

# *A Buyer's Choice Home Inspections*

## Property Inspection Report



XYZ Project, Tower 1, 10th Floor, Unit 10 - A, Newtown, Kolkata, West Bengal 700160

Inspection prepared for: ABC

Date of Inspection: 7-2-2018 Time: 10 am

Age of Home: 4 years Size: Approx 3500 sq. ft

Weather: Hot and Sunny

A 4 BHK apartment in a multi building residential complex with modern amenities, located in north Kolkata region

Inspector: Yamini Sureka  
InterNachi

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## **Disclaimer**

1) MACJ Services LLP (Hereinafter "INSPECTOR") INSPECTOR has performed a visual inspection of the property and provides the CLIENT with an inspection report giving an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the property. Common elements, such as exterior elements, parking, common mechanical and electrical systems and structure, are not inspected.

2) The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.

3) INSPECTOR has not performed engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place

4) The Inspection of this property is subject to Limitations and Conditions set out in this Report

5) LIMITATIONS AND CONDITIONS OF THE PROPERTY INSPECTION: There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is client's. One client / homeowner may decide that certain conditions require repair or replacement, while another will not.

a. THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE: The property Inspection provides the client with a basic overview of the condition of the unit. The Inspection is not technically exhaustive. Further, there are many complex systems in the property that are common element and not within the scope of the inspection. Specialists would typically be engaged by the Condominium Association to review these systems as necessary. Some conditions noted, such as wall cracks or other signs of settlement, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Inspection. If client is concerned about any conditions noted in the Inspection Report, Inspector strongly recommends that client consults a qualified Licensed Contractor / Professional or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

b. THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS: The Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the property. A property Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on an Inspection because they only happen under certain circumstances. As an example, Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage or furniture to look underneath or behind.

c. THIS IS NOT A CODE-COMPLIANCE INSPECTION: The Inspector does NOT try to determine whether or not any aspect of the property complies with any past, present or future codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements.

d. THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS: This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde & urea-formaldehyde based insulation, fiberglass insulation & vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. Inspectors do not look for lead or other toxic metals in such things as pipes, paint or window coverings. The Inspection does not deal with environmental hazards such as past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

e. INSPECTION DOES NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING: The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the property. The

Inspection does not include spores, fungus, mold or mildew that may be present. Client should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. If anyone in the property suffers from allergies or heightened sensitivity to quality of air, Inspector strongly recommend to consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

f. **REPORT IS FOR CLIENT ONLY:** The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

g. **CANCELLATION FEE:** If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the fee will apply.

h. **NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY:** INSPECTOR'S inspection of the property and accompanying report are in no way intended to be a guarantee or warranty or an insurance policy, express or implied, regarding the future use, operability, habitability or suitability of the property or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

i. **LIMIT OF LIABILITY:** INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

# Inspection Details

We appreciate the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure. This report will focus on safety and function, not building codes. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a walkthrough inspection to check the condition of the property, using this report as a guide.

**Understanding the Report:** Red Texts are comments of significant deficient components or conditions which need attention, repair or replacement. These comments are also duplicated in the report summary page(s). Black texts are general information and observations regarding the systems and components of the unit. These include comments of deficiencies which are considered less significant but should be addressed.

Your report includes many photographs which will help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. It is recommended that you read fully to understand the scope of the home inspection.

## 1. Attendance

In Attendance: Client present for the initial part of inspection

## 2. Home Type

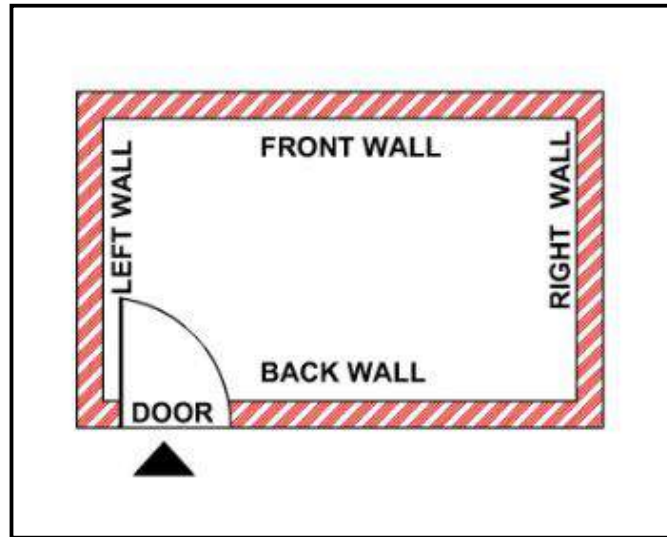
Home Type: Apartment in a twenty six storey building

## 3. Occupancy

Occupancy: Vacant - Unfurnished • Utilities on at the time of inspection

## 4. Location Defined

Accept able	Margin al	Defecti ve	N/A	None
			X	



Location defined for walls

DRAFT ONLY

# Grounds

## 1. Driveway and Walkway Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Bituminous driveway and paver block walkway noted

**Observations:**

- Angle security convex mirror not provided near basement ramp and near tower entrance.  
We recommend, review by maintenance office and if required then to provide the same for safe driving.
- Manhole pit not in level with surrounding drive way. We recommend review by maintenance office.
- The ramp near tower entrance does not have hand rail. We recommend railing to be installed.



Angle security convex mirror not provided in front of basement ramp Manhole pit not in level with surrounding drive way



Hand rail not provided at ramp

## 2. External walls Condition

Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- Stains and patches noted on exterior wall surfaces mainly near bathroom 1 of the units at all levels, Recommend maintenance to be notified.

DRAFT ONLY

# Floor Lobby

## 1. Entrance Alley

Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- Continuous crack noted on back wall to the left side of lift 1 and hairline vertical crack noted on front wall to the left side of entrance door. We recommend maintenance to be notified.
- Broken trap door noted near entrance and joints visible at false ceiling. We recommend review and repair by maintenance.
- Signage not provided for service lift.  
We recommend : Maintenance to necessarily provide signage for convenience.
- Improper termination of AC drain outlet pipe on exterior wall of apartment near AC outdoor units as seen from floor lobby window.  
We recommend : The AC waste water pipe to be guided and terminated into proper outlet.  
FYI : Rectification work to be carried out in consultation with maintenance.
- Packing not done at exterior wall around AC pipe sleeves for the pipes for outdoor units.  
We recommend packing with suitable grade cement mortar followed by primer and paint finish
- Broken plaster noted on exterior sill of window near entrance door.  
We recommend, plastering and paint finish as per manufacturers specification.
- Rust noted on platform for AC outdoor units, we recommend to remove any loose materials and rust. Then coat of red oxide and protective paint to be provided.
- Window on right wall near entrance door is not functioning smoothly.  
We recommend review by maintenance personnel.

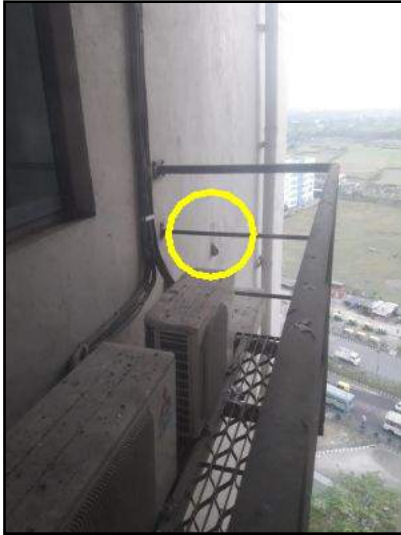


Crack noted on back wall near lift



Signage not provided for service lift





Improper termination of AC drain outlet pipe on exterior wall of apartment near AC outdoor units



Packing note done around AC pipe sleeve



Broken plaster noted on exterior sill of window near entrance door

# Living/Dining Room

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not test for mold or other hazardous materials.

## 1. Wall Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Plaster walls and primer finish noted

Observations:

- Hairline cracks noted :
  - #1 - on back wall under left side reveal of window
  - #2 - on back wall at mid height to the right side of junction with column
  - #3 - on left wall upper portion near right side reveal of left side alley opening.
- Uneven edge finish noted on back wall column near entrance door.
- Undulation noted on lower portion of right wall edge near alley entrance.
  
- Significant vertical crack noted on
  - #1 - front wall corner with right wall
  - #2 - 3 nos on front wall beam and on head reveal of balcony sliding door on both sides of left side reveal of balcony sliding door.
- Primer deterioration due to moisture noted on upper portion of right wall near left side AC.
- FYI : Please follow general recommendations for rectification
- High moisture content noted :
  - #1 - on lower portion of front wall to the left side of balcony sliding door due to external gap around balcony door frame with wall. We recommend gap to be sealed by silicone sealant.
  - #2 - on lower portion of right wall near telephone socket due to probable seepage from AC drainage we recommend to be reviewed by authorized service personnel.



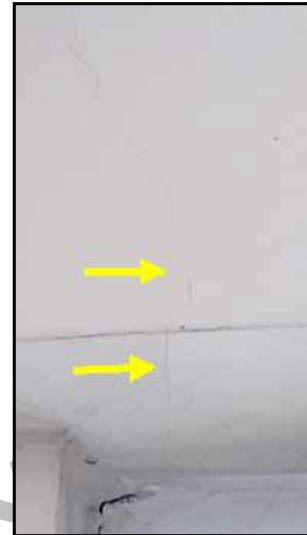
Hairline diagonal crack noted on back wall under left side reveal of window



Hairline diagonal crack noted on back wall at mid height to the right side of junction with column



Significant vertical crack noted on front wall corner with right wall



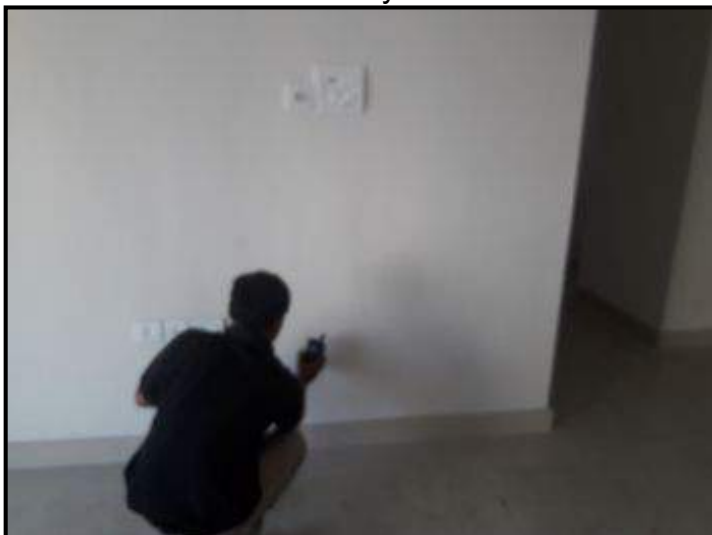
Significant vertical crack noted on front wall beam and on head reveal of balcony sliding door



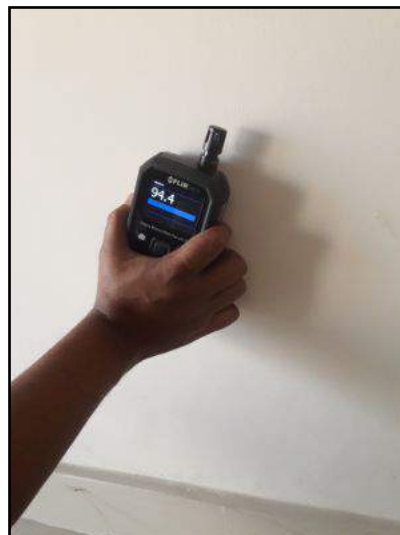
High moisture content on front wall to the left side of balcony door



93.6 moisture content



High moisture content on lower portion right wall near telephone socket



94.4 moisture content

## 2. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
	X			

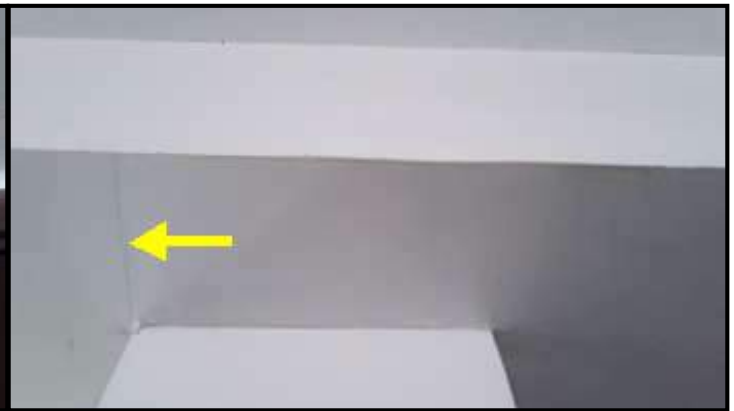
Materials: Plaster and fibre board false ceilings with primer finish noted

**Observations:**

- Gap noted at junction of false ceiling and head jamb of entrance door.
- False ceiling board joints are visible.
- Cracks noted on plaster ceiling :  
#1 : near left wall above right reveal of left alley opening  
#2 : near front wall above left reveal of balcony sliding door.
- FYI : Please follow general recommendations for rectifications.



Gap noted at junction of false ceiling and head jamb of entrance door



False ceiling board joints are visible



Crack noted on plaster ceiling near left wall above right reveal of left alley opening

### 3. Floor Condition

Acceptable	Marginal	Defective	N/A	None
		X		

Materials: Vitrified Tiles noted

Observations:

- Sealant deterioration and separation noted at junction of balcony sliding door with floor tile and skirting.

We recommend :

Step 1 : The existing filler to be removed with diamond cutter

Step 2 : Sanding to be done to remove any loose materials and dust

Step 3 : Gap to be filled with tile grout of suitable shade as per manufacturers specification

- Chip noted on floor tile in the middle .
- Chip noted on left wall skirting edge near alley entrance.
- Floor tiles are loosely fitted near left side of balcony door and most of the floor tiles laid are hollow, refer pictures.
- FYI : Please follow general recommendations for rectifications.



In front of entrance door : All tile except the marked ones are hollow



Near right wall : All tiles except the marked one are hollow



In middle and near front wall : All tiles except the marked one are hollow



Near front wall right side corner : All tiles except the marked one are hollow



Front wall left corner : Marked tiles are loosely fitted



Sealant deterioration at junction of balcony door and skirting



Sealant separation noted at junction of floor tile and balcony door

#### 4. Entrance Door

Acceptable	Marginal	Defective	N/A	None
	X			

**Materials:** Wooden flush door with laminate finish and metal frame

**Observations:**

- Rusted screws noted on lock and groove.
- Surface rust noted on lower portions of door frame, on upper and lower tower bolts of smaller panel, on door hinges and on 2nd fasteners on right jamb from top.
- Minor paint deterioration noted on laminates of both panels and on door frame at places and at hinges.

We recommend to provide smooth paint finish on the affected areas.

FYI : Rectification work to be done by professional workman.

- Lower tower bolt is not functioning smoothly.

We recommend to provide lubrication for smooth working

- Door operating handle is loosely fitted on both sides of larger panel.

We recommend to re fix the operating handles with proper tightening.

- Door stopper is not functioning properly due to general wear and tear.

We recommend to replace the foot stopper with a new one.

- Distinct gap between door frame and small panel when closed. We recommend, panel size to be reviewed and door to be re fitted by a professional carpenter.

- Door eye view not provided. We recommend, to provide an eye view on the door panel.

- Fasteners not concealed within frame and holes not filled.

- Door larger panel is shaky after locking.

- FYI : Please follow general recommendations for rectifications.



Rusted screws noted on lock



Surface rust noted on door frame



Paint deterioration noted on panel laminate



Gap between smaller panel and frame on closing



Fastener holes not filled

### 5. Window Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: UPVC framed sliding glass window noted

Observations:

- Surface rust noted on right jamb striker plate.
- Sealant deterioration and gap noted on external side around window frame at junction with wall.
- FYI : Please follow general recommendations for rectification.





Surface rust noted on lock keeper plate



External gap noted around window

6. Left Alley Condition

Acceptable	Marginal	Defective	N/A	None
	X			

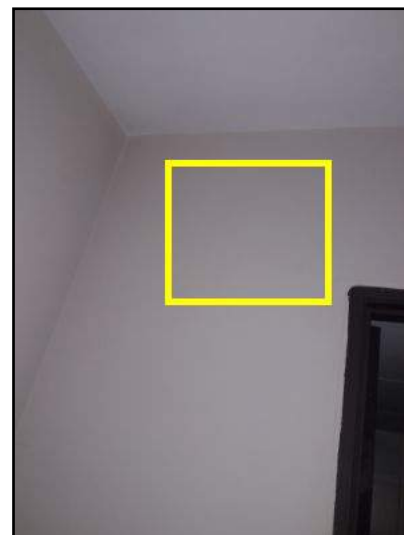
Location: On left side of Living/Dining

Observations:

- Uneven projection of skirting noted on right side corner of front wall.
- No light provided in this area we recommend installing.
- Hollow cast plaster noted on upper portion of front wall to the left side of bathroom 3 door.
- Most of the floor tiles laid are hollow.
- FYI : Please follow general recommendations for rectification
- High moisture content noted :
  - #1 – on lower portion of front wall to the left side of bathroom 3 door due to improper joint filling in adjacent bathroom tiles. We recommend joint filling with similar tile filler.
  - #2 – on lower portion of left wall near corner with front wall due to probable presence of tie rods in RC wall of service lift



Reference picture of left alley



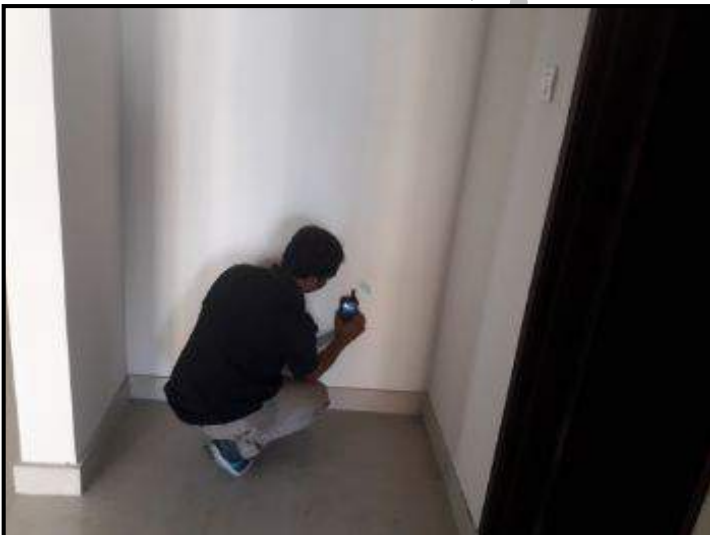
Hollow plaster noted on upper portion of front wall



High moisture content on lower portion of front wall to the left side of bathroom 3 door



93.9 moisture content



High moisture content on lower portion of left wall near corner with front wall



92.5 moisture content

### 7. Right Alley Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Location: On right side of Living/Dining

Observations:

- Continuous hairline diagonal crack noted on right wall near alley entrance.
- False ceiling board joints are visible.
- **Most of the floor tiles laid are hollow.**

• **FYI : Please follow general recommendations for rectifications.**



Reference picture of right alley

**8. Balcony**

Acceptable	Marginal	Defective	N/A	None
	X			

Location : Front side of living dining and continuous with bedroom 3 and bedroom 4 balcony

Observations:

- Rusted screw noted on head jamb near right side fixed panel.
- Multiple hairline cracks noted on railing sill around rail vertical drop at :
  - #1 - opposite to column between living dining and bedroom 4
  - #2 - opposite to bedroom 3
  - #3 - near external right side column.
- Surface rust noted on fastener screws on head jamb, on right jamb and on bottom channel.
- Fastener screw installation is improper and fastener hole caps not fitted.
- External gap noted around the balcony door frame at junction with walls.
- Significant diagonal crack noted on left wall around top rail fixation with wall near bedroom 4.
- MS rail is rusted and paint peeling off noted.
- FYI : Please follow general recommendations for rectifications.
- Right side grating near bedroom 3 is partially under the wall. We recommend proper drainage and to ensure there is no stagnant water around this area.



Rusted fastener on head jamb



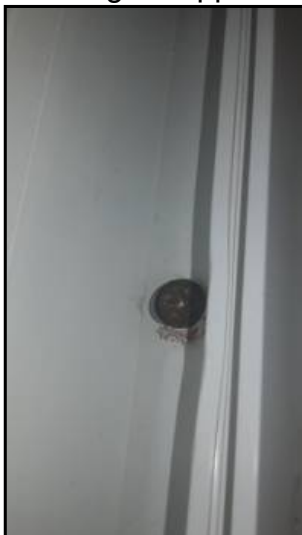
Multiple cracks noted on railing sill



Crack noted on railing sill opposite to bedroom 3



Fastener screw cap not installed



Fastener installation is improper



External gap noted between balcony door frame and wall



Significant diagonal crack noted on left wall near bedroom 4



Paint peeling off and rust noted on MS rail



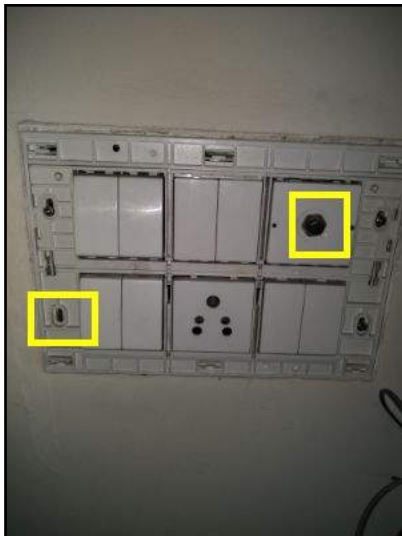
Right side grating near bedroom 3 is partially under the wall

### 9. Electrical

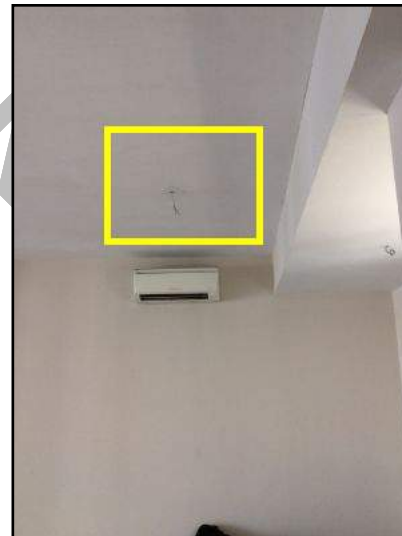
Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- One screw not installed on left wall lighting switch board and on telephone socked board.  
We recommend installation of screws at the switch and socket boards.
- Fan regulator knob not installed in all areas. We recommend to install fan regulator knob.
- Only one 6A socket board provided for TV. We recommend client to review and if required then to provide 2 pieces 6 Amp socket in addition.
- In the dining area the fan box given at a position where a standard fan would be obstructed by the false ceiling. We recommend a small fan or fan installed on a long rod.
- Inadequate cooling noted in living / dining area.  
We recommend client to review and if required then to install AC of higher capacity.
- Door bell point position improper, it is provided near light switch board on left wall.  
We recommend to provide door bell point near right side alley entrance.



One screw and fan regulator not installed on light switch board



Improper position of fan box

# Bedroom - 1 (Master)

The main area of inspection in the rooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the room may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Locations

Locations: Down the right alley front wall

## 2. Wall Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Plaster walls and primer finish noted

Observations:

- Multiple hairline cracks noted on :
  - #1 - right wall near entrance door
  - #2 - right wall above switch board near walk in closet
  - #3 - on front wall beam above right side fixed panel of balcony sliding door
  - #4 - 2 nos. on left wall beam above left side fixed panel of left wall window.

• Moisture patches and paint pop up noted on lower portion of right wall to the left side of AC switch.

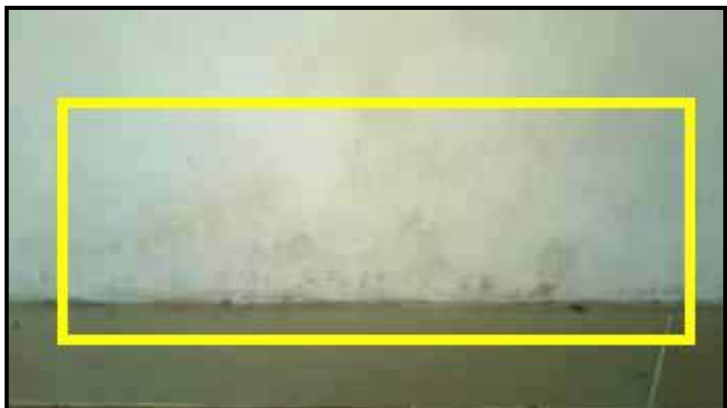
• FYI : Please follow general recommendations for rectification

• High moisture content noted :

#1 – on lower portion of right wall to the right side of light switch board due to constructional dampness

#2 – on lower portion of right wall below AC due to probable seepage from AC drain pipe since the waste water draining out, as noted at its termination point is not sufficient we recommend review by authorized service personnel.

#3 - as seen in infrared image on front wall lower portion on left side of balcony door. Since this wall is adjoining the shaft we recommend the wall to be kept under observation for moisture intrusion from the shaft.



Moisture patches and paint pop up noted on lower portion of right wall



High moisture content on right wall lower portion near switch board



95.4 moisture content



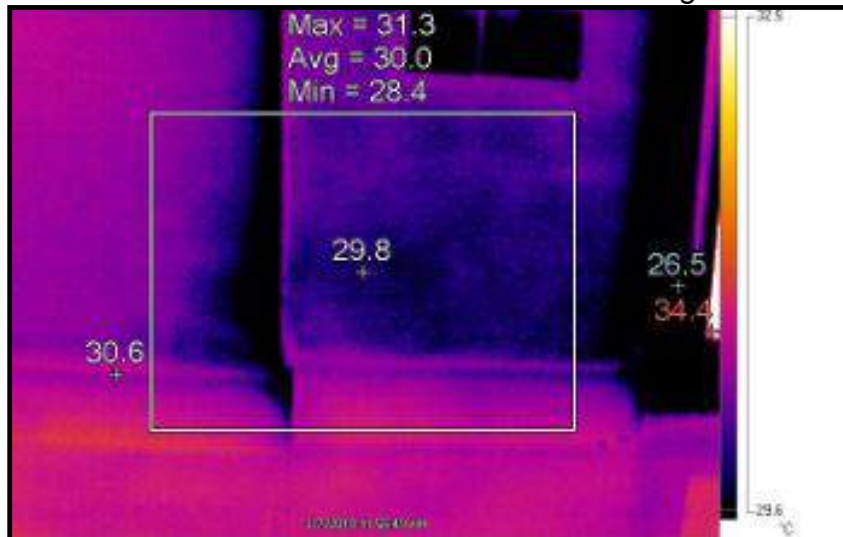
High moisture content on lower portion of right wall below AC



92.1 moisture content



Visual Image of Bedroom 1 front wall



Infrared image showing moisture intrusion



### 3. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Plaster and false ceilings with primer finish noted

Observations:

- False ceiling board joints visible
- FYI : Please follow general recommendations for rectification



False ceiling board joints visible

### 4. Floor Condition

Acceptable	Marginal	Defective	N/A	None
		X		

Flooring Types: Vitrified tiles noted

Observations:

- Uneven projection of skirting at both corners of back wall near door. We recommend client to review.
- Gap noted at junction of right wall skirting and floor tile near entrance door
- Hollow skirting noted on back wall near corner with left wall and crack noted at skirting junction with wall
- Most of the floor tiles laid are hollow in the passage and in the middle area of the room, refer pictures.
- FYI : Please follow general recommendations for rectification



Gap noted at junction of right wall skirting and floor tile near entrance door



Crack noted at junction of back wall and skirting



Hollow back wall skirting noted near corner with left wall



Entrance passage : All tiles except the marked one are hollow



All tiles except the marked ones are hollow

5. Doors

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Materials : Wooden flush door with laminate finish and metal frame

- Paint deterioration and peeling off noted on door frame at places, uneven surface finish noted on frame around hinges and on inside lower portion of right jamb.
- Rusted screw noted on groove plate.
- Door frame painted over with primer near junction with walls.  
We recommend the primer patches to be sanded off

- Surface rust noted on lower portion of both jamb
- Fasteners not concealed within door frame
- FYI : Please follow general recommendations for rectification

- Door panel is shaky after closing. We recommend to re fix the door panel is true line and level.  
FYI : Rectification work to be performed by a professional carpenter



Uneven surface finish noted on inside lower portion of right jamb



Paint peeling off noted on head jamb



Paint deterioration noted on door hinge



Rusted screw noted on groove plate



Surface rust noted on lower portion of right jamb



Fastener not concealed within door frame

6. Window Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: UPVC framed sliding and fixed glass window noted

Observations:

- Gap noted around window frame both internally and externally, we recommend sealing the gaps with UV resistant Silicone sealant.
- Left side panel lock not working. We recommend to refit a new lock on the panel.
- Left side panel is noisy and not operating smoothly. We recommend refitting the panels in proper alignment.



Gap noted at junction of window frame and wall on inside



External gap noted around window frame



Left side panel lock not working

7. Balcony

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Surface rust noted on balcony sliding door lock keeper.
- Fasteners not concealed within frame and fastener hole caps not fitted
- The keeper is protruding out of the door edge making it inconvenient for user and may get damaged soon. This is noted in bedroom 3 and 4 also. We recommend to install another locking system as per manufacturer specification.
- Crack and hollow plaster noted around ms rail fixation with both the walls
- Grating is partially under the wall and Grouting not done at the grating. We recommend proper drainage and to ensure there is no stagnant water around this area. Grouting to be done by skilled mason.
- Sealant deterioration and gap noted around balcony door on external side
- FYI : Please follow general recommendations for rectification



The keeper is protruding out of the door edge



Crack and hollow plaster noted around ms rail fixation with wall



Grating partially under the wall and grouting not done



Surface rust noted on MS rail

8. Walk in Closet

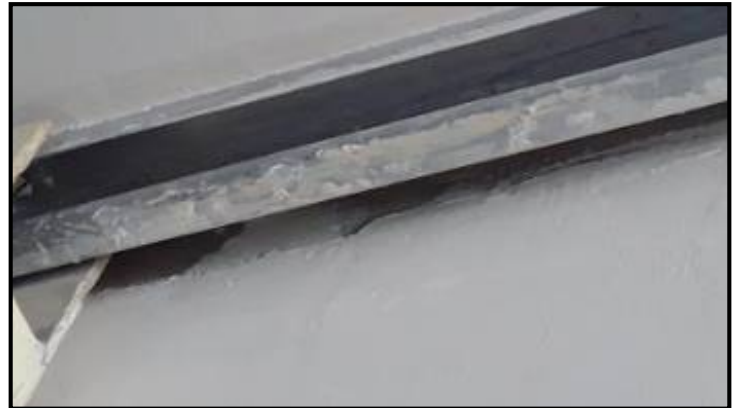
Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Broken false ceiling board noted near entrance
- Primer finish not done on upper portion of back wall near top channel of sliding door
- Damaged aluminium channel of false ceiling noted near front wall to the left side of cabinets
- Two chip noted on floor tile near right side corner of front wall and chip noted on right wall skirting near front wall
- Moisture patches and paint deterioration noted on lower portion of left wall (to the right side) of bathroom 1 door.
- Joint filling not done on floor tile joints near right side corner of front wall
- Hollowness noted on all floor tiles
- FYI : Please follow general recommendations for rectification
- Sliding panel not locking smoothly.  
We recommend client to review and re fix the lock with proper alignment
- High moisture content noted :  
#1 – on lower portion of front wall near corner with left wall due to deterioration at the adjoining wall we recommend the door frame rust to be removed sanded and painted again and wall corner to be sanded off and left for few days, later a primer coat and paint finish as per manufacturer specification
- FYI : Rust noted in the lock hardware of all the cupboards in all rooms.  
We recommend : Rust cleaning by sanding and applying anti rust / lubrication spray or replacing of lock hardware.



Broken false ceiling board noted near entrance



Primer finish not done near top channel of sliding door



Damaged aluminium channel noted near front wall



Moisture patches and paint deterioration noted on lower portion of left wall



Joint filling not done on floor tile joints near right side corner of front wall



Sliding panel not locking smoothly



High moisture content on front wall



95.6 moisture content



Surface rust noted on lock hardware of cupboards

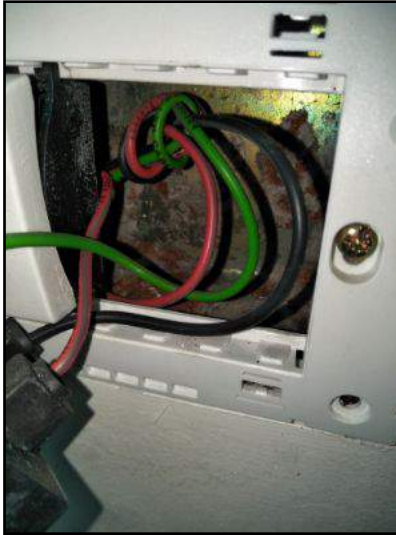
9. Electrical

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Only one 6A socket board provided for TV. We recommend client to review and if required then 2 pieces of 6 Amp socket to be provided.
- **Wiring not done properly at the lighting switch board. We recommend, proper wiring to be done by an professional electrician.**
- **AC cooling not working. We recommend repair by a licensed servicemen.**





Improper wiring noted inside light switch board

DRAFT ONLY

# Bathroom -1 (Master)

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

Locations: Bedroom-1

## 2. Walls

Acceptable	Marginal	Defective	N/A	None
	X			

### Observations:

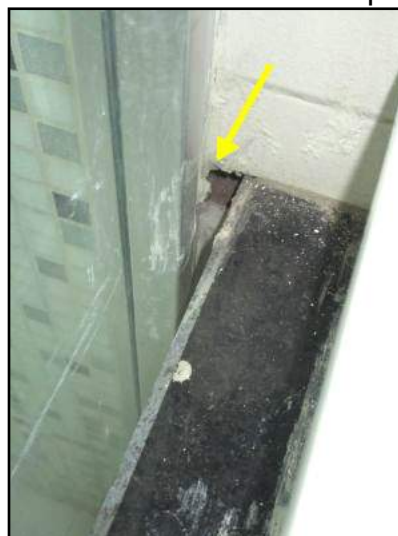
- Materials : Tiles noted till ceiling height
- Different shades of tiles noted on left wall near door
- Extra cut noted on wall tiles around sink counter support, unfilled gaps noted on left side of sink counter.
- FYI : Please follow general recommendations for rectification



Tiles of different shades installed



Gap noted around counter support



Unfilled gap noted on left side of sink counter

### 3. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
X				

Materials: Aluminium channeled false ceiling with primer finish

### 4. Floor Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Tiles noted

Observations:

- Uneven joint filling noted at junction of floor and bottom channel of shower area sliding door

- Damaged floor tile noted near entrance
- Water pockets noted in shower area around floor drain outlet and near shower area sliding door.
- Cracks noted on floor tiles at :
  - #1 – middle portion near basin counter
  - #2 – near shower area transition
  - #3 – shower area floor drain grating.

- Total 8 nos. hollow floor tiles noted :
  - #1 – 4 nos. in WC area
  - #2 – 4 nos. in shower area

- FYI : Please follow general recommendations for rectification



Damaged floor tile noted near entrance



Water pockets noted in shower area around near shower area sliding door



Crack on floor tile near shower area grating



Crack noted on floor tile at middle portion near basin counter



4 nos hollow tiles noted in shower area



4 nos hollow tiles noted in WC area

5. Doors

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Materials : Wooden flush door with laminate finish and metal frame
- Surface rust noted on right jamb at junction with inside wall and with floor
- Broken laminate noted on inside panel face
- Door buffer not provided
- Crack running along the frame and wall outside due to improper fastening of the door.
- Door panel not closing due to improper groove plate installation.
- Fasteners visible on the frame
- FYI : Please follow general recommendations for rectification
- At the shower area glass door - Side roller type operating arrangement provided in all the bathrooms.  
We recommend bottom track channel to be provided.



Surface rust noted on door frame



Crack running along the frame and wall



Door panel not locking



Fasteners visible on door frame

**6. Window Condition**

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: UPVC framed sliding glass window noted

Observations:

- External gap noted around window frame
- Non uniform putty filling noted at junction of window frame and wall tiles on inside
- FYI : Please follow general recommendations for rectification



External gap around window frame



Non uniform putty filling noted at junction of window frame and wall tiles

7. Sinks

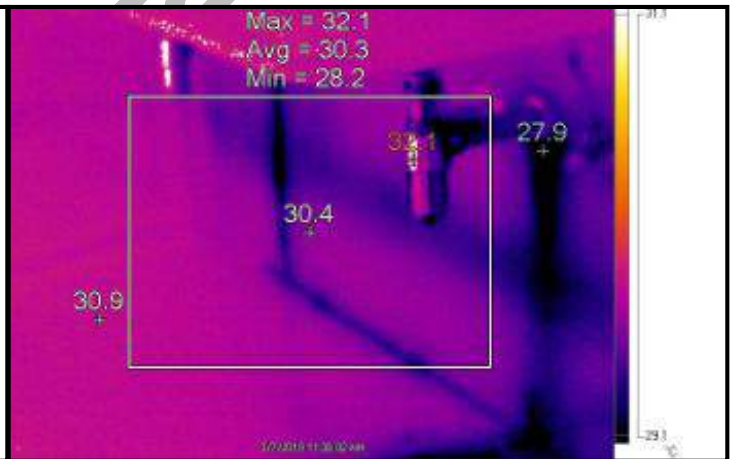
Acceptable	Marginal	Defective	N/A	None
		X		

Observations:

- Leakage and water dripping from the outlets of both the sinks more at the right side sink.
- We recommend the bottle trap to be checked for blockage and internal leakage. If not then re-installed into PVC conceal outlet with suitable sealant or gasket.



Visual Image



Leakage at outlets of both the sinks

### 8. Toilets

Acceptable	Marginal	Defective	N/A	None
		X		

**Observations:**

- Gap noted between wall and WC.  
We recommend sealing the gap with tile grout of matching shade.
- WC handspray bracket is loose.  
We recommend to re install the handspray bracket with proper fixation.
- Rusted washer noted on WC fixation bolt with wall.  
We recommend to re place the rusted washer with a new one
- Leakage noted at WC outlet and visible patches noted at WC bottom.  
We recommend to re install the WC with company specified gasket or solvent joint.
- Continuous flow of water at the WC on flushing.  
We recommend necessary repair by licensed plumber.
- Leakage noted at WC flush tank as seen in infrared image.  
We recommend repair by a licensed plumber.



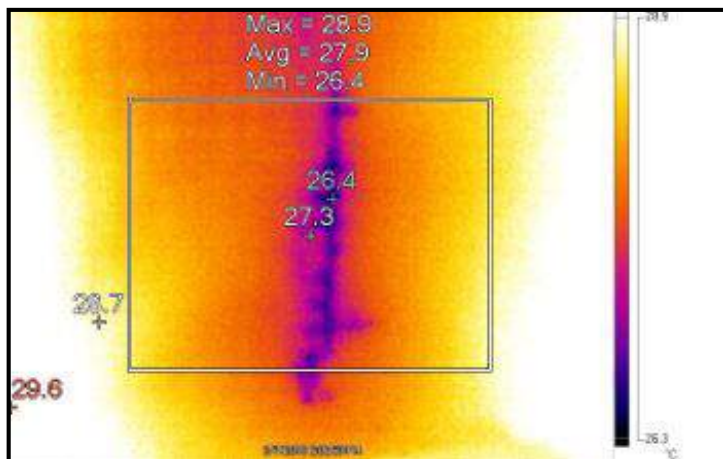
Rusted washer noted on WC



Visible patches at WC bottom due to leakage



Continuous flow of water at the WC



Infrared image of WC flush tank

9. Bath Tub

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Gap noted around bathtub waste and probable water seepage may occur at bathtub base.  
We recommend repair by licensed plumber.
- Bathtub waste drain stopper not installed.  
We recommend to install one drain stopper at bathtub waste.
- Gap between bathtub and walls around.  
We recommend :  
Step 1 : Existing sealant to be removed using diamond cutter  
Step 2 : Sanding to be done to remove any loose materials and dust  
Step 3 : Sealing the gap with silicone sealant in dry conditions.



Gap noted around bathtub waste



Gap between bathtub and walls around



### 10. Electrical

Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- Geyser switch board loosely fitted. We recommend fitting the switch board with adequate screw fittings.

- Only one light point provided besides the mirror light which may not illuminate the area sufficiently. We recommend to provide additional lights.

### 11. Exhaust Fan

Acceptable	Marginal	Defective	N/A	None
		X		

**Observations:**

- No provision for exhaust fan and no electrical point for exhaust provided in all bathrooms.

We recommend necessary installation of exhaust fans in all wet areas.



Provision for exhaust not provided

### 12. Faucets

Acceptable	Marginal	Defective	N/A	None



Gap between WC and wall

# Kitchen

The kitchen is used for food preparation. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Wall Condition

Acceptable	Marginal	Defective	N/A	None
	X			

### Observations:

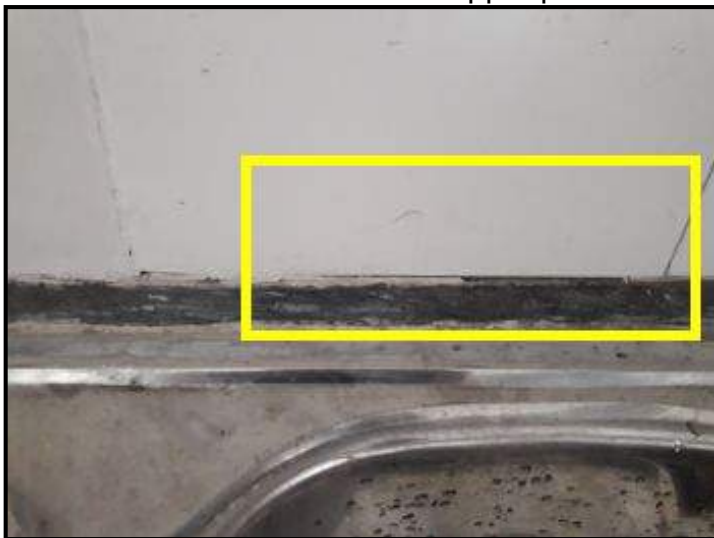
- Multiple hairline cracks noted :
  - #1 - on upper portion of back wall near window
  - #2 - on lower portion of left side reveal of entrance door
- Distinct crack along the wall and door frame due to inadequately anchored door frame. Recommended rectifications in kitchen balcony section.
- Gap noted between dado tile and counter top near sink.
- We recommend : Sealing joint with stone filler of matching colour pigment.
- Improper putty finish noted on wall surfaces behind the cabinet
- FYI : Please follow general recommendations for rectification



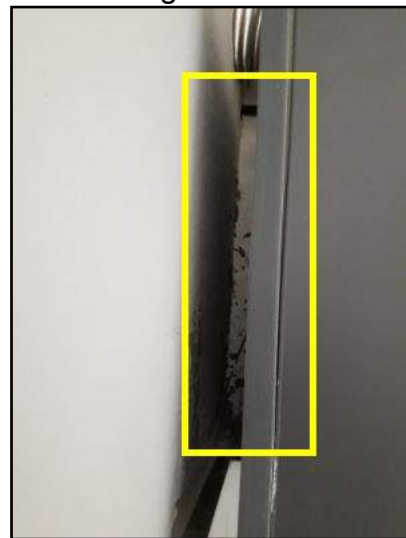
Crack noted on back wall upper portion



Distinct crack along the wall and door frame



Gap noted between dado tile and counter



Improper putty finish noted on wall surface behind the cabinet

## 2. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: False fibre board ceiling with primer finish

Observations:

- Uneven gap noted at junction of false ceiling and wall surface to be filled with putty.
- Gap between false ceiling and wall surface above kitchen balcony door frame

Recommend sanding and applying adequate mesh tape.

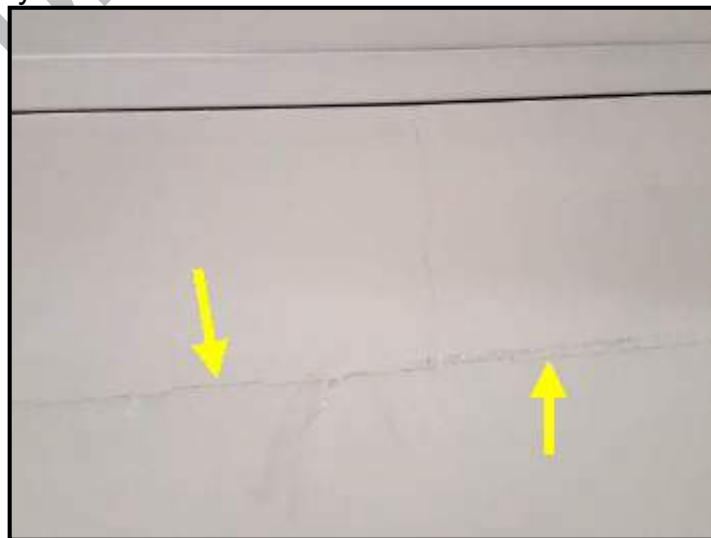
- Crack noted at junction of alley false ceiling and kitchen false ceiling, Recommend sanding and adequate mesh tape to be put across the ceiling joint and putty finish given.



Gap between false ceiling and wall surface above kitchen balcony door frame



Uneven gap noted at junction of false ceiling and wall surface



Crack noted at junction of alley false ceiling and kitchen false ceiling

### 3. Floor Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Tiled floor noted.

Observations:

- Skirting not provided behind the cabinet . We recommend necessary installation.
  - Inadequate tile joint filling noted at places.
  - Detachment of skirting from left wall noted near balcony door
  - 7 nos of hollow floor tiles noted
- FYI : Please follow general recommendations for rectification



Skirting not provided behind the cabinet



Inadequate tile joint filling noted at places



Detachment of skirting from left wall noted near balcony door



4 hollow tiles noted near balcony door



3 hollow tiles noted near fridge

#### 4. Kitchen Balcony Door

Acceptable	Marginal	Defective	N/A	None
		X		

**Observations:**

- Materials : Wooden flush door with laminate finish and metal frame

- Door stopper and buffer not provide on kitchen balcony door. We recommend foot stopper.

- Segregation noted on back side of laminate near bottom portion of locking edge.

We recommend client to review and if required then to replace the segregated laminate with a new one.

- Rust noted on lock plate and groove plate recommend replacement.

- **Unstable door frame due to crack at junction of left jamb and wall.**

**We recommend :**

**Step 1 : Existing filling at junction of door frame and wall to be scrapped off**

**Step 2 : Re install the door frame with proper anchorage with wall**

**Step 3 : Sealing the gap at junction of frame and wall with silicone sealant.**

- Rust noted on both jamb of door frame.

- Fasteners not concealed within frame

- Door panel is shaking after locking.

- **FYI : Please follow general recommendations for rectification**



Segregation noted on back side of laminate near bottom portion of locking edge



Rusted lock plate



Unstable door frame due to crack at junction of left jamb and wall



Rust noted on door frame



Fasteners not concealed within frame

### 5. Window Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: UPVC framed sliding glass window noted

Observations:

- Rust noted on window lock keeper plate.

- Inadequate application of filler noted around window recommend proper finishing at the time of paint.



Inadequate application of filler

### 6. Plumbing

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Grinding not done on counter top near sink. We recommend grinding to be done for smooth finish.

- FYI : Sink outlet provided under the cabinet.
- Right side sink tap is loosely fitted and extra cut around it. We recommend to provide proper bore packing around FTA with suitable tile grout

- Cement heap noted around floor drain outlet and grating not installed. We recommend :  
 Step 1 : Existing cement heap to be chipped off for surface levelling  
 Step 2 : Grating to be provided with adequate grouting around floor drain with tile grout of matching shade.



Grinding not done on counter top near sink



Cement heap noted around floor drain outlet



Grating not provided at outlet

### 7. Electrical

Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- Operating of dishwasher socket will be difficult as the socket is getting obstructed by Dishwasher machine. We recommend client to review.
- Only one light provided in kitchen. We recommend client to review and if required then to provide additional light points by an professional electrician.
- Microwave oven socket board switch not functioning smoothly & socket board loosely fitted. We recommend repair by a professional electrician.
- Water filter socket and mixer grinder sockets not provided. We recommend client to review and if required then additional sockets to be provided by professional electrician.



### 8. Counters

Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- Inadequate joint filling noted on counter top recommend filling with stone filler.
- Left side counter top is loosely fitted and distinct gap noted between counter top and wall. We recommend :  
Option 1 : To provide proper anchorage with wall and supporting pedestal  
Option 2 : To provide additional clamp support at counter bottom.



Inadequate joint filling noted on counter top



Left side counter top loosely fitted and distinct gap with wall

### 9. Cabinets

Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- Wall cabinets :
- Panels are misaligned for right side first cabinet near fridge. We recommend re installation of cabinet panels in true line and level.
- Sink counter cabinet panels are misaligned. We recommend re installing the cabinet panels in true line and level.
- Water dripping patches noted on left side cabinets.
- Gap noted at junction of wall cabinets and dado tiles to be filled.
- Rusted cabinet hinges and screws noted at multiple places recommend replacement.
- Sink counter cabinet : Rear side head plank is damaged due to water infiltration.  
We recommend replacement of damaged plank.
- Right side counter cabinet : top drawer aluminium channeled operating handle is flashing with counter top, we recommend to re install the drawer maintaining adequate gap with counter top.
- Right side counter cabinet : Last panel towards front wall is misaligned and panel is not opening. We recommend We recommend re installation of panel in true line and level.



Rusted cabinet panel hinges



Sink counter cabinet : Rear side head plank is damaged due to water infiltration



Top drawer aluminium channel operating handle is flashing with counter top



Panels are misaligned for right side first cabinet near fridge



Right side counter cabinet : Last panel is not opening

### 10. Chimney Condition

Acceptable	Marginal	Defective	N/A	None
	X			

**Observations:**

- Gap noted around chimney vent sleeve to be given packing.
- Vent cowl not provided at vent pipe terminal.  
We recommend to provide cowl cap at vent terminal.
- Chimney exhaust grill rusted.  
We recommend replacement by authorised service person.



Gap around chimney vent sleeve



Cowl not provided at vent terminal



Exhaust grill rusted

### 11. Balcony

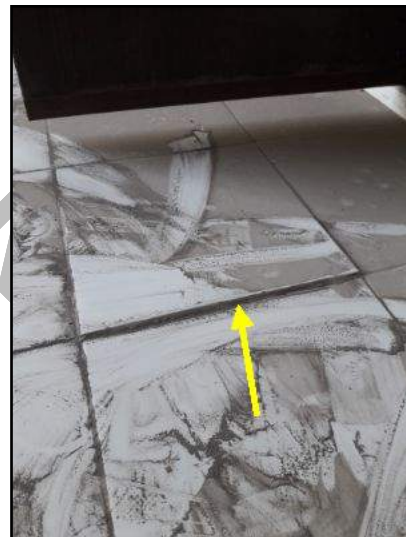
Acceptable	Marginal	Defective	N/A	None
		X		

**Observations:**

- Colour code not used in LPG pipe.
- LPG meter plate rusted. We recommend maintenance to review.
- Layout of floor tiles is uneven near entrance
- Most of the floor tiles are hollow. Refer picture.
- FYI : Please follow general recommendations for rectifications
- Rust noted on platform of AC outdoor units, we recommend :  
Step 1 : Sanding to be done to remove any loose materials and rust  
Step 2 : Coat of red oxide paint to be provided
- Packing not done on external wall around AC pipe sleeve.  
We recommend packing with suitable grade cement mortar followed by primer and paint finish
- Visible mould formation noted on external right wall surface of bathroom 1.  
We recommend maintenance to be notified.



LPG meter plate rusted



Layout of floor tiles is uneven near entrance



All tiles except the marked ones are hollow



Rusted platform



Packing not done on external wall around AC pipe sleeve

# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Meter Room Condition

Acceptable	Marginal	Defective	N/A	None
	X			

### Components :

- 80Amp 4 pole main MCB
- 40Amp Sub Main MCB
- 100 Amp Plug in socket box.

### Observations:

- Switch and socket not installed in socket board. We recommend to install the same.

• GI Earthing plates & nut bolt rusted. We recommend sanding and applying coat of anti rust / lubrication spray.

• Welding not done at Earthing plate joints. We recommend welding at Earthing plate joints for efficiency.



Welding not done at earthing plate joints



Rust noted on earthing plates



Switch and socket not installed in socket board

## 2. Distribution Box

Acceptable	Marginal	Defective	N/A	None
	X			

Location: Located in the Electrical shaft in the same floor.

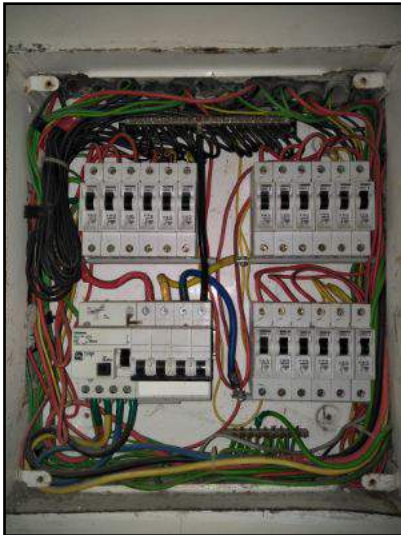
Components :

- Distribution panel, MCB, Isolator Brand : Siemens : 32 Module.
- Wire brand used : MESCAB.

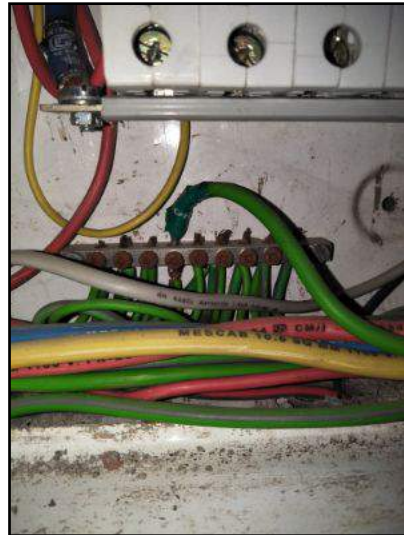
- Earthing wire : Single Core - 2 pieces.
- Distribution Panel :  
40 Amp : 4 pole RCCB & 4 Pole Isolator  
32 Amp : Single pole MCB - 3 pieces  
25 Amp : Single pole MCB - 3 pieces  
16 Amp : Single pole MCB - 6 pieces  
10 Amp : Single pole MCB - 6 pieces

Observations:

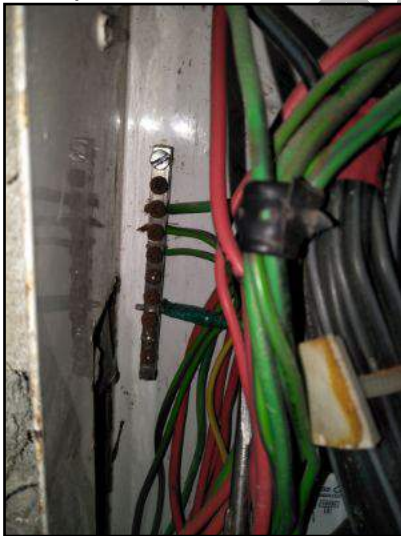
- All area Switch and Sockets brand : SIEMENS
- All area AC stater brand : North West.
- Ferrule and lugs are not used in connections. We recommend use of lug and ferrule at electrical wire joints to minimize current loss and maximize efficiency.
- Rust noted on DB box, on earthing bar screw and on neutral bar screw. We recommend : Cleaning and applying anti rust coat / lubrication spray.
- Wires inside DB not dressed properly. We recommend, proper dressing of DB wires.
- The mcb no 1 and 2 of the red phase noted to have high temperature when in use as seen in infrared image we recommend to be checked for loose connection. Refer db diagram picture.



Complete Distribution Panel



LUG / FERRULE not used



Earthing bar screws rusted



Neutral bar screws rusted



Wire dressing not done properly inside DB

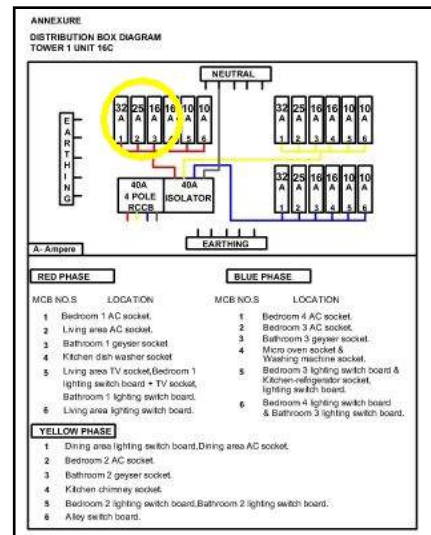


Visual Image of DB





Infrared image showing hot MCB at the DB



DB diagram

### 3. Cable Feeds

Acceptable	Marginal	Defective	N/A	None
X				

#### Observations:

- Power supply from Ground floor to plug in box - Aluminium plates used.
  - Power supply from : Plug in box to 80A 4pole MCB - 4 core aluminium cables used.
  - Power supply from : 80A MCB to Meter - Copper wires used.
  - Power supply from : Meter to 40A 4 pole MCB - Copper wires used.
  - Power supply from : 40A 4 pole MCB to Distribution Panel - 10 sq.mm 4pcs & 6 sq.mm 2 pcs wires used.
- The wire distribution from DB are as follows :
    - 1) Distribution panel to Lighting circuit : 1.5 sq.mm wires and 1.5 sq.mm Earthing wire
    - 2) Distribution panel to geyser : 4sq mm wires - 2 pieces and 2.5sq mm earthing wire - 1 piece
    - 3) All points : 1.00 sq.mm wires and 1.00sqmm Earthing wire
    - 4) DB to 6A socket 1.00 sq.mm wires - 2 pieces and 1.00sq.mm Earthing wire - 1 piece
    - 5) DB to TV socket 1.00sq mm wires - 3 pieces
    - 6) DB to Microwave oven socket : 2.5 sq.mm wires and 1.5 sq.mm Earthing wire
    - 7) DB to Dishwasher socket : 2.5sq mm wire and 1.5sq mm Earthing wire
    - 8) DB to washing machine socket : 2.5 sq.mm wire and 1.5 sq.mm Earthing wire
    - 9) DB to AC socket 4 sq.mm wires and 2.5 sq.mm Earthing wires
    - 10) DB to Refrigerator socket : 1.5 sq.mm wires and 1.5 sq.mm Earthing wire
    - 11) DB to chimney socket : 2.5 sq.mm wires and 1.5 sq.mm Earthing wire.

# General Recommendations

## 1. Wall

Accept able	Margin al	Defecti ve	N/A	None
			X	

### Observations:

- Hairline cracks, we recommend :

Step 1 : Sanding along the crack, then proper putty filling,

Step 2 : Primer & paint finishing as per manufacture specification.

- Significant cracks, we recommend :

Step 1 : Making 2 mm cutting along the crack with diamond blade hand grinder

Step 2 : Sanding off any loose materials and dirt

Step 3 : Plastering with dry mesh and suitable grade cement mortar

Step 4 : Primer & paint finishing as per manufacturer specification.

- Hollow plaster, we recommend :

Step 1 : Hollow plaster to be chipped off till hard surface

Step 2 : Area to be re plastered with suitable grade cement mortar

Step 3 : Primer and paint finish as per manufacturers specification.

- Moisture patches and paint deterioration, we recommend :

Step 1 : To ensure no moisture intrusion is present

Step 2 : Sanding the affected area to remove deteriorated paint and patches

Step 3 : Area to be kept under ventilation for 2-3 days

Step 4 : Paint and primer finish as per manufacturer specification.

- Chip and uneven finish, we recommend :

Step 1 : Loose material in the chipped area to be removed,

Step 2 : Uniform finish to be given with the same material as plaster.

• Finishing edges, we recommend: Loose materials to be removed & to be given a proper straight line with same material as plaster.

- Moisture, we recommend :

Step 1 : Source of water to be indentified (Plumbing / external),

Step 2 : Source of water to be sealed / closed / repaired,

Step 3 : Proper ventilation to be given for area to dry up.

Step 4 : Surface finishing to be done as per architectural specifications.

- Gap at wall tile / dado tile joints,

We recommend : Sealing gaps with tile grout of matching colour pigment.

- Uneven joint filling between dado tile and counter, we recommend :

Step 1 : Existing filler to be removed with diamond cutter

Step 2 : Sanding off loose materials and dust

Step 3 : Sealing gap with stone filler of matching colour pigment.

- Improper primer / paint finish, we recommend :

Step 1 : Cleaning and sanding off loose materials

Step 2 : Smooth primer / paint finish to be provided as per manufacturers specification.

## 2. Ceiling

Accept able	Margin al	Defecti ve	N/A	None
			X	

### Observations:

- Crack at RCC ceiling, we recommend :

Step 1 : Sanding along the crack, then proper putty filling

Step 2 : Primer & paint finishing as per manufacturer specification.

**3. Floor**

Accept able	Margin al	Defecti ve	N/A	None
			X	

**Observations:**

- Hollow / Loosely fitted floor tiles,  
We recommend : Hollow tiles / loosely fitted tiles to be re fitted with proper bed mortar.

- Detachment of skirting from wall,  
We recommend : Re fitting the skirting tiles with suitable adhesion mortar with wall.

- Gap at floor tile / skirting tile joints/ wall and floor tile joints,  
We recommend : Sealing gaps with suitable tile grout of matching colour pigment.

- Uneven joint filling at junction of floor tiles and wall tiles, we recommend :  
Step 1 : Existing sealant to be scrapped off with diamond cutter  
Step 2 : Sanding to be done to remove any loose materials and dust  
Step 3 : Sealing the gap with tile grout of appropriate colour pigment.

**4. Door**

Accept able	Margin al	Defecti ve	N/A	None
			X	

**Observations:**

- Fasteners not concealed within frame, we recommend :

- Step 1 : Proper tightening of the fasteners

- Step 2 : Sanding around fasteners to remove existing paint and loose materials

- Step 3 : Applying metal fillers around the fasteners to bring them in flush with surrounding frame

- Step 4 : Paint finish to be provided as per manufacturers specification.

- Rust on door frames, we recommend :

- Step 1 : Sanding off loose rust and paint.

- Step 2 : Anti rust paint coat to be provided as per manufacturers specification.

- Surface rust on door fixtures, we recommend :

- Step 1 : Sanding to remove loose rust and dirt

- Step 2 : Coat of anti rust / lubrication spray to be provided.

**5. Windows**

Accept able	Margin al	Defecti ve	N/A	None
			X	

**Observations:**

- Uneven joint filling at junction of frame and wall, we recommend :

- Step 1 : Existing filler to be removed.

- Step 2 : Sanding to be done to remove and loose materials and dirt

- Step 3 : Gap to be sealed with UV resistant silicone sealant.

### 6. Balcony

Acceptable	Marginal	Defective	N/A	None
			X	

**Observations:**

- Crack on wall and sill around railing anchorage, we recommend :

Step 1 : Area to be checked for hollowness

Step 2 : Option 1 : If found hollow, then

Sub step 1 : Hollow plaster to be chipped off till hard strata.

Sub step 2 : Area to be re plastered with suitable grade cement

mortar

Option 2 : If not found hollow, then

Sub step 1 : Making 2 mm cutting along the crack

Sub step 2 : Cleaning & Sealing the crack with repair mortar

Step 3 : Primer and paint finish as per manufacturers specification.

- External gap around balcony door frame, we recommend :

Step 1 : The existing sealant to be scrapped off

Step 2 : Sanding the area to remove any loose materials and dust

Step 3 : Applying UV resistance Silicone Sealant around the balcony door frame at junction with external wall

DRAFT ONLY

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 5 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>• Angle security convex mirror not provided near basement ramp and near tower entrance. We recommend, review by maintenance office and if required then to provide the same for safe driving.</li> <li>• Manhole pit not in level with surrounding drive way. We recommend review by maintenance office.</li> <li>• The ramp near tower entrance does not have hand rail. We recommend railing to be installed.</li> </ul>
Page 6 Item: 2	External walls Condition	<ul style="list-style-type: none"> <li>• Stains and patches noted on exterior wall surfaces mainly near bathroom 1 of the units at all levels, Recommend maintenance to be notified.</li> </ul>
Floor Lobby		

DRAFT

Page 7 Item: 1	Entrance Alley	<ul style="list-style-type: none"> <li>• Signage not provided for service lift. We recommend : Maintenance to necessarily provide signage for convenience.</li> <li>• Improper termination of AC drain outlet pipe on exterior wall of apartment near AC outdoor units as seen from floor lobby window. We recommend : The AC waste water pipe to be guided and terminated into proper outlet. FYI : Rectification work to be carried out in consultation with maintenance.</li> <li>• Packing not done at exterior wall around AC pipe sleeves for the pipes for outdoor units. We recommend packing with suitable grade cement mortar followed by primer and paint finish</li> <li>• Broken plaster noted on exterior sill of window near entrance door. We recommend, plastering and paint finish as per manufacturers specification.</li> <li>• Rust noted on platform for AC outdoor units, we recommend to remove any loose materials and rust. Then coat of red oxide and protective paint to be provided.</li> <li>• Window on right wall near entrance door is not functioning smoothly. We recommend review by maintenance personnel.</li> </ul>
Living/Dining Room		
Page 9 Item: 1	Wall Condition	<ul style="list-style-type: none"> <li>• Significant vertical crack noted on #1 - front wall corner with right wall #2 - 3 nos on front wall beam and on head reveal of balcony sliding door on both sides of left side reveal of balcony sliding door.</li> <li>• Primer deterioration due to moisture noted on upper portion of right wall near left side AC.</li> <li>• FYI : Please follow general recommendations for rectification</li> <li>• High moisture content noted : #1 - on lower portion of front wall to the left side of balcony sliding door due to external gap around balcony door frame with wall. We recommend gap to be sealed by silicone sealant. #2 - on lower portion of right wall near telephone socket due to probable seepage from AC drainage we recommend to be reviewed by authorized service personnel.</li> </ul>
Page 12 Item: 3	Floor Condition	<ul style="list-style-type: none"> <li>• Floor tiles are loosely fitted near left side of balcony door and most of the floor tiles laid are hollow, refer pictures.</li> <li>• FYI : Please follow general recommendations for rectifications.</li> </ul>

Page 14 Item: 4	Entrance Door	<ul style="list-style-type: none"> <li>• Distinct gap between door frame and small panel when closed. We recommend, panel size to be reviewed and door to be re fitted by a professional carpenter.</li> <li>• Door eye view not provided. We recommend, to provide an eye view on the door panel.</li> <li>• Fasteners not concealed within frame and holes not filled.</li> <li>• Door larger panel is shaky after locking.</li> <li>• FYI : Please follow general recommendations for rectifications.</li> </ul>
Page 15 Item: 5	Window Condition	<ul style="list-style-type: none"> <li>• Sealant deterioration and gap noted on external side around window frame at junction with wall.</li> <li>• FYI : Please follow general recommendations for rectification.</li> </ul>
Page 16 Item: 6	Left Alley Condition	<ul style="list-style-type: none"> <li>• Hollow cast plaster noted on upper portion of front wall to the left side of bathroom 3 door.</li> <li>• Most of the floor tiles laid are hollow.</li> <li>• FYI : Please follow general recommendations for rectification</li> <li>• High moisture content noted : #1 – on lower portion of front wall to the left side of bathroom 3 door due to improper joint filling in adjacent bathroom tiles. We recommend joint filling with similar tile filler. #2 – on lower portion of left wall near corner with front wall due to probable presence of tie rods in RC wall of service lift</li> </ul>
Page 17 Item: 7	Right Alley Condition	<ul style="list-style-type: none"> <li>• Most of the floor tiles laid are hollow.</li> <li>• FYI : Please follow general recommendations for rectifications.</li> </ul>
Page 18 Item: 8	Balcony	<ul style="list-style-type: none"> <li>• Fastener screw installation is improper and fastener hole caps not fitted.</li> <li>• External gap noted around the balcony door frame at junction with walls.</li> <li>• Significant diagonal crack noted on left wall around top rail fixation with wall near bedroom 4.</li> <li>• MS rail is rusted and paint peeling off noted.</li> <li>• FYI : Please follow general recommendations for rectifications.</li> <li>• Right side grating near bedroom 3 is partially under the wall. We recommend proper drainage and to ensure there is no stagnant water around this area.</li> </ul>

Page 21 Item: 9	Electrical	<ul style="list-style-type: none"> <li>• In the dining area the fan box given at a position where a standard fan would be obstructed by the false ceiling. We recommend a small fan or fan installed on a long rod.</li> <li>• Inadequate cooling noted in living / dining area. We recommend client to review and if required then to install AC of higher capacity.</li> <li>• Door bell point position improper, it is provided near light switch board on left wall. We recommend to provide door bell point near right side alley entrance.</li> </ul>
Bedroom - 1 (Master)		
Page 22 Item: 2	Wall Condition	<ul style="list-style-type: none"> <li>• Moisture patches and paint pop up noted on lower portion of right wall to the left side of AC switch.</li> <li>• FYI : Please follow general recommendations for rectification</li> <li>• High moisture content noted : <ul style="list-style-type: none"> <li>#1 – on lower portion of right wall to the right side of light switch board due to constructional dampness</li> <li>#2 – on lower portion of right wall below AC due to probable seepage from AC drain pipe since the waste water draining out, as noted at its termination point is not sufficient we recommend review by authorized service personnel.</li> <li># 3 - as seen in infrared image on front wall lower portion on left side of balcony door. Since this wall is adjoining the shaft we recommend the wall to be kept under observation for moisture intrusion from the shaft.</li> </ul> </li> </ul>
Page 24 Item: 4	Floor Condition	<ul style="list-style-type: none"> <li>• Gap noted at junction of right wall skirting and floor tile near entrance door</li> <li>• Hollow skirting noted on back wall near corner with left wall and crack noted at skirting junction with wall</li> <li>• Most of the floor tiles laid are hollow in the passage and in the middle area of the room, refer pictures.</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>
Page 26 Item: 5	Doors	<ul style="list-style-type: none"> <li>• Surface rust noted on lower portion of both jamb</li> <li>• Fasteners not concealed within door frame</li> <li>• FYI : Please follow general recommendations for rectification</li> <li>• Door panel is shaky after closing. We recommend to re fix the door panel is true line and level. FYI : Rectification work to be performed by a professional carpenter</li> </ul>
Page 27 Item: 6	Window Condition	<ul style="list-style-type: none"> <li>• Gap noted around window frame both internally and externally, we recommend sealing the gaps with UV resistant Silicone sealant.</li> <li>• Left side panel lock not working. We recommend to refit a new lock on the panel.</li> <li>• Left side panel is noisy and not operating smoothly. We recommend re fitting the panels in proper alignment.</li> </ul>



Page 28 Item: 7	Balcony	<ul style="list-style-type: none"> <li>• The keeper is protruding out of the door edge making it inconvenient for user and may get damaged soon. This is noted in bedroom 3 and 4 also. We recommend to install another locking system as per manufacturer specification.</li> <li>• Crack and hollow plaster noted around ms rail fixation with both the walls</li> <li>• Grating is partially under the wall and Grouting not done at the grating. We recommend proper drainage and to ensure there is no stagnant water around this area. Grouting to be done by skilled mason.</li> <li>• Sealant deterioration and gap noted around balcony door on external side</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>
Page 29 Item: 8	Walk in Closet	<ul style="list-style-type: none"> <li>• Moisture patches and paint deterioration noted on lower portion of left wall (to the right side) of bathroom 1 door.</li> <li>• Joint filling not done on floor tile joints near right side corner of front wall</li> <li>• Hollowness noted on all floor tiles</li> <li>• FYI : Please follow general recommendations for rectification</li> <li>• Sliding panel not locking smoothly. We recommend client to review and re fix the lock with proper alignment</li> <li>• High moisture content noted : #1 – on lower portion of front wall near corner with left wall due to deterioration at the adjoining wall we recommend the door frame rust to be removed sanded and painted again and wall corner to be sanded off and left for few days, later a primer coat and paint finish as per manufacturer specification</li> <li>• FYI : Rust noted in the lock hardware of all the cupboards in all rooms. We recommend : Rust cleaning by sanding and applying anti rust / lubrication spray or replacing of lock hardware.</li> </ul>
Page 31 Item: 9	Electrical	<ul style="list-style-type: none"> <li>• Wiring not done properly at the lighting switch board. We recommend, proper wiring to be done by an professional electrician.</li> <li>• AC cooling not working. We recommend repair by a licensed servicemen.</li> </ul>
Bathroom -1 (Master)		
Page 33 Item: 2	Walls	<ul style="list-style-type: none"> <li>• Extra cut noted on wall tiles around sink counter support, unfilled gaps noted on left side of sink counter.</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>

Page 34 Item: 4	Floor Condition	<ul style="list-style-type: none"> <li>• Damaged floor tile noted near entrance</li> <li>• Water pockets noted in shower area around floor drain outlet and near shower area siding door.</li> <li>• Cracks noted on floor tiles at : #1 – middle portion near basin counter #2 – near shower area transition #3 – shower area floor drain grating.</li> <li>• Total 8 nos. hollow floor tiles noted : #1 – 4 nos. in WC area #2 – 4 nos. in shower area</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>
Page 36 Item: 5	Doors	<ul style="list-style-type: none"> <li>• Crack running along the frame and wall outside due to improper fastening of the door.</li> <li>• Door panel not closing due to improper groove plate installation.</li> <li>• Fasteners visible on the frame</li> <li>• FYI : Please follow general recommendations for rectification</li> <li>• At the shower area glass door - Side roller type operating arrangement provided in all the bathrooms. We recommend bottom track channel to be provided.</li> </ul>
Page 36 Item: 6	Window Condition	<ul style="list-style-type: none"> <li>• External gap noted around window frame</li> <li>• Non uniform putty filling noted at junction of window frame and wall tiles on inside</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>
Page 37 Item: 7	Sinks	<ul style="list-style-type: none"> <li>• Leakage and water dripping from the outlets of both the sinks more at the right side sink. We recommend the bottle trap to be checked for blockage and internal leakage. If not then re-installed into PVC conceal outlet with suitable sealant or gasket.</li> </ul>
Page 38 Item: 8	Toilets	<ul style="list-style-type: none"> <li>• Leakage noted at WC outlet and visible patches noted at WC bottom. We recommend to re install the WC with company specified gasket or solvent joint.</li> <li>• Continuous flow of water at the WC on flushing. We recommend necessary repair by licensed plumber.</li> <li>• Leakage noted at WC flush tank as seen in infrared image. We recommend repair by a licensed plumber.</li> </ul>

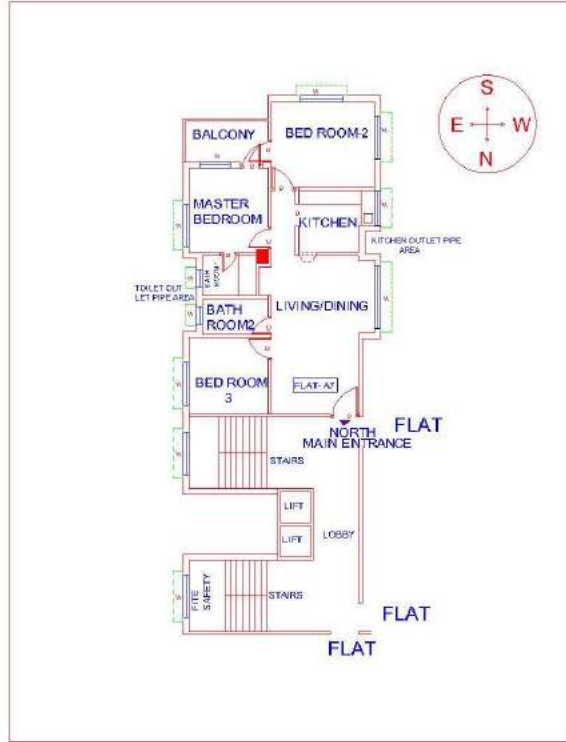
Page 39 Item: 9	Bath Tub	<ul style="list-style-type: none"> <li>• Gap noted around bathtub waste and probable water seepage may occur at bathtub base. We recommend repair by licensed plumber.</li> <li>• Bathtub waste drain stopper not installed. We recommend to install one drain stopper at bathtub waste.</li> <li>• Gap between bathtub and walls around. We recommend : Step 1 : Existing sealant to be removed using diamond cutter Step 2 : Sanding to be done to remove any loose materials and dust Step 3 : Sealing the gap with silicone sealant in dry conditions.</li> </ul>
Page 40 Item: 10	Electrical	<ul style="list-style-type: none"> <li>• Only one light point provided besides the mirror light which may not illuminate the area sufficiently. We recommend to provide additional lights.</li> </ul>
Page 40 Item: 11	Exhaust Fan	<ul style="list-style-type: none"> <li>• No provision for exhaust fan and no electrical point for exhaust provided in all bathrooms. We recommend necessary installation of exhaust fans in all wet areas.</li> </ul>
<b>Kitchen</b>		
Page 41 Item: 1	Wall Condition	<ul style="list-style-type: none"> <li>• Distinct crack along the wall and door frame due to inadequately anchored door frame. Recommended rectifications in kitchen balcony section.</li> <li>• Gap noted between dado tile and counter top near sink. We recommend : Sealing joint with stone filler of matching colour pigment.</li> <li>• Improper putty finish noted on wall surfaces behind the cabinet</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>
Page 42 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> <li>• Crack noted at junction of alley false ceiling and kitchen false ceiling, Recommend sanding and adequate mesh tape to be put across the ceiling joint and putty finish given.</li> </ul>
Page 43 Item: 3	Floor Condition	<ul style="list-style-type: none"> <li>• Skirting not provided behind the cabinet . We recommend necessary installation.</li> <li>• Inadequate tile joint filling noted at places.</li> <li>• Detachment of skirting from left wall noted near balcony door</li> <li>• 7 nos of hollow floor tiles noted</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>

Page 44 Item: 4	Kitchen Balcony Door	<ul style="list-style-type: none"> <li>• Unstable door frame due to crack at junction of left jamb and wall.</li> <li>We recommend : Step 1 : Existing filling at junction of door frame and wall to be scrapped off</li> <li>Step 2 : Re install the door frame with proper anchorage with wall</li> <li>Step 3 : Sealing the gap at junction of frame and wall with silicone sealant.</li> <li>• Rust noted on both jamb of door frame.</li> <li>• Fasteners not concealed within frame</li> <li>• Door panel is shaking after locking.</li> <li>• FYI : Please follow general recommendations for rectification</li> </ul>
Page 46 Item: 5	Window Condition	<ul style="list-style-type: none"> <li>• Inadequate application of filler noted around window recommend proper finishing at the time of paint.</li> </ul>
Page 46 Item: 6	Plumbing	<ul style="list-style-type: none"> <li>• Right side sink tap is loosely fitted and extra cut around it. We recommend to provide proper bore packing around FTA with suitable tile grout</li> <li>• Cement heap noted around floor drain outlet and grating not installed. We recommend : Step 1 : Existing cement heap to be chipped off for surface levelling Step 2 : Grating to be provided with adequate grouting around floor drain with tile grout of matching shade.</li> </ul>
Page 47 Item: 7	Electrical	<ul style="list-style-type: none"> <li>• Microwave oven socket board switch not functioning smoothly &amp; socket board loosely fitted. We recommend repair by a professional electrician.</li> <li>• Water filter socket and mixer grinder sockets not provided. We recommend client to review and if required then additional sockets to be provided by professional electrician.</li> </ul>
Page 48 Item: 8	Counters	<ul style="list-style-type: none"> <li>• Inadequate joint filling noted on counter top recommend filling with stone filler.</li> <li>• Left side counter top is loosely fitted and distinct gap noted between counter top and wall. We recommend : Option 1 : To provide proper anchorage with wall and supporting pedestal Option 2 : To provide additional clamp support at counter bottom.</li> </ul>
Page 49 Item: 9	Cabinets	<ul style="list-style-type: none"> <li>• Rusted cabinet hinges and screws noted at multiple places recommend replacement.</li> <li>• Sink counter cabinet : Rear side head plank is damaged due to water infiltration. We recommend replacement of damaged plank.</li> <li>• Right side counter cabinet : top drawer aluminium channeled operating handle is flashing with counter top, we recommend to re install the drawer maintaining adequate gap with counter top.</li> <li>• Right side counter cabinet : Last panel towards front wall is misaligned and panel is not opening. We recommend We recommend re installation of panel in true line and level.</li> </ul>

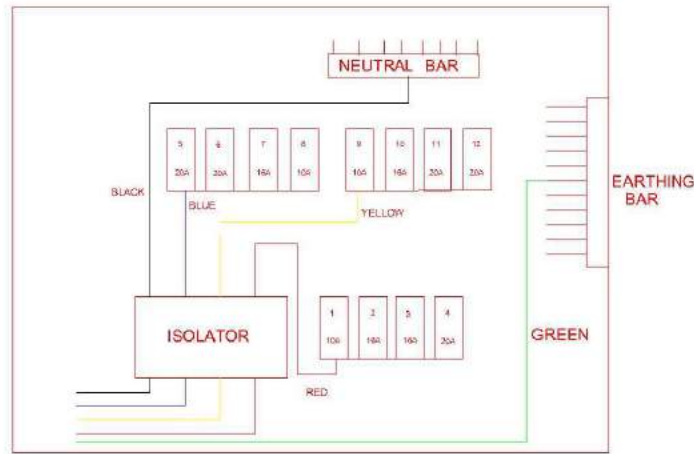
Page 50 Item: 10	Chimney Condition	<ul style="list-style-type: none"> <li>• Chimney exhaust grill rusted. We recommend replacement by authorised service person.</li> </ul>
Page 51 Item: 11	Balcony	<ul style="list-style-type: none"> <li>• Layout of floor tiles is uneven near entrance</li> <li>• Most of the floor tiles are hollow. Refer picture.</li> <li>• FYI : Please follow general recommendations for rectifications</li> <li>• Rust noted on platform of AC outdoor units, we recommend : Step 1 : Sanding to be done to remove any loose materials and rust Step 2 : Coat of red oxide paint to be provided</li> <li>• Packing not done on external wall around AC pipe sleeve. We recommend packing with suitable grade cement mortar followed by primer and paint finish</li> <li>• Visible mould formation noted on external right wall surface of bathroom 1. We recommend maintenance to be notified.</li> </ul>
<b>Electrical</b>		
Page 53 Item: 1	Meter Room Condition	<ul style="list-style-type: none"> <li>• GI Earthing plates &amp; nut bolt rusted. We recommend sanding and applying coat of anti rust / lubrication spray.</li> <li>• Welding not done at Earthing plate joints. We recommend welding at Earthing plate joints for efficiency.</li> </ul>
Page 54 Item: 2	Distribution Box	<ul style="list-style-type: none"> <li>• Ferrule and lugs are not used in connections. We recommend use of lug and ferrule at electrical wire joints to minimize current loss and maximize efficiency.</li> <li>• Rust noted on DB box, on earthing bar screw and on neutral bar screw. We recommend : Cleaning and applying anti rust coat / lubrication spray.</li> <li>• Wires inside DB not dressed properly. We recommend, proper dressing of DB wires.</li> <li>• The mcb no 1 and 2 of the red phase noted to have high temperature when in use as seen in infrared image we recommend to be checked for loose connection. Refer db diagram picture.</li> </ul>

ANNEXURE -1

FLOOR PLAN OF 7th FLOOR FLAT NO - A7



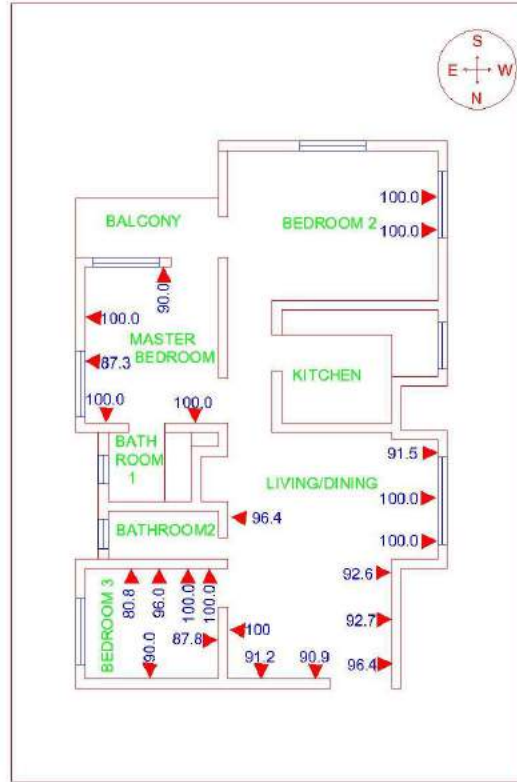
ANNEXURE -2  
DISTRIBUTION BOX DIAGRAM



MCB No.	Red Phase	Location
1	Living Area - light & fans, left side socket	
2	Dining Area - tv, washing machine, Bathroom 2 - lights & geyser	
3	Bedroom 2 - lights & fans	
4	Living Area - ac power	
<b>Blue Phase</b>		
5	Dining Area - ac power	
6	Bedroom 2 - ac power	
7	Bedroom 3 - lights & fans, tv, socket	
8	Dining Area - socket, Kitchen - lights & fans, socket, refrigerator	
<b>Yellow Phase</b>		
9	Dining area - wash basin light, Bathroom 1 - lights & exhaust fans, geyser	
	Bedroom1 - 2 piece socket	
10	Master Bedroom - lights & fans, Kitchen Area - socket, power socket, Ally Area - lights	
11	Bedroom 3 - ac power	
12	Master Bedroom - ac power	

DI

### ANNEXURE - 3 MOISTURE MAPPING



XYZ