

REPORT INFORMATION

Report No.: HEC-SAMPLE-0001	Date of Check: 08 July 2026
Property Address: 88 Example Avenue #12-01, Singapore 000000	Property Type: Residential - Condominium
Check Type: Move-In / Rental Handover	Requested By: Sample Property Agent
Inspector: WEFIX4U Inspector	Report Issued: Within 2-3 working days

PURPOSE OF THIS REPORT

This Home Essentials Check provides a neutral, practical functional check of common property essentials for rental move-in, move-out or handover situations. It is intended to support clearer communication among property agents, landlords, tenants and other relevant parties.

STATUS USED IN THE FINAL REPORT

A Attention Recommended	R Repair Recommended	S Safety Concern	N/C Not Checked / Not Accessible
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HOW TO READ THIS REPORT

This final report highlights items recorded as A, R, S and relevant N/C during the check. Items recorded as G on the internal master checklist are not individually reproduced in this report. Findings are based on accessible areas and basic functional checks carried out at the time of visit.

CHECKED SECTIONS

✓ Entrance / Main Access	✓ Living / Dining / Common Area	✓ Kitchen / Pantry	✓ Basic Appliance Operation
✓ Rooms / Bedrooms / Study	✓ Bathrooms / Toilets	✓ Service Yard / Laundry Area	✓ Balcony

STATUS SUMMARY

4 Attention Recommended	4 Repair Recommended	1 Safety Concern	1 Not Checked / Not Accessible
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SAFETY CONCERN IDENTIFIED

One item was recorded as S - Safety Concern. Prompt attention is strongly recommended. The report does not determine responsibility for the issue or who should bear repair costs.

ISSUE SUMMARY

No.	Area	Item	Status	Recommendation	Photo
1	Kitchen / Pantry	Kitchen Tap - Base Leakage	R	Repair or replacement of the kitchen tap is recommended.	Photo 01
2	Kitchen / Pantry	Lower Cabinet Hinge - Loose	A	Tightening and hinge adjustment are recommended.	Photo 02
3	Kitchen / Pantry	Sink Drainage - Slow	A	Drain clearing or further checking is recommended.	Photo 03
4	Common Bath 1	WC Flush System - Weak Flush	R	Further checking and repair or replacement of flush components are recommended.	Photo 04
5	Common Bath 2	Basin Tap - Leakage	R	Repair or replacement of the basin tap is recommended.	Photo 05
6	Master Bedroom	Aircon Basic Operation - Cooling Weak	A	Aircon servicing and further checking are recommended.	Photo 06
7	Study	Window Handle - Loose	A	Tightening, adjustment or replacement is recommended as appropriate.	Photo 07
8	Bedroom 2	Power Socket - Burn Marks / Damage	S	Prompt electrical inspection and rectification are strongly recommended. Avoid use until checked.	Photo 08
9	Guest / Powder	Shower Hose - Leakage	R	Replacement of the shower hose or affected connection is recommended.	Photo 09
10	Store Room	Room Access	N/C	Arrange access for a separate check if confirmation of the room condition is required.	-

DETAILED OBSERVATIONS | ITEMS 1-3 A / R / S items only

01 Kitchen / Pantry

Kitchen Tap - Base Leakage

R - Repair Recommended

Observation: Water leakage observed around the base of the kitchen tap during basic operation.

Recommendation: Repair or replacement of the kitchen tap is recommended.



Sample Photo | Photo 01

02 Kitchen / Pantry

Lower Cabinet Hinge - Loose

A - Attention Recommended

Observation: Cabinet hinge is loose and door alignment is slightly affected during opening and closing.

Recommendation: Tightening and hinge adjustment are recommended.



Sample Photo | Photo 02

03 Kitchen / Pantry

Sink Drainage - Slow

A - Attention Recommended

Observation: Water drains slowly during the basic flow check. No dismantling was carried out.

Recommendation: Drain clearing or further checking is recommended.



Sample Photo | Photo 03

DETAILED OBSERVATIONS | ITEMS 4-6 A / R / S items only

04 Common Bath 1

WC Flush System - Weak Flush

R - Repair Recommended

Observation: Flush response is weak and does not appear to clear the bowl effectively during basic operation.

Recommendation: Further checking and repair or replacement of flush components are recommended.



Sample Photo | Photo 04

05 Common Bath 2

Basin Tap - Leakage

R - Repair Recommended

Observation: Visible water leakage observed at the basin tap during operation.

Recommendation: Repair or replacement of the basin tap is recommended.



Sample Photo | Photo 05

06 Master Bedroom

Aircon Basic Operation - Cooling Weak

A - Attention Recommended

Observation: Unit powers on and produces cool air, but cooling appears weak during the basic operation check.

Recommendation: Aircon servicing and further checking are recommended.



Sample Photo | Photo 06

DETAILED OBSERVATIONS | ITEMS 7-9 A / R / S items only

07 Study

Window Handle - Loose

A - Attention Recommended

Observation: Window handle feels loose during basic open, close and lock operation.

Recommendation: Tightening, adjustment or replacement is recommended as appropriate.



Sample Photo | Photo 07

08 Bedroom 2

Power Socket - Burn Marks / Damage

S - Safety Concern

Observation: Visible burn marks and damage observed around the socket faceplate.

Recommendation: Prompt electrical inspection and rectification are strongly recommended. Avoid use until checked.



Sample Photo | Photo 08

09 Guest / Powder

Shower Hose - Leakage

R - Repair Recommended

Observation: Visible leakage observed at the shower hose connection during operation.

Recommendation: Replacement of the shower hose or affected connection is recommended.



Sample Photo | Photo 09

NOT CHECKED / NOT ACCESSIBLE

10 Store Room Room Access N/C - Not Checked / Not Accessible Observation: Area was locked and not accessible at the time of check. Recommendation: Arrange access for a separate check if confirmation of the room condition is required.	NO PHOTO AVAILABLE N/C item - access limitation
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OVERALL SUMMARY

A total of 10 exception items were recorded in this sample: 4 Attention Recommended, 4 Repair Recommended, 1 Safety Concern and 1 Not Checked / Not Accessible item. Repair and safety items should be reviewed first. Attention items may be addressed through adjustment, servicing, monitoring or early repair as appropriate. The N/C item should be checked separately when access becomes available.

IMPORTANT NOTES & LIMITATIONS

- The check is limited to common property essentials within the agreed scope and accessible areas at the time of visit.
- Checks are basic functional and visual observations only. No dismantling, invasive testing, engineering assessment or specialist diagnosis is carried out unless separately agreed.
- The report remains neutral and does not determine who caused an issue, who is liable, or who should bear repair or replacement costs.
- Items recorded as G on the internal master checklist are not individually reproduced in the final report.
- Hidden, concealed, intermittent or inaccessible defects may not be identified during the check.
- Conditions may change after the date and time of the site check.
- This service is not a full cosmetic defect survey, structural inspection, waterproofing test, pest inspection or concealed electrical/plumbing investigation.

SAMPLE TEMPLATE NOTE

The photographs and property details in this document are for sample layout illustration only. Actual WEFIX4U reports will use the real site photographs, inspector findings and property details from the completed check.