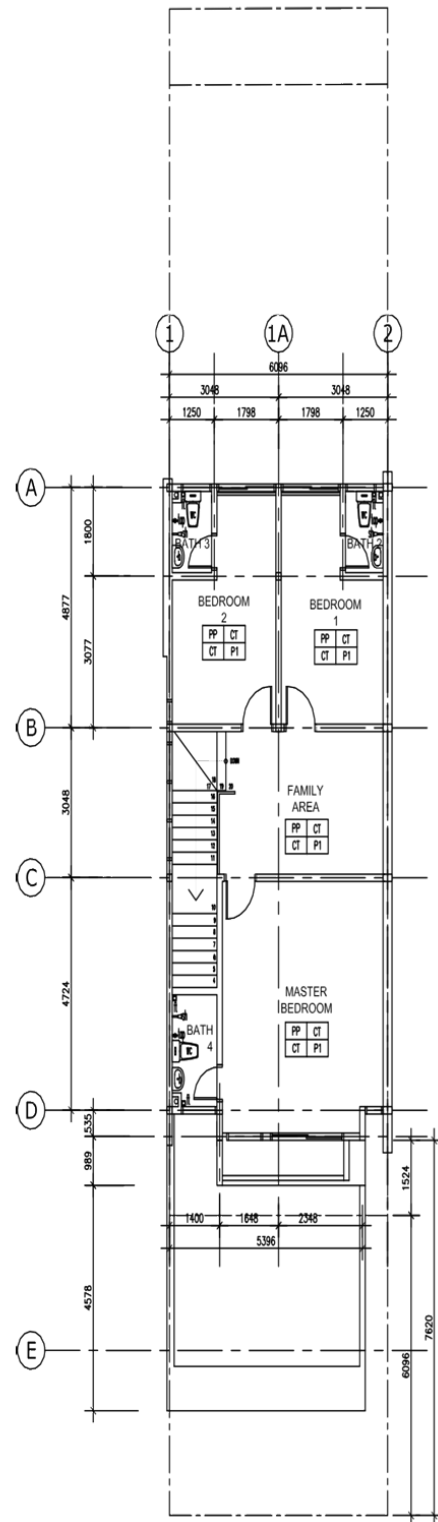
**FIRST FLOOR**



**END LOT**



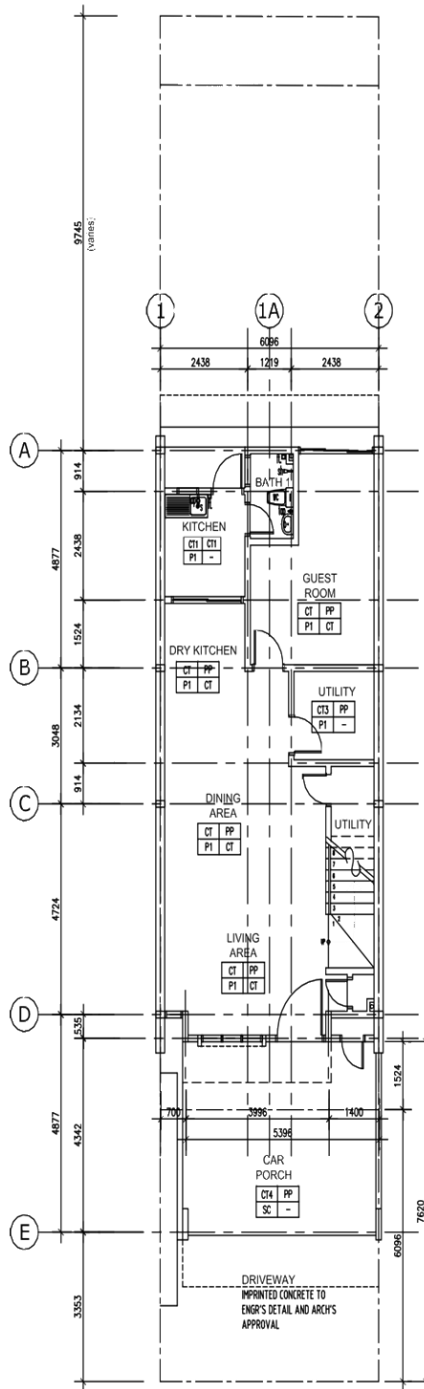
**GROUND FLOOR**



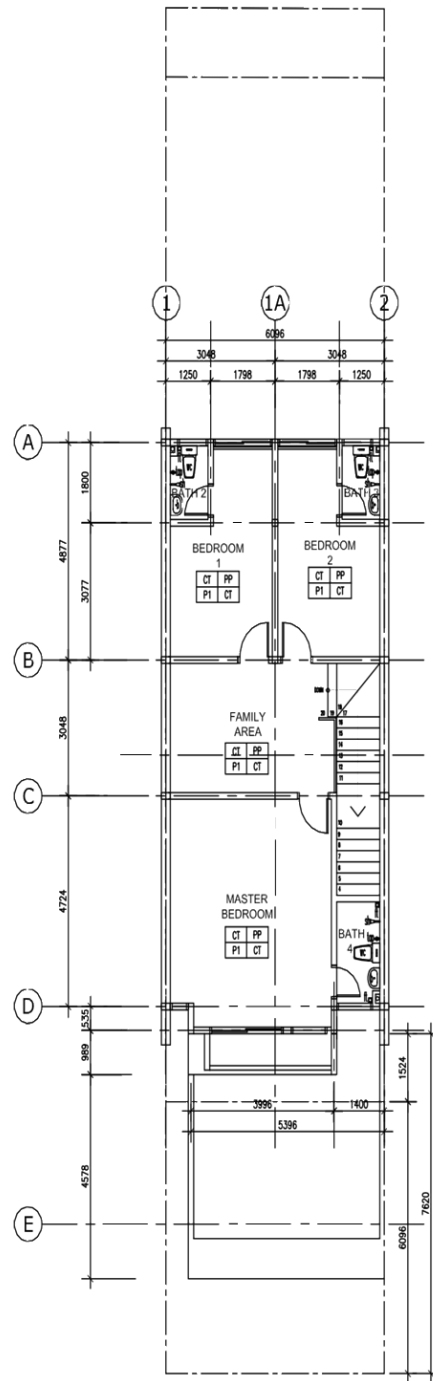
**FIRST FLOOR**



**INTERMEDIATE LOT**



GROUND FLOOR



FIRST FLOOR



#### 4.9 SUMMARY

As a conclusion, the vacant possession have been done by the Building Surveyor to make sure the condition of the house was perfect and in a good condition for owner to enter the house at the same time the developer can make any renovation and repaired. There are a few process and that and quotation between MSN Development Sdn Bhd and Jasa Sendi (M) Sdn Bhd. At the offer letter, there is a scope of work that need to be done and there are a few limitation during the inspection have been done.



## CHAPTER 5: PROCESS AND PROBLEM IDENTIFY BASED ON CASE STUDY

### 5.1 INTRODUCTION

The inspections have been carried out at the residential double storey terrace at Taman Keruing, Sg Merab, Kajang from No 25 till No 52. Every unit house that have been inspect was include of 5 bedroom, 5 bathroom and garage. The area of every unit of house that need to be inspect was 20' x 99' – 100' while the built up area was 2,010 Sq Ft.

The main purpose of the building inspection was to collect all the information and data about the current condition of the building before occupation (vacant possession) and submit the record to developer for appropriate remedial work or replacement which is the further condition must be monitored within Defect Liability Period (DLP) in 24 month. So, total time taken to inspect, record and analyse the condition of building for 28 unit residential double storey house is only 30 days which is 6 days for inspection on site from 22 November 2021 until 29 November 2021 by technical team include of drawing team while for another 24 days to prepare the report.



*Figure 5.1.1: No 25 until No 52, Residential Double Storey Terrace  
At Taman Keruing, Sg Merab, Kajang From*



Building or construction type of the house was totally from brick either the wall, floor and others. The weather is during the inspection have been carried out was sunny and cloudy from the first day until the last day of inspections. So, the inspection for the vacant possession that been make was to find out the construction quality, materials used, installed number of fittings, safety and health aspects. At the same time, identify and record any defects or damages in the buildings, their compound and continuously monitor within liability period of 24 months. So, 4 team have been carried out the Vacant Possession for M1 Residence at Sg Merab Kajang which include of drawing team and dilapidation team.



## 5.2 BUILDING INSPECTION PROCESS FROM FIRST UNTIL FINISH M1 RESIDENCE PROJECT BY JASA SENDI (M) SDN BHD

This is the process of making a vacant possession between client/property which is MSN Development Sdn Bhd with Jasa Sendi (M) Sdn Bhd. At the table below also shows, the team that have been involved during carried out the inspection which is 4 team that have been lead by Nurul Elani, Nurul Fatihah, Nur Izzatiey and Nur A'dilah. Every team will have 3 building surveyor which include of dilapidation team and mesured drawing team.

Building inspection process for all the M1 Residence, Sg Merab, Selangor have been startes from external / site condition of the surrounding the house which cover the car porch, external wall, store room, fence wall, drainage, boundaries, etc. Then after inspect the external we move to the internal inspection which cover all area from the ground level which started from living area, store room, dining area, dry kitchen, utility room, guest room, kitchen and bathroom. It will cover all component and element that have been constructed at the building such as wall, ceiling, window, door, all services which is electrical and water, etc. After the inspection fro ground level done, we move to first floor which cover stairway area, family area, master bedroom, balcony, bedroom 1, bedroom 2 and toilet.

After the inspection done, we move to take a measurement for whole the house by using the laser distance and produce a new plan. Every team will produce a report for their own house which include of building defect inspection and measurement.

### **MEASUREMENT ACURACY RESULT**

#### ***CALCULATION PERCENTAGE MARGIN:***

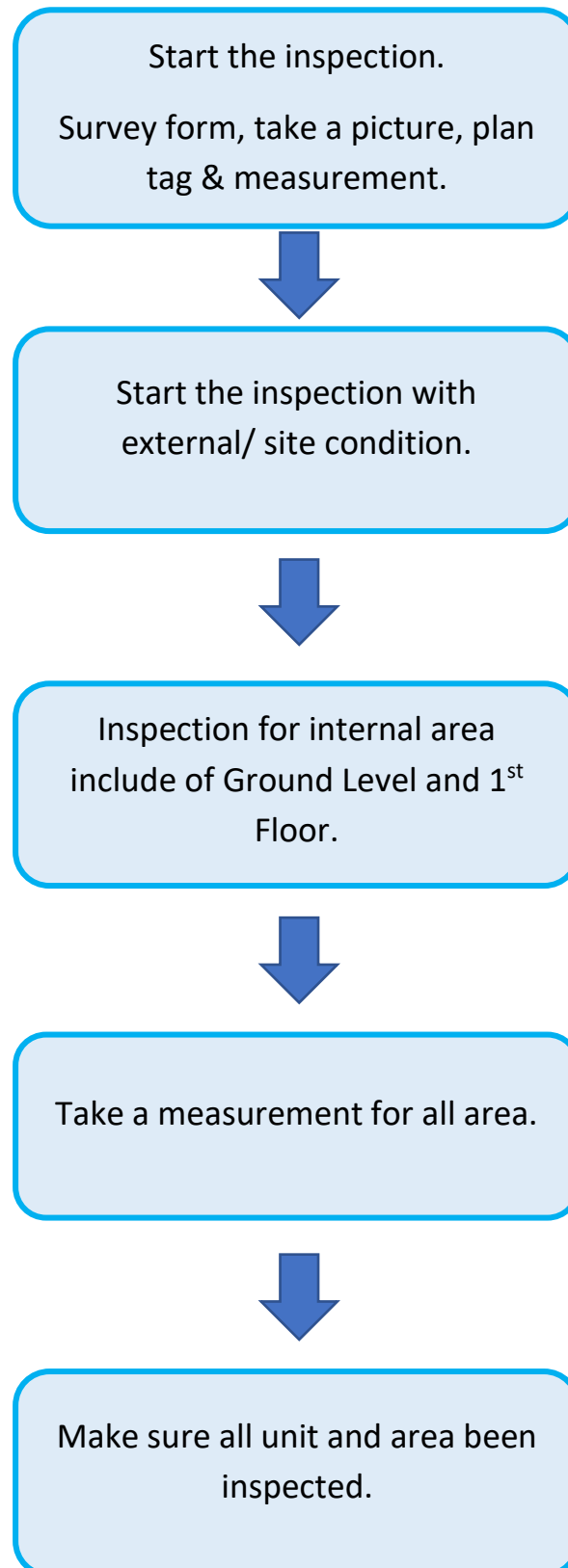
[Building Design – Surveyor Reading x 100 / Building Design]

**≤ 5% or Surveyor Reading more than Building Design**

**≥ 5% - Unacceptable**

Margin Higher = Surveyor reading ≥ Building Design

Margin Lower = Surveyor reading ≤ Building Design







*Diagram 5.3.2: The Process of Dilapidation Survey during Inspection.*










**5.3 CHECKLIST OF INSPECTION TOOL FOR VACANT POSSESSION.**





There are the checklist of inspection tools that have been used by Jasa Sendi (M) Sdn Bhd to make a vacant possession and measured drawing for for M1 Residence site.

NO.	EQUIPMENT	PHOTOS
1.	<p style="text-align: center;"><b><u>Laser Distance</u></b></p> <p>A laser measure is a measuring device that uses a laser beam to measure distance (length, height, and width), area, and volume.</p>	
2.	<p style="text-align: center;"><b><u>L Shape/ Angle Rulers</u></b></p> <p>An L-square ruler is used by drawing a line from the ruler's corner to the desired number on one of the ruler's scales.</p>	
3.	<p style="text-align: center;"><b><u>Flexible Curve Ruler</u></b></p> <p>A device used in geometry and technical drawing, as well as the engineering and construction industries, to measure distances or draw straight lines.</p>	
4.	<p style="text-align: center;"><b><u>Spirit Level</u></b></p> <p>A Spirit Level is a tool used to indicate how parallel (level) or perpendicular (plumb) a surface is relative to the earth.</p>	






5.	<p><b><u>Measuring Tape 7.5m, 30m, 50m</u></b></p> <p>Measuring tape is generally used to take measurements of larger dimensions, where less precision is needed.</p>	
6.	<p><b><u>Moisture Meter</u></b></p> <p>Moisture meters are used to measure the percentage of water in a given substance.</p>	
7.	<p><b><u>Rubber Hammer/Steel Hammer</u></b></p>	
8.	<p><b><u>Inspection Mirror</u></b></p> <p>Inspection Mirrors can reach a deeper and clearer view. It helps you reach to the narrow place and hard space easily to check the exact place the material is.</p>	
9.	<p><b><u>Torch Light/ Flash Light</u></b></p> <p>Intended to preserve dark adaptation of vision.</p>	



10.	<p style="text-align: center;"><b><u>Steel Ruler</u></b></p> <p>Steel rule is to check the flatness of a part.</p>	
11.	<p style="text-align: center;"><b><u>Bulb + Electrical Test/ AC Voltage Detector</u></b></p> <p>This tool is used to test circuits quickly to ensure that the circuit or conductor is live or not guided from indicator bulb or LED.</p>	
12.	<p style="text-align: center;"><b><u>Magnifying Glass</u></b></p> <p>Magnifying glass for inspection lens, the closer you must get to the object being viewed and the smaller the field of view.</p>	
13.	<p style="text-align: center;"><b><u>Hiking Stick/ Ceiling Stick</u></b></p> <p>Ceiling stick used to check the ceiling.</p>	



<p>14.</p>	<p style="text-align: center;"><b><u>Ladder</u></b></p> <p>Ladders need to be used to inspected the defects and/or damage periodically for a high place.</p>	
<p>15.</p>	<p style="text-align: center;"><b><u>Tapping Rod</u></b></p> <p>Assessment of hollowness for internal wall and floor</p>	
<p>16.</p>	<p style="text-align: center;"><b><u>Masking Tape/ Sticker</u></b></p> <p>A defect sticker helps to indicate to the buyer where a given defect is located on a product.</p>	



## 5.4 SCHEDULE OF WORK

The schedule of work for all the staff at Jasa Sendi (M) Sdn Bhd for the M1 Residence site. There are a division of task for every team to make an inspection as the discussion on the meeting.

DATE	TIME	LOCATION
<b>22 November 2021 – 29 November 2021</b>	9.00 a.m - 9.30 a.m.	All staff arrived at office and departed to Sg Merab, Kajang.
	10.30 a.m- 3.30 p.m	Have a briefing and division of task for every team.
	3.30 p.m – 4.30 p.m.	Back to office JSSB

*Table 5.6.1: Schedule of work*

Every team have been given a task to handle every unit house which have been lead by 4 senior building surveyor started from 22 November until 29 November 2021.

BLOCK A and B	
PROPERTY/ STRUCTURE	TEAM LEADER
No 25, No 31, No 34, No 39, No 42, No 45, No 48 & No 51 & No 52 Jalan Keruing 8/2, 43000 Kajang, Selangor	<b>Nurul Elani Binti Mohd Naw</b> Azna Nur Qistina Binti Azhar Anis Sahira Binti Baharuddin
No 28, No 32, No 35, No 38, No 41, No 44, No 47, No 50 & No 52 Jalan Keruing 8/2, 43000 Kajang, Selangor	<b>Nurul Fatimah Binti Che Wil</b> Nur Atiqah Binti Mohamed Aseri Ahmad Fathi Bin Azhan Nor Atiqah Bt Abd Halim Maryam Najibah binti Mua'anaf
No 27, No 29, No 33, No 36, No 37, No 40, No 43, No 26, No 49 & No 52 Jalan Keruing 8/2, 43000 Kajang, Selangor	<b>Nur Izati Binti Ibharm</b> Zaid Bin Zulkifli Nazim Bin Bahaman Farrah Nadhirah bt Mohd Azlan
No 26 & No 30 Jalan Keruing 8/2, 43000 Kajang, Selangor	<b>Nur A'dilah Binti Md Sukri</b> Nur Fatimah Zarith Sofea Binti Ali Nur Ain Darwisyah Binti Mohd Saufi

*Table 5.6.2: Division of work for every team*



## 5.5 BARIS ASSESSMENT

Examination and this report is based on guidelines for periodic inspection of buildings issued by the Ministry of Housing and Local Government (KPKT) and BCS-MBPJ where the findings of damage or defects are assessed using the stage of the building state set in the Code of Practice for Building Inspection Report (CP BS101) issued by Royal Institution Of Surveyors Malaysia (RISM).

Any findings of damage or defects identified during this inspection carried out are evaluated using the level of condition of the building determined in Jasa Sendi (M) Sdn Bhd and also depends on the clients need. Jasa Sendi (M) Sdn Bhd, have their own Baris Assessment that which followed the standard UK and have been applied to most of the projects.

SCALE		PRIORITY OF REMEDY/ REPAIR				
		5	4	3	2	1
DEFECT CONDITION	5	25	20	15	10	5
	4	20	16	12	8	4
	3	15	12	9	6	3
	2	10	8	6	4	2
	1	5	4	3	2	1

Table 5.6.1: Baris Assessment JSSB

NO	MAINTENANCE TYPE	SCORE
1	<u>Plan &amp; Preventive</u> :Minor / Comestic Repair	1 to 4
2	<u>Preventive</u> :Superficial/ Reapir/ Make Good	5 to 9
3	<u>Corrective</u> :Normal/ Patch Repair	10 to 14
4	<u>Breakdown</u> :Principle Repair/ Replace/ Overhaul	15 to 19
5	<u>Emergency</u> :Major Repair/ Overhaul/ Reconstruct	20 to 25

Table 5.6.2: Maintenance Type



OVERALL BUILDING RATING		
NO	BUILDING RATING	SCORE
1	Still Good/Slightly Damaged/ Maintainable	1 to 4
2	Quite Good/ Small Damage/ Maintainable	5 to 9
3	Deteriorated/ Repairable Damaged/ Fair Maintenance	10 to 14
4	Dilapidated/ Badly Damaged/ High Maintenance	15 to 19
5	Worst/ Not Functioning/ Beyond Maintenance	20 to 25

Table 5.6.3: Overall Building Rating

DEFECT CONDITION		
SCALE	CONDITION	DESCRIPTION
1	Good/New	Minor Servicing
2	Fair	Minor Repair
3	Poor	Major Repair/ Replacement
4	Very Poor	Malfunction
5	Dilapidated/Critical Damage	Damage/ Missing

Table 5.6.4: Defect Condition

PRIORITY OF REMEDY/REPAIR	
SCALE	CONDITION & DESCRIPTION
1	<b>Discretionary</b> Functional, cosmetic/ slight defect, need touch up and service
2	<b>Repair and Monitor</b> Minor defect in long run can lead to major defect if unattended, first come first served action
3	<b>Priority</b> Serious/ obvious defect, already expanded, function to unacceptable standard. Arrange to remedy
4	<b>Urgent</b> In short time can cause defects to other elements/ components/ life/ properties, operation at risk.
5	<b>Emergency</b> Element/ structure not function at all or risk that can lead to fatality and / or injury. No time to wait, take action now.

Table 5.6.5: Priority of Remedy/ Repair



## 5.6 ANALYSIS CONDITION OF BUILDING

This is the analysis condition for M1 Residence, Sg Merab Kajang that have been carried out an inspection from No 25 until No 52. From this analysis can be seen that, almost 2,042 defect have been found during the inspection at M1 Residence site. However, most of the defect that have been found was on a good condition which is in colour blue (Plan & Predictive Cosmetic Repair), green (Preventive Superficial Repair) and lastly yellow (Corrective Patch Repair). There is no critical defect that have been found during the inspection because this is a vacant possession survey which it was a new building that have been constructed and there are no occupant yet.

The highest defect that have been found was on a green colour which need a preventive superficial repair from the property with 1289 defect (63%). While the second highest was blue colour which need a plan and predictive cosmetic repair with 693 defect (34%). Lastly, yellow colour which need a corrective patch repair with 60 defect (3%).

COLOUR	MAINTENANCE TYPE	SCORE	NO. OF DEFECTS	PERCENTAGE OF DEFECTS	TOTAL MATRIX	OVERALL BUILDING RATING
Blue	Plan & Predictive. Cosmetic Repair	1 to 4	693	34	2766	4.0
Green	Preventive. Superficial Repair	5 to 9	1289	63	7916	6.1
Yellow	Corrective. Patch Repair	10 to 14	60	3	720	12.0
Brown	Breakdown. Principle Repair	15 to 19	0	0	0	0
Red	Major Repair & Replacement	20 to 25	0	0	0	0
		TOTAL	<b>2042</b>	<b>100</b>	<b>11402</b>	<b>5.6</b>

Table 5.7.1: Analysis condition of building for M1 Residence.



So, for the overall rating building for M1 Residence from No 25 until No 52 have been calculate and the result was quite good which is in green categories.

$$\begin{aligned}
 \text{Overall Building Rating} &= \text{Total Matrix} / \text{No. of Defects} \\
 &= 11402 / 2042 \\
 &= 5.6
 \end{aligned}$$

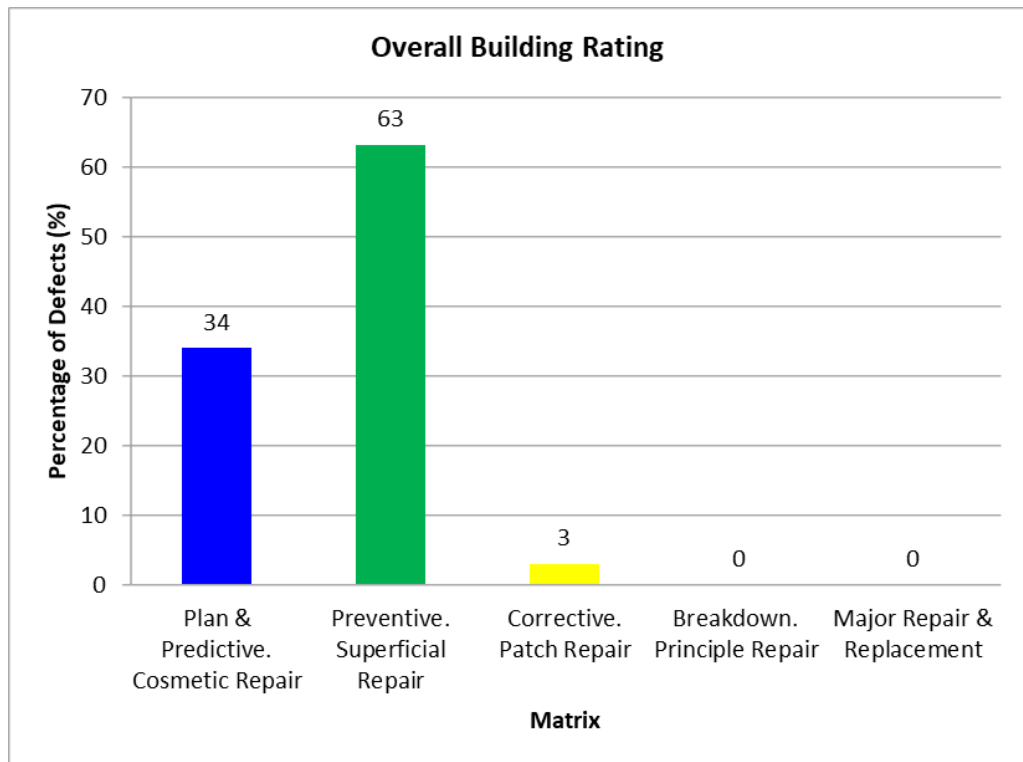


Table 5.7.2: Overall Building Ration for M1 Residence.

From the graph above shows the analysis of condition of the building which M1 Residence, Sg Merab, Kajang. The most highest percentage of defect was preventive superficial repair with 63%, plan a dn predictive cosmetic repair with 34% and lastly corrective patch repair with 3%. While for breakdown principle repair and major repair and replacement do not have any defect due to the new building construction.



## 5.7 PROBLEMS FACED DURING INDUSTRIAL TRAINING

There are a few issues or problem that have been faced during Vacant Possession Survey have been conduct.

### 1. Insuffiecient Number of Worker

During conduct the Vacant Possession Survey in M1 Residence, Sg Merab, Kajang there are also have 1 more project have been carried out at the same time which is for Lembaga Getah Malaysia (LGM) for Dilapidation Survey and Measured Drawing. So, when there are two project need to be conduct at the same time, there is insuffiecient number of employees to carry out inspection at that time. For example, every team for M1 Residence need to have at least one person from team measured drawing to handle the site. However, at the end of the day the dilapidation team handle all the work include of measured drawing. While team measured drawing go to another site which is LGM to complete te task.

Right now also, JSSB have a new project to be handle but there is insuffiecient number of worker to go to the site and need a proper planning to make sure all the work can be done exactly as the time that have been given.

### 2. Insuffiecient Inspection Tools and Equipment

When the there is two peoject need to be handle by the team at the same time, so the staff need to share the tools and equipment to make sure all the project can run smoothly without having any problem. Sometimes, they need to skip taking the reading of the defect because they do not have the equipment to do so.

For example, during M1 Residence project need to be inspect, there are also requirement to take a measured drawing to make sure all the measurement that have been given by the developer was exactly and follows the plan that have been used during the cosntruction. So, it is important to team that go to the site M1 Residence to used at least laser distance to take a measurement. However, the measured drawing team who go to the LGM also nneed to used the laser distance and endup with sharing the tools and equipment.



### 3. Distance of the Project

Jasa Sendi (M) Sdn Bhd have received many project from many department even from government or swasta. However, mostof the location of the project is very far away and takes quite a long time to get to the site. It takes a long time for the team to arrived and start the inspection work. For instance, the location from Jasa Sendi (M) Sdn Bhd to M1 Residence takes almost 1 hours and 11 minute to arrived equal to 54km. It was not include of traffic jam, accident and so on at the same time the office car having a problem.

### 4. Safety Equipment for the Workers

Jasa Sendi (M) Sdn Bhd have been given a safety equipment such as safety jacket to all the workers and safety helmet to be wear at the site. Some of the detail safety equipment for the worker need to be check and have a breiffing every time enter the site.



## 5.8 SUMMARY

As a conclusion, the analysis of overall building rating for M1 Residence, Sg Merab Kajang was in a quite good. During the inspection have been conducted for M1 Residence was cover all the house form No 25 until No 52 which conducted vacant possession to identify and record any defects or damages in the buildings, their compound and continuously monitor within liability period of 24 months and make a measurement There is no need a major defect that need to be repair only a minor repaired.

Every site and project have their own problem and issues that have been faced such as insufficient number of worker, insufficient inspection tool and equipment, distance of the project and safety equipment for worker however the project still going on without having any delayed. Jasa Sendi (M) Sdn Bhd (JSSB) managed all the project very well and submitted the report as the date that have been set by the MSN Development Sdn Bhd.



## CHAPTER 6: CONCLUSION AND RECOMMENDATIONS

### 6.1 RECOMMENDATION FOR FUTURE IMPROVEMENT

There are a few recommendation for the future improvement at Jasa Sendi (M) Sdn Bhd.

#### 1. Hired More Worker

Jasa Sendi (M) Sdn Bhd need to hired more worker for the future which is Jas Sendi will be growth and will received many project due to the a good service. By having a more worker or find worker that related to Building Surveyor will ease the progress and process of the project. At the same time, will increase the productivity and quality of the work in the future. So, all the worker will feel more comfortable and enjoy the environment during the working hours.

#### 2. Buy More Inspection Tools and Equipment

For the insection tool, it is important for Jasa Sendi (M) Sdn Bhd to buy more tool and equipment for the worker to used. By having an enough tools and equipment it will ease the project that have been received and at the same time will ease others workers to make their scope of work. Jasa Sendi (M) Sdn Bhd also can rent the inspection tool and equipment to earn some money and increase the Jasa Sendi (M) Sdn Bhd account.

#### 3. Provide More Safety Equipment for the Workers

Jasa Sendi (M) Sdn Bhd have been provide a safety equipment such as safety jacket to all the workers and safety helmet to be wear at the site. However, for the others equipment it is important to provide more to make sure all the procedure and safety for the worker was guarantee. Sometime, the worker need to go the site that under construction and it need a brienffing and meeting before enter the site to make sure the procedure and scope of work that need to be done by them.



## 6.2 CONCLUSION

Building inspection was important for all the construction project for nowadays. Actually, the building inspection and building surveyor career has long existed in other countries such as at United Kingdom. However, in Malaysia it is still new and many of them was unaware of the existance and the benefits of make an inspection on the residential houses and construction. The government, also have realias the important of inspection such as dilapidation survey, vacant possession, periodical inspection, etc.

Same as the Vacant Possession, it is important to make sure all the new house to be inspected to make sure all developer to be more responsible as the Housing Development Act which to ensure user/owner rights are guarantee. It was also one of the Pre-CCC before the owner enter the house which need to conduct the inpection/ Vacant Possession during the range time of Defect Liability Period (DLP) by the Building Surveyor.

As a conclusion, the project for M1 Residence, Sg Merab Kajang Selangor was done and have been submitted the full report to the client/ MSN Development for the next process. The project have been conduct very well eventhough there are a few issues and problem that need to be faced. There are a few improvement and recommendation that need to be make by Jasa Sendi (M) Sdn Bhd for all the worker.



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[ccc/#:~:text=In%20primary%20housing%20purchases%2C%20you,in%203%20months'%20time%20period](#)



**NO. 50, JALAN KERUING 8/2, 43000 KAJANG,  
SELANGOR DARUL EHSAN.**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:45 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 1**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Front Part of the Building	Door	Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Sign of Puncture / Rusted	-	2 locations	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:46 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 2**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Front Part of the Building	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Dirty	-	1 unit	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

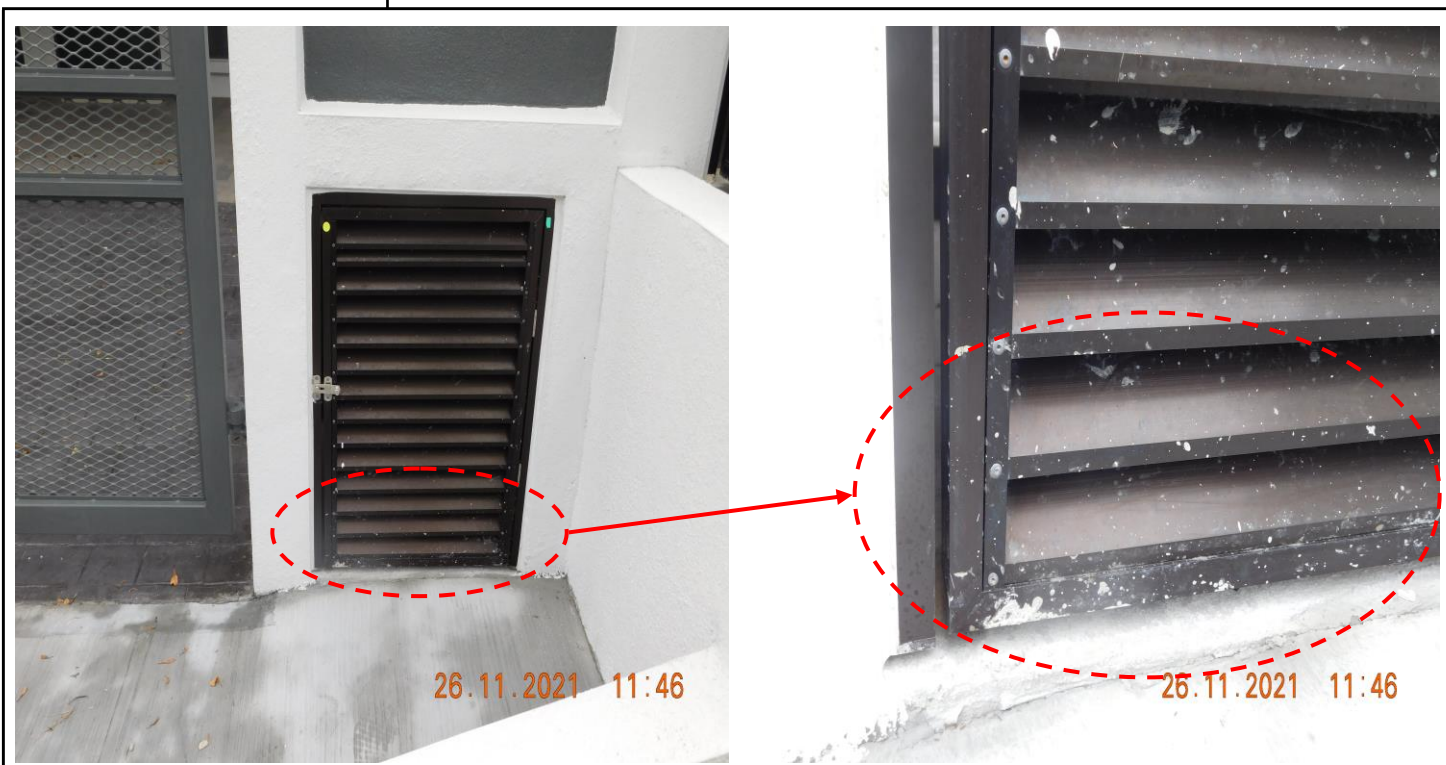
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:47 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 3**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Front Part of the Building	Retaining Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Incomplete Paint Work	-	0.10m x 0.90m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

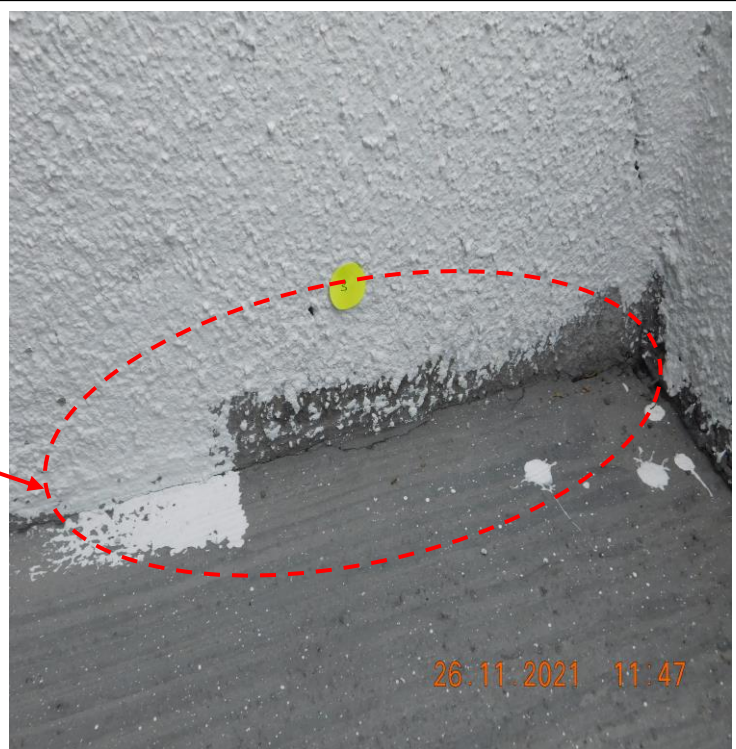
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:48 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 4**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Front Part of the Building	Floor	Cement Render

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Crack Line	0.30mm	0.70m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:49 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 5**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Driveway	Floor	Cement Render

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Crack Line	0.40mm	1.00m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer / External Forces

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

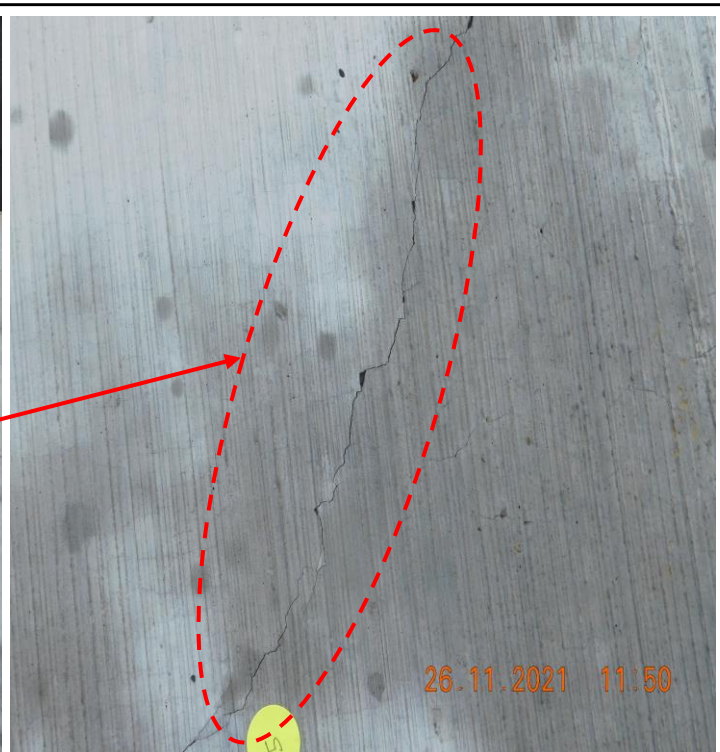
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:51 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 6**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Front Part of the Building	Door	Door Frame & Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Sign of puncture/ Rusted	-	4 locations	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
 No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
 MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
 03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
 26/11/2021

**Time Start:**  
 11:52 AM

**Weather:**  
 Sunny

**Building / Construction Type:**  
 Brick

**Structural Type:**  
 Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
 Nur Atiqah Binti Mohamed Aseri,  
 Nurul Fatimah Binti Che Wil,  
 Nur Atikah Binti Abd Halim,

**Supervisor:**  
 Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 7**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Front Part of the Building	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Incomplete Paint Work	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

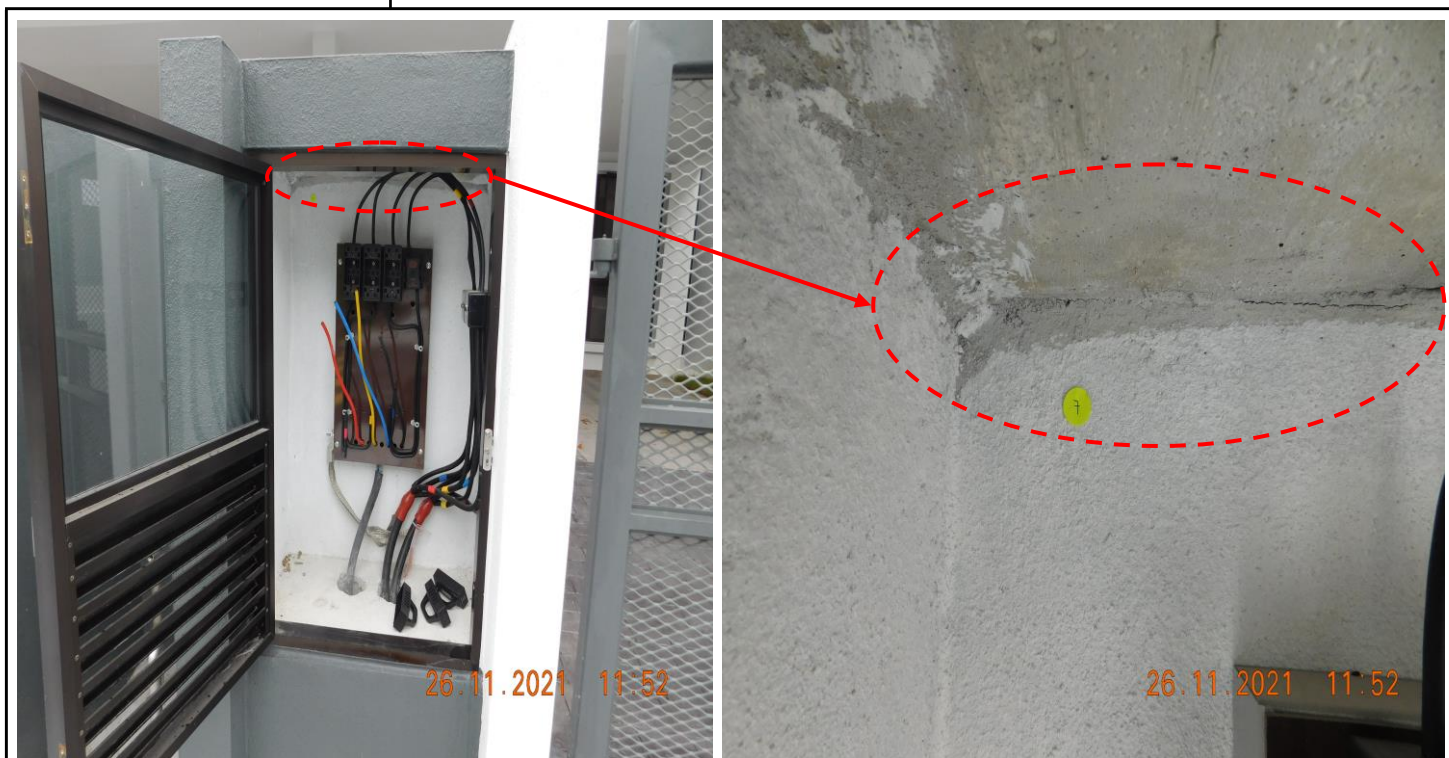
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
 -

**Remarks:**  
 -

**Remedy Cost Estimation (Option):**  
 -

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:52:30 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 8**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Front Part of the Building	Fence Wall / Floor	Plaster / Cement Render

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Gap between Fence Wall and Floor	1.00mm	0.60m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

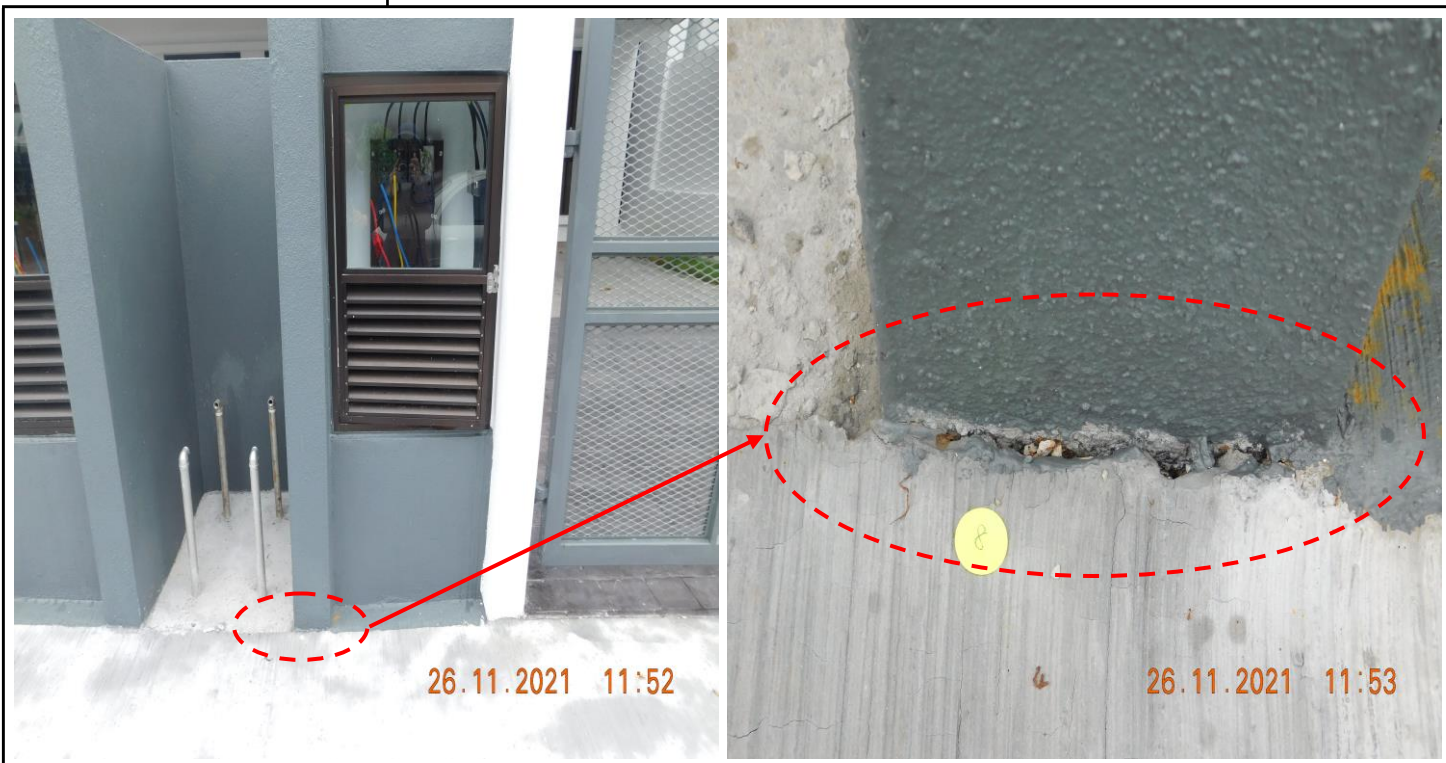
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:54 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 9**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Front Part of the Building	Soffit	Plaster Ceiling

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Broken and Sign of Dampness	-	0.10m x 0.25m	3.Poor	2.Repair & Monitor	Suspected Roof Leakage

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:55 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 10**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Front Part of the Building	Rainwater Down Pipe (RWDP)	Gutter

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Paint Stain	-	0.20m x 0.40m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:56 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 11**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Front Part of the Building	Rainwater Down Pipe (RWDP)	Gutter

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Bend	-	-	3.Poor	2.Repair & Monitor	External Forces/ Material Defective

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 /  
019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:58 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 12**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Door	Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Sign of Puncture/ Rusted	-	2 Places	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:59 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 13**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

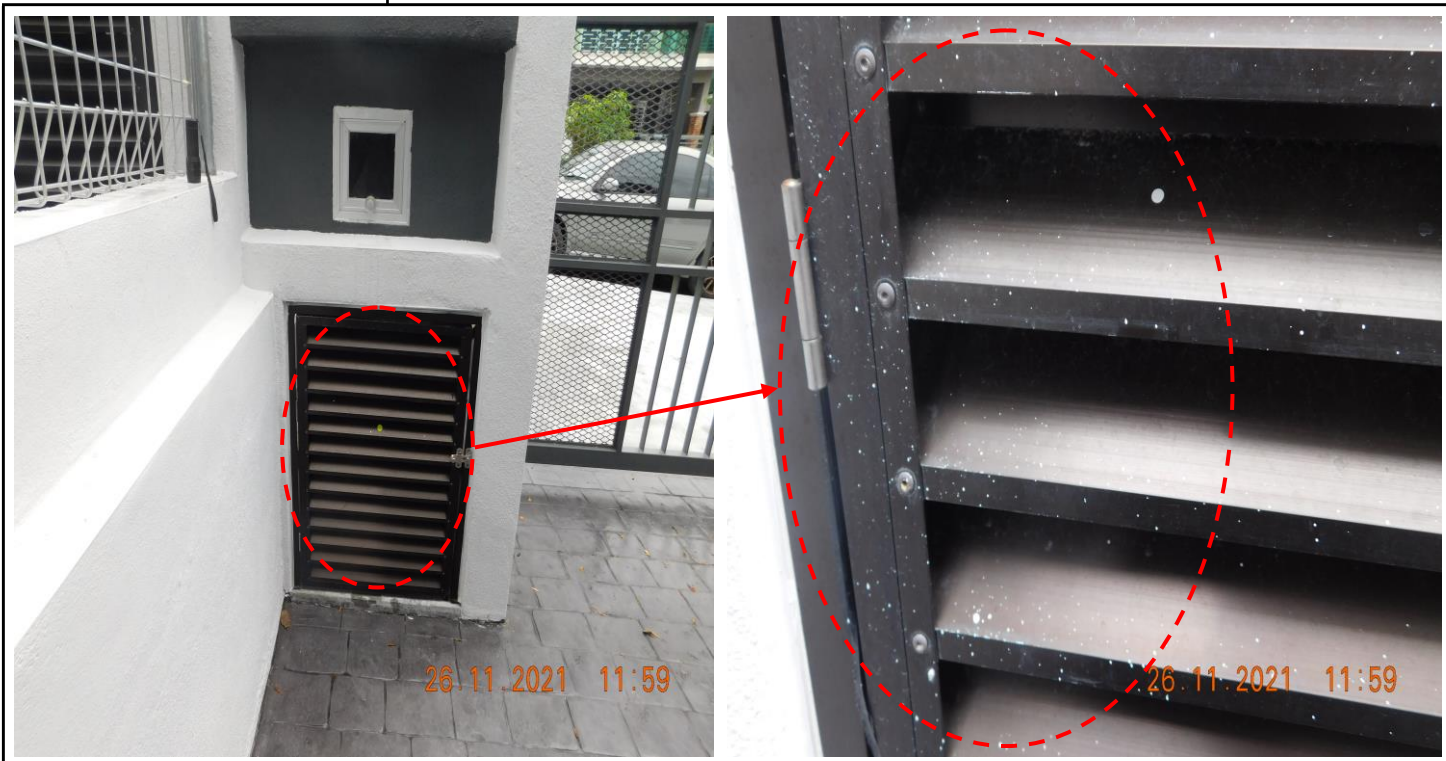
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
11:59:30 AM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 14**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Exposed Stirrup	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:00 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 15**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Electrical End Cap	Screws

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rusted / Dirty	-	3 Screws / 2 Unit	3.Poor	2.Repair & Monitor	Exposed to Weather / Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

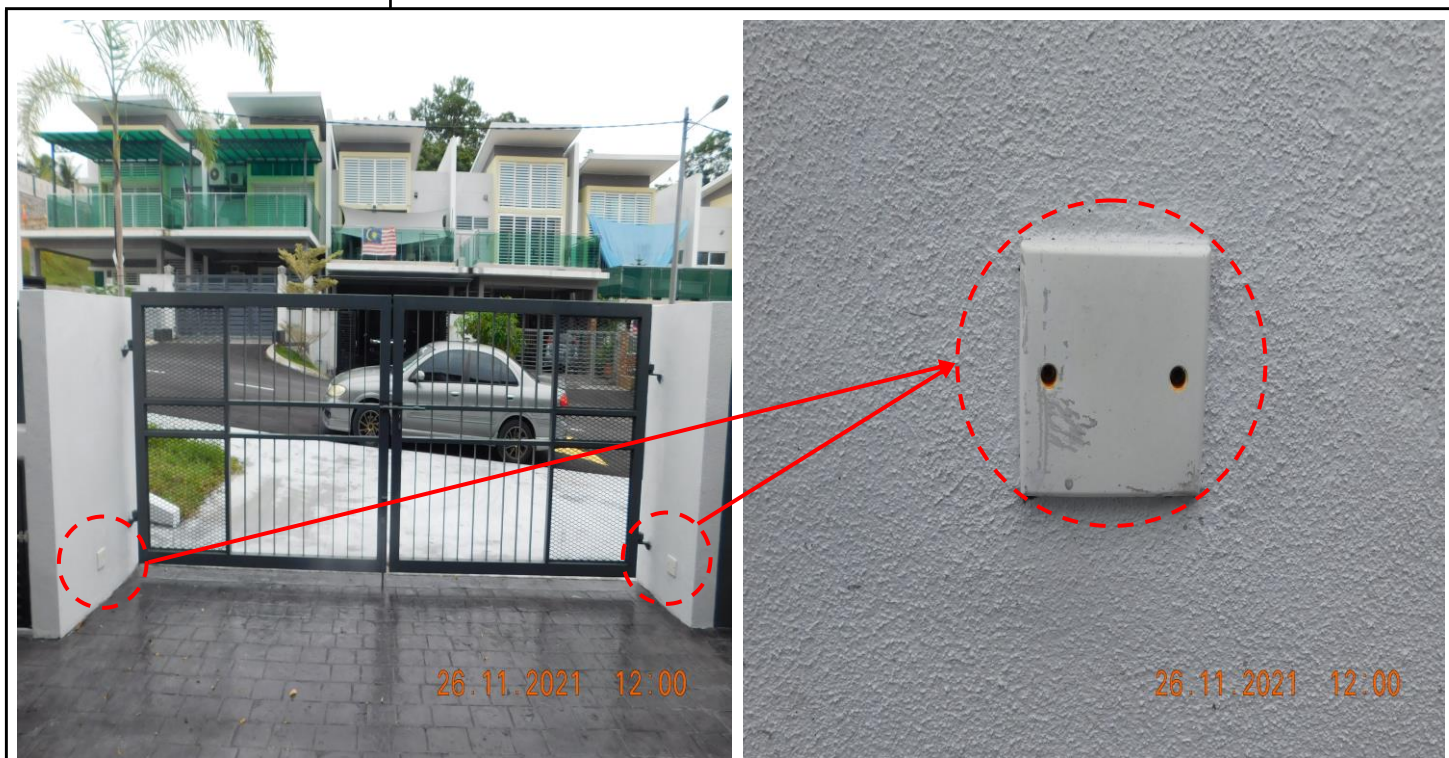
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 /  
019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:01 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 16**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Gate	Swing Gate

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rusted	-	-	3.Poor	2.Repair & Monitor	Exposed to Weather

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:02 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 17**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall / Sanitary Fittings	Plaster / Water Tap

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
No Water Tap Provided	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

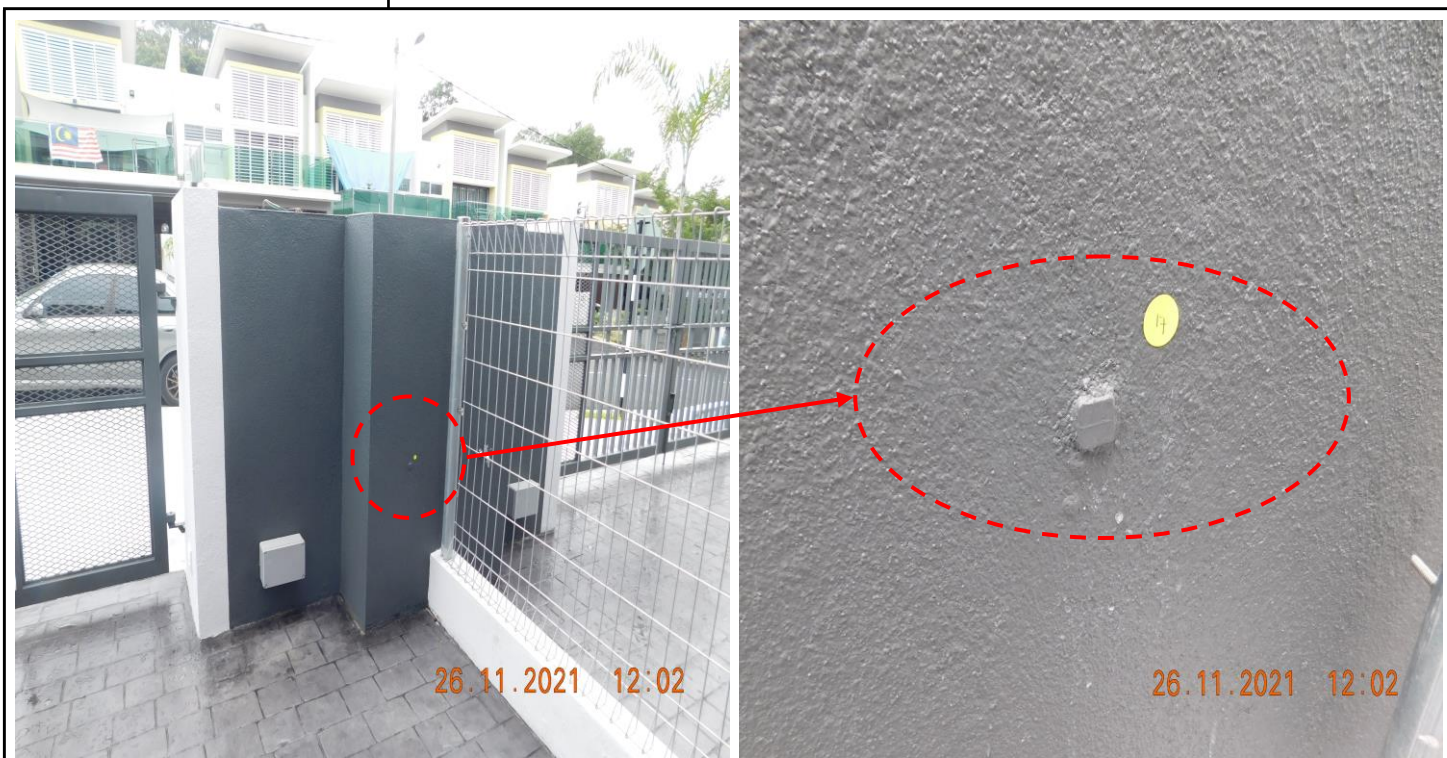
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:03 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 18**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface / Stains	-	0.30m x 1.80m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:04 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 19**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

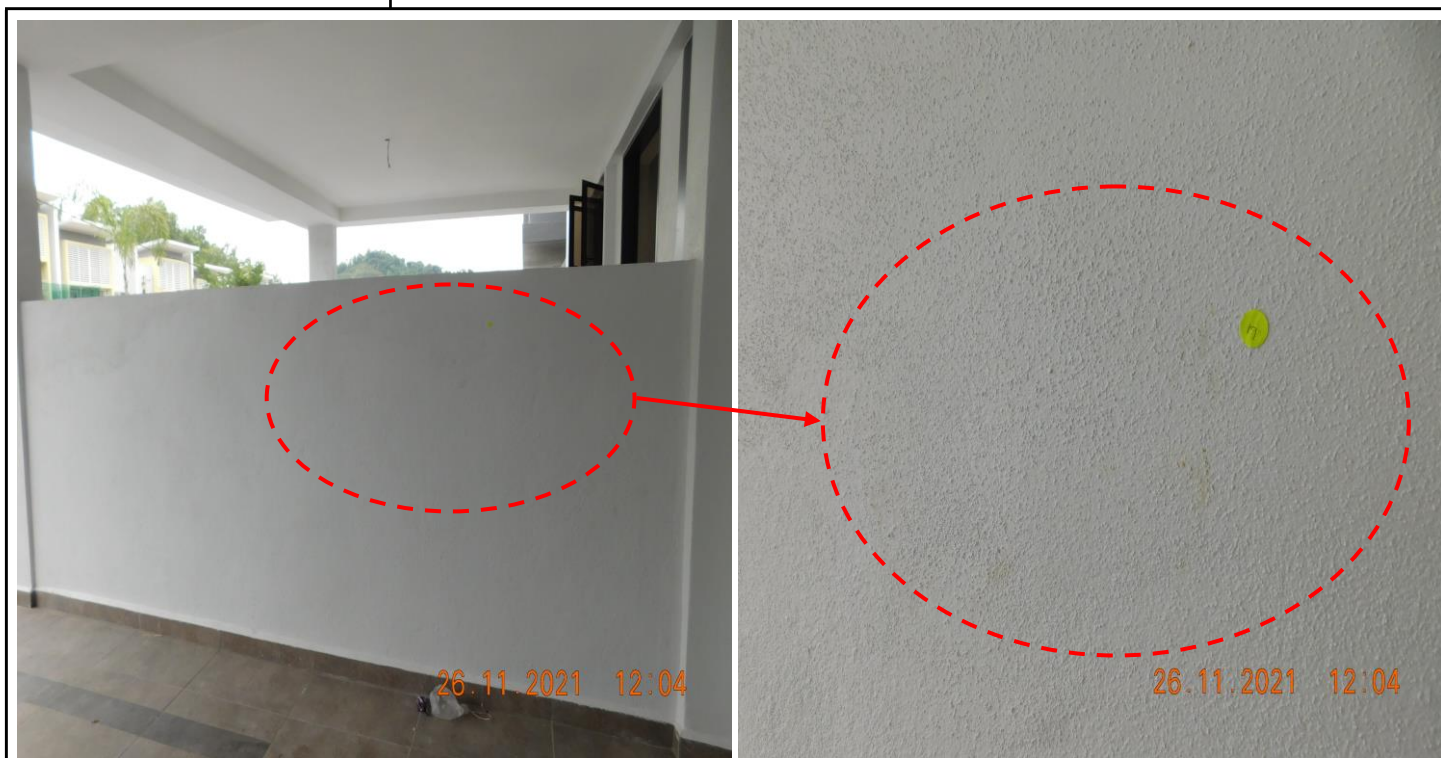
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:05 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 20**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Ceiling	Plaster Ceiling

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Broken/ Unfinished Work	-	0.10m x 0.10m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

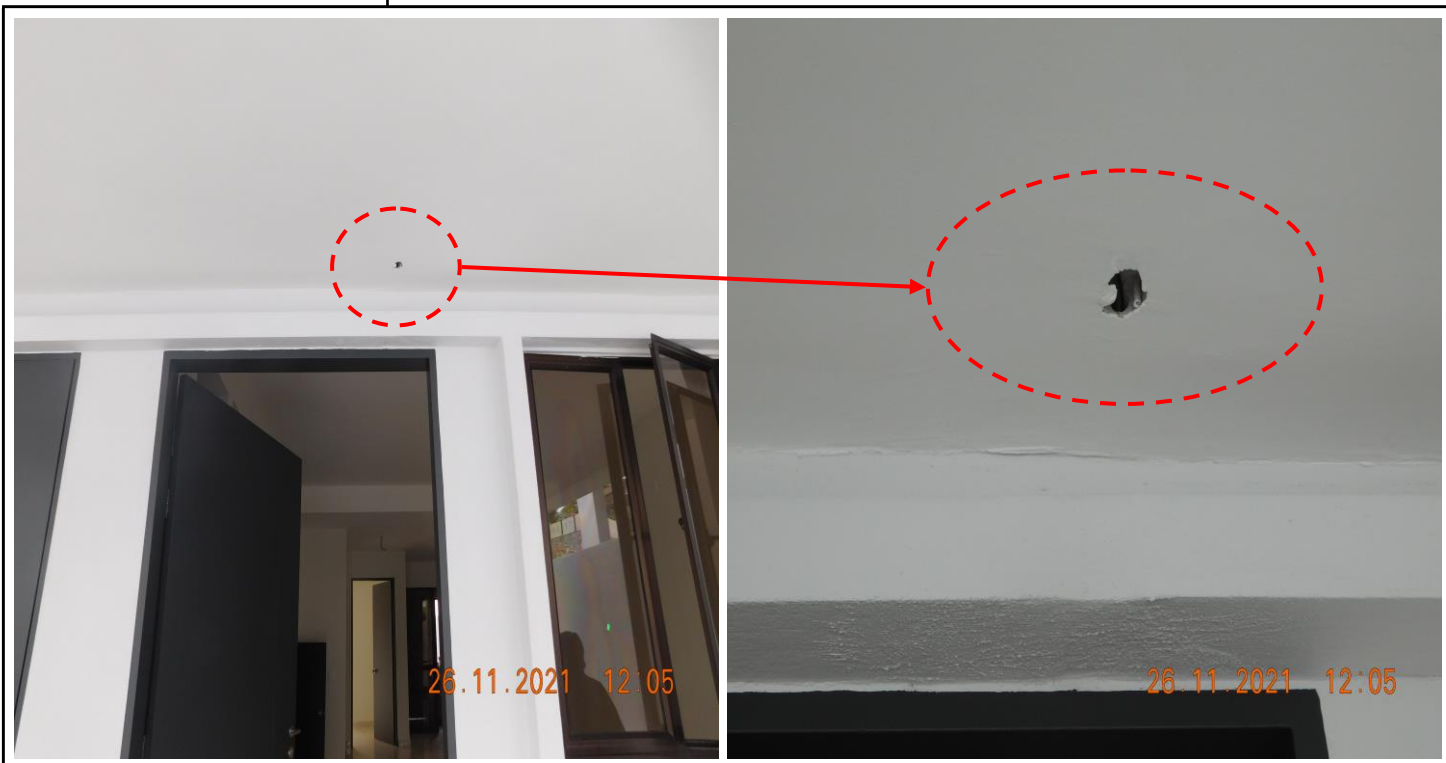
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:06 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 21**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Ceiling	Plaster Ceiling

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:08 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 22**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Window	Window Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rainbow Spot	-	-	2.Fair	2.Repair & Monitor	Poor Quality of Material

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4	[ ]	Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:09 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 23**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Window	Window Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Misaligned	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:10 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 24**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Window	Window Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Gap	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:11 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 25**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Window Sill	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:12 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawir

**PLAN TAG NO.: 26**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Window	Window Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rainbow Spot / Paint Stains	-	-	2.Fair	2.Repair & Monitor	Poor Quality of Material

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:12:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 27**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.70m x 1.20m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

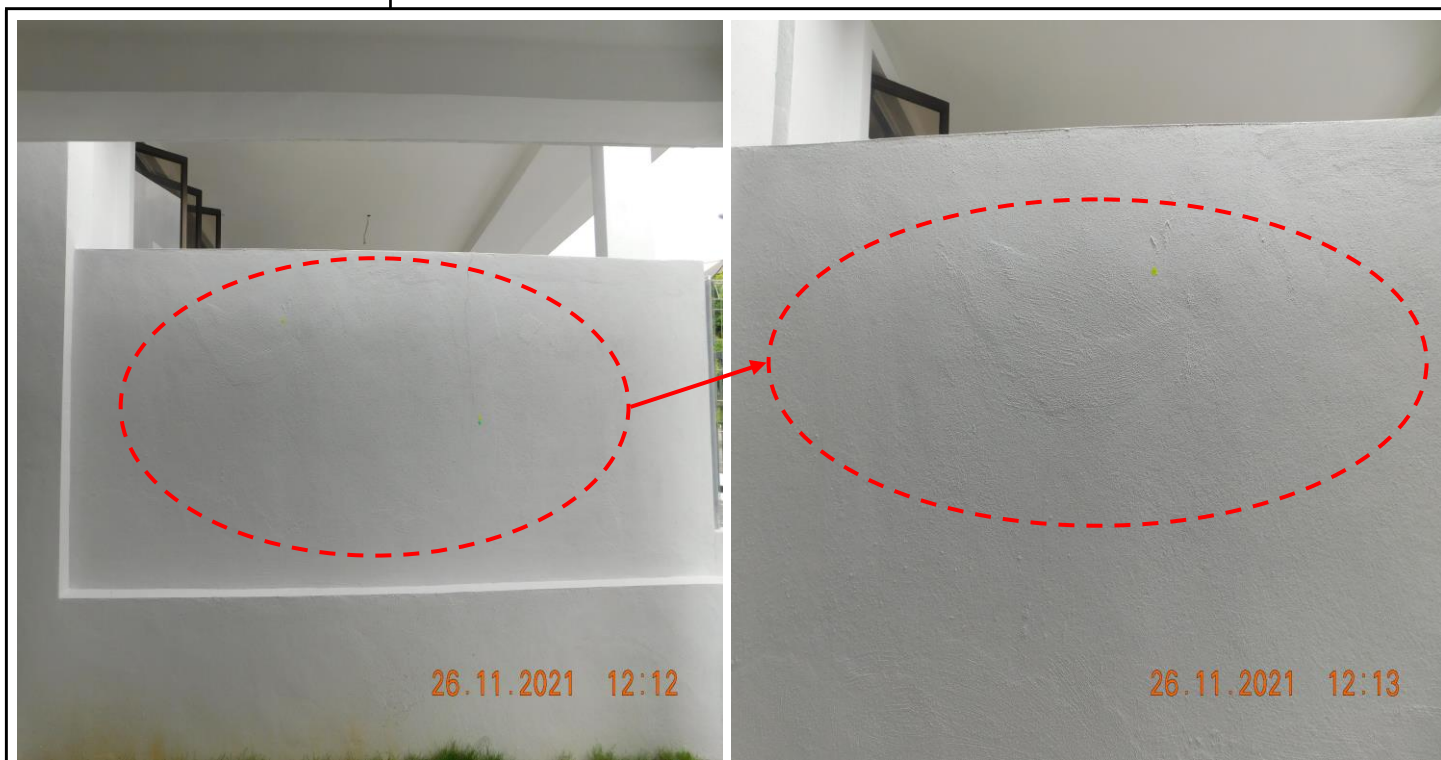
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:13 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 28**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Crack Line	0.20mm	0.90m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

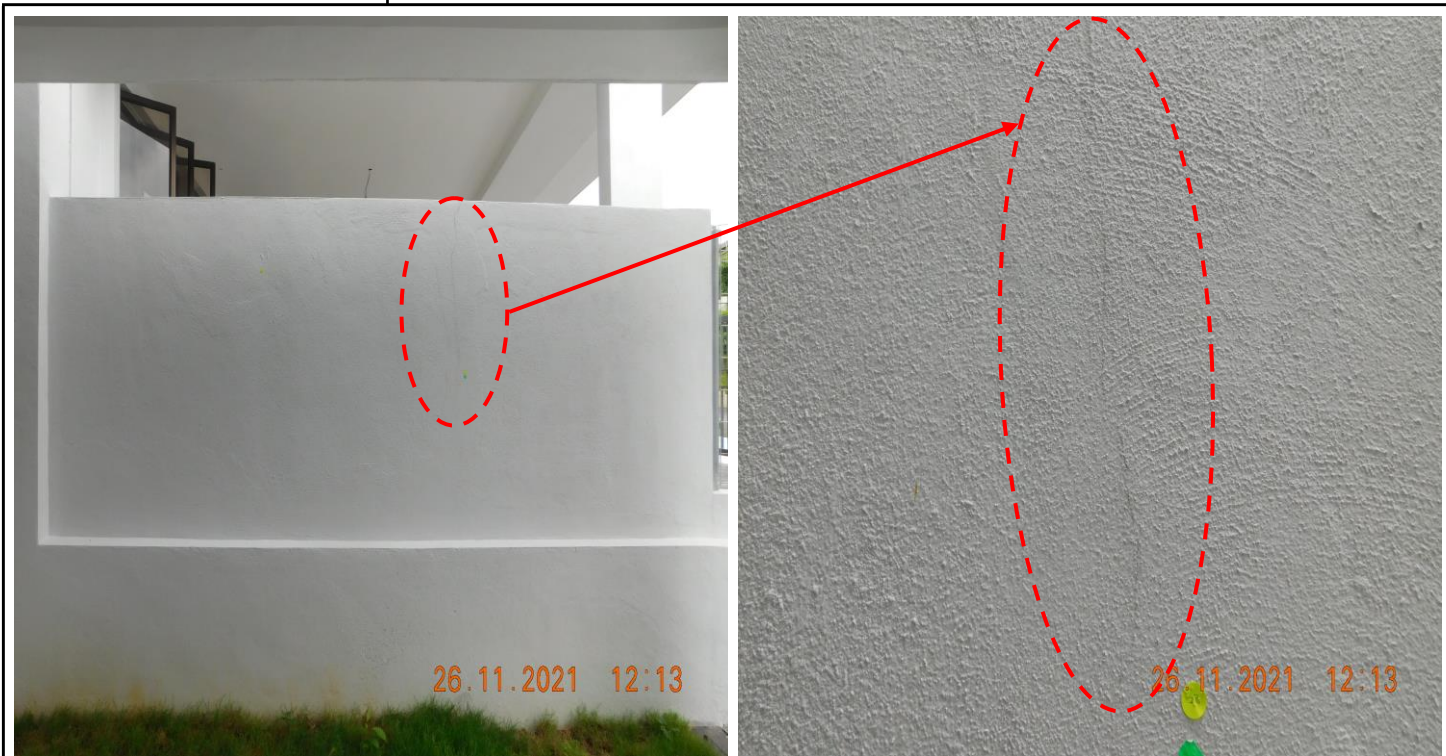
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:14 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawati

**PLAN TAG NO.: 29**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Vertical Crack	0.20mm	0.60m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4	[ ]	Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:15 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 30**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Broken Plaster	-	0.05m x 0.10m	3.Poor	2.Repair & Monitor	Poor Workmanship / External Forces

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

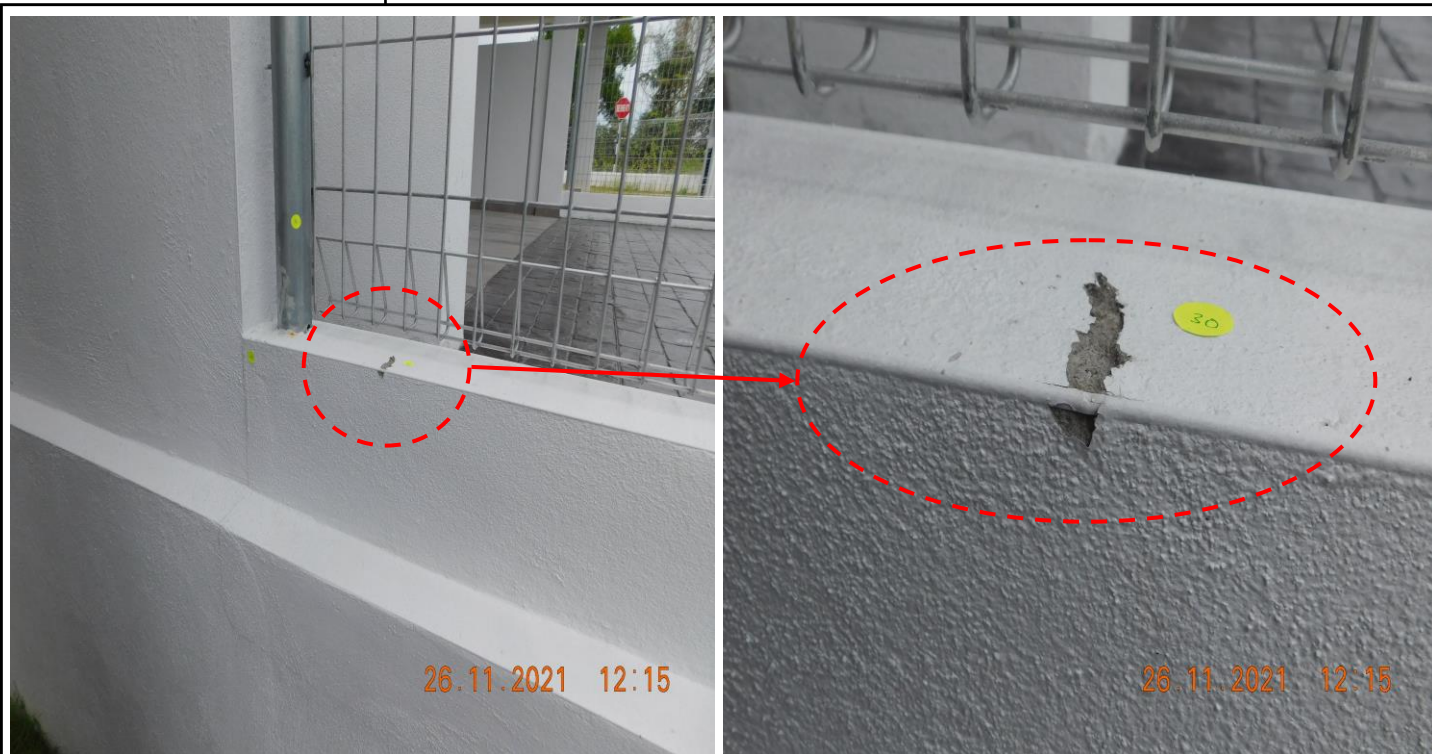
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:16 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 31**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Chain-linked Fence

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:16:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 32**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Sump Grating	Steel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rusted	-	1 unit	3.Poor	2.Repair & Monitor	Exposed to Weather

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:16:45 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 33**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.40m x 1.80m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:17 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 34**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Store Room 1	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Insufficient Paint	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:20 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 35**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Car Porch	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Dirty	-	-	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:20:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 36**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Living Area	Window	Window Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
 No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
 MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
 03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
 26/11/2021

**Time Start:**  
 12:22 PM

**Weather:**  
 Sunny

**Building / Construction Type:**  
 Brick

**Structural Type:**  
 Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
 Nur Atiqah Binti Mohamed Aseri,  
 Nurul Fatimah Binti Che Wil,  
 Nur Atikah Binti Abd Halim,

**Supervisor:**  
 Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 37**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Living Area	Wall	Window Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Gap between Wall and Window Frame / Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

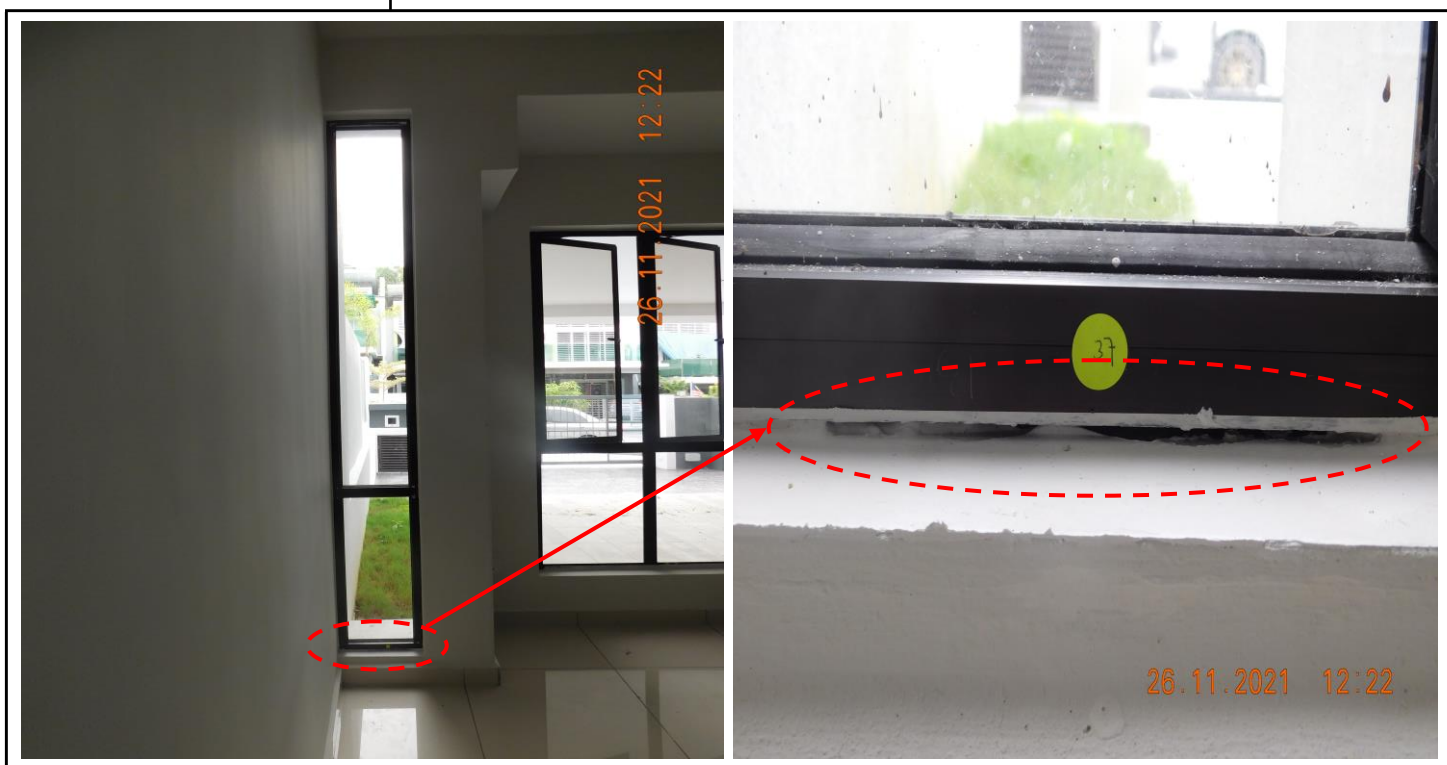
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
 -

**Remarks:**  
 -

**Remedy Cost Estimation (Option):**  
 -

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:23 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 38**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Dry Kitchen	Sliding Door	Sliding Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:24 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 39**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Dry Kitchen	Electrical Fittings	Switch

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not function properly	-	1 Unit	3.Poor	2.Repair & Monitor	Poor Quality of Material

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

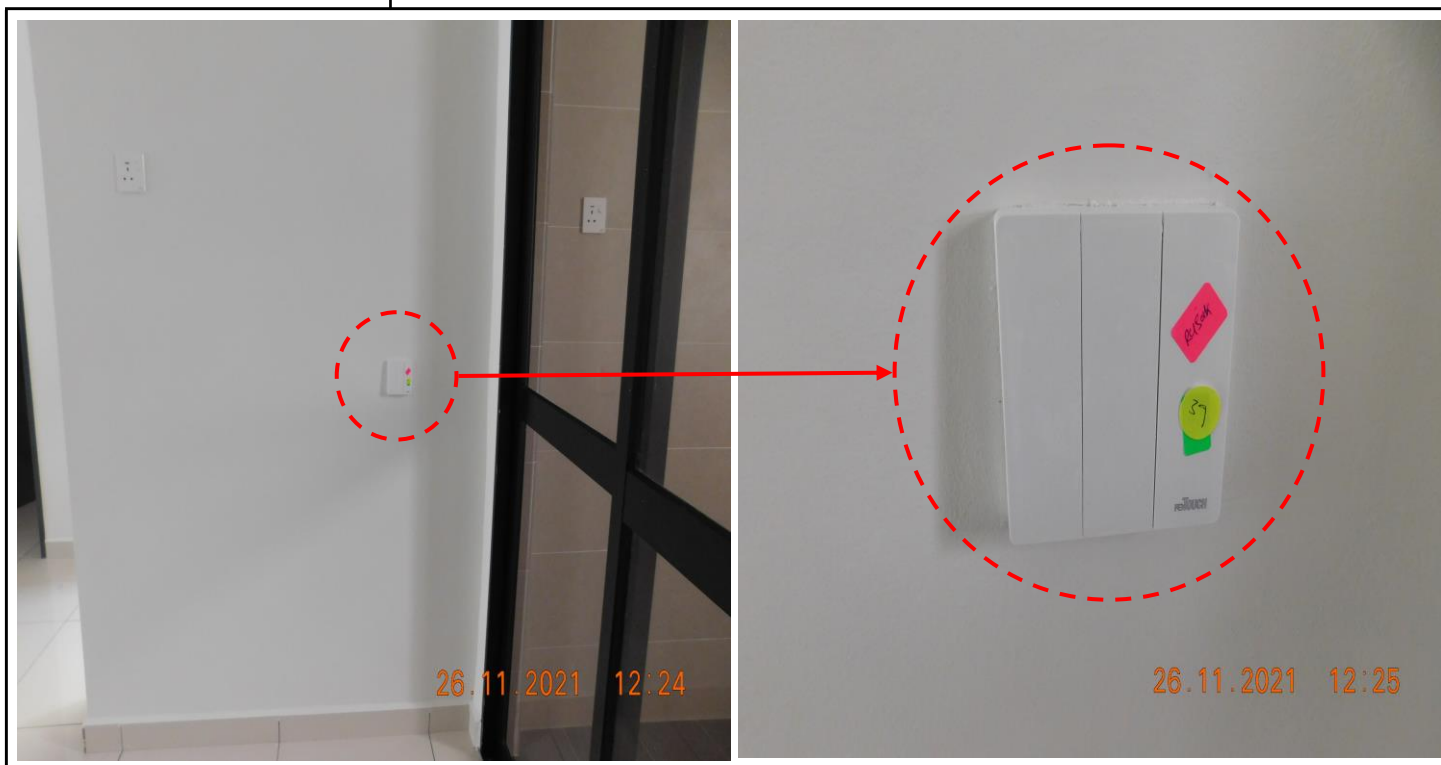
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:27 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 40**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Living Area	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface / Stains		0.15m x 0.30m	3.Poor	2.Repair & Monitor	Poor Workmanship / External Forces

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

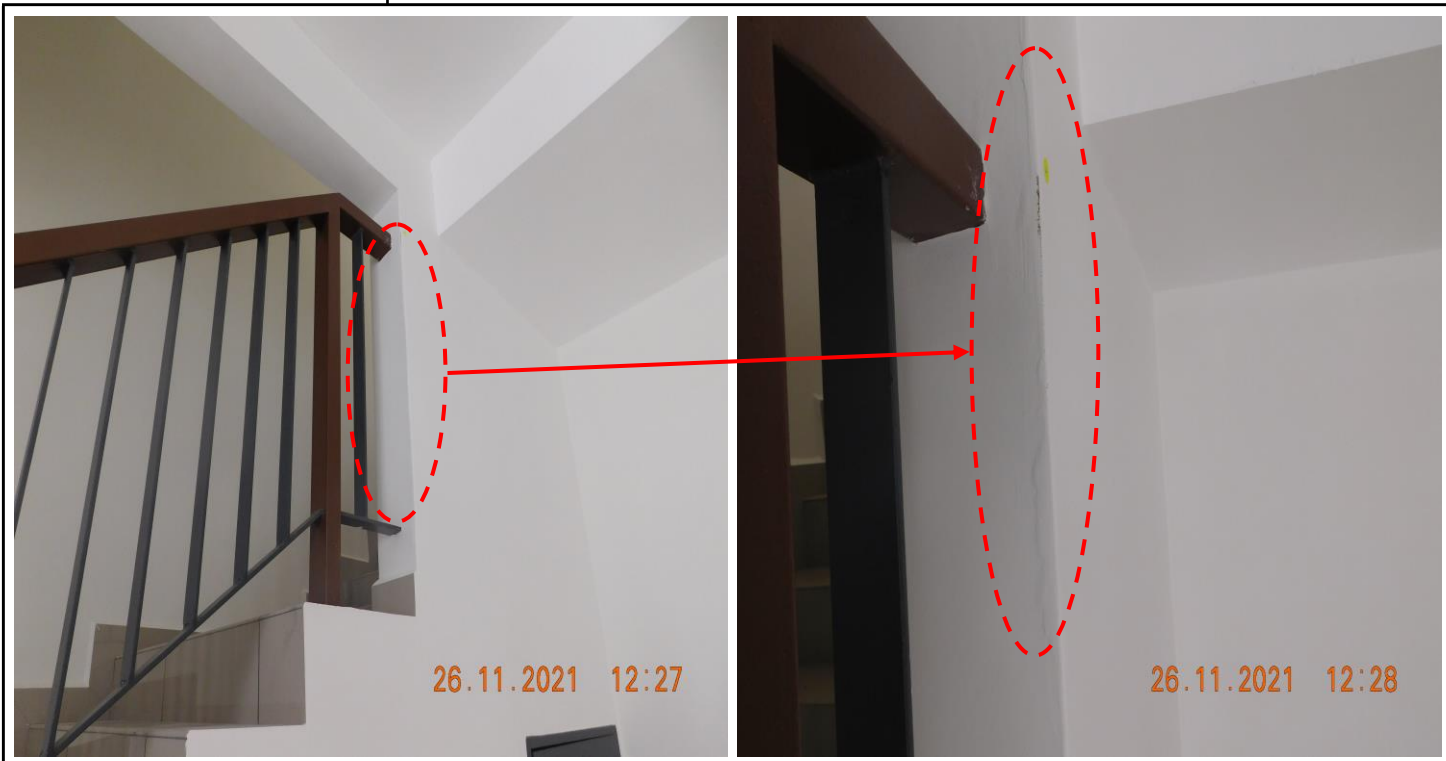
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:29 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 41**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Utility	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.15m x 0.30m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

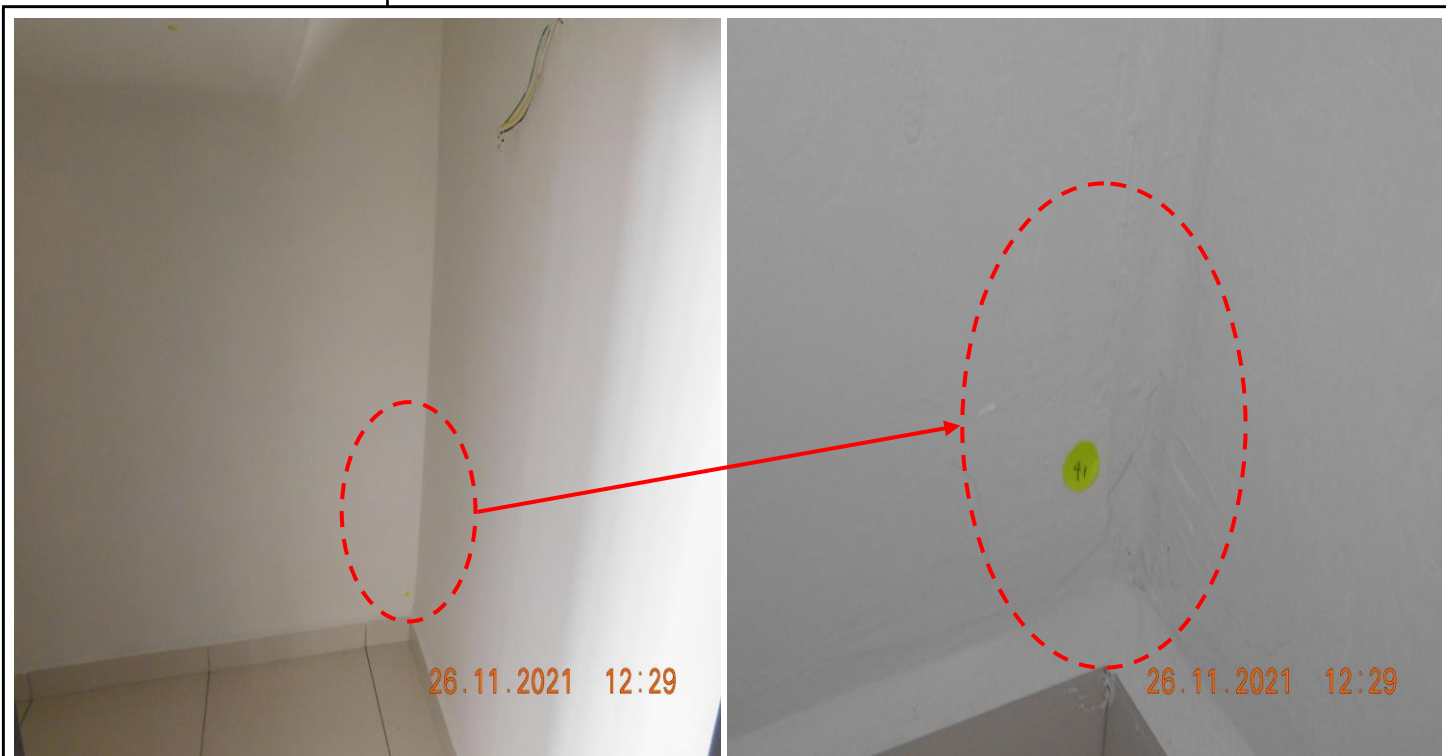
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 42**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Utility	Ceiling	Plaster Ceiling

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:31 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 43**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Guest Room	Sliding Door	Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:34 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 44**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Guest Room	Sliding Door	Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Incomplete Paint Work	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:35 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 45**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Kitchen	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	2 tiles	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

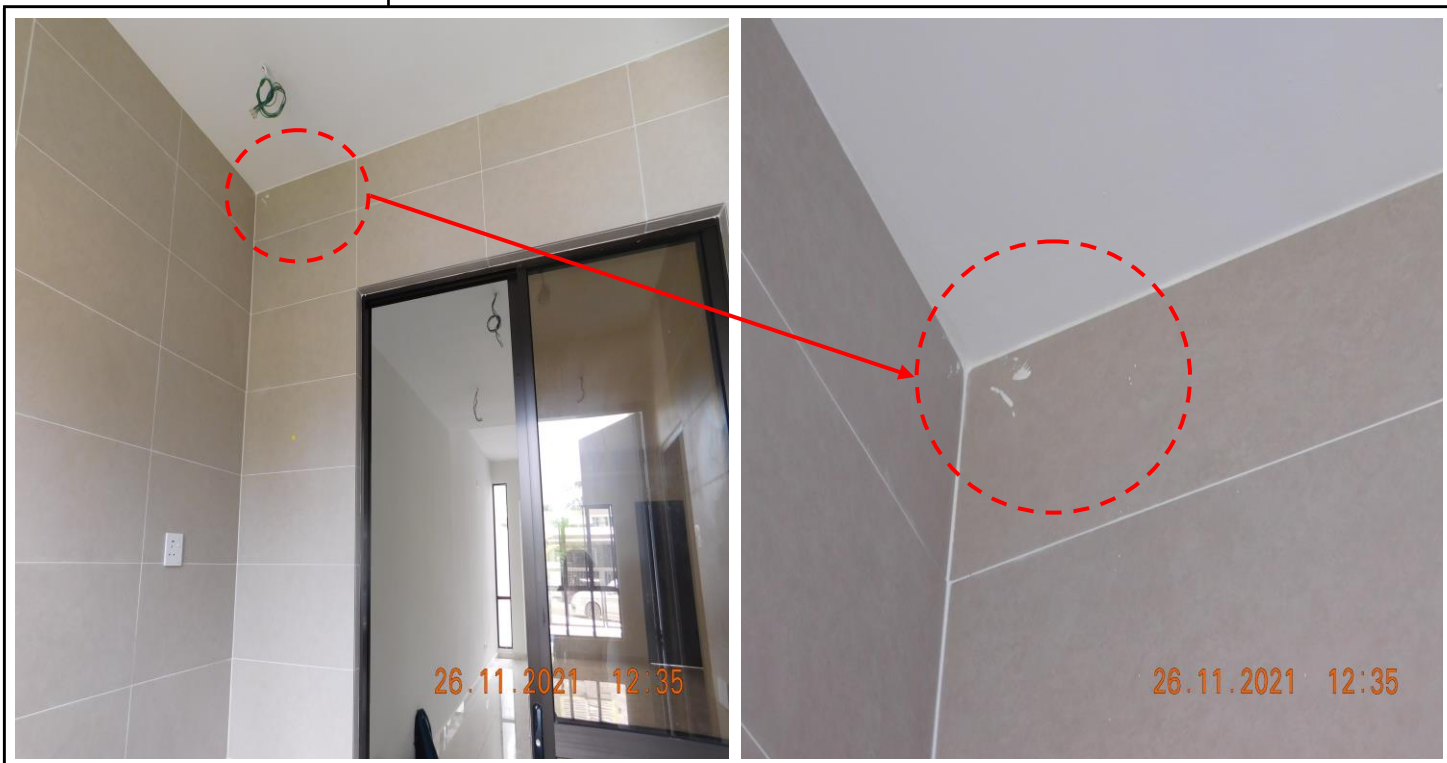
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:35:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 46**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Bath 1	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Insufficient Paint	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

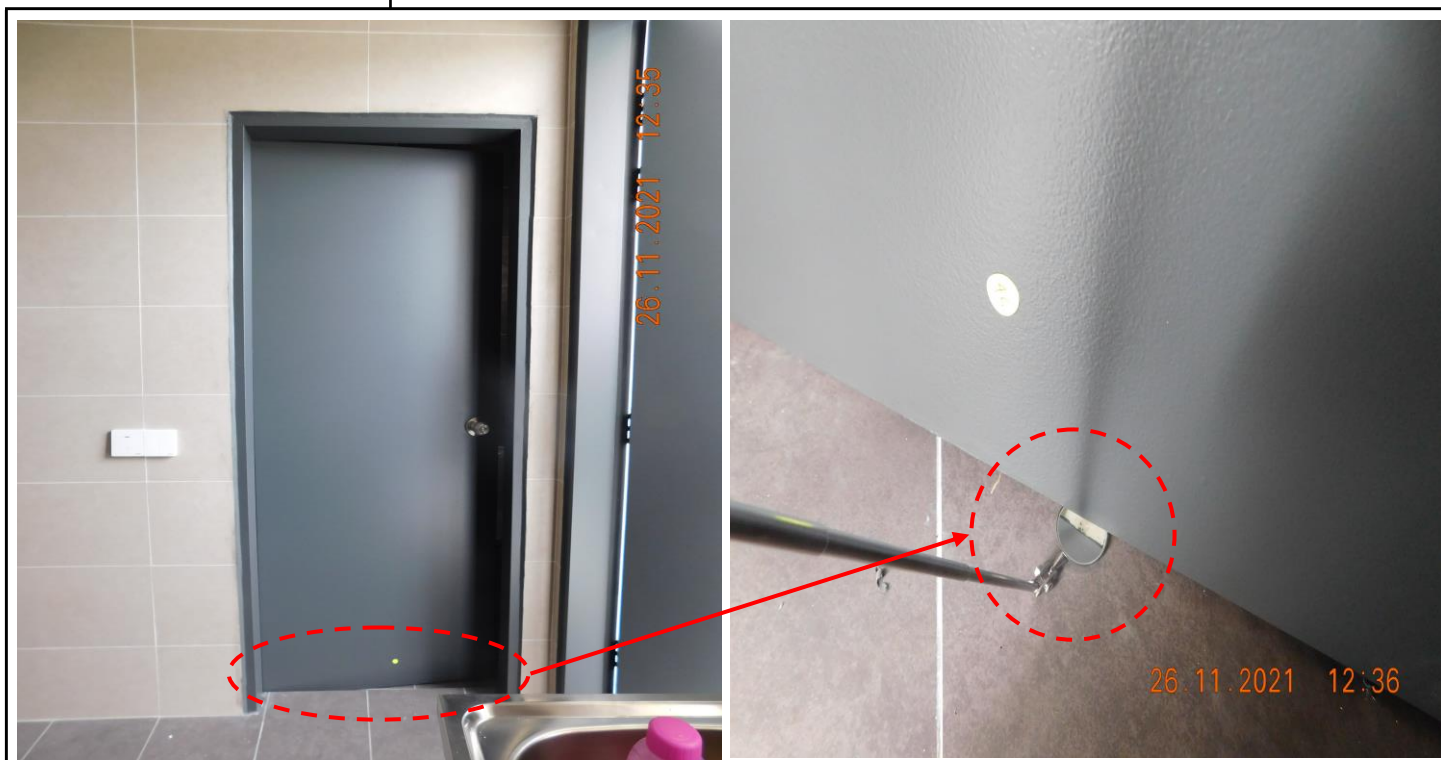
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:37 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 47**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Bath 1	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	2 tiles	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:37:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 48**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Bath 1	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/ Closed	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:38 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 49**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Bath 1	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/Closed	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:39 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 50**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Kitchen	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Insufficient Paint	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:40 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 51**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Electrical Fittings	Socket

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

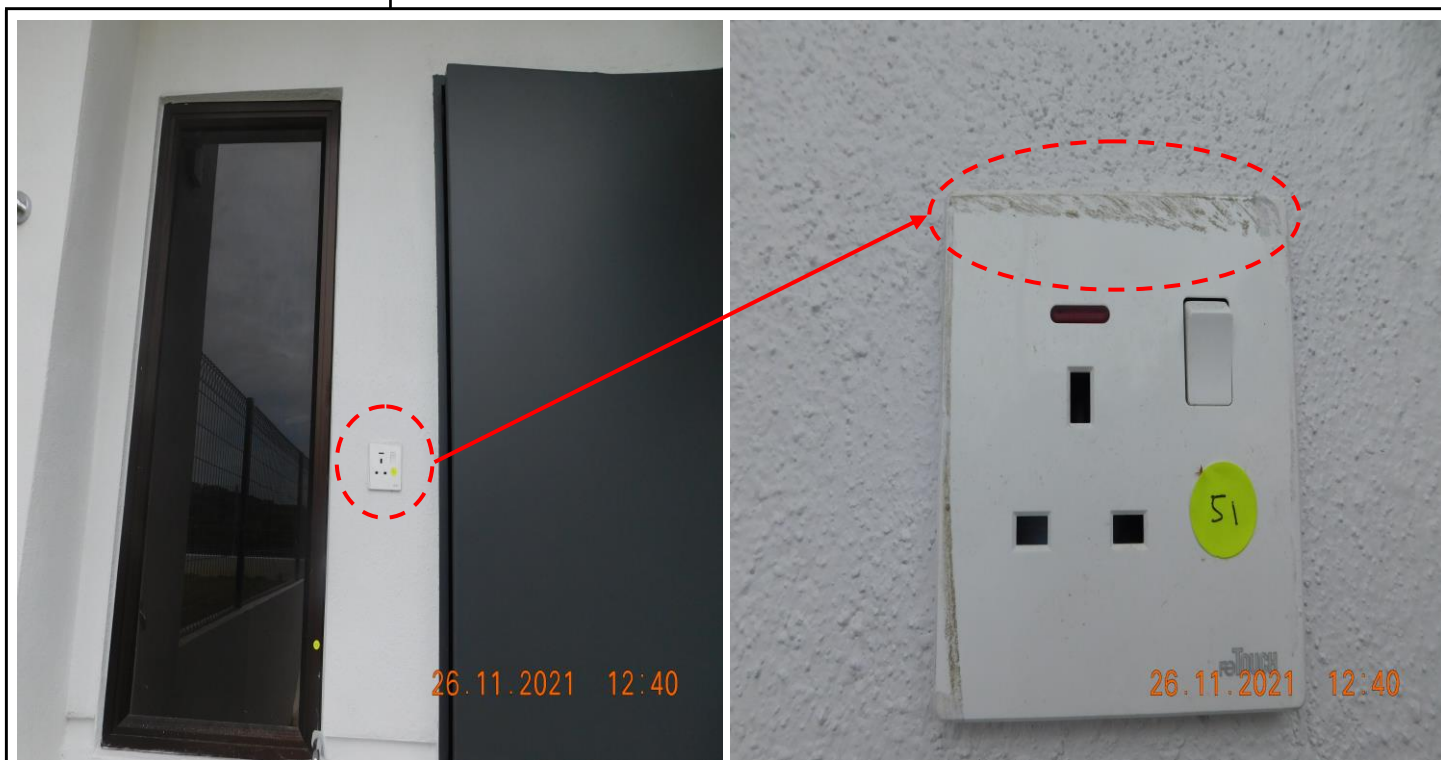
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:40:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 52**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Window	Window Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:41 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 53**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**

-

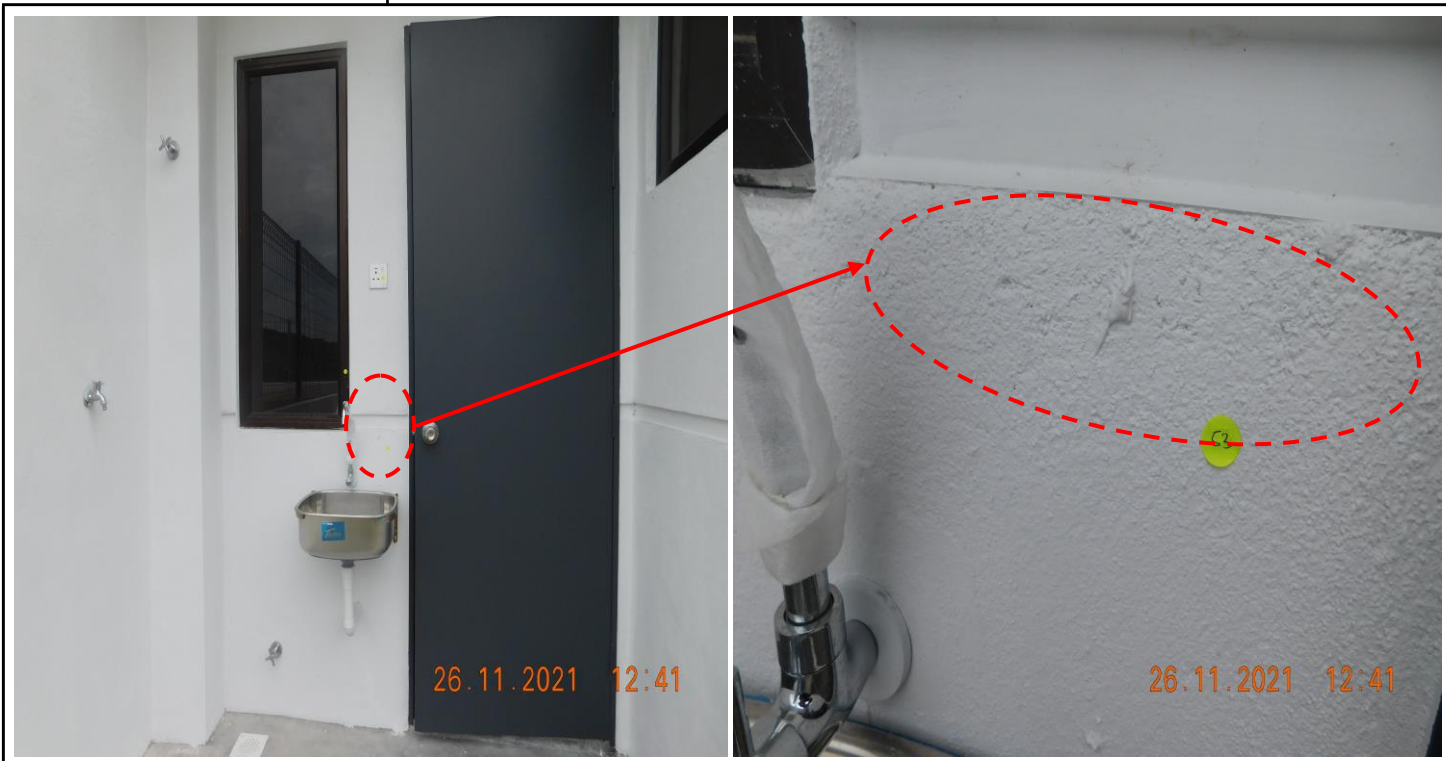
**Remarks:**

-

**Remedy Cost Estimation (Option):**

-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:41 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 54**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Chain-linked Fence

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rusted	-	-	3.Poor	2.Repair & Monitor	Exposed to Weather

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:42 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 55**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains		0.70m x 2.00m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

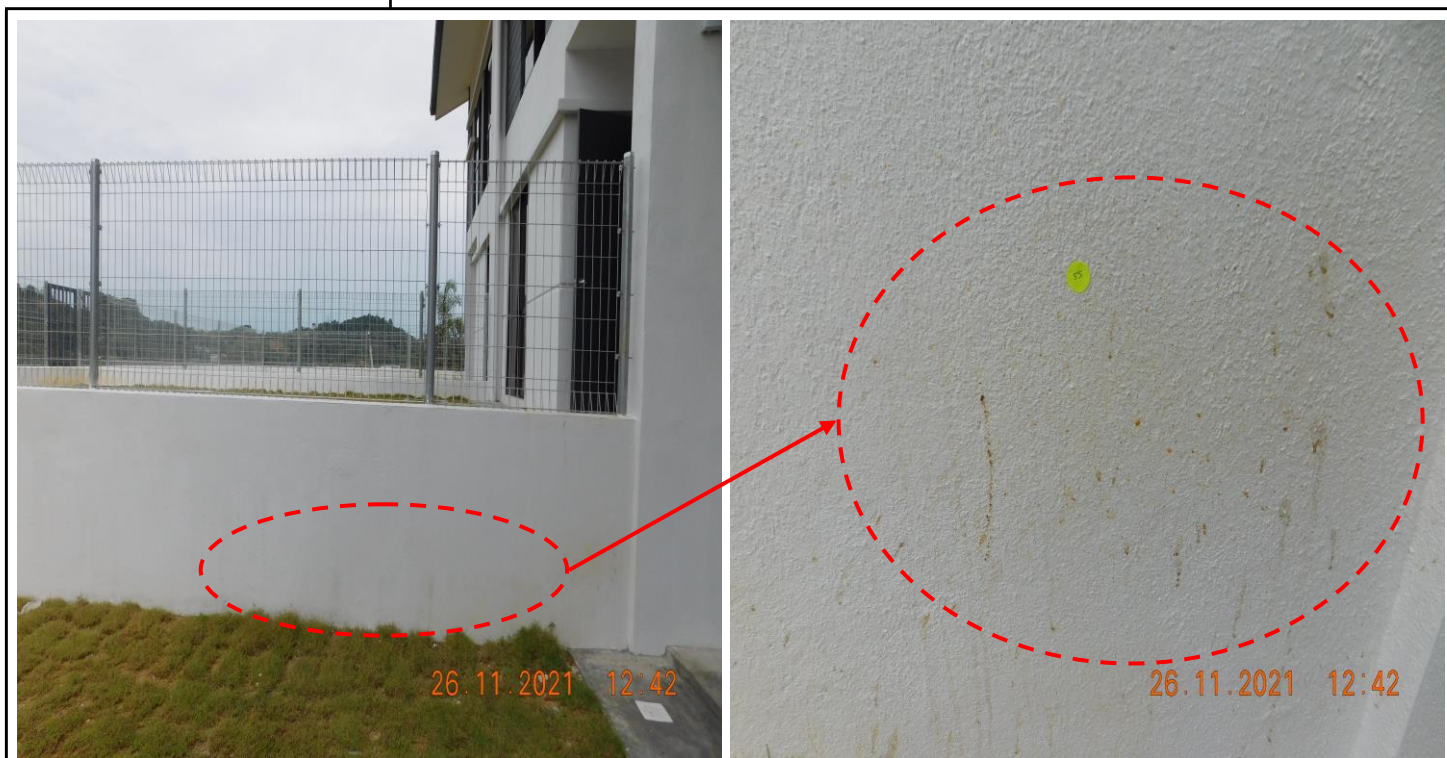
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:43 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 56**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Chain-linked Fence

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Paint Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 /  
019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:43 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 57**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:44 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 58**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Ground	Soil

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Settlement	-	-	3.Poor	2.Repair & Monitor	Lack of Compactness

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:45 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 59**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.05m x 0.25m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:46 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 60**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

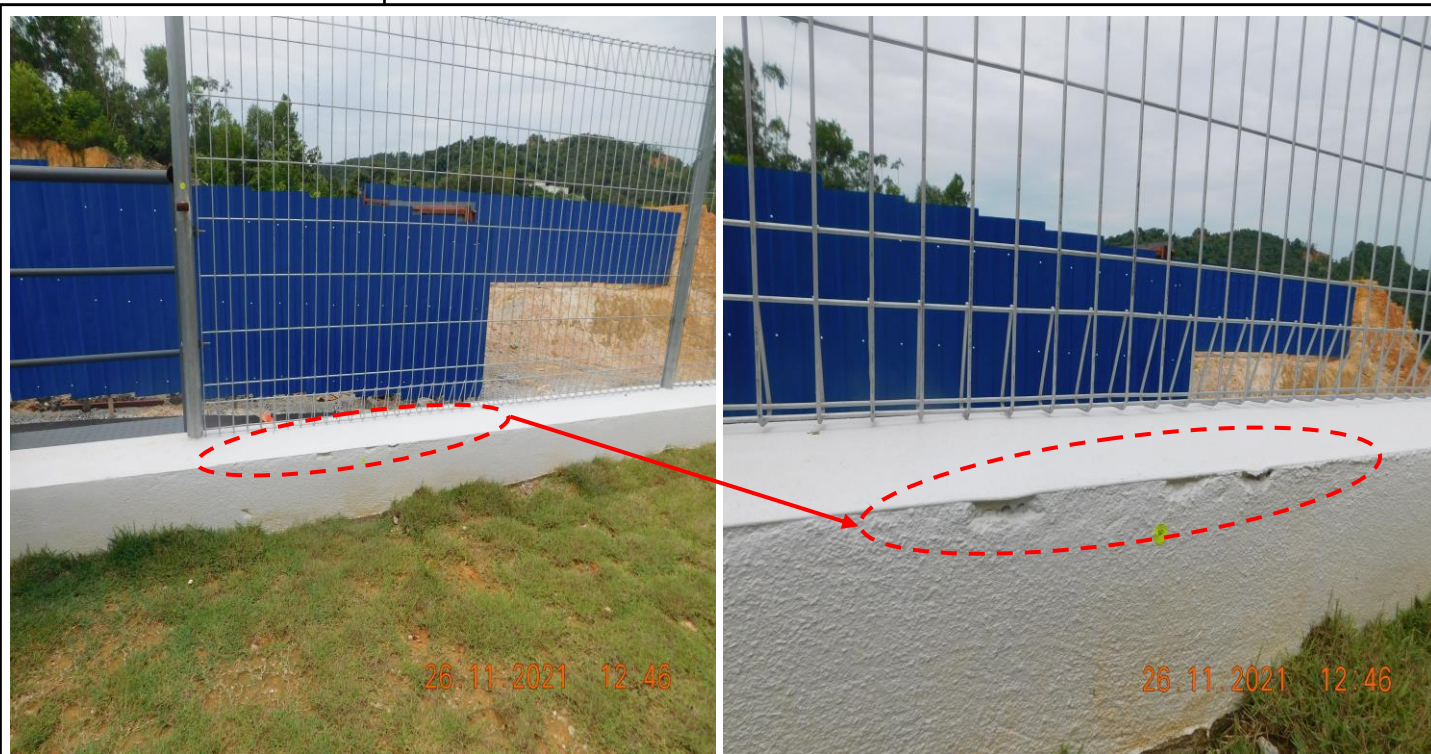
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:46:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 61**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Gate	Swing Gate

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rusted	-	-	3.Poor	2.Repair & Monitor	Exposed to Weather

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

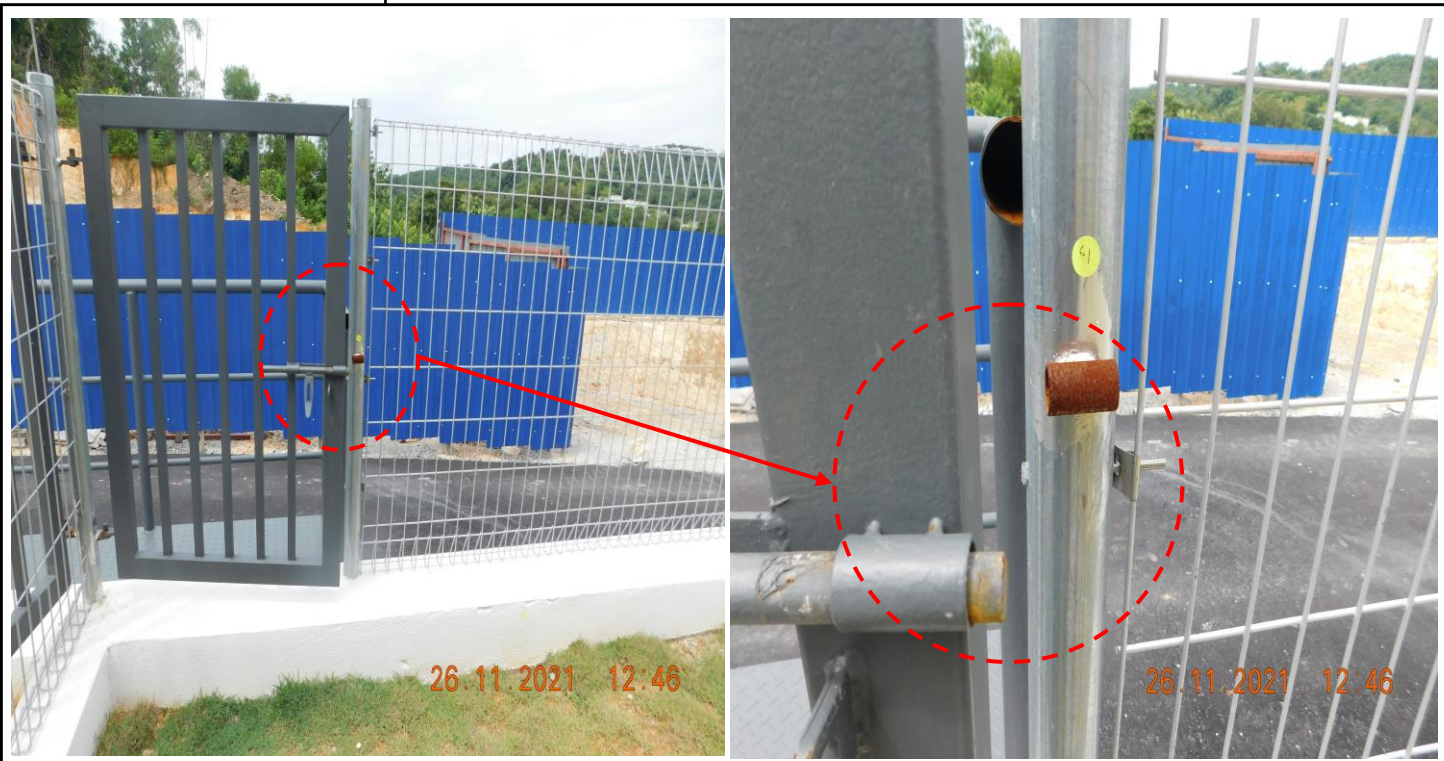
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:47 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 62**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Staircase	Steel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rusted Stains	-	-	3.Poor	2.Repair & Monitor	Exposed to Weather

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

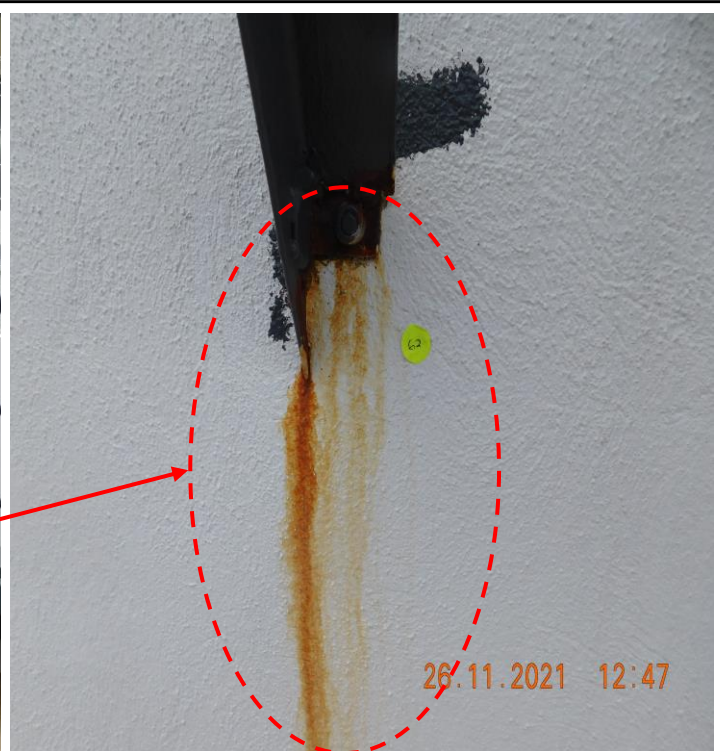
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:47:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 63**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Paint Stains	-	0.25m x 0.25m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

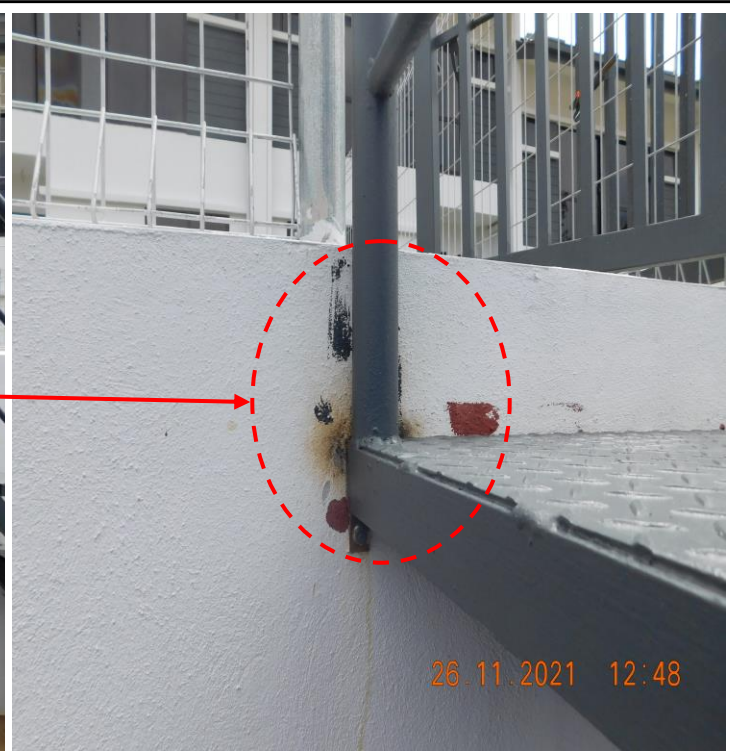
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:49 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 64**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Crack Line	0.30mm	1.20m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

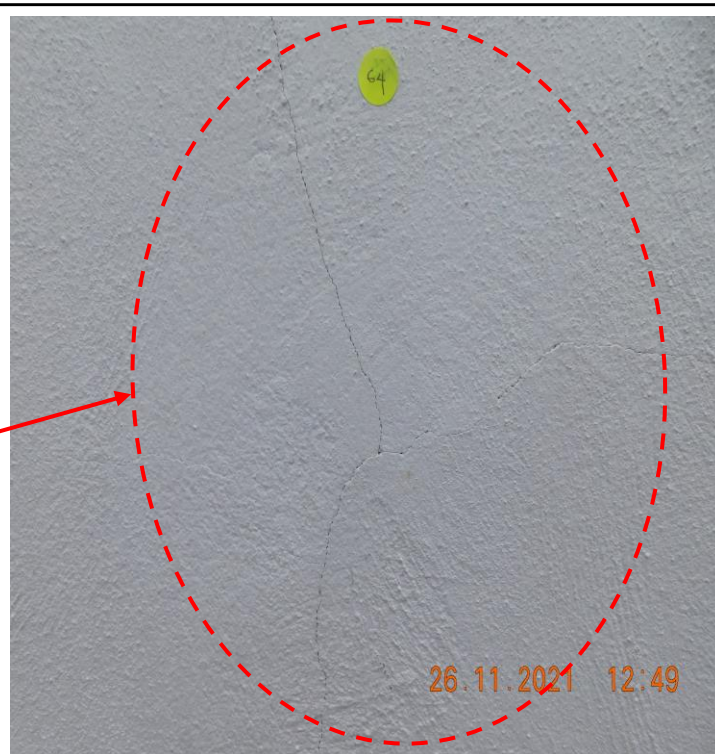
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:49:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 65**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Broken	-	0.10m x 0.50m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:50 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 66**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Fence Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

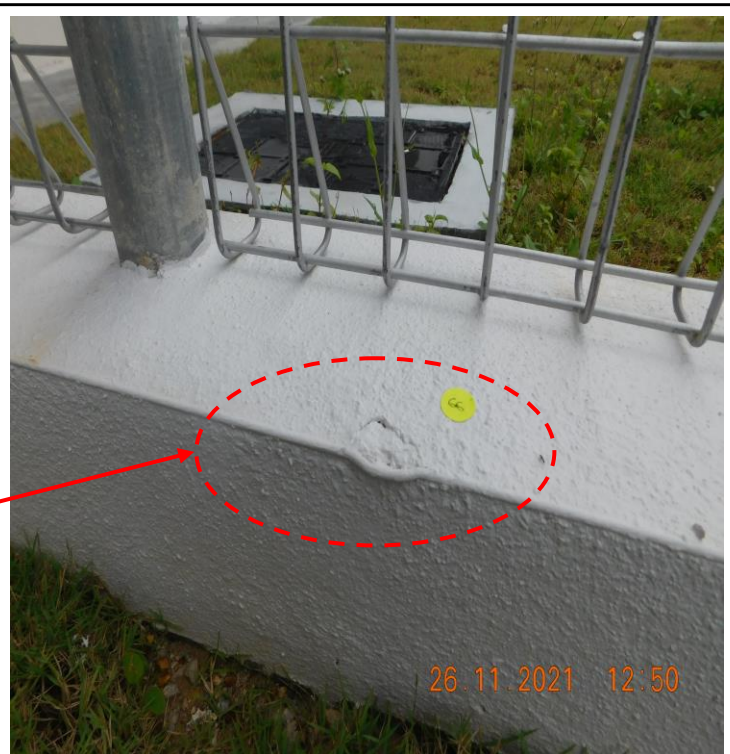
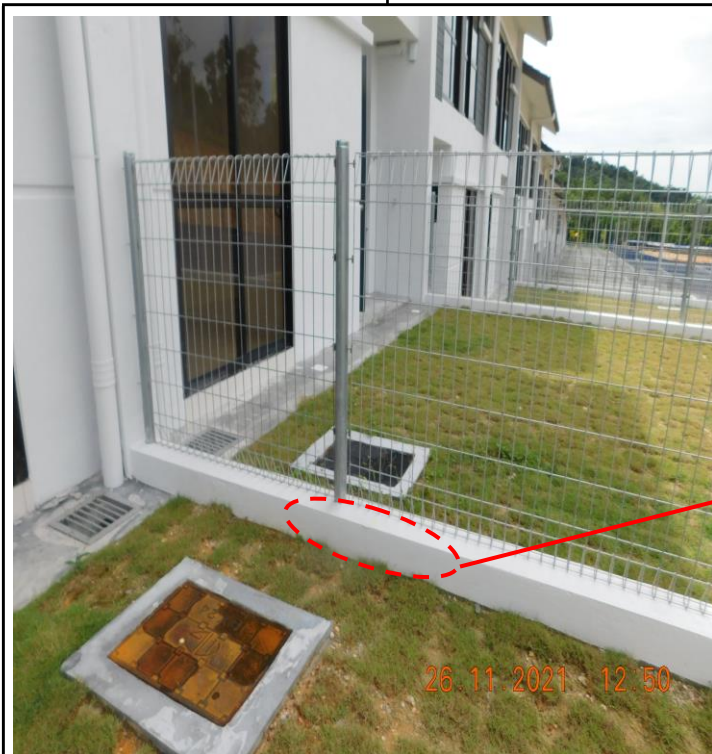
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:51 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 67**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Sliding Door	Glass Panel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rainbow Spot	-	-	2.Fair	2.Repair & Monitor	Poor Quality of Material

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4	[REDACTED]	Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:52 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 68**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Rear Part of the Building	Sliding Door	Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:53 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 69**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Rear Part of the Building	Sliding Door	Glass Panel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rainbow Spot	-	-	2.Fair	2.Repair & Monitor	Poor Quality of Material

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 /  
019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:53 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 70**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Rear Part of the Building	Sliding Door	Glass Panel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rainbow Spot	-	-	2.Fair	2.Repair & Monitor	Poor Quality of Material

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

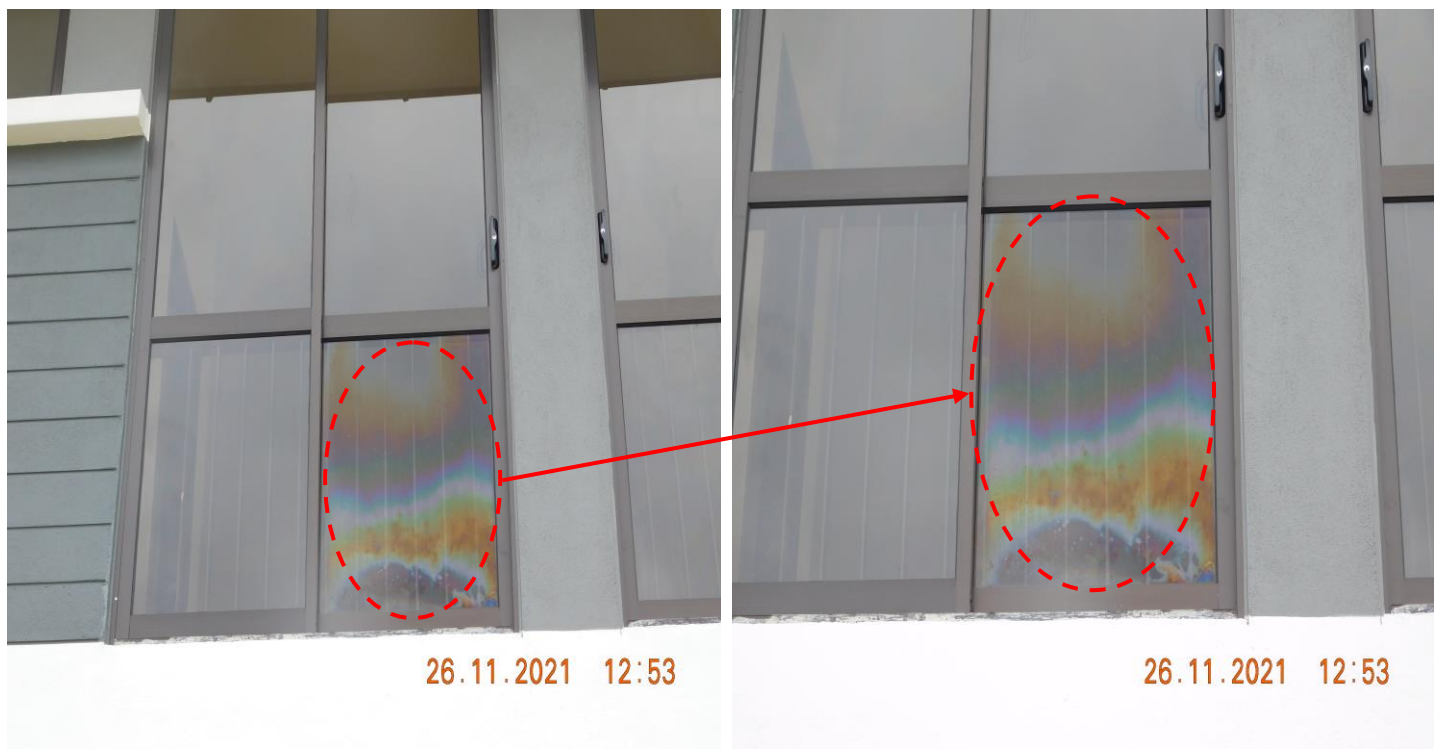
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:54 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 71**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Rear Part of the Building	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Crack Line	0.20mm	0.30m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:54:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 72**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Rear Part of the Building	Soffit	Plaster Ceiling

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Broken / Sign of Dampness	-	0.70m x 1.00m	4.Very Poor	3.Priority	Suspected Roof Leaking

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
4	3	12	10 - 14		Deteriorated / Repairable Damaged / Fair Maintenance	<b>Corrective Normal / Patch repair</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:55 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 73**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	External	Rear Part of the Building	Wall	Steel Plate

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Gap	-	0.01m x 0.01m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:58 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 74**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
Ground Floor	Internal	Staircase Area	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	2.Fair	2.Repair & Monitor	Poor Workmanship / External Forces

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

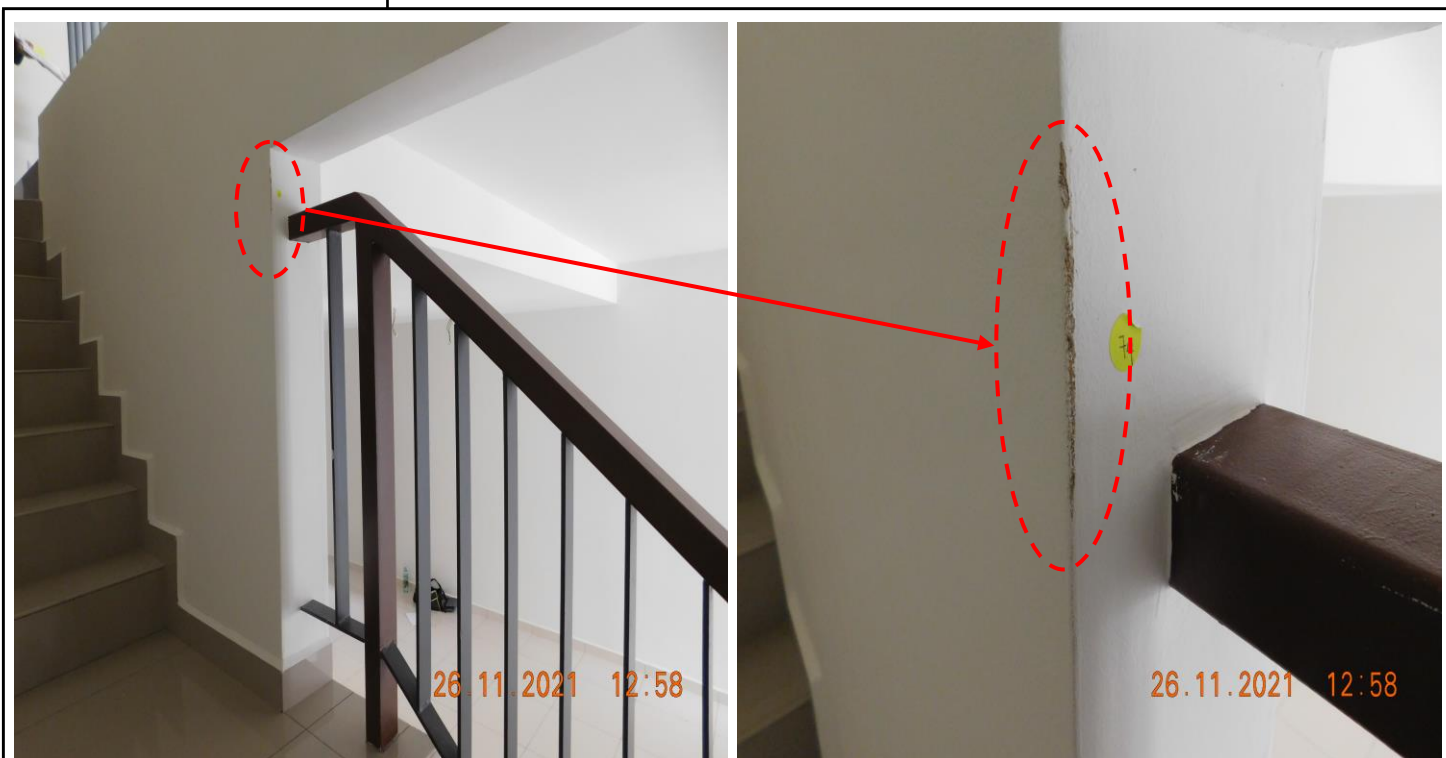
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
12:58:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 75**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Family Area	Floor	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	1 tile	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:00 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 76**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Family Area	Window	Window Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

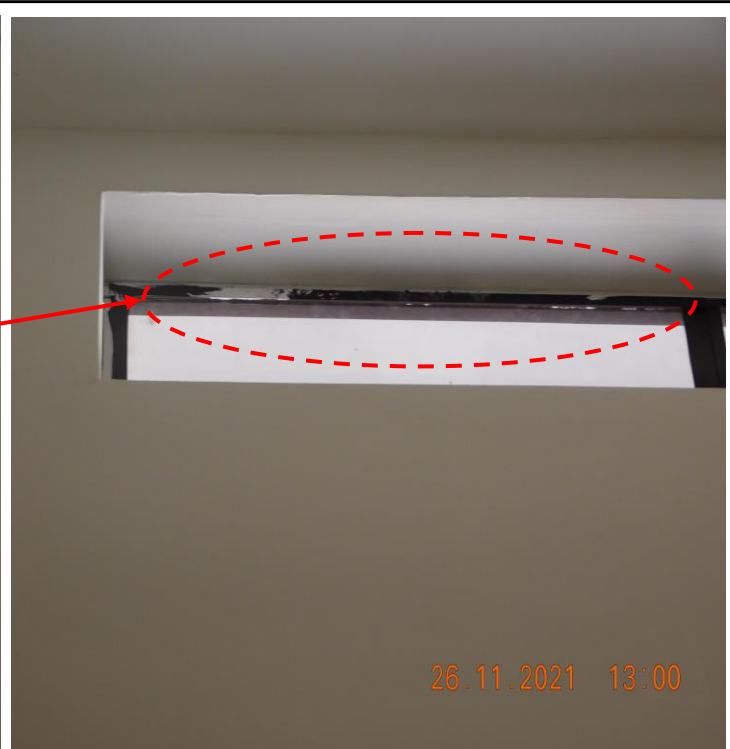
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:00:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 77**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Family Area	Ceiling / Wall	Plaster Ceiling / Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Gap between Ceiling and Wall	0.80mm	2.70m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

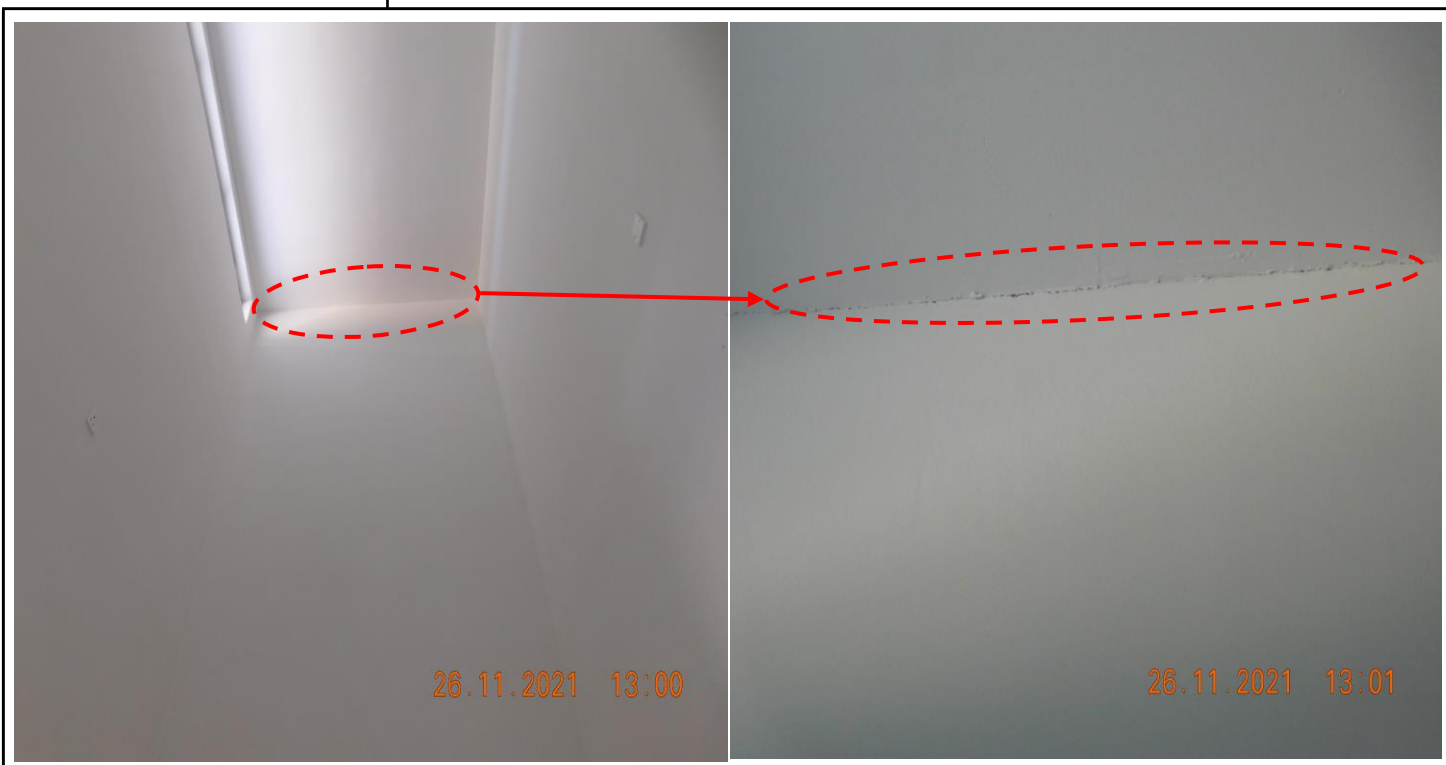
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 /  
019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:02 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 78**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Master Bedroom	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Unpainted	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

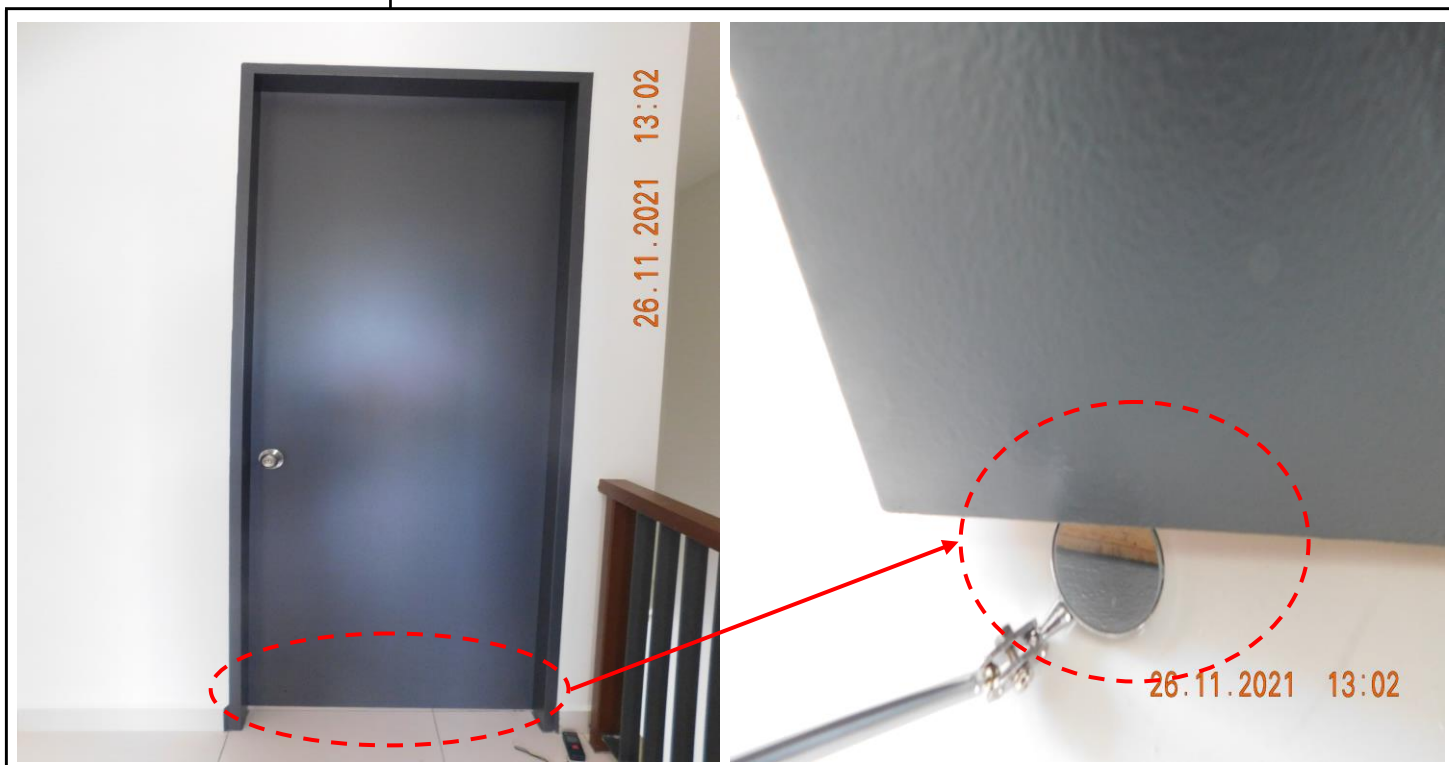
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:03 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 79**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Master Bedroom	Window	Window Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:03 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 80**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Master Bedroom	Window	Window Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

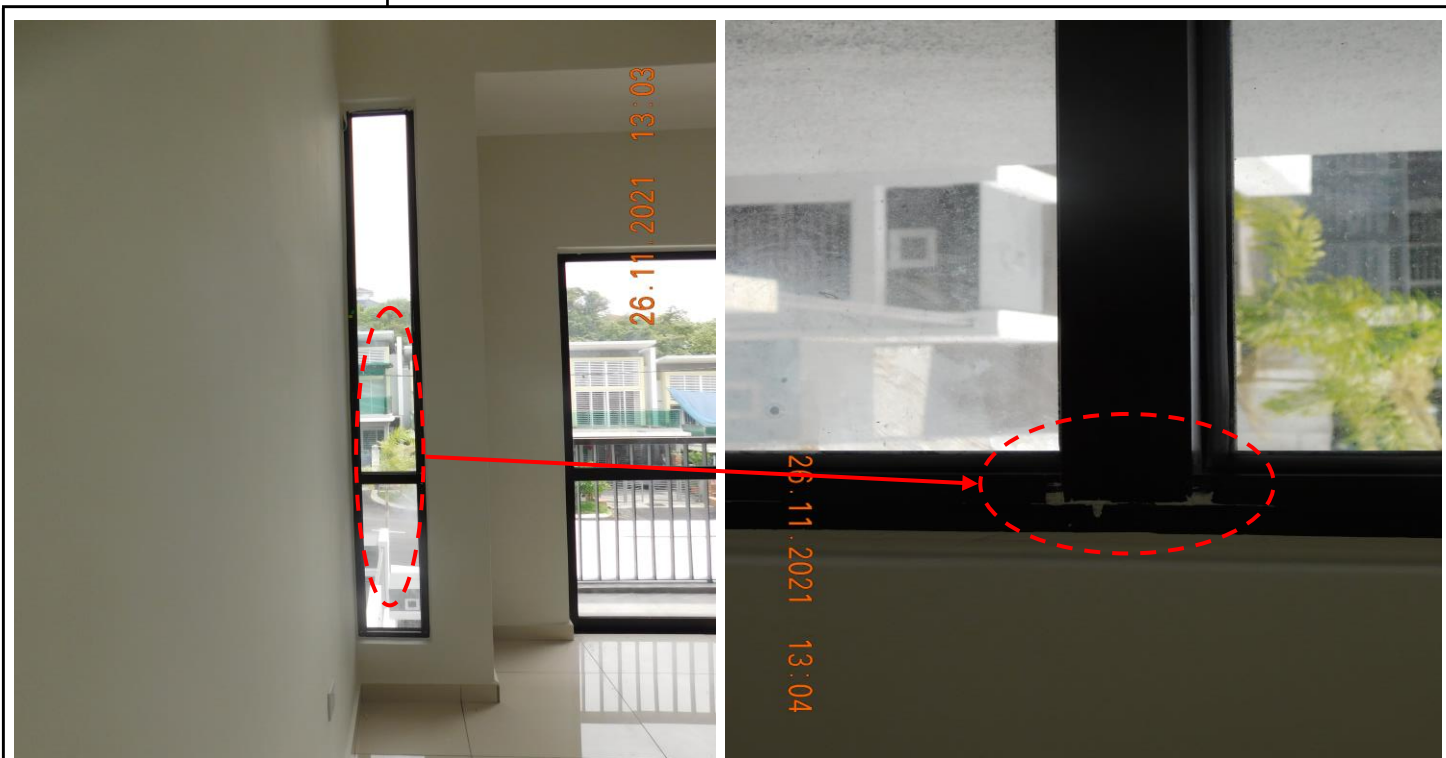
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:04 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 81**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Master Bedroom	Sliding Door	Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:05 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 82**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 4	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Insufficient Paint	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:08 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 83**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 4	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Hollow	-	3 tiles	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:09 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawati

**PLAN TAG NO.: 84**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 4	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/Close	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:09 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 85**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 4	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/Close	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:10 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 86**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Balcony	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.30m x 0.60m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:11 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 87**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Balcony	Sliding Door	Glass Panel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rainbow Spot	-	-	2.Fair	2.Repair & Monitor	Poor Quality of Material

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:11 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 88**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Balcony	Floor	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Cement Stain / Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship / External Forces

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:12 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 89**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Balcony	Railing	Steel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Rusted and Stains	-	-	3.Poor	2.Repair & Monitor	Exposed to Weather / Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:14 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawir

**PLAN TAG NO.: 90**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Balcony	Window Sill	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-



**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:14:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 91**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Balcony	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.15m x 0.90m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:15 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 92**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Front Part of the Building	Roof	Concrete Slab

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Crack Line	0.50mm	2.00m x 3.50m	2.Fair	2.Repair & Monitor	Contraction & Expansion of Surface Layer

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:16 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 93**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	External	Front Part of the Building	Roof	Concrete Slab

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Water Ponding	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship/ Insufficient Gradient

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:18 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 94**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 1	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:19 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 95**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 1	Railing	Steel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

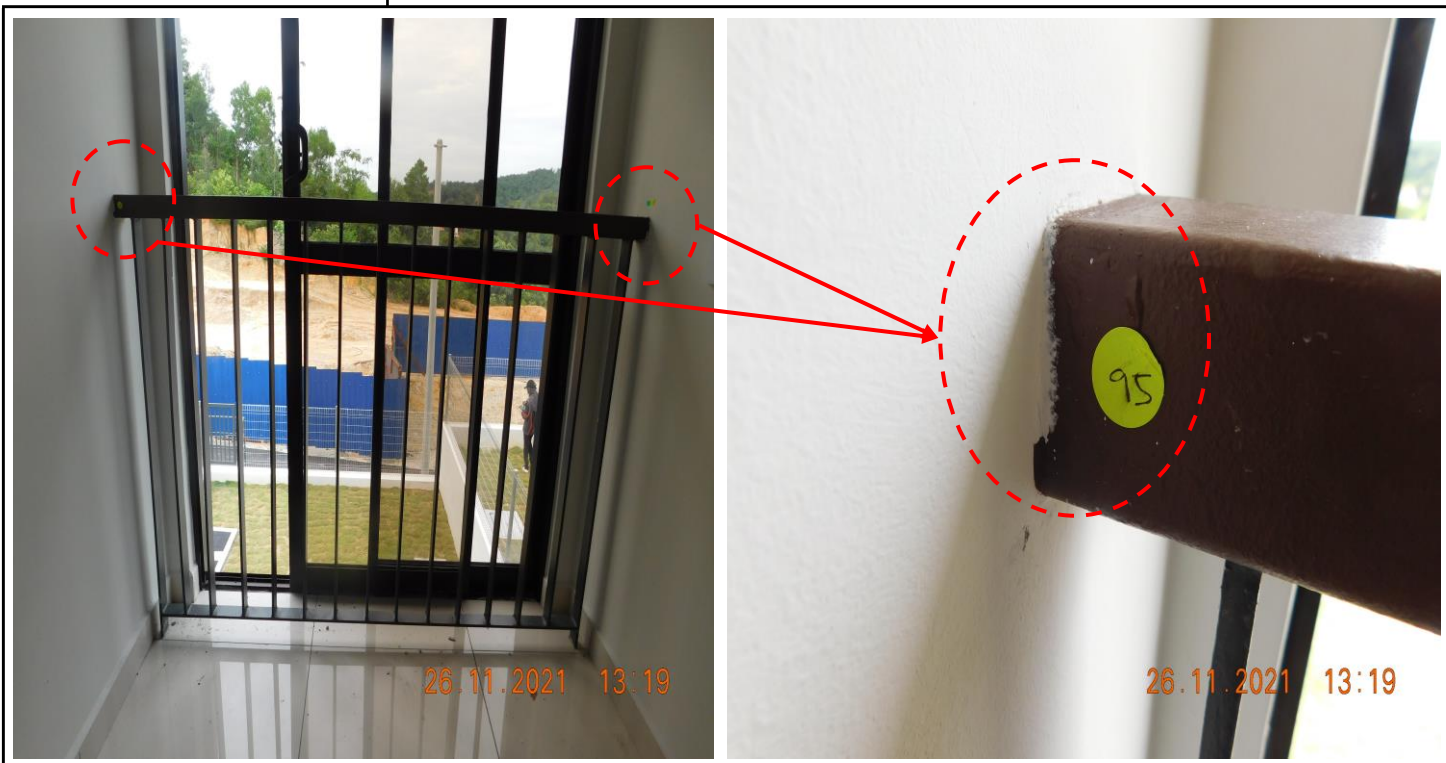
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:20 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 96**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 1	Sliding Door	Door Frame

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:20:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 97**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 1	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.25m x 0.25m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:21 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 98**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 2	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Insufficient Paint	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

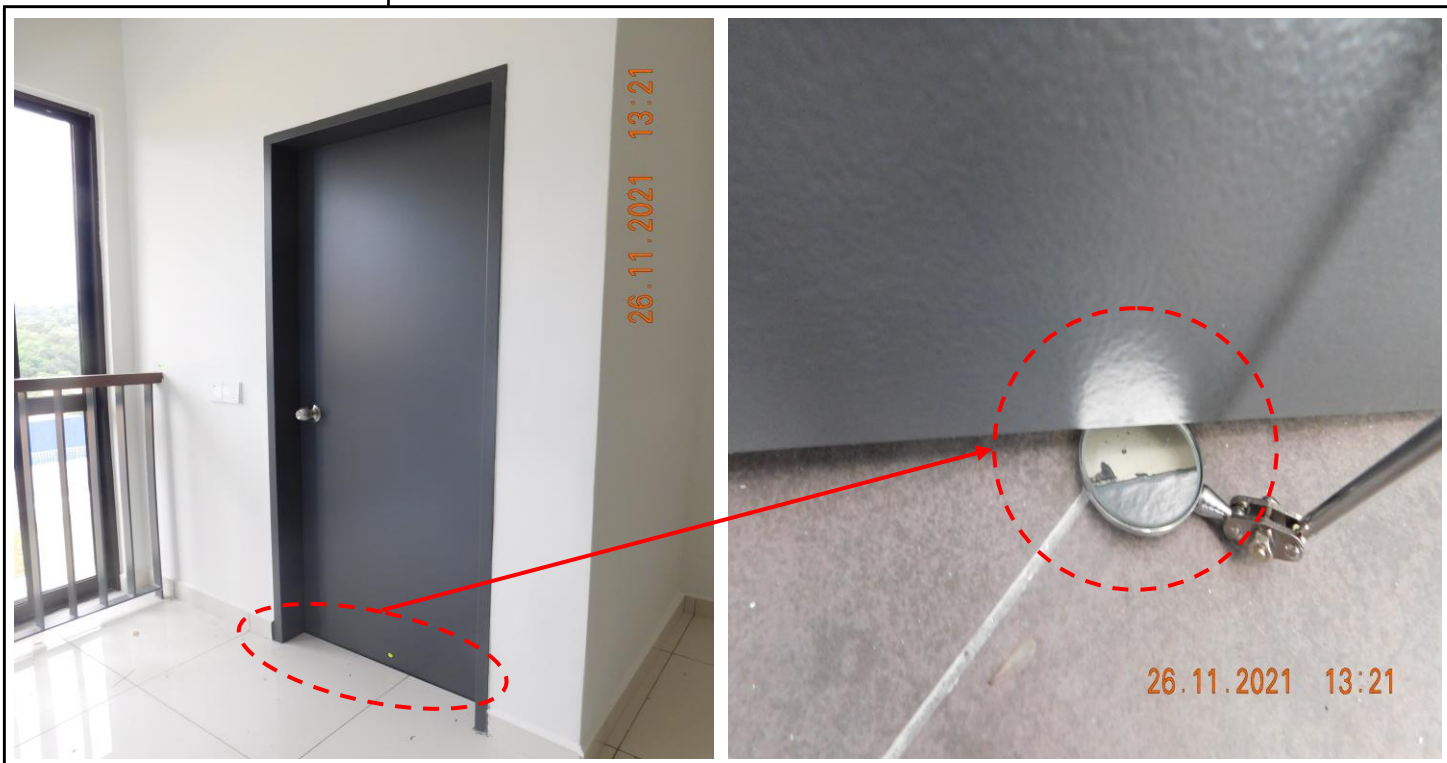
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:21:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 99**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 2	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/Close	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:22 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 100**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 2	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Scratch	-	1 tile	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:22:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 101**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 2	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/ Close	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:23 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 102**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 2	Floor	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Chipped	-	1 tile	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:24 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 103**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 2	Electrical Fittings	Switch/Socket

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:25:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 104**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 2	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	0.25m x 0.25m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
 No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
 MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
 03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
 26/11/2021

**Time Start:**  
 1:25 PM

**Weather:**  
 Sunny

**Building / Construction Type:**  
 Brick

**Structural Type:**  
 Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
 Nur Atiqah Binti Mohamed Aseri,  
 Nurul Fatimah Binti Che Wil,  
 Nur Atikah Binti Abd Halim,

**Supervisor:**  
 Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 105**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 2	Sliding Door	Door Frame & Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Cement Stain	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
 -

**Remarks:**  
 -

**Remedy Cost Estimation (Option):**  
 -

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:26 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 106**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 2	Railing	Steel

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Stains	-	-	2.Fair	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

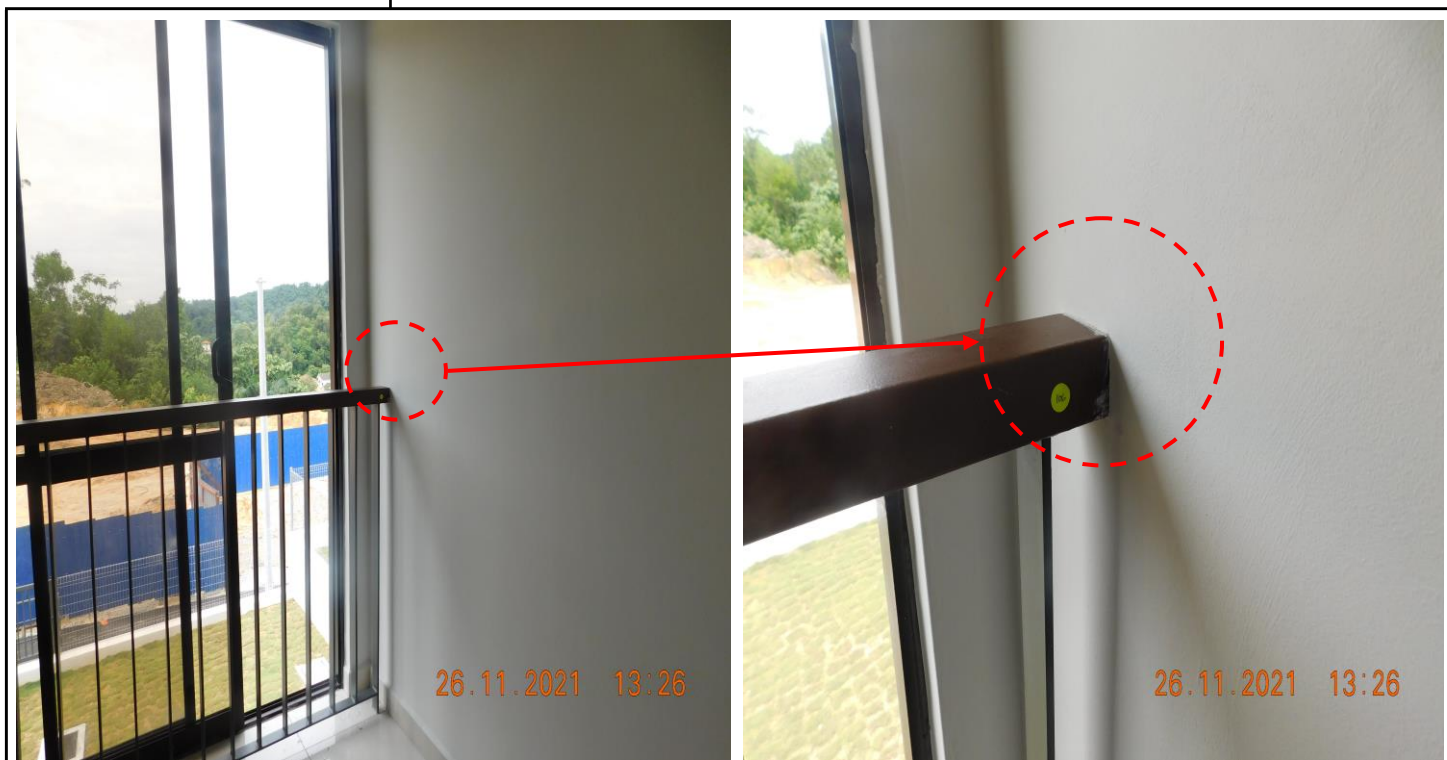
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:26:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 107**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 2	Floor	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Scratch	-	1 tile	2.Fair	2.Repair & Monitor	External Forces

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
2	2	4	1 - 4		Still Good / Slightly Damaged / Maintainable	<a href="#">Plan &amp; Predictive Minor / Cosmetic repair</a>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:26:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 108**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bedroom 2	Wall	Plaster

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Uneven Surface	-	1.00m x 1.80m	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

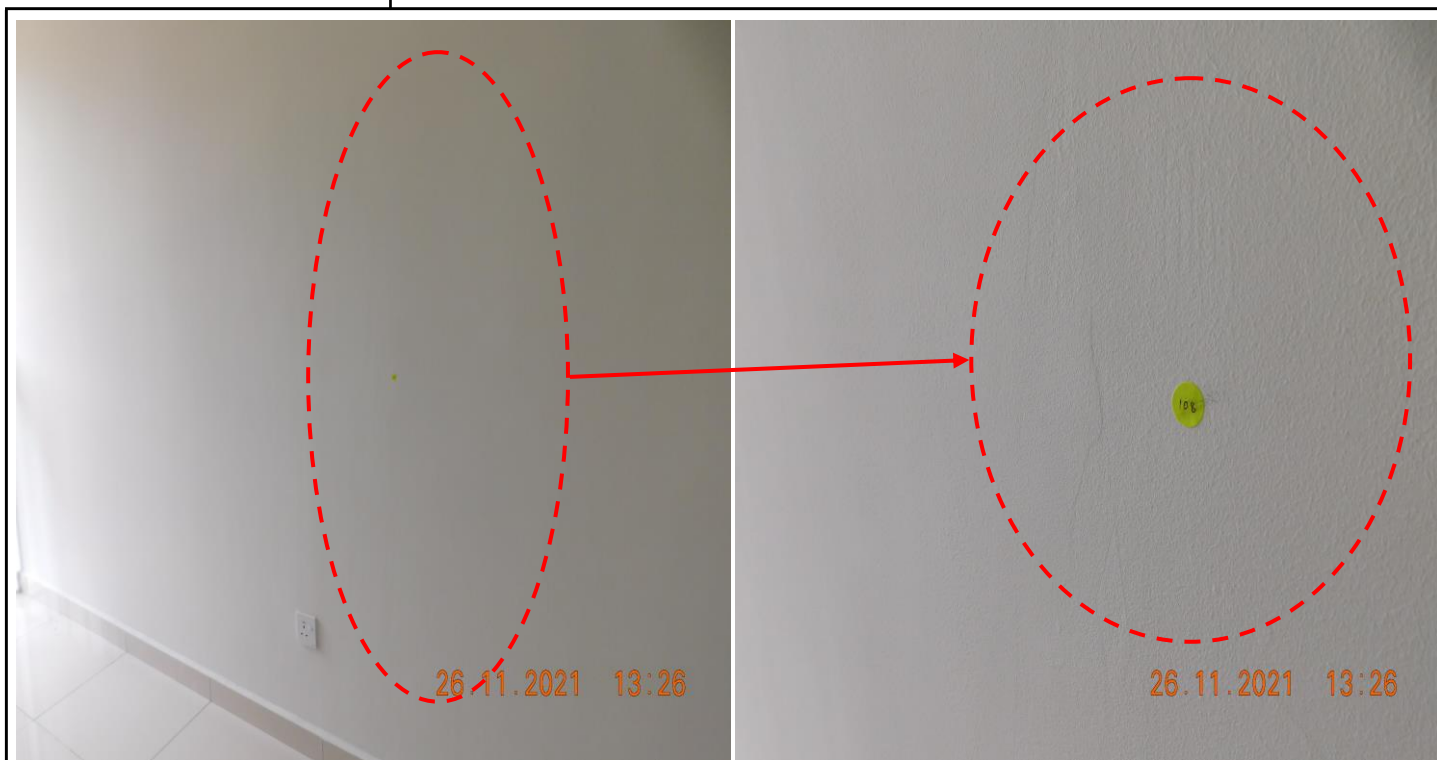
Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:27 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 109**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 3	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Unpainted	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 /  
019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:29 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 110**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 3	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Hollow	-	3 tiles	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**





**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 111**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 3	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/ Closed	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:30:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 112**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 3	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Not Properly Cover/ Closed	-	1 unit	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
26/11/2021

**Time Start:**  
1:31 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 113**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 3	Wall	Tiles

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Hollow	-	1 tiles	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
29/11/2021

**Time Start:**  
12:25 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Nawi

**PLAN TAG NO.: 114**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 3	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Door Cannot Fully Open	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 / 019 - 499 6800

**Date of Inspection:**  
29/11/2021

**Time Start:**  
12:25:30 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 115**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 3	Sanitary Fittings	Sink

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Chipped	-	-	3.Poor	2.Repair & Monitor	External Forces

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	<b>Preventive Superficial repair / Make Good</b>

**Remedy Suggestion (Option):**  
-

**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



29.11.2021 12:25

29.11.2021 12:25

**GENERAL INFORMATION**

**Building Name / Address:**  
No. 50, Jalan Keruing 8/2, 43000 Kajang, Selangor.

**Owner / Tenant / Management:**  
MSN Development Sdn. Bhd. / Mohd Hazam Ishak

**Phone No.:**  
03 - 3344 6673 /  
019 - 499 6800

**Date of Inspection:**  
29/11/2021

**Time Start:**  
12:26 PM

**Weather:**  
Sunny

**Building / Construction Type:**  
Brick

**Structural Type:**  
Permanent

**INSPECTION INFORMATION**

**Inspectors:**  
Nur Atiqah Binti Mohamed Aseri,  
Nurul Fatimah Binti Che Wil,  
Nur Atikah Binti Abd Halim,

**Supervisor:**  
Nurul Elani Binti Mohd Naw

**PLAN TAG NO.: 116**

**DEFECT LOCATION**

Building Level:	Building / Construction Part:	Defect Location:	Element:	Component:
First Floor	Internal	Bath 2	Door	Door Leaf

**DEFECT DESCRIPTION**

Type of Defect:	Size of Defect:	Length / Reading:	Defect Level:	Remedy Priority:	Cause of Defect:
Door Cannot Fully Open	-	-	3.Poor	2.Repair & Monitor	Poor Workmanship

**BUILDING ASSESSMENT RATING & INSPECTION SYSTEM (B.A.R.I.S)**

Defect Scale:	Severity Scale:	Matrix Analysis:	Score:	Colour Code (Severity Level)	Defect Condition: (On The Average / Whole)	Maintenance Type Building Care:
3	2	6	5 - 9		Quite Good / Small Damaged / Maintainable	Preventive Superficial repair / Make Good

**Remedy Suggestion (Option):**  
-

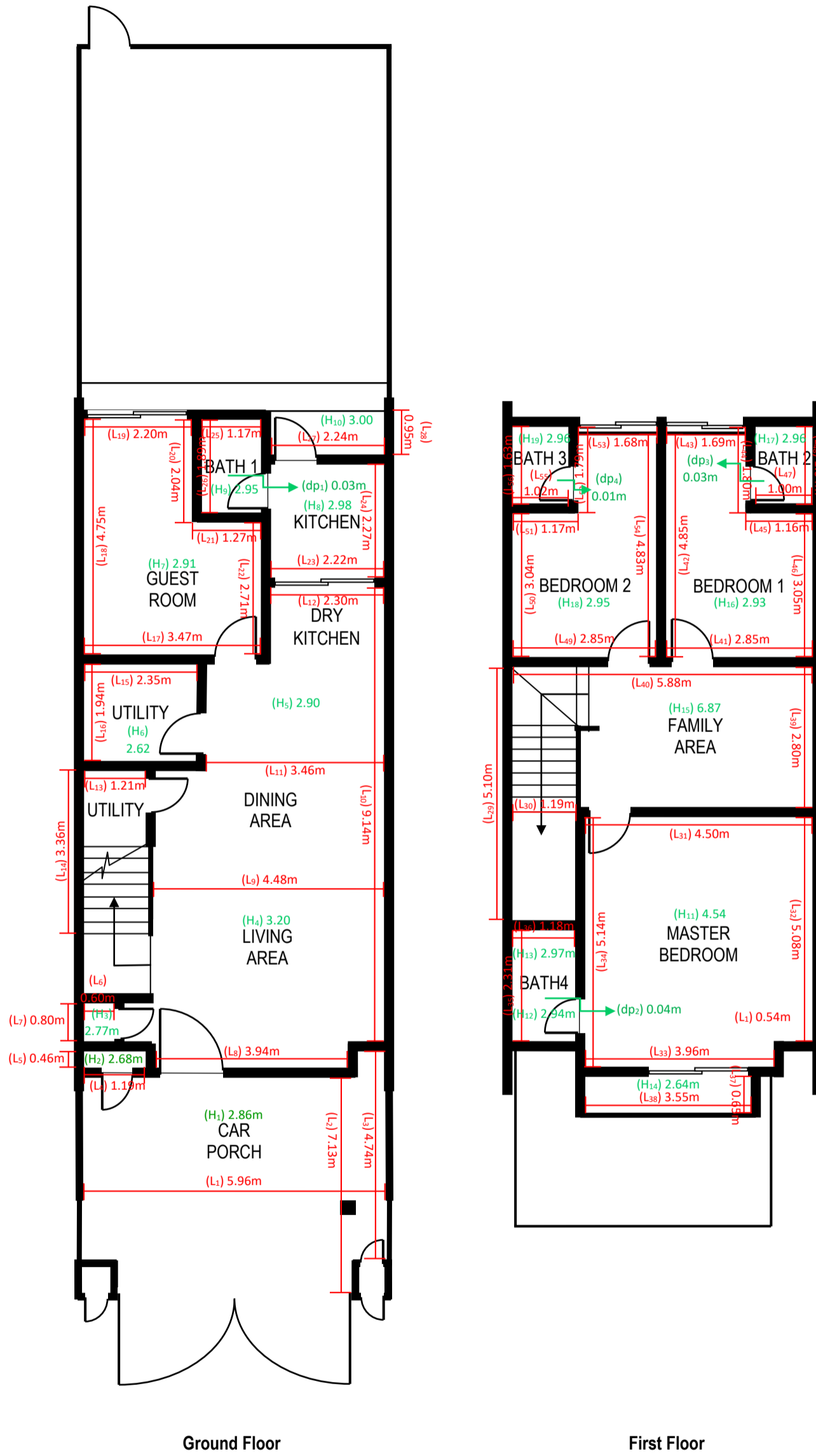
**Remarks:**  
-

**Remedy Cost Estimation (Option):**  
-

**PHOTO OF INSPECTION**



# BUILDING MEASUREMENT



NO. 50, JALAN KERUING 8/2, 43000 KAJANG, SELANGOR DARUL EHSAN.

(Not to Scale)

## MEASUREMENT ACCURACY RESULT (No. 50, Jalan Keruing 8/2)

All margins must be within 5% error to be acceptable OR margins are acceptable if surveyor reading is more than designed measurement.

Tags	Items	Standard (UBBL)	Building Design	Surveyor Design	Remarks
H1	Height	Not < 2500mm	2.86m	2.86m	Margin (0%) <b>ACCEPTABLE</b>
H2			Not listed	2.68m	Require design measurement
H3			Not listed	2.77m	Require design measurement
H4			Not listed	3.20m	Require design measurement
H5			Not listed	2.90m	Require design measurement
H6			Not listed	2.62m	Require design measurement
H7			Not listed	2.91m	Require design measurement
H8			Not listed	2.98m	Require design measurement
H9			Not listed	2.95m	Require design measurement
H10			Not listed	3.00m	Require design measurement
H11			Not listed	4.54m	Require design measurement
H12			Not listed	2.94m	Require design measurement
H13			Not listed	2.97m	Require design measurement
H14			Not listed	2.64m	Require design measurement
H15			Not listed	6.87m	Require design measurement
H16			Not listed	2.93m	Require design measurement
H17			Not listed	2.96m	Require design measurement
H18			Not listed	2.95m	Require design measurement
H19					Not listed
L1	Car Porch	Up to designer + wall width (150mm)	5.40m	5.96m	Margin higher (10.37%) <b>UNACCEPTABLE</b>
L2			Not Listed	7.13m	Require design measurement



L3			4.34m	4.74m	Margin higher (9.22%) <b>UNACCEPTABLE</b>
L4	Store Room 1	Up to designer + wall width (150mm)	1.40m	1.19m	Margin lower (15.00%) <b>UNACCEPTABLE</b>
L5			0.54m	0.46m	Margin lower (14.81%) <b>UNACCEPTABLE</b>
L6	Store Room 2	Up to designer + wall width (150mm)	Not listed	0.60m	Require design measurement
L7			Not listed	0.80m	Require design measurement
L8	Living Area	Up to designer + wall width (150mm)	4.00m	3.94m	Margin lower (1.50%) <b>ACCEPTABLE</b>
L9			4.70m	4.48m	Margin lower (4.68%) <b>ACCEPTABLE</b>
L10	Living Area, Dining Area, Dry Kitchen	Up to designer + wall width (150mm)	9.30m	9.14m	Margin lower (1.72%) <b>ACCEPTABLE</b>
L11	Dining Area	Up to designer + wall width (150mm)	3.66m	3.46m	Margin lower (5.46%) <b>UNACCEPTABLE</b>
L12	Dry Kitchen	Up to designer + wall width (150mm)	2.44m	2.30m	Margin lower (5.74%) <b>UNACCEPTABLE</b>
L13	Utility (Under Staircase)	Up to designer + wall width (150mm)	1.25m	1.21m	Margin lower (3.20%) <b>ACCEPTABLE</b>
L14			Not Listed	3.36m	Require design measurement
L15	Utility	Up to designer + wall width (150mm)	2.44m	2.35m	Margin lower (3.69%) <b>ACCEPTABLE</b>
L16			2.13m	1.94m	Margin lower (8.92%) <b>UNACCEPTABLE</b>
L17	Guest Room	Up to designer + wall width (150mm)	3.66m	3.47m	Margin lower (5.19%) <b>UNACCEPTABLE</b>
L18			4.88m	4.75m	Margin lower (2.66%) <b>ACCEPTABLE</b>
L19			2.44m	2.20m	Margin lower (9.84%) <b>UNACCEPTABLE</b>
L20			2.05m	2.04m	Margin lower (0.49%) <b>ACCEPTABLE</b>
L21			1.22m	1.27m	Margin higher (4.10%) <b>ACCEPTABLE</b>
L22			2.74m	2.71m	Margin lower (1.10%) <b>ACCEPTABLE</b>
L23	Kitchen	Dimension not less than 4.5m <sup>2</sup> and 1.5m  Up to designer +	2.44m	2.22m	Margin lower (9.02%) <b>UNACCEPTABLE</b>
L24			2.44m	2.27m	Margin lower (6.97%) <b>UNACCEPTABLE</b>

		wall width (150mm) + tiles			
L25	Bath1	Dimension not less than 1500mm x 750mm  Up to designer + wall width (150mm)	2.05m x 1.22m	1.89m x 1.17m	Margin lower (11.60%) <b>UNACCEPTABLE</b>
L26					
L27	Rear Part of the Building	Up to designer + wall width (150mm)	2.44m	2.24m	Margin lower (8.20%) <b>UNACCEPTABLE</b>
L28			0.92m	0.95m	Margin higher (3.26%) <b>ACCEPTABLE</b>
L29	Staircase Area	Up to designer + wall width (150mm)	Not Listed	5.10m	Require design measurement
L30			1.40m	1.19m	Margin lower (15.00%) <b>UNACCEPTABLE</b>
		Riser: Not > 180mm	Riser: 0.15m	Riser: 0.18m	Margin higher (20.0%) <b>ACCEPTABLE</b>
		Tread: Not < 255mm	Tread: 0.26m	Tread: 0.27m	Margin higher (3.85%) <b>ACCEPTABLE</b>
L31	Master Bedroom	Up to designer + wall width (150mm)	4.85m	4.50m	Margin lower (7.22%) <b>UNACCEPTABLE</b>
L32			4.73m	5.08m	Margin higher (7.40%) <b>UNACCEPTABLE</b>
L33			3.99m	3.96m	Margin lower (0.75%) <b>ACCEPTABLE</b>
L34			5.26m	5.14m	Margin lower (2.28%) <b>ACCEPTABLE</b>
L35	Bath 4	Dimension not less than 1500mm x 750mm	Not listed	2.31m x 1.18m	Require design measurement
L36					
L37	Balcony	Up to designer + wall width (150mm)	0.99m	0.65m	Margin lower (34.34%) <b>UNACCEPTABLE</b>
L38			Not listed	3.55m	Require design measurement
L39	Family Area	Up to designer + wall width (150mm)	3.05m	2.80m	Margin lower (8.19%) <b>UNACCEPTABLE</b>
L40			6.10m	5.88m	Margin lower (3.60%) <b>ACCEPTABLE</b>
L41	Bedroom 1	Up to designer + wall width (150mm)	3.05m	2.85m	Margin lower (6.56%) <b>UNACCEPTABLE</b>
L42			4.88m	4.85m	Margin lower (0.61%) <b>ACCEPTABLE</b>

L43			1.79m	1.69m	Margin lower (5.59%) <b>UNACCEPTABLE</b>
L44			1.80m	1.80m	Margin (0%) <b>ACCEPTABLE</b>
L45			1.25m	1.16m	Margin lower (7.20%) <b>UNACCEPTABLE</b>
L46			3.08m	3.05m	Margin lower (0.97%) <b>ACCEPTABLE</b>
L47	Bath 2	Dimension not less than 1500mm x 750mm	1.80m x 1.25m	1.64m x 1.00m	Margin lower (27.11%) <b>UNACCEPTABLE</b>
L48					
L49	Bedroom 2	Up to designer + wall width (150mm)	3.05m	2.85m	Margin lower (6.56%) <b>UNACCEPTABLE</b>
L50			3.08m	3.04m	Margin lower (1.30%) <b>ACCEPTABLE</b>
L51			1.25m	1.17m	Margin lower (6.40%) <b>UNACCEPTABLE</b>
L52			1.80m	1.79m	Margin lower (0.55%) <b>ACCEPTABLE</b>
L53			1.79m	1.68m	Margin lower (6.14%) <b>UNACCEPTABLE</b>
L54			4.88m	4.83m	Margin lower (1.02%) <b>ACCEPTABLE</b>
L55	Bath 3	Dimension not less than 1500mm x 750mm	1.80m x 1.25m	1.63m x 1.02m	Margin lower (26.22%) <b>UNACCEPTABLE</b>
L56					