

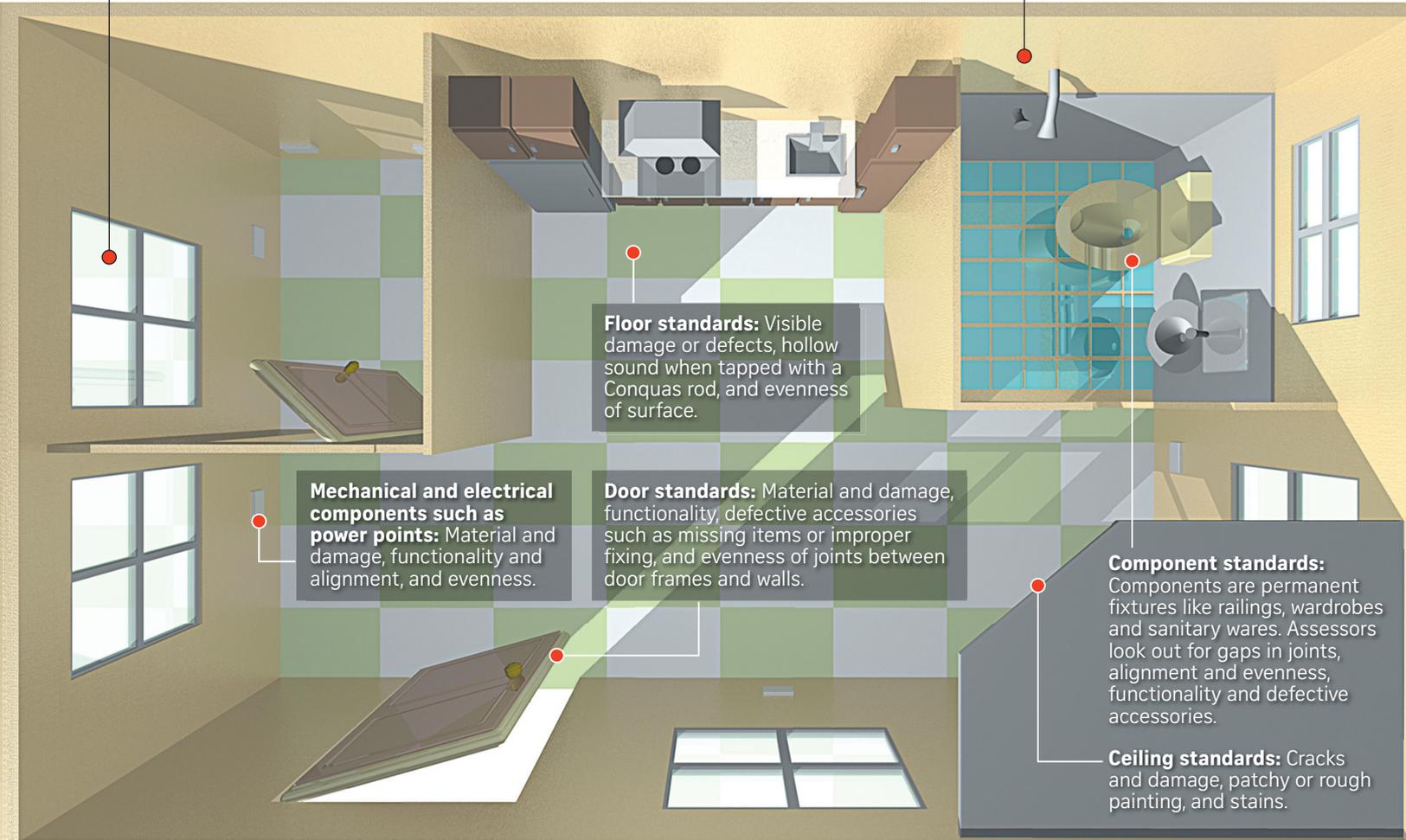
Some things assessors look out for

The Construction Quality Assessment System (Conquas) score, administered by the Building and Construction Authority, reflects the overall workmanship quality of the building project.

Window standards: Material and damage, functionality, defective accessories such as missing items or improper fixing, and evenness of joints in window frames.

Assessors also test if the area is watertight using a device that simulates rain and wind conditions which is mounted outside the windows.

Wall standards: Cracks and damage, and alignment and evenness.



Floor standards: Visible damage or defects, hollow sound when tapped with a Conquas rod, and evenness of surface.

Mechanical and electrical components such as power points: Material and damage, functionality and alignment, and evenness.

Door standards: Material and damage, functionality, defective accessories such as missing items or improper fixing, and evenness of joints between door frames and walls.

Component standards: Components are permanent fixtures like railings, wardrobes and sanitary wares. Assessors look out for gaps in joints, alignment and evenness, functionality and defective accessories.

Ceiling standards: Cracks and damage, patchy or rough painting, and stains.

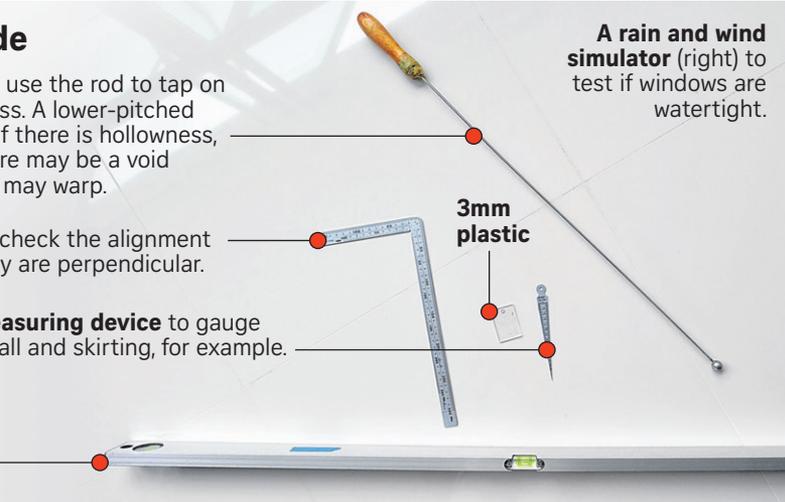
Tools of the trade

Conquas rod. Assessors use the rod to tap on tiles to test for hollowness. A lower-pitched sound will be produced if there is hollowness, which suggests that there may be a void under the tiles and they may warp.

A set square is used to check the alignment of the walls, to see if they are perpendicular.

Assessors also use a **measuring device** to gauge the gaps between the wall and skirting, for example.

Spirit level is a steel tool to indicate if the surface is level or even.



A rain and wind simulator (right) to test if windows are watertight.

