

MACJ Ess Emm Home Inspection Pvt Ltd

Property Inspection Report



House N, Golden Park , New town, Pune, Maharashtra 411 000

Inspection prepared for: Mr Somebody HomeOwner

Date of Inspection: 24-10-2017 Time: 11:30am

Age of Home: Aprox 2 year old Size: aprox 2500 sq ft

Weather: Sunny

This inspection report is prepared to share as sample report,
based on actual inspection.

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MACJ Ess Emm Home Inspection Pvt Ltd

Unit 7, Gamesham D, Commercial Complex, Pimple Saudagar, Pune 411 027.

Preliminary Observations

- Water supply to the building is made available from the municipal water supply
- Walls, Flooring and ceiling were overall in good condition.
- Provision for ACs and fans in all the rooms.
- Provision for Geysers in the bathrooms.
- The mains of the electrical circuit were incorrectly connected at the building mains.
- The voltage received at all sockets in the apartment was observed to be more than the specified standards (240 V). This could be a safety hazard which would even affect the life of home appliances.
- The railing provided at the floor lobby was undergoing completion, the same is a safety hazard in the current state.
- All room doors were finished in laminate. Where as the toilet doors were pre fabricated fibre laminate doors.
- Safety grills were yet to be installed.
- The gaps between the door and the door frame were observed to be more than the standard. Same was observed between the flooring and the door.
- The door frame at the bottom was cut to accommodate the skirting at most places. This would affect the longevity of the doors. Ideally the skirting should have been cut instead of the door frame.
- Door hinge screws and window channel screws were loose at most places.
- The door stopper installation was pending at the time of inspection.
- Jaisalmer stone is used for the window frames. Due to absence of grooves between the frames and the walls, the cracks have started to develop at their junctions.
- The study room window being in the south west of the apartment the flow of the rainfall would be towards its direction. Safeguarding this area of the apartment is recommended.
- It is observed that the sunk slab in the kitchen has been raised in comparison to the rest of the kitchen floor. Ideally the sunk slab should have been lowered using a tile drop for the water to flow into the nahni trap. Review of this type of set up is imperative.

Inspection Details

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.

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Row House

3. Occupancy

Occupancy: Occupied - Furnished

Some places like walls behind the kitchen cabinets, walls behind cupboards and closets, bookshelf were not accessible due to which such items were not inspected.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

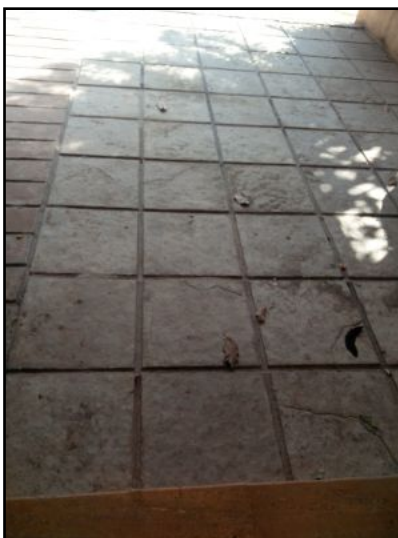
1. Driveway and Walkway Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Stone block driveway and parking noted.

Observations:

- Stone blocks laid on concrete have wide and deep gaps. It can cause ponding of water or tripping, review recommended.



Stone blocks flooring.

2. Fence Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Wooden plank fence noted • Brick wall with plaster and painted finish noted.

Observations:

- Cracks on fence wall noted, review and repair recommended.
- Minor chipping and gaps in fence tiling at edges. This could lead to moisture intrusion, recommend filling the gap using appropriate sealant.
- **Loose and broken wooden plank fence noted, review recommended.**



Loose wooden plank.



Broken wooden plank and cracks on wall.



Chipped and gaps in fence tiling

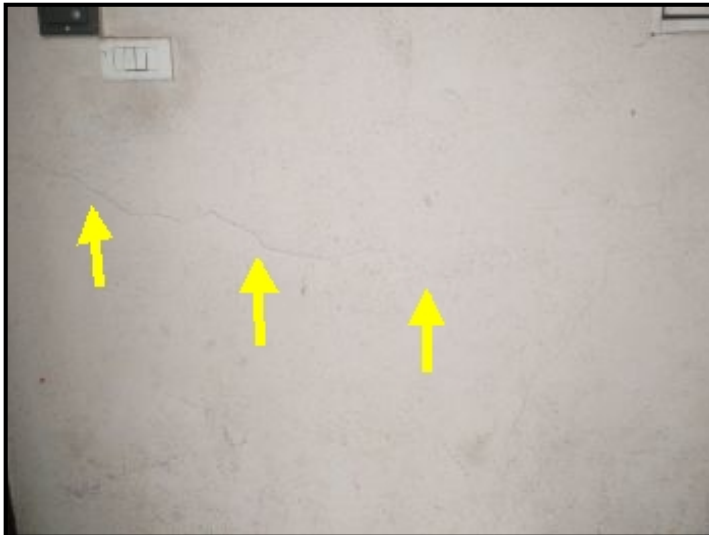
3. Exterior Wall condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Materials: Plaster and painted finish walls noted.

Observations:

- Cracks on wall noted, review and repair.
- Minor gap at false ceiling noted in alley area.
- Air conditioner pipe duct of living room is noted open from outside, suggested to fill properly to avoid leakage and seepage.



Cracks on wall



Minor gap at false ceiling



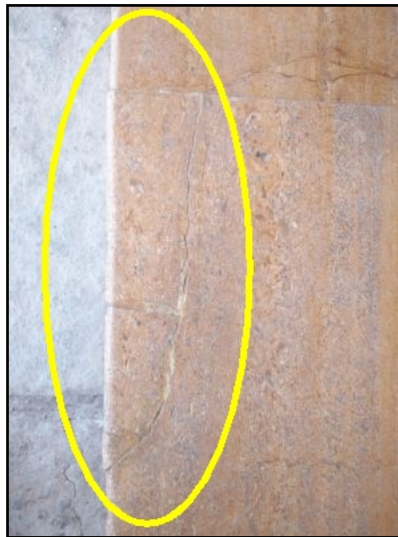
Air conditioner pipe duct is open from outside

4. Lobby Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Cracked tile at lobby noted, review recommended.



Crack tile

5. Plumbing

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

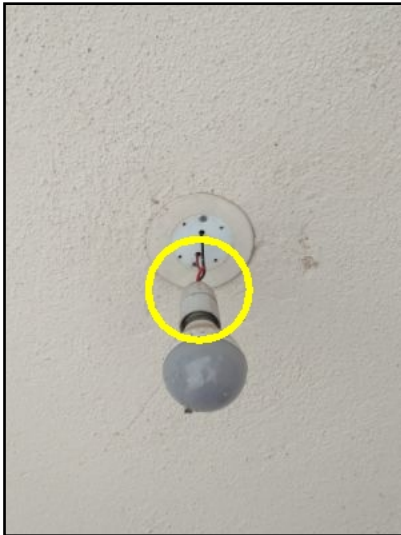
Materials: **PVC** piping noted.

6. Grounds Electrical

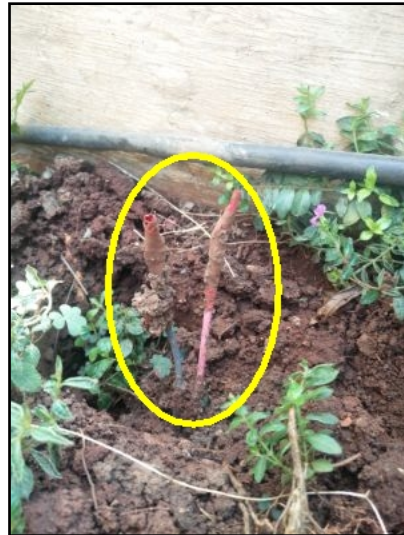
Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

Observations:

- Hanging light holder is provided instead of ceiling holder, recommended to review.
- Exposed wires are noted in garden area, though insulated the insulation could weather out, recommended to review.
- Damaged 16 Amp socket noted, it may cause short circuit recommended to repair it.



Hanging light holder



Exposed wires



Damaged 16 Amp socket

Living 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 usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Steel safety door with painted finish and wooden door with laminated finish noted.
- Main door has minor gaps between wall and frame and scratches on panel, recommend filling the gap using appropriate sealant.
- Door stopper magnet screws are loose and missing, recommended to get it fix.
- Chipped off door panel near lock. Recommend filling the gap using appropriate sealant to avoid pest infestation and rectify by experience carpenter.



Minor gaps with wall



Chipped off door panel near lock



Door stopper magnet screws are loose and missing

2. Door Bell

Acceptable	Marginal	Defect	Not Inspected	None
✓				

Observations:

- Operated normally when tested.

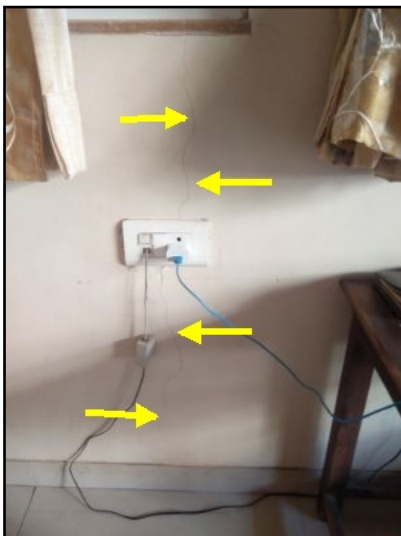
3. Wall

Acceptable	Marginal	Defect	Not Inspected	None
		✓		

Materials: Plaster and painted finish walls noted.

Observations:

- Minor chipped at edges of wall, suggested to repair it.
- Improper finish of AC fixing screw holes and AC piping duct, review and repair recommended.
- **Several cracks on wall noted, recommended to review and repair.**



Cracks on wall



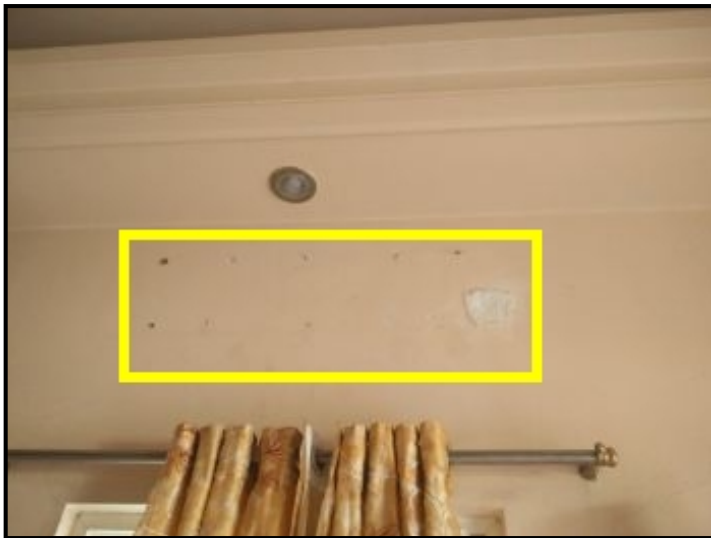
Cracks on wall



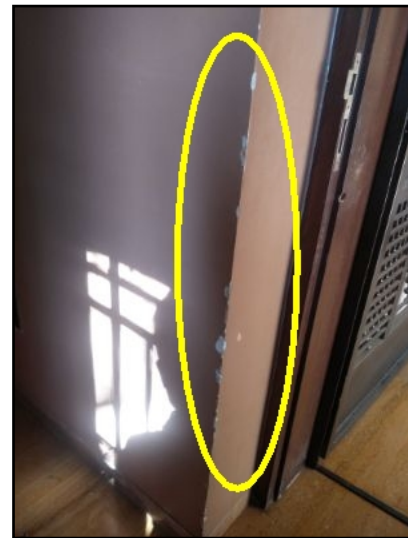
Cracks on wall



Cracks on wall



Improper finish wall



Chipped at wall edges

4. Window Condition

Acceptable	Marginal	Defect	Not Inspected	None
✓				

Materials: Fiber framed sliding window noted.

Observations:

- Appeared functional at time of inspection.

5. Sliding door condition

Acceptable	Marginal	Defect	Not Inspected	None
✓				

Materials: Fiber framed sliding door noted.

Observations:

- Appeared functional at time of inspection.

6. Floor Condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Flooring Types: Vitrified tiles noted.

Observations:

- Uneven tiles at some places and gaps in tiling noted, review recommended.



Minor gaps in tiling



Minor gaps in tiling

7. Ceiling Condition

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Materials: Plaster and painted finish ceiling noted.

8. Air Conditioning

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Air conditioner socket is not provided.

9. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Loose switch noted, recommended to review and repair.



Loose switch

10. Stairs & Handrail

Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

Observations:

- Minor gaps and chipped staircase tiles noted, recommended to review.
- Minor chipping at edges of wall, recommended to review.
- Stains and peeling of paint is noted due to presence of moisture at first and second flight of staircase headroom wall. The leakage could be from bathroom on other side, review and repair recommended.
- Stains and peeling of paint is noted near window due to presence of moisture at second flight of staircase headroom wall. The leakage could be from outside wall during rainy season, review and repair recommended.
- Several cracks noted at third and fourth flight of staircase headroom wall, review and repair recommended.



Stains and peeling of paint at staircase headroom wall



Chipping at wall.



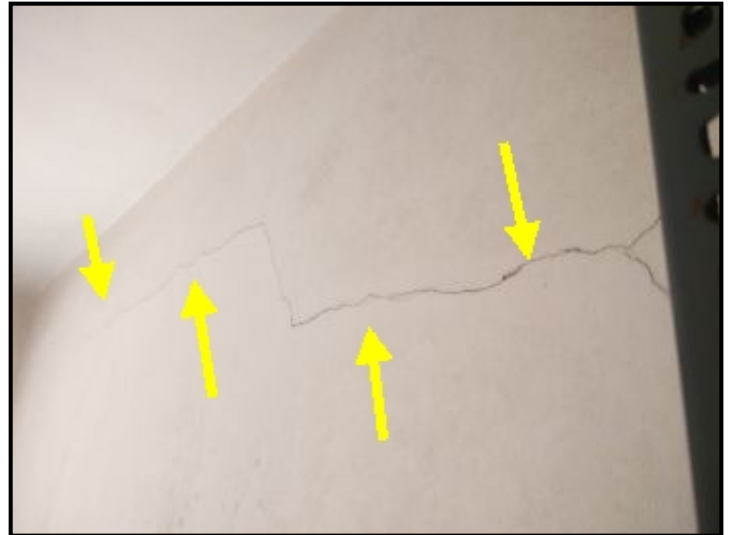
Stains and peeling of paint at staircase headroom wall



Stains and peeling of paint near window.



Moisture noted at staircase first flight wall



Cracks at staircase headroom wall



Cracks at staircase headroom wall



Cracks at staircase headroom wall

Balcony

1. Locations

Locations: Staircase mid-landing.

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Rust observed on door handle, recommended to review and rectify to avoid the rusting.
- Chipped door panel noted at some places, Recommend rectification by experience carpenter.



Rust observed on door handle



Chipped at door panel

3. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Plaster and painted finish walls noted.

Observations:

- Air conditioner outdoor unit stand noted, recommended to remove it, if it is not going to be used as it may cause accident.
- Cracks on parapet wall noted, recommended to repair it to avoid seepage of water.



AC outdoor stand



Cracks on wall



Cracks on wall

4. Window Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Fiber framed fixed window noted.

Observations:

- Window grill has started getting rusted, suggested to paint it to avoid the corrosion.



Window grill started rusting.

5. Floor Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Tile noted

Observations:

- Gaps in tiles noted, recommended to review.



Gaps in tiles



Gaps in tiles

6. Plumbing

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Gap in between WC outlet pipe and ceiling, review and repair recommended.
- Vent pipe provided in balcony is at floor level it causes bad odour, suggested to provide it at sufficient height.



Gap in between WC outlet pipe and ceiling



Wrong vent position

Kitchen

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

1. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Plaster and painted finish walls noted. • Dado tiles noted.

Observations:

- Wide gaps in dado tiling noted, review recommended.
- Gap in between wall and switchboard noted, recommend filling with appropriate materials.
- Cracks on walls and dado tiles noted, review and repair recommended.



Wide gaps in dado tiling



Gap in between wall and switchboard



Cracks on dado tiles



Cracks on dado tiles



Cracks on walls



Unfinished screw holes

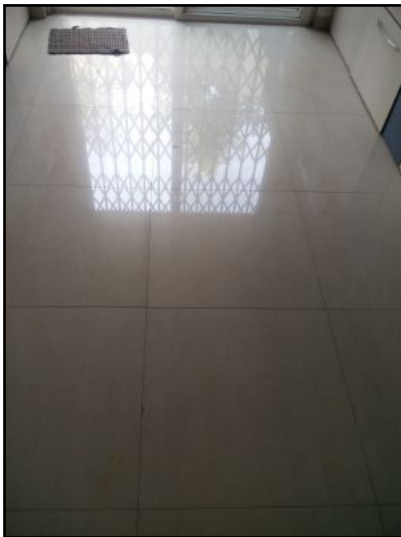
2. Floor Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

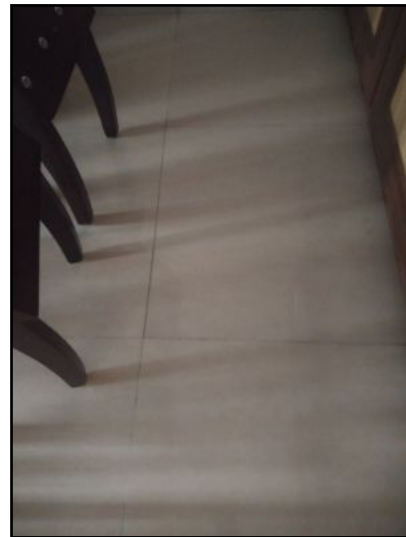
Materials: Vitrified tiles noted.

Observations:

- Uneven tiles and gaps in tiling at some places noted, review recommended



Gaps in tiles



Uneven tiles and gaps in tiles

3. Ceiling Condition

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Materials: Plaster and painted finish ceilings noted.

4. Cabinets

Accept able	Margin al	Defect	Not Inspect ed	None
			✓	

Observations:

- Not accessible due to stored personal items.

5. Counters

Accept able	Margin al	Defect	Not Inspect ed	None
			✓	

Observations:

- Granite/ Marble tops noted.
- Most of the area was not visible due to stored personal items, hence could not inspected.

6. Sinks

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Sink drain outlet not fitted properly which may lead to leakage problem in future, recommended to review and fix it properly.



Drain outlet not fitted properly

7. Exhaust Fan

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Noted improper fixing of exhaust fan, recommended to review and rectify.



Improper fixing of exhaust fan

8. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- All the switchboards were in working condition at the time of inspection.

9. Plumbing

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- It is noted that sink tap is little hard to operate, recommended to review and rectify.



Sink tap noted hard to operate

Dry Balcony

1. Locations

Locations: Kitchen Area

2. Sliding Door

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Fiber framed sliding door and steel channel gate noted.
- Sliding door appeared functional at time of inspection.
- Rusting on channel gate at some places noted, suggested to paint to avoid the corrosion.



Sliding door and steel channel gate



Rusting of channel gate



Rusting of channel gate

3. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Plaster and painted finish walls noted. • Dado tiles noted.

Observations:

- Minor gaps in dado tiling noted, review recommended.
- Improper finishing and cutting of dado tiling, need to review and rectify.
- Improper cutting of tile causes gap around switchboards, recommended to review and replace.



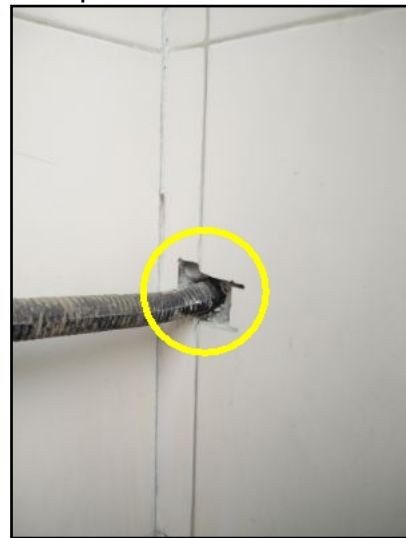
Gaps in dado tiles



Gap around switchboard



Gap around switchboard



Improper finishing

4. Floor Condition

Acceptable Marginal Defect Not Inspected None

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Materials: Tiles noted.

Observations:

- Uneven tiles and wide gaps in tiling noted, recommended to review.
- Improper sealing of gaps in tiling, this could lead to moisture intrusion. Recommend filling the gaps using water resistant sealant.



Uneven tiling and wide gaps in tiling



Wide gaps and improper sealing of gaps in tiles

5. Counters

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Granite / Marble tops noted.

6. Wash Basin

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Observed functional at the time of inspection

7. Plumbing

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Tap provided for washing machine has improperly fixed also tap flange plate is not provided, review and repair recommended.



Improperly fix tap

8. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
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		✓		
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Observations:

- Damaged light holder noted. Being in open to sky has short circuit and shock hazard danger, suggested to fix it properly.



Damaged light holder.

Bedrooms #1 on ground floor

The main area of inspection in the bedrooms 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 bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Bedroom #1

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Minor scratches and chipped off door panel noted, review recommended.
- **Magnetic door stopper is not installed which may cause damage to skirting and wall behind it, need to review and install.**



Minor chipped off door

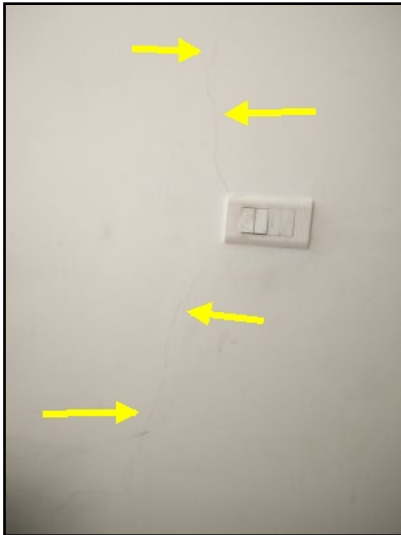
3. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Plaster and painted finish walls noted.

Observations:

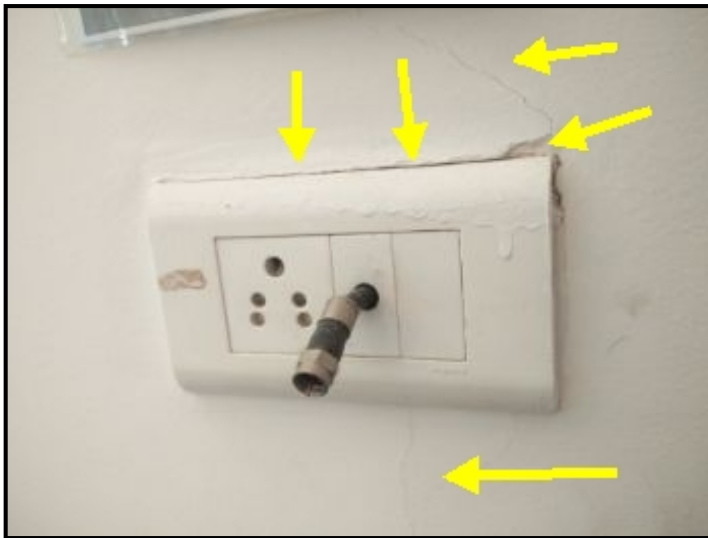
- Several cracks on walls noted, recommended to review and repair.
- Gap in between switchboard and wall, review recommended.
- Unfinished AC fixing screw holes and AC piping duct noted, repair recommended.



Cracks on wall



Cracks on wall



Switchboard has gap with wall



Unfinished AC fixing screw holes

4. Window Condition

Acceptable	Marginal	Defect	Not Inspected	None
✓				

Materials: Fiber framed sliding window noted.

Observations:

- Appeared functional at the time of inspection.

5. Floor Condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Flooring Types: Vitrified tiles noted.

Observations:

- Minor gaps in tiling, also seen gaps between skirting and floor. This could lead to moisture intrusion and pest infestation, recommend filling the gap using appropriate sealant.



Gaps in tiles



Gaps in tiles



Skirting has little gaps with floor

6. Ceiling Condition

Accept able	Margin al	Defect	Not Inspect ed	None
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Materials: Plaster and painted finish ceiling noted.

✓				
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7. Cabinets

Accept able	Margin al	Defect	Not Inspect ed	None
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Observations:

- Not accessible due to stored personal items.

			✓	
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8. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
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Observations:

- Switchboard is not properly fitted and TV cable socket is noted in exposed condition, recommended to review.

	✓			
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TV cable noted in exposed condition

Bathroom #1

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: Common Bathroom at ground floor.

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
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	✓			
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Observations:

- Door handle is little loose, review and repair recommended.



Door handle has loose

3. Shower Walls/Dado

Accept able	Margin al	Defect	Not Inspect ed	None
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	✓			
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Observations:

- Ceramic tiles noted.
- Observed uneven dado tiling work and it has wide gaps at the corner, recommended to review.



Wide gaps at the corner



Uneven dado tiles



Wide gaps at the corner

4. Window Condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Materials: Fiber framed fixed and hung up window noted.

Observations:

- Window panel little hard to operate, recommend review.

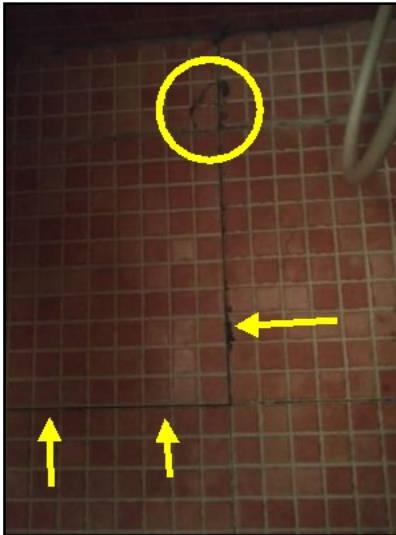
5. Floor Condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Materials: Ceramic tiles noted.

Observations:

- Cracked tile and improper sealing of tiles at some places noted. This could lead to moisture intrusion and pest infestation into the gaps. Recommend filling gaps using appropriate sealant.



Crack tile and improper sealing

6. Ceiling Condition

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Materials: Plaster and painted finish ceiling noted.

7. Showers

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Gap noted in between diverter flange and wall, recommended to review and fix it properly.
- Leakage noted at diverter check nut, recommended to review and rectify.



Gap noted in between diverter plate and wall.



Leakage noted

8. Counters

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Granite / Marble tops noted.

9. Sinks

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Sink extension pipe flange plate is not provided, recommended to review.



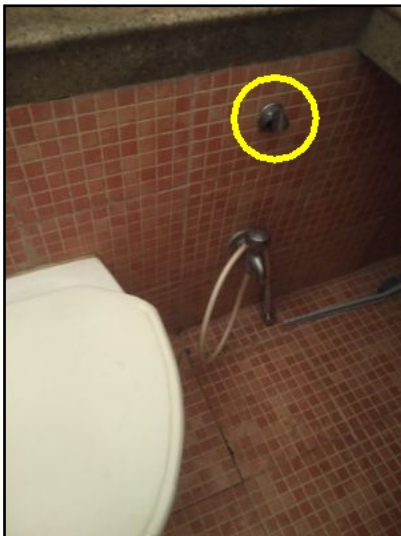
Pipe flange plate missing

10. Toilets

Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

Observations:

- Toilet flush fixing plate is in loose state, recommended to review and rectify.
- Broken jet spray holder is noted, review and replace.



Broken jet spray holder



Toilet flush fixing plate in loose state.

11. Exhaust Fan

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Observed functional at the time of inspection.

12. Mirrors

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Mirror is installed.

13. Plumbing

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Geyser inlet outlet pipe flange plates are not installed, recommended to provide.



Geyser inlet outlet pipe plates are not provided

14. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Observed functional at the time of inspection.

Bedroom #2 on 1 st floor

1. Locations

Locations: Bedroom #2

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Magnetic door stopper is little loose, recommended to repair.
- Door panel touching wooden floor while operating which may cause damage of floor, review and repair recommended.



Magnetic door stopper is little loose



Door panel touching with floor

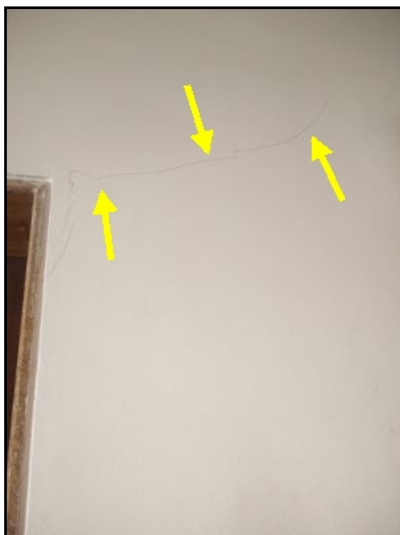
3. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
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Materials: Plaster and painted finish walls noted.

Observations:

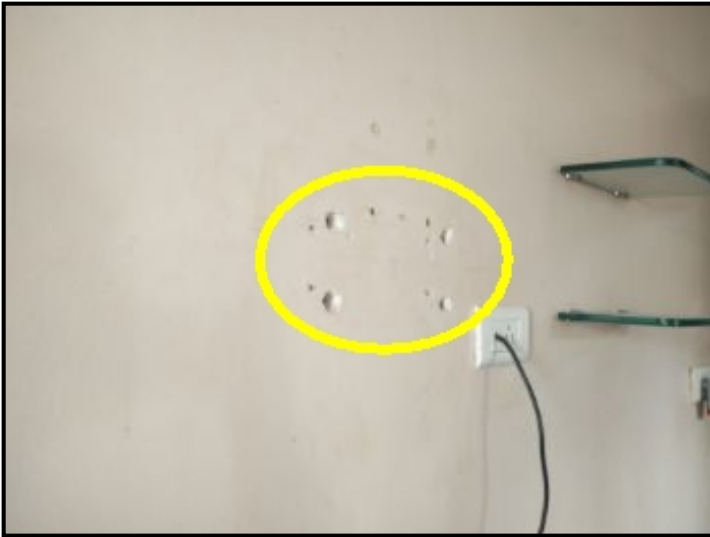
- Several cracks on wall noted, recommend to review and repair.
- Unfinished TV fixing screw holes noted, recommended to fill them.
- Cracks and Peeling of paint is noted at the bottom side of window on front wall, due to presence of moisture. The leakage could be from outside wall during rainy season or leaking of pipe running through that wall, review and repair recommended.



Cracks on wall



Cracks and peeling of paint



TV fixing screw holes



Peeling of paint



Moisture noted at front wall.

4. Window Condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Materials: Fiber framed sliding window noted.

Observations:

- Window (1) panels is hard to operate, review recommended.



Window panel is hard to operate

5. Floor Condition

Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

Flooring Types: Wooden flooring noted.

Observations:

- Uneven floor level noted at some places, review recommended
- Chipped and gap in wooden flooring noted, review and repair recommended.



Uneven flooring work



Gaps in wooden flooring

6. Ceiling Condition

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Materials: Plaster and painted finish ceiling noted.

7. Cabinets

Accept able	Margin al	Defect	Not Inspect ed	None
			✓	

Observations:

- Not accessible due to stored personal items.

8. Electrical

Accept
able

Margin
al

Defect

Not
Inspect
ed

None

	✓			
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Observations:

- TV cable noted in exposed condition, recommended to review.



TV cable noted in exposed condition

Bathroom #2

1. Locations

Locations: Bedroom #2

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Door handle is little loose, review and repair recommended.
- Gap in door frame noted, Recommend filling the gap using appropriate sealant to avoid pest infestation and moisture intrusion.
- Broken door frame noted near bottom hinge of door. This could lead to moisture intrusion, recommend to rectify.



Door handle is loose



Gap in door frame



Broken door frame

3. Shower Walls/Dado

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Ceramic tiles noted.
- Gaps in dado tiling work noted, recommended to review.
- Different texture of tiles on same wall noted, review recommended.
- Gaps in skirting and counter noted. This could lead to moisture intrusion, recommend filling the gaps using water resistant sealant.
- Gap in switchboard and dado noted. recommend review and repair.



Gaps in skirting and counter



Gap in switchboard and dado

4. Window Condition

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Materials: Fiber framed fixed and hung up window noted.

Observations:

- Window panel is hard to operate, review recommended.

5. Floor Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Ceramic tile is noted.

Observations:

- Minor gaps in tiling work, recommended to review.



Gaps in tiles

6. Ceiling Condition

Acceptable Marginal Defect Not Inspected None

✓				
---	--	--	--	--

Materials: Plaster and painted finish ceiling noted. • false ceiling panel noted.

7. Showers

Acceptable Marginal Defect Not Inspected None

	✓			
--	---	--	--	--

Observations:

- Diverter fixing flange has gap with dado, recommended to fix it properly.



Diverter flange has gap with dado

8. Counters

Acceptable Marginal Defect Not Inspected None

	✓			
--	---	--	--	--

Observations:

- Granite / Marble tops noted.
- Improper counter slope noted, recommended to review.



Improper counter slope

9. Sinks

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Sink extension pipe flange is in loose state noted, recommended to review and rectify.



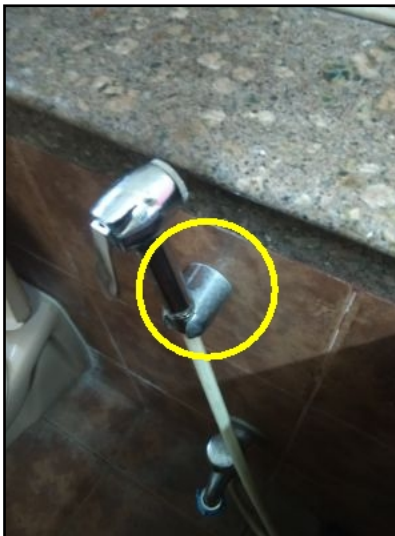
Sink pipe flange plate is in loose state

10. Toilets

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Jet spray holder is in loose state, recommended to review and fix it.



Jet spray holder is in loose state

11. Exhaust Fan

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Observed functional at the time of inspection.
- Exhaust fan cable has joints and it is hanging which may cause short circuit if come in contact with water, suggested to fix it properly.



Exhaust fan cable has joints

12. Mirrors

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Mirror is installed.

13. Plumbing

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Inlet shutoff valve flange is not installed, recommended to review and provide.



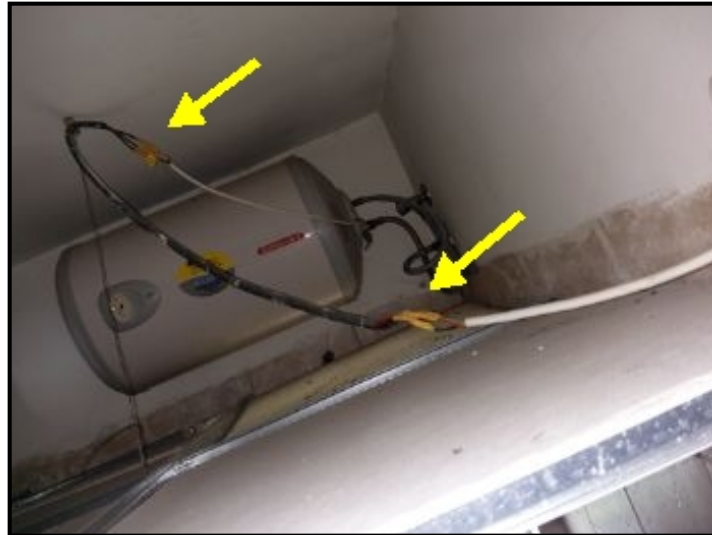
Inlet shutoff valve plate is not provided

14. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

Observations:

- Multiple joints at geyser cable noted. Joints in cable at high amperage lead to heating and burning of insulation leading to short circuit, recommended to review and rectify.



Joint noted at geyser cables

Bedrooms #3 on 1 st floor

1. Locations

Locations: Bedroom #3

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Door handle is little loose, recommended to review and repair.
- Magnetic door stopper is not installed which may cause damage to skirting and wall behind it, needed to review and install.



Door handle is loose



Magnetic door stopper is not installed

3. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plaster and painted finish walls noted.

Observations:

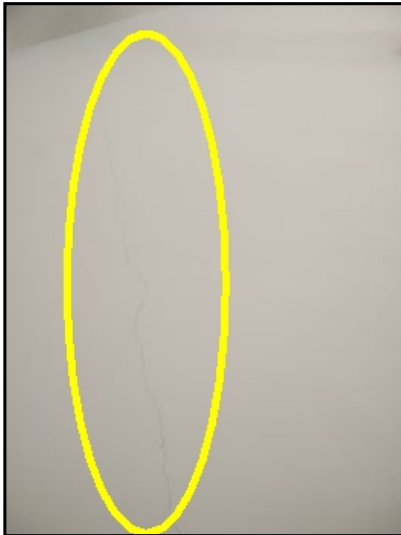
- Several cracks on wall noted, recommended to review and repair.



Cracks on walls



Cracks on wall



Cracks on wall



Cracks on wall



No moisture found

4. Window Condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Materials: Fiber framed sliding window noted.

Observations:

- Window panel is hard to operate, review recommended.



Window panel is hard to operate

5. Floor Condition

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

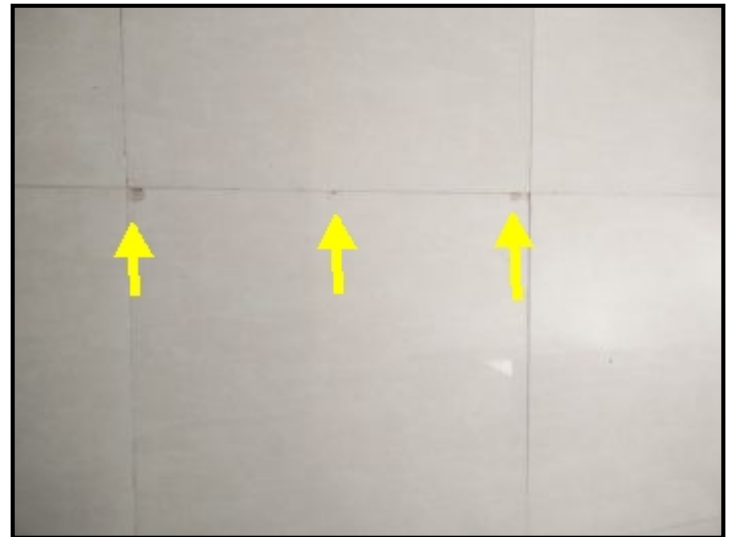
Flooring Types: Vitrified tiles noted.

Observations:

- Uneven tiles at some places and gaps in tiling noted, review recommended.
- Chipped and broken tile noted, review recommended



Uneven tiles and gaps in tiles



Chipped tile

6. Ceiling Condition

Acceptable	Marginal	Defect	Not Inspected	None
		✓		

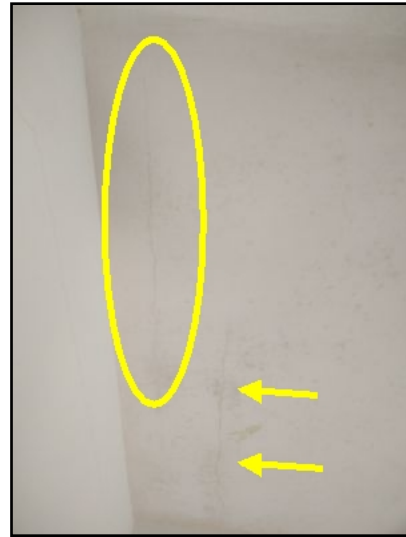
Materials: Plaster and painted ceiling noted.

Observations:

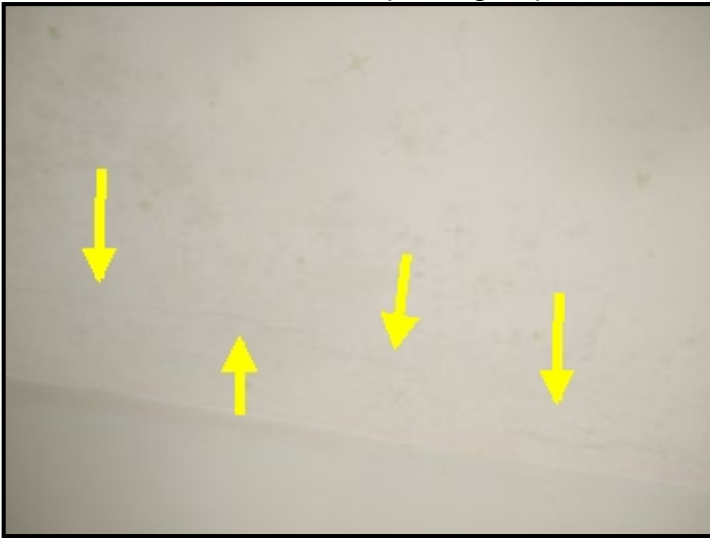
- Cracks, stains and peeling of paint is observed at slopping ceiling indicating leakage and seepage during rainy season however it is dried down at the time of inspection. No moisture found on moisture meter.



Cracks, stains and peeling of paint



Cracks on ceiling



Cracks on ceiling



No moisture found

7. Cabinets

Accept able	Margin al	Defect	Not Inspect ed	None
			✓	

Observations:

- Not accessible due to stored personal items.

8. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Ceiling fan cover plate is not installed, suggested to provide.



Ceiling fan cover plate not installed

Bathroom #3

1. Locations

Locations: Bedroom #3

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Door handle is little loose, hard to operate and lock, recommended to review and repair.



Door handle is loose, hard to operate and lock

3. Shower Walls/Dado

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Ceramic tiles noted.
- Gaps in dado tiling at the corners noted, recommended to review.



Gaps in tiling work



Gaps in tiling work

4. Window Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Fiber framed fixed and hung up window noted.

Observations:

- Window panel is hard to operate, review recommended.

5. Floor Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Ceramic tiles noted.

Observations:

- Gaps in tiles and improper filling of sealant in gaps, this could lead to moisture intrusion. Recommend filling the gaps using water resistant sealant.



Improper filling of gaps



Improper filling of gaps

6. Ceiling Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Plaster and painted finish ceiling noted. • False ceiling panel noted.

Observations:

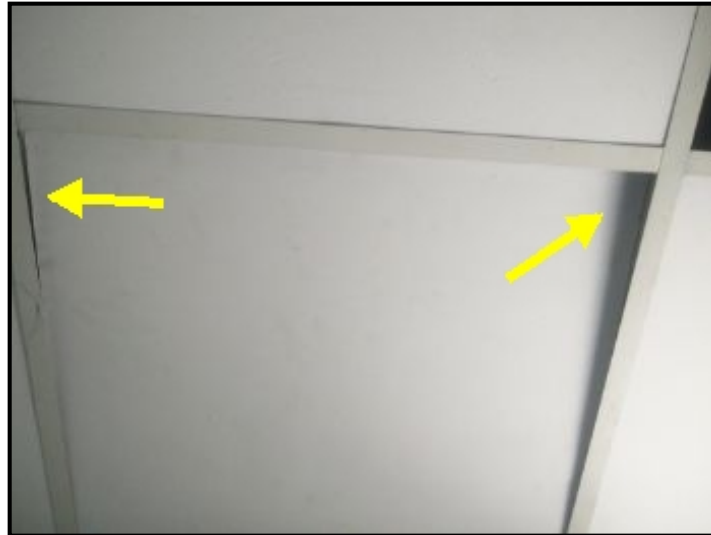
- Loose false ceiling panel noted, recommend to review and rectify.
- Cracks, stains and peeling of paint is observed at ceiling indicating leakage and seepage during rainy season however it is dried down at the time of inspection. No moisture found on moisture meter.



Stains and crack on ceiling



Loose false ceiling panel



Loose false ceiling panel

7. Showers

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Observations:

- Gap noted in between diverter flange plate and wall, recommend to review and rectify.



Gap in between diverter plate and wall

8. Counters

Acceptable	Marginal	Defect	Not Inspected	None
✓				

Observations:

- Granite/ Marble top noted.

9. Sinks

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Observations:

- Gap noted in wall and cover plate of angle cocks, recommended to review and rectify.



Gap in wall and cover plate of angle cocks

10. Toilets

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Observations:

- Jet spray holder is in loose state noted, suggested to tighten it.
- Toilet seat cover is loose, recommended to review and fix it properly.



Jet spray holder loose



Toilet seat cover loose

11. Exhaust Fan

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Observations:

- Observed functional at the time of inspection.
- Exhaust fan cable has joints and it is hanging which may cause short circuit if come in contact with water, suggested to fix it properly.



Exhaust fan cable has joints

12. Mirrors

Acceptable	Marginal	Defect	Not Inspected	None
✓				

Observations:

- Mirror is installed.

13. Plumbing

Acceptable	Marginal	Defect	Not Inspected	None
	✓			

Observations:

- Geyser outlet pipe flange plate not installed, recommended to provide.
- Low water pressure at all taps noted, may be due to insufficient height of overhead water tank or choke up line, recommended to review and rectify.



Geyser outlet pipe plate not provided



Low water pressure noted

14. Electrical

Acceptable	Marginal	Defect	Not Inspected	None
		✓		

Observations:

- Switchboard not properly fitted at the wall, recommended to review.
- Light cover plate not properly fixed, suggested to rectify for safety concern.
- Leakage noted in geyser, recommended to review and rectify.



Switchboard not properly fitted



Light cover plate not properly installed.



Leakage noted in geyser

Study Room on 1 st floor

1. Locations

Locations: Study room

2. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

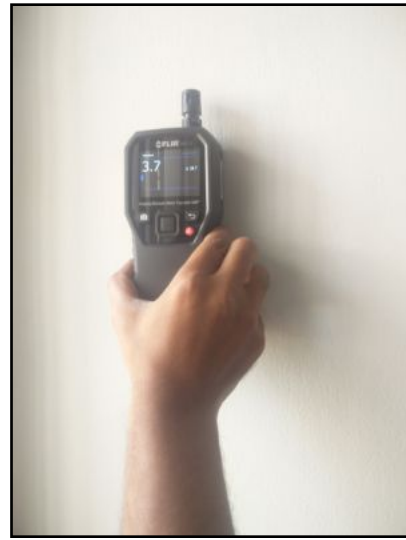
Materials: Plaster and painted finish walls noted.

Observations:

- Hairline crack on left and front wall noted, recommended to review and repair.



Hairline crack



No moisture found

3. Floor Condition

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Flooring Types: Vitrified tiles noted.

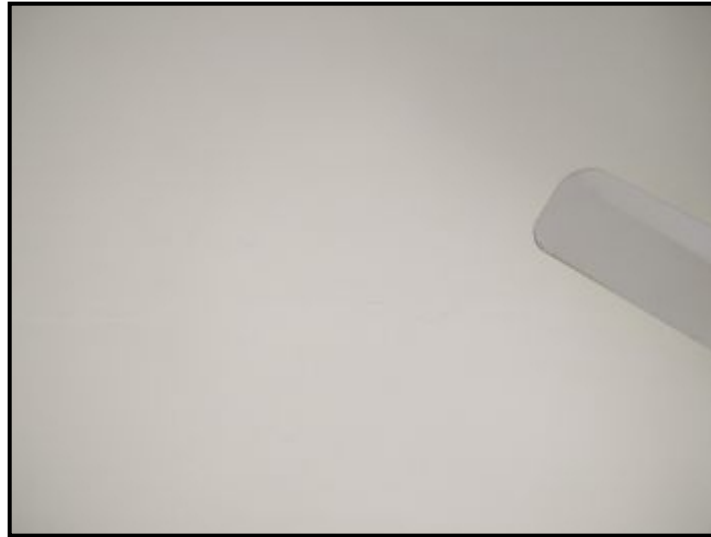
4. Ceiling Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: There are plaster and painted ceilings noted.

Observations:

- Hairline crack noted near the ceiling fan, recommended to review and repair.



Hairline crack

5. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- All the switchboards were in working condition at the time of inspection.

Balcony #1

1. Locations

Locations: Study room

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Fiber framed sliding door and steel channel gate noted.
- Appeared functional at the time of inspection.
- Rusting of channel gate at some places noted, suggested to paint to avoid the corrosion.



Rusted channel gate

3. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

Materials: Plaster and painted finish walls noted.

Observations:

- Several cracks on wall noted, recommended to repair it to avoid seepage of water.



Cracks on wall



Cracks on wall



Cracks noted

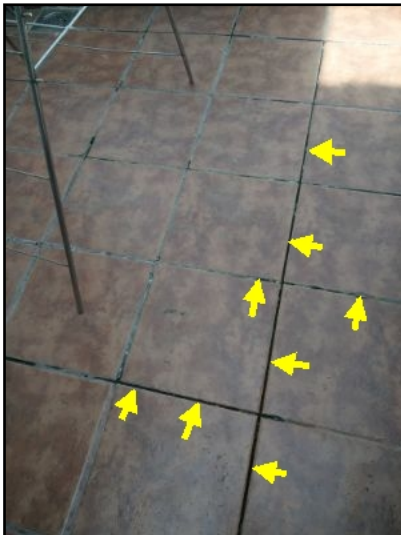
4. Floor Condition

Acceptable	Marginal	Defect	Not Inspected	None
		✓		

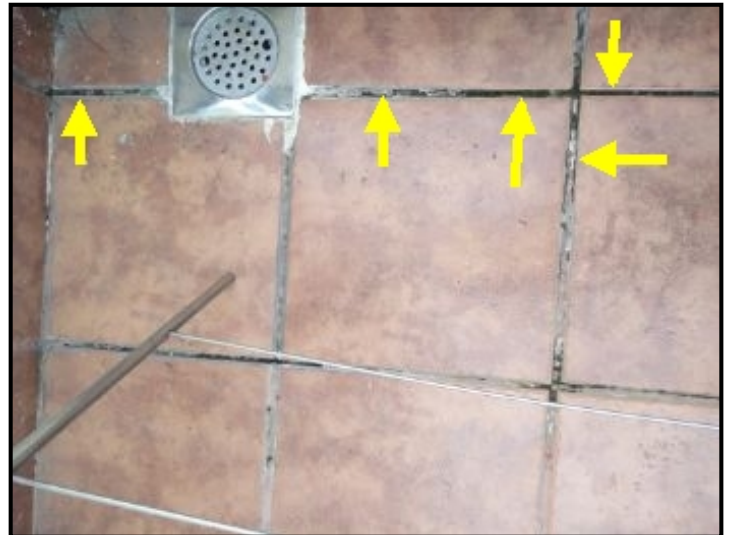
Materials: Tiles noted.

Observations:

- Floor level is improper, suggest further evaluation by a experienced floor finisher.
- Wide gaps in tiles noted, this could lead to moisture intrusion. Recommend filling the gaps using water resistant sealant.



Gaps noted in tiles



Gaps noted in tiles

Terrace

1. Locations

Locations: Terrace

2. Doors

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Observations:

- Cracks in between door frame and wall noted, need to review and repair.



Crack in between frame and wall

3. Wall Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Plaster and painted finish walls noted.

Observations:

- Several minor cracks at parapet wall noted, recommended to review and repair.



Minor cracks at parapet wall

4. Floor Condition

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Materials: Tile noted

Observations:

- Improper finishing of tiles noted, review recommended.



Improper finishing of tiles.

5. Electrical

Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

Observations:

- Broken and rusted light cover box noted. Being in open to sky has short circuit and shock hazard danger, suggested to replace it.
- Light cover box screws are missing and its not in working condition at the time of inspection, suggested to review and repair it.



Broken and rusted light cover box



Light cover box screws are missing

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. Electrical Panel

Accept able	Margin al	Defect	Not Inspect ed	None
	✓			

Location: Entrance Lobby area.

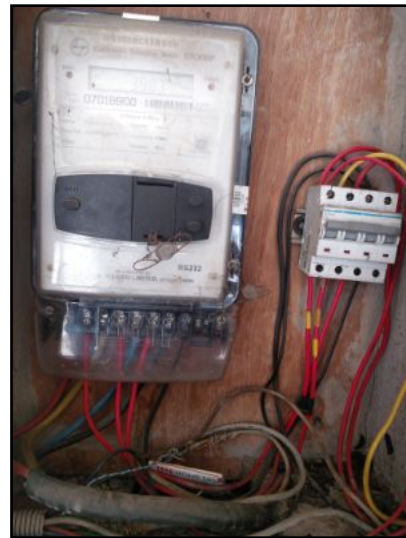
Location: Located in kitchen room. • Located in study room.

Observations:

- Additional isolator of 32 Amp noted in a main panel.
- Main panel noted in unlocked condition, for safety purpose locking is recommended.
- Dirt and rust buildup inside meter panel box, recommend to review and get it cleaned by a professional.



Main panel box observed in unlocked condition



Dirt and rust buildup inside meter panel box

2. Main Amp Breaker

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Four pole three phase 40 Amp isolator noted.

3. Cable Feeds

Accept able	Margin al	Defect	Not Inspect ed	None
✓				

Observations:

- Layout cables are provided 6 sq mm for phase, neutral and earthing.
- Concealed wiring noted.

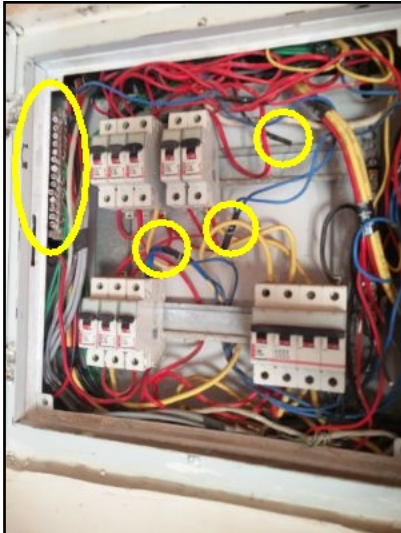
4. Breakers

Accept able	Margin al	Defect	Not Inspect ed	None
		✓		

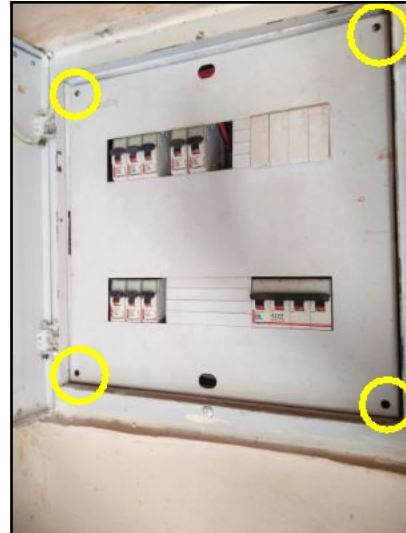
Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- Joints in cables noted also rust and dirt in DB are noted, recommended to review.
- DB box cover plate fixing screws are missing, recommended to review and rectify.



Rust and joints in cable are noted in DB



Fixing screws are not installed

Report Summary

Grounds		
Page 3 Item: 2	Fence Condition	• Loose and broken wooden plank fence noted, review recommended.
Page 4 Item: 3	Exterior Wall condition	• Air conditioner pipe duct of living room is noted open from outside, suggested to fill properly to avoid leakage and seepage.
Page 6 Item: 6	Grounds Electrical	• Exposed wires are noted in garden area, though insulated the insulation could weather out, recommended to review. • Damaged 16 Amp socket noted, it may cause short circuit recommended to repair it.
Living Room		
Page 7 Item: 1	Doors	• Chipped off door panel near lock. Recommend filling the gap using appropriate sealant to avoid pest infestation and rectify by experience carpenter.
Page 8 Item: 3	Wall	• Several cracks on wall noted, recommended to review and repair.
Page 11 Item: 10	Stairs & Handrail	• Stains and peeling of paint is noted due to presence of moisture at first and second flight of staircase headroom wall. The leakage could be from bathroom on other side, review and repair recommended. • Stains and peeling of paint is noted near window due to presence of moisture at second flight of staircase headroom wall. The leakage could be from outside wall during rainy season, review and repair recommended. • Several cracks noted at third and fourth flight of staircase headroom wall, review and repair recommended.
Balcony		
Page 13 Item: 2	Doors	• Chipped door panel noted at some places, Recommend rectification by experience carpenter.
Page 13 Item: 3	Wall Condition	• Cracks on parapet wall noted, recommended to repair it to avoid seepage of water.
Page 15 Item: 6	Plumbing	• Vent pipe provided in balcony is at floor level it causes bad odour, suggested to provide it at sufficient height.
Kitchen		
Page 16 Item: 1	Wall Condition	• Cracks on walls and dado tiles noted, review and repair recommended.
Dry Balcony		
Page 21 Item: 3	Wall Condition	• Improper cutting of tile causes gap around switchboards, recommended to review and replace.
Page 23 Item: 8	Electrical	• Damaged light holder noted. Being in open to sky has short circuit and shock hazard danger, suggested to fix it properly.
Bedrooms #1 on ground floor		
Page 24 Item: 2	Doors	• Magnetic door stopper is not installed which may cause damage to skirting and wall behind it, need to review and install.
Bathroom #1		

Page 30 Item: 7	Showers	• Leakage noted at diverter check nut, recommended to review and rectify.
Page 31 Item: 10	Toilets	• Broken jet spray holder is noted, review and replace.
Bedroom #2 on 1 st floor		
Page 33 Item: 2	Doors	• Door panel touching wooden floor while operating which may cause damage of floor, review and repair recommended.
Page 33 Item: 3	Wall Condition	• Cracks and Peeling of paint is noted at the bottom side of window on front wall, due to presence of moisture. The leakage could be from outside wall during rainy season or leaking of pipe running through that wall, review and repair recommended.
Page 35 Item: 5	Floor Condition	• Chipped and gap in wooden flooring noted, review and repair recommended.
Bathroom #2		
Page 37 Item: 2	Doors	• Broken door frame noted near bottom hinge of door. This could lead to moisture intrusion, recommend to rectify.
Page 40 Item: 11	Exhaust Fan	• Exhaust fan cable has joints and it is hanging which may cause short circuit if come in contact with water, suggested to fix it properly.
Page 41 Item: 14	Electrical	• Multiple joints at geyser cable noted. Joints in cable at high amperage lead to heating and burning of insulation leading to short circuit, recommended to review and rectify.
Bedrooms #3 on 1 st floor		
Page 43 Item: 2	Doors	• Magnetic door stopper is not installed which may cause damage to skirting and wall behind it, needed to review and install.
Page 43 Item: 3	Wall Condition	• Several cracks on wall noted, recommended to review and repair.
Page 45 Item: 5	Floor Condition	• Chipped and broken tile noted, review recommended
Page 45 Item: 6	Ceiling Condition	• Cracks, stains and peeling of paint is observed at slopping ceiling indicating leakage and seepage during rainy season however it is dried down at the time of inspection. No moisture found on moisture meter.
Bathroom #3		
Page 49 Item: 6	Ceiling Condition	• Cracks, stains and peeling of paint is observed at ceiling indicating leakage and seepage during rainy season however it is dried down at the time of inspection. No moisture found on moisture meter.
Page 51 Item: 11	Exhaust Fan	• Exhaust fan cable has joints and it is hanging which may cause short circuit if come in contact with water, suggested to fix it properly.
Page 52 Item: 13	Plumbing	• Low water pressure at all taps noted, may be due to insufficient height of overhead water tank or choke up line, recommended to review and rectify.
Page 53 Item: 14	Electrical	• Leakage noted in geyser, recommended to review and rectify.
Balcony #1		
Page 57 Item: 4	Floor Condition	• Wide gaps in tiles noted, this could lead to moisture intrusion. Recommend filling the gaps using water resistant sealant.

Terrace		
Page 59 Item: 5	Electrical	<ul style="list-style-type: none">• Broken and rusted light cover box noted. Being in open to sky has short circuit and shock hazard danger, suggested to replace it.• Light cover box screws are missing and its not in working condition at the time of inspection, suggested to review and repair it.
Electrical		
Page 60 Item: 1	Electrical Panel	<ul style="list-style-type: none">• Main panel noted in unlocked condition, for safety purpose locking is recommended.• Dirt and rust buildup inside meter panel box, recommend to review and get it cleaned by a professional.
Page 61 Item: 4	Breakers	<ul style="list-style-type: none">• Joints in cables noted also rust and dirt in DB are noted, recommended to review.• DB box cover plate fixing screws are missing, recommended to review and rectify.

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.

Thank You!!!

We take this opportunity to thank you for choosing our company and we hope you find our Home Inspection services useful to you and satisfied with it.

We would also like to hear your feedback, somebody from our team will contact you soon for the same.

Please feel free to contact us for any queries you may have our team will be happy to assist you.

Our contact details are as:

Website : <http://www.myhomeinspection.in>

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Phone : +91 96890 24363 | +91 93298 61564