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### **J.A.K Inspections Handover & Quality Assurance (QA) Inspections.**

*This is a brief overview of what we look at on a Handover or QA (Quality Assurance) Inspection. Light plays a big part on what and how we see paint defects. It is harder in overcast conditions to Defect houses.*

*We must defect wall surfaces and ceilings at a distance of 1.5m away from the wall or ceiling, in natural light, by standing 90 degrees to the wall and looking at a diagonal direction to the ceiling. We cannot get up close to the walls and ceilings to inspect.*

#### Lounge

- We inspect walls and skirtings, ceilings, doors and window architrave paint, checking that the architraves are sanded and closed
- Checking for any scratches and or damage to glass windows
- Is there any damage to the window framework?
- Looking at the windows operation, that it's in good working order free from obstructions
- Does the window slider shut square?
- Do the lights and fan operate?
- We check for damage to the light and fan fittings
- Is the light switch and power point level and plumb?
- We look to see if carpets are installed correctly
- We inspect for any marks or damage to carpet
- Is the cornice line straight?
- Is the skirting straight?

## Kitchen

- We inspect walls and skirtings, ceilings, doors and window architrave paint, checking that the architraves are sanded and closed
- Checking for any scratches and or damage to glass windows
- Is there any damage to the window framework?
- Looking at the windows operation, that it's in good working order free from obstructions
- Do the lights operate?
- We check for damage to the light fittings
- Is the light switch and power point level and plumb?
- We inspect the floor tiles for chips, cracks, uneven or inconsistent tile installation
- Is the cornice line straight?
- We look for damage to benchtop, cupboards, doors and internal shelving
- We inspect cupboard and drawer handles are level or plumb
- We inspect for any blemishes or damage to the kitchen sink
- Is there any leaking detected at the sink waste?
- Is there any leaking detected at tapes, mixer or spout?
- Has the benchtop been silicone sealed to the splashback?
- We inspect that splashback tiles or glass has been installed without any damages or grout and silicone inconsistencies
- We check that all white goods are installed

## Hallway

- We inspect walls and skirtings, ceilings, doors and window architrave paint, checking that the architraves are sanded and closed
- Checking for any scratches and or damage to glass windows
- Is there any damage to the window framework?
- Looking at the windows operation, that it's in good working order free from obstructions
- Do the lights operate?
- We check for damage to the light fittings
- Is the light switch and power point level and plumb?
- We inspect the floor tiles for chips, cracks, uneven or inconsistent tile installation
- Is the cornice line straight?
- Is the skirting straight?

## Bedrooms

- We inspect walls and skirtings, ceilings, doors and window architrave paint, checking that the architraves are sanded and closed
- Margins around the door and it's consistency
- Hinges have all screws fitted and if screws are sitting flush to hinge
- Do door latches have all screws?
- Is the striker plate fitted correctly and there is no chipped timber around striker and all screws are attached?
- Does the door have a door stop?
- Check for door rattle
- Does the door latch?
- Checking for any scratches and or damage to glass windows
- Is there any damage to the window framework?
- Looking at the windows operation, that it's in good working order free from obstructions
- Does the window slider shut square?
- Do the lights and fans operate?
- We check for damage to the light and fan fittings
- Is the light switch and power point level and plumb?
- We look to see if wardrobe doors close squarely to the jamb
- We look for any damage to doors
- Is the skirting straight?

## Bathroom / Ensuite

- We inspect walls and skirtings, ceilings, doors and window architrave paint, checking that the architraves are sanded and closed
- Margins around the door and it's consistency
- Hinges have all screws fitted and if screws are sitting flush to hinge
- Do door latches have all screws?
- Is the striker plate fitted correctly and there is no chipped timber around striker and all screws are attached?
- Looking for all screws attached?
- Does the door have a door stop?
- Check for door rattle
- Does the door latch?
- Checking for any scratches and or damage to glass windows
- Is there any damage to the window framework?
- Looking at the windows operation, that it's in good working order free from obstructions

- Does the window slider shut square?
- Do the lights and fans operate?
- We check for damage to the light and fan fittings
- Is the light switch and power point level and plumb?
- Does the exhaust fan work?
- Are the heat lamp globes working?
- We check for all silicone completed and carried out without blemish and or an inconsistent finish
- We check the bath is not chipped, scratched or damaged
- We inspect the shower screen for any leaks
- Are there any blemishes or scratches to the glass and framework of the shower screen?
- We look for chips, cracks, uneven or inconsistent tile installation
- We look for any damage to taps and spouts
- Is there any leaking to shower rose, taps or spouts?
- We check for leaking to wastes of vanities and toilets
- Is the toilet secure and installed square?
- We look for damage to mirror and framework
- Are the towel rails level?
- Is the cornice line straight?
- Are the skirting tiles straight and level?

### Garage

- We inspect walls and skirtings, ceilings, doors and window architrave paint, checking that the architraves are sanded and closed
- Margins around the door and it's consistency
- Hinges have all screws fitted and if screws are sitting flush to hinge
- Do door latches have all screws?
- Is the striker plate fitted correctly and there is no chipped timber around striker and all screws are attached?
- Looking for all screws attached?
- Does the door have a door stop?
- Check for door rattle
- Does the door latch?
- Checking for any scratches and or damage to glass windows
- Is there any damage to the window framework?
- Looking at the windows operation, that it's in good working order free from obstructions
- Does the window slider shut square?
- Do the lights operate?
- We check for damage to the light fittings
- Is the light switch and power point level and plumb?
- Does the panel lift door operate as expected?
- Is there any damage to the panel lift door?

## Exterior

- We inspect the face brick for any damage
- Are the perpends (gap between bricks) consistent?
- Is the mortar bedding clean at the perpends free from blotches and presenting a consistent finish without holes?
- We look for any damage to window and door framing at external view
- Are the brick sills consistent in finish and construction?
- We inspect brick sills have a gap between the window framework and brick
- Are all articulated joints (expansion gaps) filled in a consistent manner?
- We inspect eaves and the installation, if they are straight and square
- We look for loose bricks located at sills and thresholds
- We inspect any paint defects to external areas as practicable
- We look to see if gutter and fascia is straight in areas
- Does fascia and gutter have damage or paint defects that require touch ups?
- We inspect any loose gutter and downpipe brackets that can be seen from the ground
- We look to see if downpipes are installed, connected and free from damage
- We inspect for any damage to tile and metal roof coverings from ground
- Are weep holes free from debris
- Is fencing installed without damage and in a consistent manner with a new fence?
- Are side gates operating in a manner that doesn't foul?
- We check for damage to driveways and paths
- Are hot water services and air conditioner units installed?
- We inspect external plumbing and electrical is completed
- We inspect the expansion foam has been trimmed at pathways and driveway