

MACJ - A Buyer's Choice Home Inspections

Property Inspection Report



Unit XYZ, EM Bypass, Kolkata, West Bengal 700054

Inspection prepared for: ABC SM

Date of Inspection: 5/3/2017 Time: 12:00 noon

Age of Home: Built 2016 Size: 2600 SFT

Weather: Hot

A 4BHK apartment in a multi- building complex in east Kolkata region

Inspector: Yamini Sureka
InterNachi Member

Email: ysureka@macj.in

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

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 walk through 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

2. Home Type

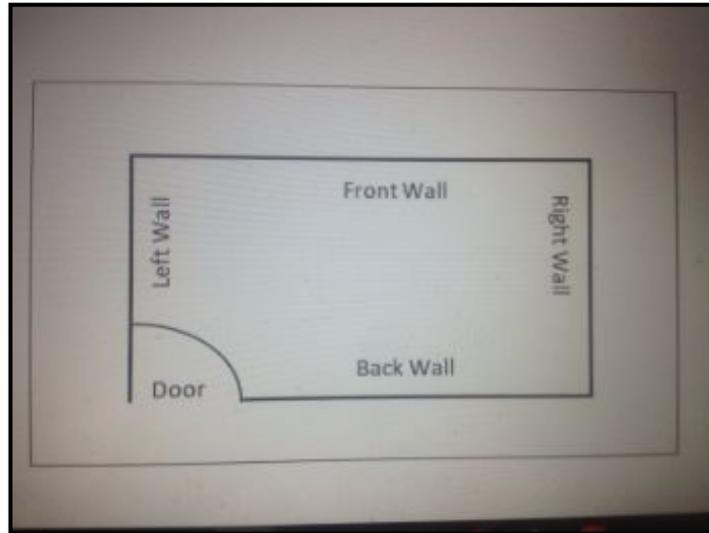
Home Type: Apartment in a twenty five storey building

3. Occupancy

Occupancy: Vacant - Unfurnished • Temporary power supply provided, Water supply on

4. Location

Accept able	Margin al	Defecti ve	N/A	None
			X	



Wall location

DRAFT ONLY

Floor Lobby

1. Doors

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- The fire exit door handle is broken, recommend to maintenance to be repaired.



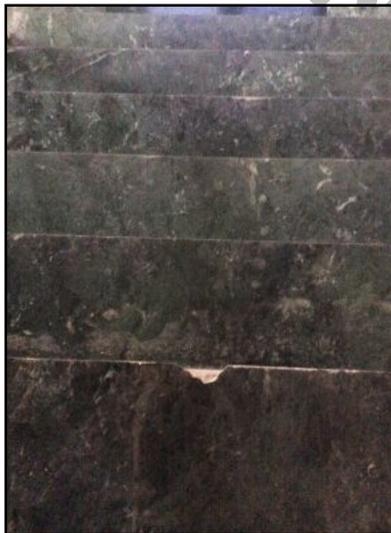
Broken handle

2. Stairs & Handrail

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Broken step at the staircase recommend to maintenance to repair/replace.



Broken edge

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, living / dining 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.

1. Wall Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Plaster walls noted and part drywall

Observations:

- The finishing above the door reveal is improper , recommend proper sanding before paint finish.
- Seepage patch followed by pathway/groove at right wall above sliding window. These may be due to some work done at the balcony of the floor above, recommend brushing off the existing patches and application of primer based POP.
- Vertical crack at front wall near alley of bedroom 1 and 2, recommend sanding and filling with liquid putty.
- High moisture content noted at the front wall near alley of bedrooms 1 and 2, any wood work done at this wall may be given a water proof coat.



Seepage patch above sliding window



Vertical crack at front wall near alley



Improper finish at door reveal



High moisture content

2. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Floor Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Marble noted

Observations:

- The skirting behind the entrance door is broken since the stone is laid beyond the wall, the stone needs to be replaced and a small buffer may be installed



Broken skirting

4. Entrance Door

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Wooden door with laminate finish

Observations:

- Chip at panel at bottom corner side, recommend filling by colour matching wooden filler.
- Chip at left frame below top hinge, recommend filling by colour matching wooden filler.
- Improper finish at right frame bottom side, recommend putty finish with proper workmanship.
- Improper filling at frame and wall when seen from inside, recommend filling with self expanding or architectural sealants.
- Door panel is moving after locking, recommend review.
- Broken wood at left frame top side, recommend review and repair.
- Crack at left frame bottom side, recommend repair and filling with saw dust with adhesive.
- Gap at right frame joints at bottom side and middle portion, recommend filling by putty with colour pigment and good workmanship.
- The door buffer provided is at improper position where it is not fulfilling the purpose, recommend review and replacement.
- For safety we suggest to install an additional bolt/latch at the main door.



Chip at panel at bottom corner side



Chip at left frame below top hinge



Broken wood at left frame top side



Crack at left frame bottom side



Improper finish at right frame bottom side



Gap at right frame joints at bottom side



Gap at right frame joints at bottom side and middle portion



Improper filling at frame and wall inside



Gap between frame and wall



Improper finish at door reveal



Improper location of buffer



Improper filing at groove plate position.

5. Window Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Powder Coated sliding french windows noted

Observations:

- The channels to be kept dust free for easy movement of the windows.

6. Electrical

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Air conditioning provision laid over the false ceiling, points not drawn out.
- Improper wire connection at 6 amp socket near kitchen door frame, recommend proper wiring connection by an electrician.

7. Small Room

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Vertical crack at left wall near right wall, recommend sanding and filling by liquid putty.
- Improper filling at the gap between skirting and floor at front wall corner, recommend filling by white cement with proper pigment.



Vertical crack at left wall near right wall



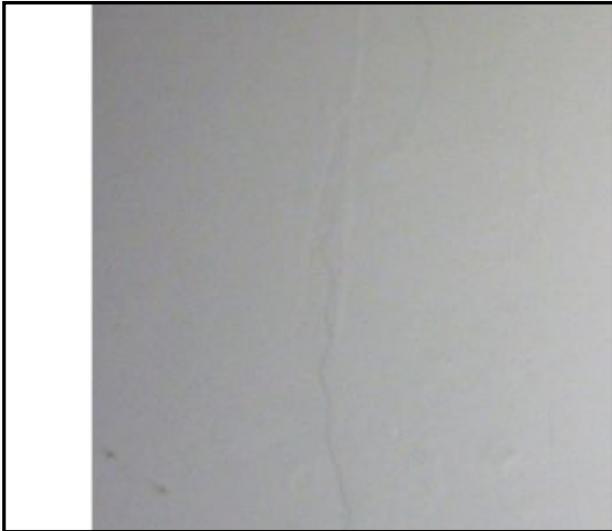
Improper filling at the gap between skirting and flooring at front wall corner

8. Alley Condition

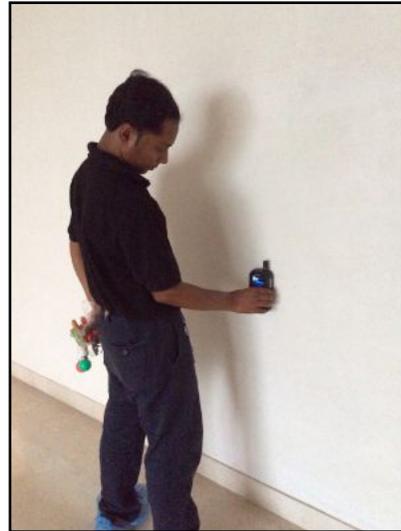
Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Vertical crack at front wall of entrance alley from beam, recommend sanding and filling by liquid putty.
- Vertical crack at right wall above bedroom 2 door, recommend sanding and filling by liquid putty.
- Horizontal crack at right wall near bedroom 2 door, recommend sanding and filling by liquid putty.



Vertical crack at front wall of alley from beam



High moisture at back wall corresponding to kitchen

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Bedroom - 1 (Master)

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Moisture in the air and walls / ceiling can cause mildew, wallpaper and paint to peel, and other problems. Personal items in the bedroom may prevent all areas to be inspected as the inspector will normally not move personal items. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or ceiling / flooring.

1. Locations

Locations: Down the alley.

2. Wall Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Plaster walls noted.

Observations:

- Improper finish at back wall near bathroom right door frame , recommend sanding and proper putty finish.
- Improper finish at left wall edges , recommend sanding and putty finishing.
- Improper filling between frame and wall , recommend filling with self expanding material.
- Minor horizontal crack front wall beam junction ,recommend sanding and filling by liquid putty.
- Hairline vertical crack at left wall from sliding door head reveal till wall surface,recommend sanding and filling by liquid putty.
- Improper finish around sprinkler at right wall , recommend proper and smooth putty finish before painting as these flakes can come out creating gap around sprinkler.
- Shrinkage crack and peeling of POP at front wall near right wall ,recommend sanding and filling by liquid putty.
- Vertical crack at back wall near left side of bathroom door frame , recommend sanding and filling with liquid putty.
- Diagonal crack at back wall above door frame , recommend sanding and filling with liquid putty.
- High moisture content noted at the walls on right and left of sliding door, to be kept under observation.



Improper finish around sprinkler at right wall



Shrinkage crack and peeling of POP at front wall near right wall



Diagonal and vertical cracks at front wall near the joint with right wall



Vertical crack at back wall near left side of bathroom door frame



Diagonal crack at back wall above door frame



Vertical crack at back wall above door frame



Improper finish at back wall near bathroom right door frame



Improper finish at left wall edges



Improper filling between frame and wall



High moisture content



3. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
X				

Materials: There are plaster ceilings noted.

4. Floor Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Flooring Types: Wood laminate noted

Observations:

- Gap at beading and wall at several places, recommend review.
- Gap around wooden laminate near bathroom 1 entrance , recommend filling by colour matching wooden filler.
- Gap at several places at wooden laminate , recommend filling with colour matching wooden filler
- Floor transition improperly installed at sliding door as having gap with sliding door's bottom channel ,recommend reinstalling it with maintaining existing floor level.
- Improper fixation of floor transition at bedroom door due to inadequate packing beneath the transition , recommend reinstalling it with proper packing.
- Gap at floor laminate and door frames of bathroom and room, recommend filling with wooden putty and given a finishing.



Gap at beading and wall at several places



Gap at floor laminate and bathroom 1 door frame



Gap around wooden laminate near bathroom 1 entrance



Gap at floor laminate and bathroom 1 door frame



Gap at several places at wooden laminate



Gap at several places at wooden laminate



Floor transition improperly installed at sliding door as having gap with sliding door's bottom channel

5. Doors

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Chip at panel top side .
- Gap at beading and frame and at flooring and frame ,recommend review.
- Lock knob is loosely fitted ,recommend review.
- Groove plate loosely fitted and gaps around groove plate , recommend tightening of screws and filling with Saw dust and adhesive mix .
- Gap at skirting and left frame. ,recommend filling by self expanding or PU material.
- Uneven gap between beading and right frame , recommend review and filling with wooden putty.
- Right frame bottom hinge has not been installed properly, sharp edge has come out at bottom side , recommend review and filling can be done by Saw dust and adhesive mix.
- Door is shaky even after closing ,recommend review.
- Improperly fixed transition at bedroom door due to inadequate packing beneath the transition , recommend reinstalling it with proper packing.



Chip at panel top side



Gap at beading and frame and at flooring and frame



Uneven gap between beading and right frame



Gap at skirting and left frame.



Right frame bottom hinge has not been installed properly

6. Window Condition

Acceptable	Marginal	Defective	N/A	None
<input type="checkbox"/>				

Observations:

- Sliding function is not smooth , recommend channels to be free from dusts.
- Locking is not easy to operate due to improper fixation and finishing of groove arrangement, recommended review

7. Electrical

Acceptable	Marginal	Defective	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- T.V cable socket has not been fixed properly with wall , recommend review and proper installation.

8. Balcony

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Some screws at balcony door frame have not been fixed properly , recommend tightening of screws.
- Improper filling of floor tile joints , recommend filling with stone filler.
- Multiple cracks at marbles at railing sill top at balcony , recommend review and polishing after glossiness is gone.
- Gap at right wall and railing , recommend filling with ready made repair mortar.
- Railings are getting rusted , recommend coating of zinc/lead based red oxide primer.
- Transition improperly installed at sliding door and having gap with sliding door's bottom channel , recommend reinstalling it while maintaining existing floor level.



Some screws at balcony door frame have not been fixed properly



Some screws at balcony door frame have not been fixed properly



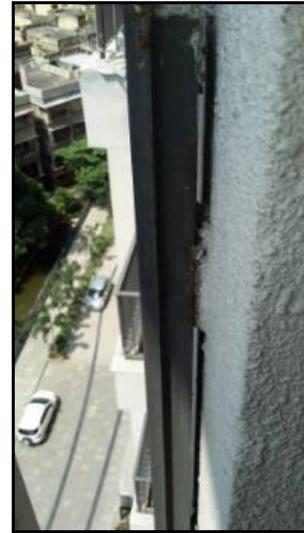
Multiple cracks at marbles at railing sill top at balcony



Multiple cracks at marbles at railing sill top at balcony



Multiple cracks at marbles at railing sill top at balcony



Gap at right wall and railing



Railing is getting rusted

Bathroom -1 (Master)

Bathrooms can consist of many features from tubs and showers to toilets. 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. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

1. Locations

Locations: Bedroom-1

2. Walls

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Tiles till the false ceiling noted.
- Improper tile joints filling at back wall corners, at door reveal corners , recommend review.
- Tile cut extra around sink valve, recommend filing with proper pigment of matching colour.
- Chip at window sill edge, recommend to fill by white cement with colour pigment.
- Crack at front wall tile near wc ,recommend review and filling can be done by colour matching tile filler.
- Crack at back wall tile bottom side behind door .recommend review and filling can be done by colour matching tile filler.
- Gap between wall tiles and floor tiles at back wall near shower area, at left wall, at front wall near WC and at right wall near WC, below window, and near door, these may be filled with tile grout.
- Tile cut extra at front wall socket, recommend review and necessary repair.
- Improper filling at left window sill corner, recommend filling with white cement with colour pigment.



Crack at front wall tile near wc



Crack at back wall bottom side behind door



Gap between wall tiles and floor tiles at left wall wet floor



Tile cut extra around sink valve



Tile cut extra at front wall socket



Chip at window sill edge



Improper filling at left window sill corner

3. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Gypsum board noted

Observations:

- Broken hatch door panel at false ceiling, recommend review and replacement.
- Improper positioning of hatch door above the sink, this is very inconvenient for repair to be done above the false ceiling, recommend review.



Broken hatch at false ceiling

4. Floor Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Tiled floor noted.

Observations:

- Chip at tile, recommend review.
- Gap at floor and wall at back wall, water may seep in from such gaps, recommend filling with sealant.



Gap at floor and wall at back wall

5. Doors

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Wooden door
- Crack at left frame bottom side ,recommend repair and filling with saw dust and adhesive.
- Gap at frame and floor inside bathroom , recommend filling.
- Transition has not been installed properly ,recommend reinstalling it with maintaining existing floor level.
- Buffer location at the door is improper to be relocated and small buffer given.



Crack at left frame bottom side



Gap at frame and floor inside bathroom



Improper position of door buffer

6. Window Condition

Acceptable	Marginal	Defective	N/A	None
X				

Materials: Powder coated single hung window noted.

7. Plumbing

Acceptable	Marginal	Defective	N/A	None
		X		

Observations:

- Plumbing pipe details as per our observation - Pipelines are inside the duct , Rooftop tank to bathroom main water supply pipeline is 1.25 inches CPVC pipe, and 1 inch and 3/4 inch for the fittings. Waste line is 4 inch cast iron.
- FYI : The shut off valves of the water supply for the bathroom are provided at the duct.
- Towel ring is loosely fitted, recommend tightening of screw.
- Water is taking more time to drain out through the sink outlet so water is filling in the sink due to the full thread coupler fitted at the sink outlet, recommend review and installation of half thread coupler at the sink outlet.
- WC hand spray pipe is touching the floor, so when the pipe comes in contact with water at floor the pipe it will get rusted and damage fast, recommend installing the hand shower higher so that the pipe does not touch the floor.
- Leakage at wc and gap between wc and wall at bottom side due to improper alignment of incoming and outgoing pipe of wc from the wall , recommend necessary repair by a skilled technician.
- Overhead shower is loosely fitted, recommend review and filling the area behind the flange with white cement.

8. Electrical

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Single light provision while the other source of light is at the mirror cabinet, additional light to be installed.

9. Cabinets

Acceptable	Marginal	Defective	N/A	None

Observations:

- Improper paint finish ,recommended review.
- Unsealed screw and nail positions, recommend review.
- Unsealed screw and nail positions, recommend review.
- Swing panel having gap at top due to misalignment , tuning to be done to the hinges.
- Gap between wall and cabinet at top left corner due to improper installation, recommend proper installation to be done.



Swing panel having gap at top due to misalignment



Gap between wall and cabinet at top left corner due to improper installation

Kitchen

The kitchen is used for food preparation. Kitchens typically include a stove, dishwasher, sink and other appliances. Operating an exterior vented exhaust fan helps to reduce harmful fumes and heat.

1. Wall Condition

Acceptable	Marginal	Defective	N/A	None
	X			

Materials: Plaster walls and tiled dado noted.

Observations:

- Minor gap between dado tile and window frame, recommend to be filled.
- Improper finish and popping at right wall around geyser valve ,recommend sanding and proper putty finish.
- Geyser socket point concealed casing is upmounted at one side leads to a distinct gap between socket board and wall surface ,recommend grinding to level the surface..
- Improper finish at left wall around electrical circular point.



Improper finish and popping at right wall around geyser knob



Geyser socket has not been installed properly at back wall



Geyser socket point concealed casing is up mounted at one side



Improper finish at left wall around electrical circular point

2. Ceiling Condition

Acceptable	Marginal	Defective	N/A	None
X				

Materials: There are plaster ceilings noted.

Observations:

- Unfilled positions for clamp fasteners, recommend to fill the positions.

3. Floor Condition

Acceptable	Marginal	Defective	N/A	None
X				

Materials: Tiled floor noted.

4. Doors

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Wooden door
- Improper finish at left frame, recommend putty finish.
- Screw missing at groove, recommend to install.
- Crack at right frame bottom side, recommend filling by colour matching wooden filler
- Wood broken at top frame, recommend review.



Screw missing at groove



Improper finish at left frame



Crack at right frame bottom side



Wood broken at top frame

5. Window Condition

Acceptable	Marginal	Defective	N/A	None
X				

Materials: Powder coated casement windows noted.

6. Plumbing

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- FYI - The main water shut off valve at the balcony inside duct.
- **Leak at the bottle trap to be repaired.**



Leak at the trap

7. Electrical

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- Additional sockets and lights may be given at the kitchen.
- Smoke detector(s) may be checked regularly.
- **Geyser socket is improperly installed.**

8. Cook top condition

Acceptable	Marginal	Defective	N/A	None
	X			

Observations:

- **Bare LPG pipe, recommend a paint coat.**



Unpainted gas pipe

9. Balcony

Acceptable	Marginal	Defective	N/A	None
<input type="checkbox"/>				

Observations:

- Gap at duct and left wall to be reviewed.
- Washing machine valve improperly installed.
- Open wall at the concealed pipe to be covered/ replastered so water does not seep in the wall.
- Lpg meter has not been installed properly ,recommend fixing the nut bolts properly.
- Crack at plaster at back wall near right corner ,recommend sanding and filling by liquid putty.
- Gap at window frame and wall at top and right side, recommend filling with architectural sealant.
- No screws have been installed at the duct cover, recommend fixing of screws.
- Water accumulation observed at middle of floor due to improper slope, recommend review and necessary repair since this is a wet area.
- The door gasket is improperly installed to be repaired.
- The door is difficult to operate due to an obstruction under the door recommend review.



Conceal pipe is seen at back wall right corner



Lpg meter has not been installed properly



Crack at plaster



Gap at window frame and wall



Gap at duct and left wall



No screws have been installed around duct



Water accumulation observed at middle of floor due to improper slope



Water tap valve improperly installed at right wall



Improper gasket



Obstruction under the door

DRAFT ONLY

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), and wiring methods. Inspectors are, wherever applicable, required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables, 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. Electrical Panel

Acceptable	Marginal	Defective	N/A	None
X				

Location: Located in the ground floor.

Location: Sub Panel Location: At the alley near bedroom 1

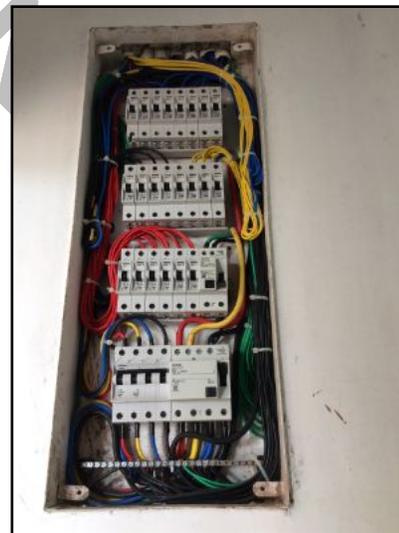
Observations:

- Wiring of Cables. The layout cable from meter room to distribution box is three single core 10 sq mm copper wire, earthing wire 10sq mm and neutral wire 16sq mm. Distribution box to Lighting circuit 1.5 sq mm earthing wire 1 sq mm, to power socket 1.5 sq mm and earthing 1 sq mm , to geyser 4 sq mm earthing wire 1.5 sq mm and air conditioner 1.5 sq mm earthing wire 1.5 sq mm.

- Three screws have not been fitted at D.B ,recommend installation.
- Lugs have not been provided for wire connection at D.B ,recommend installation for tightness and longevity.
- Most metal boxes at various rooms are rusted and dirty , recommend cleaning and red oxide primer painting.
- Colour code for wiring has not been followed ,recommend review.



Distribution box



Inside distribution box



DG connection box

2. Main Amp Breaker

Acceptable	Marginal	Defective	N/A	None
X				

Observations:
• 63 amp

3. Breakers

Acceptable	Marginal	Defective	N/A	None
X				

Materials: FRP copper wiring noted.
Observations:
• Refer Annexure-1 for MCB locations

DRAFT ONLY

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring minor or major expenses to correct or items we 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. The issues mentioned in the summary are detailed with relevant pictures in the respective sections of this report. 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. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

Floor Lobby		
Page 5 Item: 1	Doors	<ul style="list-style-type: none"> The fire exit door handle is broken, recommend to maintenance to be repaired.
Page 5 Item: 2	Stairs & Handrail	<ul style="list-style-type: none"> Broken step at the staircase recommend to maintenance to repair/replace.
Living/Dining Room		
Page 6 Item: 1	Wall Condition	<ul style="list-style-type: none"> Seepage patch followed by pathway/groove at right wall above sliding window. These may be due to some work done at the balcony of the floor above, recommend brushing off the existing patches and application of primer based POP. Vertical crack at front wall near alley of bedroom 1 and 2, recommend sanding and filling with liquid putty. High moisture content noted at the front wall near alley of bedrooms 1 and 2, any wood work done at this wall may be given a water proof coat.
Page 7 Item: 3	Floor Condition	<ul style="list-style-type: none"> The skirting behind the entrance door is broken since the stone is laid beyond the wall, the stone needs to be replaced and a small buffer may be installed
Page 7 Item: 4	Entrance Door	<ul style="list-style-type: none"> Broken wood at left frame top side, recommend review and repair. Crack at left frame bottom side, recommend repair and filling with saw dust with adhesive. Gap at right frame joints at bottom side and middle portion, recommend filling by putty with colour pigment and good workmanship. The door buffer provided is at improper position where it is not fulfilling the purpose, recommend review and replacement. For safety we suggest to install an additional bolt/latch at the main door.
Page 10 Item: 6	Electrical	<ul style="list-style-type: none"> Improper wire connection at 6 amp socket near kitchen door frame, recommend proper wiring connection by an electrician.
Page 10 Item: 7	Small Room	<ul style="list-style-type: none"> Vertical crack at left wall near right wall, recommend sanding and filling by liquid putty. Improper filling at the gap between skirting and floor at front wall corner, recommend filling by white cement with proper pigment.
Page 10 Item: 8	Alley Condition	<ul style="list-style-type: none"> Vertical crack at front wall of entrance alley from beam, recommend sanding and filling by liquid putty. Vertical crack at right wall above bedroom 2 door, recommend sanding and filling by liquid putty. Horizontal crack at right wall near bedroom 2 door, recommend sanding and filling by liquid putty.

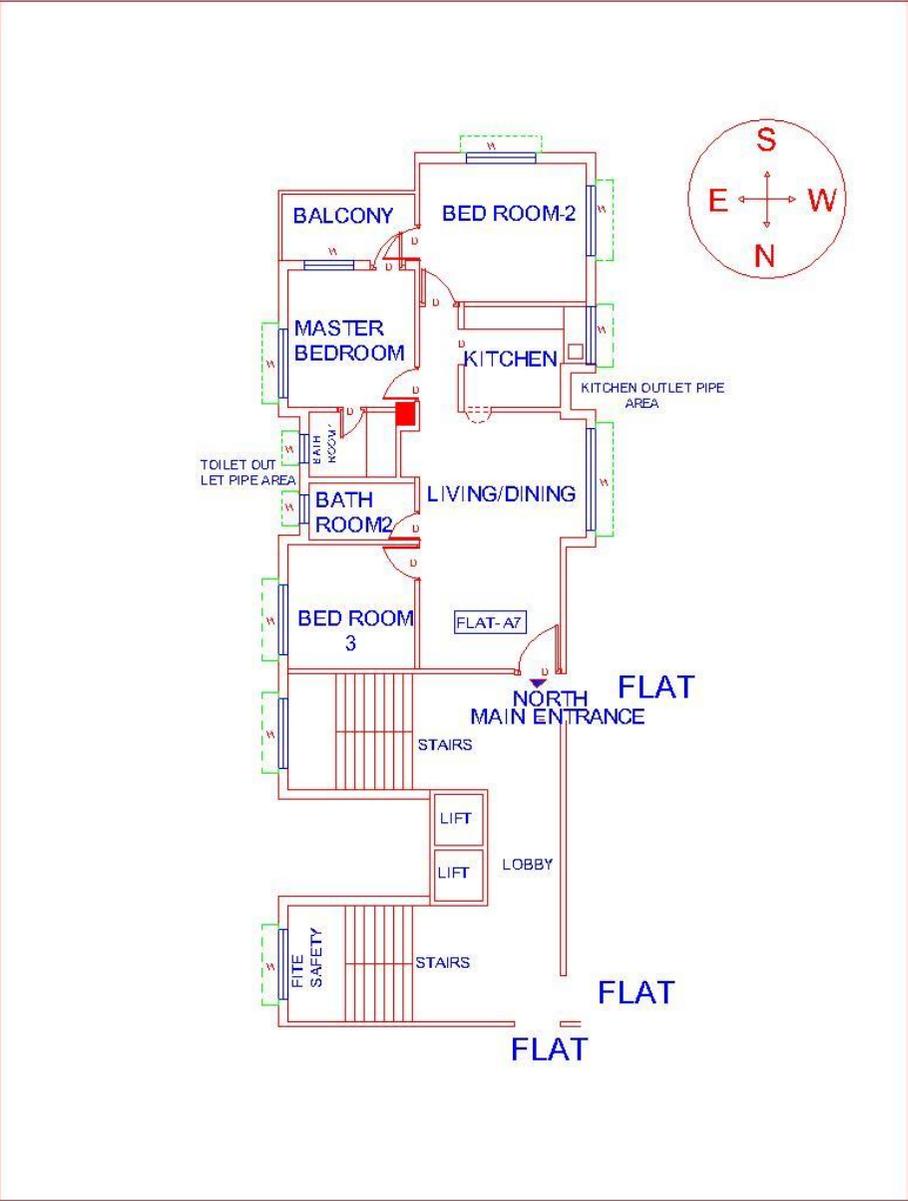
Bedroom - 1 (Master)		
Page 12 Item: 2	Wall Condition	<ul style="list-style-type: none"> • Improper finish around sprinkler at right wall , recommend proper and smooth putty finish before painting as these flakes can come out creating gap around sprinkler. • Shrinkage crack and peeling of POP at front wall near right wall ,recommend sanding and filling by liquid putty. • Vertical crack at back wall near left side of bathroom door frame , recommend sanding and filling with liquid putty. • Diagonal crack at back wall above door frame , recommend sanding and filling with liquid putty. • High moisture content noted at the walls on right and left of sliding door, to be kept under observation.
Page 15 Item: 4	Floor Condition	<ul style="list-style-type: none"> • Gap around wooden laminate near bathroom 1 entrance , recommend filling by colour matching wooden filler. • Gap at several places at wooden laminate , recommend filling with colour matching wooden filler • Floor transition improperly installed at sliding door as having gap with sliding door's bottom channel ,recommend reinstalling it with maintaining existing floor level. • Improper fixation of floor transition at bedroom door due to inadequate packing beneath the transition , recommend reinstalling it with proper packing. • Gap at floor laminate and door frames of bathroom and room, recommend filling with wooden putty and given a finishing.
Page 16 Item: 5	Doors	<ul style="list-style-type: none"> • Right frame bottom hinge has not been installed properly, sharp edge has come out at bottom side , recommend review and filling can be done by Saw dust and adhesive mix. • Door is shaky even after closing ,recommend review. • Improperly fixed transition at bedroom door due to inadequate packing beneath the transition , recommend reinstalling it with proper packing.
Page 17 Item: 6	Window Condition	<ul style="list-style-type: none"> • Locking is not easy to operate due to improper fixation and finishing of groove arrangement, recommended review
Page 17 Item: 7	Electrical	<ul style="list-style-type: none"> • T.V cable socket has not been fixed properly with wall , recommend review and proper installation.
Page 18 Item: 8	Balcony	<ul style="list-style-type: none"> • Multiple cracks at marbles at railing sill top at balcony , recommend review and polishing after glossiness is gone. • Gap at right wall and railing , recommend filling with ready made repair mortar. • Railings are getting rusted ,recommend coating of zinc/lead based red oxide primer. • Transition improperly installed at sliding door and having gap with sliding door's bottom channel ,recommend reinstalling it while maintaining existing floor level.
Bathroom -1 (Master)		

Page 20 Item: 2	Walls	<ul style="list-style-type: none"> • Crack at front wall tile near wc ,recommend review and filling can be done by colour matching tile filler. • Crack at back wall tile bottom side behind door .recommend review and filling can be done by colour matching tile filler. • Gap between wall tiles and floor tiles at back wall near shower area, at left wall, at front wall near WC and at right wall near WC, below window, and near door, these may be filled with tile grout. • Tile cut extra at front wall socket, recommend review and necessary repair. • Improper filling at left window sill corner, recommend filling with white cement with colour pigment.
Page 22 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> • Broken hatch door panel at false ceiling,recommend review and replacement. • Improper positioning of hatch door above the sink , this is very inconvenient for repair to be done above the false ceiling,recommend review.
Page 22 Item: 4	Floor Condition	<ul style="list-style-type: none"> • Gap at floor and wall at back wall , water may seep in from such gaps ,recommend filling with sealant.
Page 23 Item: 5	Doors	<ul style="list-style-type: none"> • Crack at left frame bottom side ,recommend repair and filling with saw dust and adhesive. • Gap at frame and floor inside bathroom , recommend filling. • Transition has not been installed properly ,recommend reinstalling it with maintaining existing floor level. • Buffer location at the door is improper to be relocated and small buffer given.
Page 24 Item: 7	Plumbing	<ul style="list-style-type: none"> • Water is taking more time to drain out through the sink outlet so water is filling in the sink due to the full thread coupler fitted at the sink outlet,recommend review and installation of half thread coupler at the sink outlet. • WC hand spray pipe is touching the floor, so when the pipe comes in contact with water at floor the pipe it will get rusted and damage fast, recommend installing the hand shower higher so that the pipe does not touch the floor. • Leakage at wc and gap between wc and wall at bottom side due to improper alignment of incoming and outgoing pipe of wc from the wall , recommend necessary repair by a skilled technician. • Overhead shower is loosely fitted, recommend review and filling the area behind the flange with white cement.
Page 24 Item: 8	Electrical	<ul style="list-style-type: none"> • Single light provision while the other source of light is at the mirror cabinet, additional light to be installed.
Page 24 Item: 9	Cabinets	<ul style="list-style-type: none"> • Unsealed screw and nail positions,recommend review. • Swing panel having gap at top due to misalignment , tuning to be done to the hinges. • Gap between wall and cabinet at top left corner due to improper installation,recommend proper installation to be done.
Kitchen		
Page 25 Item: 1	Wall Condition	<ul style="list-style-type: none"> • Improper finish and popping at right wall around geyser valve ,recommend sanding and proper putty finish. • Geyser socket point concealed casing is upmounted at one side leads to a distinct gap between socket board and wall surface ,recommend grinding to level the surface.. • Improper finish at left wall around electrical circular point.

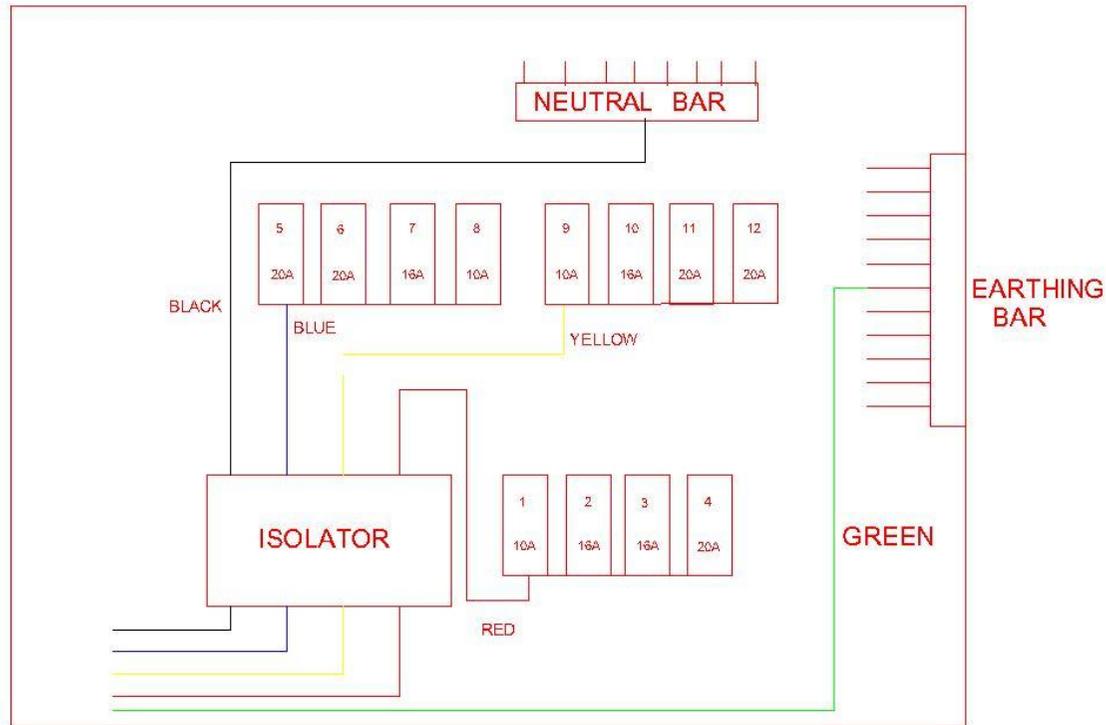
Page 26 Item: 4	Doors	<ul style="list-style-type: none"> • Screw missing at groove, recommend to install. • Crack at right frame bottom side, recommend filling by colour matching wooden filler • Wood broken at top frame, recommend review.
Page 27 Item: 6	Plumbing	<ul style="list-style-type: none"> • Leak at the bottle trap to be repaired.
Page 27 Item: 7	Electrical	<ul style="list-style-type: none"> • Geyser socket is improperly installed.
Page 27 Item: 8	Cook top condition	<ul style="list-style-type: none"> • Bare LPG pipe, recommend a paint coat.
Page 28 Item: 9	Balcony	<ul style="list-style-type: none"> • Open wall at the concealed pipe to be covered/ replastered so water does not seep in the wall. • Lpg meter has not been installed properly ,recommend fixing the nut bolts properly. • Crack at plaster at back wall near right corner ,recommend sanding and filling by liquid putty. • Gap at window frame and wall at top and right side, recommend filling with architectural sealant. • No screws have been installed at the duct cover, recommend fixing of screws. • Water accumulation observed at middle of floor due to improper slope, recommend review and necessary repair since this is a wet area. • The door gasket is improperly installed to be repaired. • The door is difficult to operate due to an obstruction under the door recommend review.
Electrical		
Page 31 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Three screws have not been fitted at D.B ,recommend installation. • Lugs have not been provided for wire connection at D.B ,recommend installation for tightness and longevity. • Most metal boxes at various rooms are rusted and dirty , recommend cleaning and red oxide primer painting. • Colour code for wiring has not been followed ,recommend review.

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
	Blue Phase	
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
	Yellow Phase	
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

ANNEXURE - 3 MOISTURE MAPPING

