

Northgate Inspection Ltd.

Field Inspection Report

Riverside Apartments · Annual Structural Inspection

5

Total issues

2

To do

2

In progress

1

Resolved

Projects	Riverside Apartments · Annual Structural Inspection
Client	Riverside Properties Ltd.
Ref. No.	INSP-2026-014
Address	1200 Riverside Blvd
Inspection date	Jul 27, 2026

Issue Summary

5 issues in total

#	Issue	Status	Priority	Location
1	Fine crack near window frame	To do	High	Living room · SE corner
2	Exposed wiring at junction box	In progress	Urgent	Corridor · electrical ca...
3	Damaged entrance door lock	In progress	High	Main entrance · Unit 4
4	Cracked window pane	To do	Normal	Bedroom · east-facing
5	Paint delamination, east facade	Resolved	Low	East exterior wall

1 Fine crack near window frame

To do**High**

● Living room · SE corner · Chen Siyuan 2026/7/27, 18:37

An ~45 cm diagonal crack runs from below the SE window frame, consistent with minor structural settlement. Monitor for widening; seal before the rainy season to prevent water ingress, and arrange a structural engineer assessment.



Fig. 1

2 Exposed wiring at junction box

In progress**Urgent**

● Corridor · electrical cabinet · Li Wentao 2026/7/27, 18:37

Several conductors are exposed at the corridor junction box and the cover plate is missing, an electric-shock hazard. Circuit isolated; a licensed electrician will reinstate the cover and terminate the conductors.

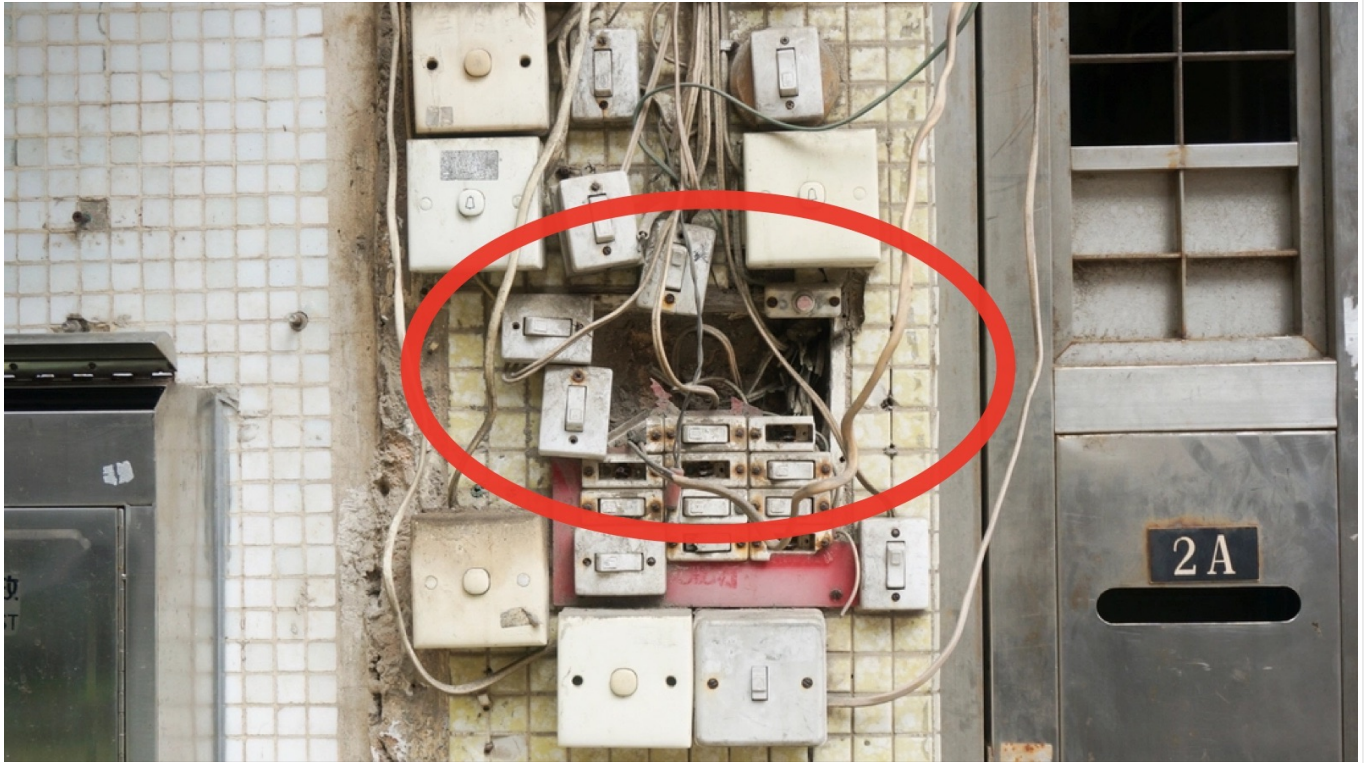


Fig. 1

3 Damaged entrance door lock

In progress**High**

● Main entrance · Unit 4 · Li Wentao 2026/7/27, 18:37

The entrance latch mechanism is corroded and does not fully latch, affecting security. Replacement with a stainless mortice lock is scheduled; interim patrol notified.



Fig. 1

4 Cracked window pane

To do**Normal**

● Bedroom · east-facing · Li Wentao 2026/7/27, 18:37

A ~15 cm radial impact crack on the bedroom window pane. No glass lost yet; taped as a temporary measure. A glazier will replace the pane this week.



Fig. 1

5 Paint delamination, east facade

Resolved

Low

● East exterior wall · Li Wentao 2026/7/27, 18:37

The previous paint coat was flaking extensively on the east facade, exposing the render. The area was scraped, primed, and repainted; accepted on inspection.



Fig. 1

Chen Siyuan