

# PROPERTY INSPECTION REPORT

Report Number:	INS-2025-00432	Inspection Date:	2025-01-18
Inspector Name:	Dr. Sarah Mitchell	License:	INS-78945

PROPERTY INFORMATION	
Property Owner:	Ramesh & Kavita Desai
Property Address:	789 Koramangala, Bangalore, Karnataka 560034
Property Type:	Single Family Residence
Year Built:	1998
Square Footage:	2,450 sq ft

PURPOSE OF INSPECTION	
Post-storm damage assessment following severe weather event on January 12, 2025. Homeowner reported roof damage, water intrusion, and structural concerns.	

INSPECTION FINDINGS			
Area Inspected	Condition	Damage Level	Notes
Roof	Damaged	Moderate	Missing tiles, exposed underlayment
Attic	Water Damage	Moderate	Water stains, wet insulation
Living Room Ceiling	Water Damage	Moderate	Visible water stains, sagging
Exterior Walls	Good	None	No visible damage
Windows	Good	Minor	One cracked window pane
Foundation	Good	None	No cracks or settling observed
Electrical System	Good	None	Functioning properly
Plumbing	Good	None	No water damage related issues

RECOMMENDATIONS	
1. Immediate roof repair required to prevent further water intrusion	
2. Replace damaged insulation in attic area	
3. Repair and repaint living room ceiling after moisture levels normalize	
4. Replace cracked window pane	
5. Monitor attic for signs of mold growth	

**ESTIMATED REPAIR COSTS**

Repair Item	Estimated Cost
Roof repair (tiles, underlayment)	Rs.3,02,000
Attic insulation replacement	Rs.95,000
Ceiling repair and painting	Rs.67,500
Window pane replacement	Rs.21,800
Mold inspection and testing	Rs.35,700
<b>Total Estimated Cost:</b>	<b>Rs.5,22,000</b>

Inspector Signature: \_\_\_\_\_

Date: 2025-01-18