

# RECTIFICATION JUSTIFICATION REPORT

Project: Condominium Unit Rectification – Wind Residences, Tagaytay

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Based on Independent Assessment by: Nillasca Construction

Date: April 13, 2026

## 1. Executive Summary

Following a comprehensive inspection conducted on March 12, 2026, a total of 68 defects were identified across multiple areas of the unit, affecting painting, sealant application, cabinetry, tiling, electrical, plumbing, and general finishing works.

The nature, repetition, and distribution of these defects indicate systemic workmanship deficiencies, rather than isolated punch list items.

Accordingly, the proposed rectification scope represents necessary corrective work required to restore the unit to acceptable construction and workmanship standards as originally contracted, and is not intended as an upgrade or redesign.

## 2. Summary of Defect Categories and Cost Allocation

Category	Description	Cost (PHP)
General Site Preparation	Mobilization, protection, disposal, cleaning	60,000
Painting Works	Correction of uneven and inconsistent paint across unit	140,000
Sealant Replacement	Removal and reapplication due to defective workmanship	80,000
Cabinetry & Carpentry	Misalignment, defective hardware, structural deficiencies	130,000
Tile & Bathroom Fixtures	Tile defects, grout issues, fixture misalignment	120,000
Electrical Works	Exposed wiring, outlet defects, safety corrections	35,000
Plumbing Works	Improper installation, drainage and alignment issues	28,000
Miscellaneous Works	Finishing defects and general corrections	110,000

Total Estimated Rectification Cost: PHP 703,000

## 3. Defect Pattern Analysis

- 1 Improper or excessive sealant application across multiple locations

- 2 Uneven and inconsistent paint application throughout the unit
- 3 Cabinet misalignment and defective hardware installation
- 4 Tile and grout defects in washrooms
- 5 Exposed wiring and improper electrical installations
- 6 Plumbing alignment and installation deficiencies
- 7 Structural instability in bed frame support

The repetition of these defects confirms that they are not isolated, but indicative of system-wide execution deficiencies.

## **4. Causation and Necessity of Rectification Works**

### 4.1 Painting Works

Cause: Uneven application and inconsistent finishes

Effect: Non-uniform and substandard appearance

Necessity: Full repaint required for consistent acceptable finish

### 4.2 Sealant Replacement

Cause: Improper and inconsistent application

Effect: Poor workmanship and potential functional issues

Necessity: System-wide replacement required

### 4.3 Cabinetry & Carpentry

Cause: Misalignment and defective installation

Effect: Functional limitations and durability concerns

Necessity: Realignment, repair, and reinforcement

### 4.4 Tile & Bathroom Works

Cause: Improper installation and grout defects

Effect: Visual defects and long-term risk

Necessity: Regrouting, replacement, and correction

### 4.5 Electrical Works

Cause: Improper installation and exposed wiring

Effect: Safety risks and non-compliance

Necessity: Correction and proper installation

### 4.6 Plumbing Works

Cause: Incorrect installation and alignment issues

Effect: Functional inefficiency and leakage risk

Necessity: Adjustment and correction

## **5. Scope Alignment Clarification**

- 1 Does not represent upgrades, redesign, or preference-based changes
- 2 Is directly attributable to defective workmanship and incomplete deliverables
- 3 Is necessary to bring the unit to acceptable construction standards as originally contracted

Items such as full repainting and sealant replacement appear extensive due to the widespread nature of defects, not due to scope expansion.

## **6. Conclusion**

The findings confirm that the required rectification works are a direct consequence of workmanship deficiencies.

Limiting rectification to isolated punch list corrections would be insufficient and would fail to address the underlying issues affecting the unit.

This report is submitted in good faith as a structured and evidence-based justification of the required rectification works and associated costs.

## **7. Independent Assessment Disclaimer**

The findings and cost estimates referenced in this report are based on an independent inspection conducted by Nillasca Construction.

This document has been prepared by the undersigned clients for the purpose of presenting a structured summary of identified defects and required rectification works.

Nillasca Construction is not a party to the original contract and assumes no liability for prior workmanship or contractual obligations.

Their assessment is provided strictly as a reference and does not constitute legal testimony or formal expert engagement.

## **8. Reservation of Rights**

All rights to supplement this report with additional documentation, expert findings, and cost adjustments are hereby reserved.