



Emerald Bay · B-301

Sample Realty · Buyer Sample Buyer · Inspected 14 Aug 2026 · Final check on site (add-on)

SAMPLE

This sample is the example flat on possessionmanager.com, with the Final check, run through the same software as every buyer's report. The buyer and the builder are made up, and the photographs are left out: a real report puts the inspection photograph beside the builder's proof for every defect.

31

DEFECTS RECORDED

31

CLOSED

31

VERIFIED ON SITE

0

FLAGGED BY THE BUYER

This report records the pre-possession inspection of B-301, Emerald Bay by Possession Manager on behalf of Sample Buyer. Every defect found was photographed and put on record, raised with Sample Realty's team, and closed only once our inspector had verified the fix on site. Defects the buyer flagged as not satisfactory stay on the record exactly as flagged, in their own words.

The record

#	ROOM	DEFECT	STATUS	DATES
1.	Entrance MAJOR	Main door does not close flush — gap at the frame	verified on site	recorded 14 Aug 2026 proof 26 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
2.	Entrance MINOR	Threshold tile chipped	verified on site	recorded 14 Aug 2026 proof 20 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
3.	Master bedroom CRITICAL	Damp patch on the wall behind the bathroom	verified on site	recorded 14 Aug 2026 proof 27 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
4.	Master bedroom MAJOR	AC drain outlet not provided	verified on site	recorded 14 Aug 2026 proof 1 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
5.	Master bedroom MINOR	Window shutter does not slide freely	verified on site	recorded 14 Aug 2026 proof 19 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026



6.	Kitchen MINOR	Dado tiles hollow above the hob	verified on site	recorded 14 Aug 2026 proof 29 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
7.	Kitchen MAJOR	Sink drains slowly on water test	verified on site	recorded 14 Aug 2026 proof 1 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
8.	Kitchen MINOR	Cabinet shutters misaligned	verified on site	recorded 14 Aug 2026 proof 18 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
9.	Living room MAJOR	Hollow tiles on tap test near the entrance	verified on site	recorded 14 Aug 2026 proof 30 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
10.	Living room MINOR	Wall undulation visible in raking light	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
11.	Living room MINOR	Switchboard not flush with wall	verified on site	recorded 14 Aug 2026 proof 21 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
12.	Bedroom 2 MAJOR	Door lock does not latch	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
13.	Bedroom 2 MINOR	Wardrobe niche out of plumb	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
14.	Bedroom 2 MINOR	Floor tile cracked by the window	verified on site	recorded 14 Aug 2026 proof 24 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
15.	Living room CRITICAL	Water comes in at the balcony door track on a water test	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
16.	Living room MAJOR	Ceiling stain — possible seepage from above	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
17.	Bathroom 2 MINOR	WC tank keeps running after the flush	verified on site	recorded 14 Aug 2026 proof 22 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
18.	Living room MAJOR	Socket dead on tester, on the TV wall	verified on site	recorded 14 Aug 2026 proof 25 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026



19.	Bathroom 1 MINOR	Wall tiles hollow on tap test	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
20.	Bathroom 1 MINOR	Shower mixer — hot and cold reversed	verified on site	recorded 14 Aug 2026 proof 20 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
21.	Bathroom 1 MINOR	Wash basin drains slowly	verified on site	recorded 14 Aug 2026 proof 23 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
22.	Bathroom 1 MAJOR	Exhaust fan point missing	verified on site	recorded 14 Aug 2026 proof 1 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
23.	Bathroom 1 CRITICAL	Floor does not slope to the drain — water pools	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
24.	Bathroom 2 CRITICAL	Seepage mark below shower ledge	verified on site	recorded 14 Aug 2026 proof 28 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
25.	Bathroom 2 MAJOR	Door swollen — does not close	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
26.	Electrical & plumbing MINOR	MCB not labelled	verified on site	recorded 14 Aug 2026 proof 19 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
27.	Electrical & plumbing CRITICAL	No earthing on tester — kitchen counter socket	verified on site	recorded 14 Aug 2026 proof 22 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
28.	Balcony MINOR	Floor tile chipped at the corner	verified on site	recorded 14 Aug 2026 proof 27 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
29.	Balcony MAJOR	Floor does not slope to the spout — water pools	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026
30.	Windows & finishes MINOR	Paint drips on frame or glass	verified on site	recorded 14 Aug 2026 proof 21 Aug 2026 verified 3 Sep 2026 closed 3 Sep 2026
31.	Bedroom 2 MINOR	Hairline cracks and patchy paint	verified on site	recorded 14 Aug 2026 proof 2 Sep 2026 verified 3 Sep 2026 closed 3 Sep 2026

The checks — 54 on this flat

Checklist v2, as walked on inspection day: every check on this flat and where it stood. A check that found a defect is in the record above; a check that could not be made is listed with why.

54 checks: 25 passed, 28 found defects and 1 could not be made.

Entrance	4 checks: 2 passed and 2 found defects
Living room	4 checks: 0 passed and 4 found defects
Kitchen	5 checks: 2 passed and 3 found defects
Bathroom 1	7 checks: 2 passed and 5 found defects
Bathroom 2	7 checks: 4 passed and 3 found defects
Master bedroom	6 checks: 3 passed and 3 found defects
Bedroom 2	6 checks: 2 passed and 4 found defects
Balcony	4 checks: 3 passed and 1 found a defect
Electrical & plumbing	6 checks: 3 passed, 2 found defects and 1 could not be made
Windows & finishes	5 checks: 4 passed and 1 found a defect

Could not be made — 1 of 54

Electrical & plumbing — Find the electricity and water meters

Meters not installed yet

About this record

"Passed" means our inspector made the check on inspection day and found nothing wrong. "Could not be made" means the check was not possible that day, for the reason given; it can still be made before the keys are handed over.

Statuses are as on the record when this report was generated. "Closed with proof" means the builder's team sent a photograph of the fix, which Possession Manager forwarded to the buyer. "Verified on site" means our inspector checked the fix at the flat. "With builder" means the fix was still awaited.

The record is append-only: nothing on it is edited after the fact, and a correction is a new entry. The buyer's flags are their own words, kept verbatim.

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