

New Home Defect Checklist

新房收楼验屋清单 · Room by room, before you renovate

THE INSPECT GUYS

Penang house & condo defect inspection
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Use this in daylight, with the unit empty and water and electricity connected. In Malaysia the defect liability period for new homes under the standard sale and purchase agreement is commonly 24 months from vacant possession, and the developer generally has 30 days from your written notice to repair. Check your own agreement. 请在白天、空屋、水电已接通时检查。缺陷保修期一般为交屋后24个月，发展商一般须在收到书面通知后30天内维修，请以你的买卖合同为准。

Bring 带上

Coin or tapping rod, torch, spirit level, phone charger or socket tester, masking tape, floor plan.

Mark 标记

Tape or a sticker on each defect. Never write on tiles. 不要用笔写在瓷砖上。

Photograph 拍照

One wide photo with a door or window in frame, one close-up.

Record 记录

Number, room, position, what you see. Submit in writing and keep a copy. 书面提交并保留回执。

Every room 每个房间

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| ☐ Tap every floor tile, centre and corners. Hollow sounds drummy. | 逐块敲击地砖的中间和四角，声音发空即为空心砖。 |
| ☐ Tap skirting and any wall tiles. | 敲击踢脚线和墙砖。 |
| ☐ Look along tile edges for lippage, chips, cracks, uneven or missing grout. | 检查相邻地砖高低差、崩角、裂纹、填缝不均或缺失。 |
| ☐ Walls and ceiling under side light: cracks, waviness, patchy paint, drips, stains. | 用侧光看墙面和天花板：裂缝、不平整、油漆不均、滴漆、污渍。 |
| ☐ Water marks on ceilings, especially under bathrooms and the roof. | 天花板水渍，尤其浴室下方和屋顶下方。 |
| ☐ Every socket, switch, light and fan point. Note loose faceplates. | 每个插座、开关、灯位和风扇位，面板是否松动。 |

Doors and windows 门窗

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| ☐ Each door opens, closes and latches. Even gaps, no rubbing, no dents or scratches. | 每扇门开关和锁扣正常，门缝均匀，无摩擦、凹痕和刮痕。 |
| ☐ All keys present and working. Hinges and locks firm, not rusty. | 钥匙齐全可用，铰链和门锁稳固、无生锈。 |
| ☐ Gaps between frames and wall, inside and out. | 门框、窗框与墙之间的缝隙（内外都看）。 |
| ☐ Every window panel and sliding door runs and locks. Seals, silicone, glass scratches. | 每扇窗和推拉门开关顺畅、能上锁；胶条、硅胶、玻璃刮痕。 |
| ☐ Water marks under window sills. Rust on window hinges. | 窗台下水渍，窗铰链生锈。 |

Bathrooms 浴室

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| ☐ Pour water on the floor. It should run to the floor trap and leave no pool. | 在地面倒水，水应流向地漏，不留积水。 |
| ☐ Gaps around the floor trap, kerb tiles and pipes. | 地漏、门槛砖和水管周围的缝隙。 |
| ☐ Tap wall tiles. Look for chips, poor joints and stained grout. | 敲击墙砖，检查崩角、接缝不良和填缝污渍。 |
| ☐ Run every tap and shower. Flush the WC. Check pressure and hot-water point. | 开每个水龙头和花洒，冲马桶，检查水压和热水器电源。 |
| ☐ Leaks under the basin, around the WC base and at flexible hoses. | 洗手盆下、马桶底部和软管是否漏水。 |
| ☐ Holders and fittings firm and not rusty. Door frame finish at floor level. | 五金配件稳固无锈；门框底部的表面处理。 |

Kitchen, balcony and yard 厨房、阳台与晾晒区

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|--|----------------------------|
| ☐ Sink drains well, no leak below. Cabinets aligned, worktop not chipped. | 水槽排水顺畅、下方不漏；橱柜对齐，台面无崩角。 |
| ☐ Balcony and yard floors fall to the drain. Railings firm. Tiles tapped. | 阳台和晾晒区地面向排水口倾斜，栏杆稳固，地砖已敲击。 |

Electrical 电

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| ☐ Distribution board labelled. Each breaker controls what it says. Press the RCCB test button. | 配电箱有标签，每个开关对应正确；按下漏电保护开关测试钮。 |
|---|------------------------------|

Landed homes: outside and up top 有地住宅：外部与高处

☐ External and boundary walls: cracks, poor finishing, stains, protruding nails or wires.	外墙和围墙：裂缝、表面处理差、污渍、外露的钉子或电线。
☐ Car porch beams, columns and floor. Cracks where the porch meets the house.	车棚的梁、柱和地面；车棚与房屋交接处的裂缝。
☐ Staircase: step tiles, skirting, railing firmness.	楼梯：踏步砖、踢脚线、栏杆是否稳固。
☐ Perimeter drains flow. Gutters and downpipes not blocked. External sockets work.	外围排水沟畅通，天沟和雨水管无堵塞，室外插座正常。
☐ Water tank area, if you can reach it safely: exposed rebar, waterproofing, debris, sediment in the tank.	水箱区（可安全到达时）：外露钢筋、防水、杂物、水箱沉积物。

VP date 交屋日期: _____ · DLP ends 保修期结束: _____ · Submitted to developer 提交日期: _____ · Follow up after 30 days 30天后跟进: _____

Defect log 缺陷记录

No.	Room 房间	Position 位置	Defect 缺陷	Photo 拍照	Sent 提交	Fixed 已修
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General guide only, not legal advice. A checklist finds what you can see; concealed items may need a specialist. 本清单仅供参考。

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