

Riverside Apartments · Annual Structural Inspection

05

Total issues

02

To do

02

In progress

01

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

01 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

02 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.

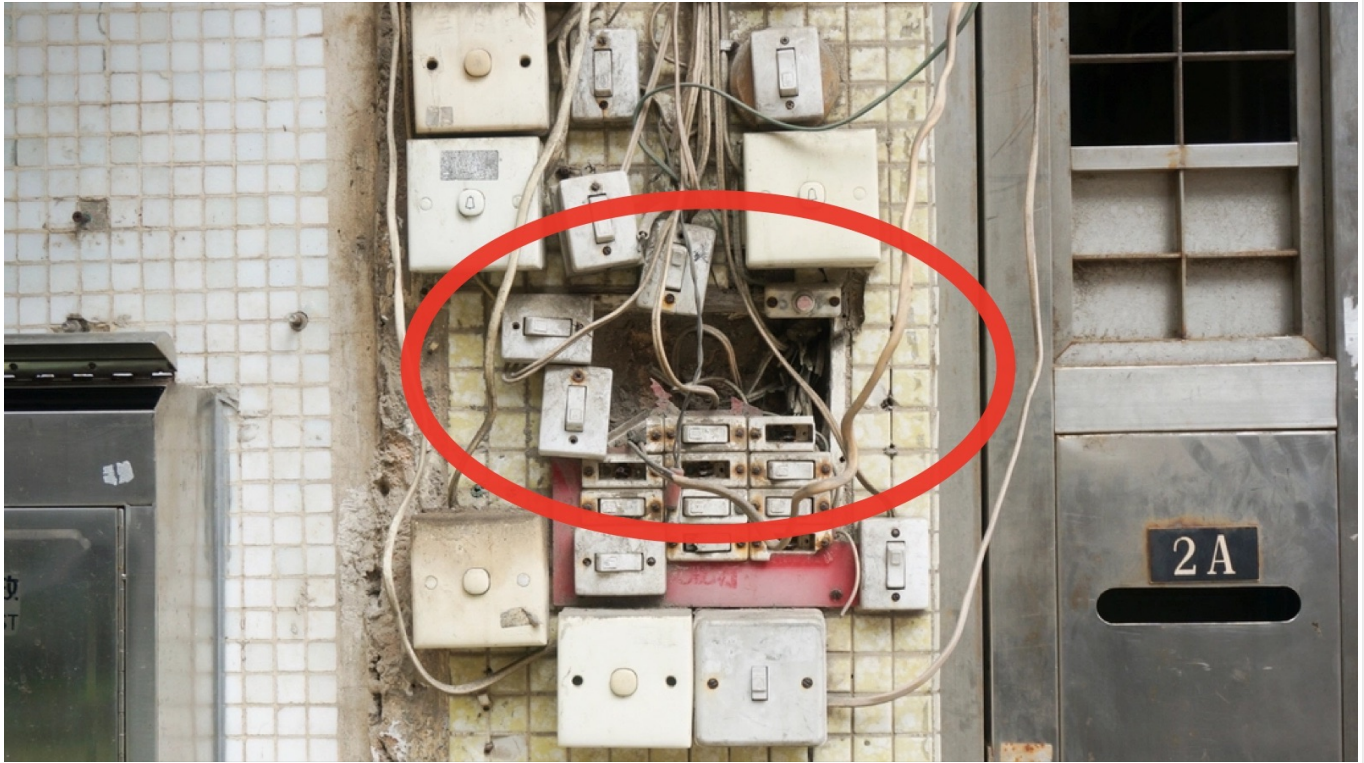


Fig. 1

03 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

04 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

05 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