



## HOME INSPECTION REPORT



### PROPERTY ADDRESS

Unit No-XXX, Tower XXX  
Address xxx  
City xxx



### PREPARED FOR

Mr. XXX



### INSPECTED BY

Mr ABC



### INSPECTION DATE

4<sup>th</sup> May 2022

## MODUS OPERANDI: VISUAL INSPECTION

## DISCLAIMER

The inspection is essentially visual, is not technically exhaustive, and does not imply that every defect will be discovered. Latent defects or defects detectable only by invasive means are not addressed. The inspection covers only the items listed on the report for function and safety, not for code compliance. The inspection is not an environmental assessment of the site or building air quality assessment (radon, asbestos, pesticides, mold, etc.) and those items not listed in the body of the report should not be considered inspected. Always check our opinions with specialists, prior to closing since problems or areas of concern may be more extensive upon further investigation.

This report is intended for the sole use of the client (named above) and is not to be relied upon or shared in anyway with third parties. NO EXPRESSED WARRANTY IS GIVEN CONCERNING THE BUILDING(S) AND EQUIPMENT FOR THEIR FUTURE USEFULNESS. Client or agent authorization of the inspection of this property constitutes acceptance of this agreement of this inspection and the inspection fees and authorizes PropRight, and its representatives to disclose information, within the reports, to sellers, agents, lenders, and insurers intimate to this transaction for the purposes of clarification or facilitation of repairs. Areas/Items not in the report or stated not addressed/not applicable were not inspected, inaccessible, or otherwise totally disclaimed. NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED. This includes water hose flood testing, chimney smoke test, heat exchanger gas tests, etc.

THE FOLLOWING POTENTIALS/TESTS/INSPECTIONS/OPINIONS ARE NOT INCLUDED WITH THIS INSPECTION BUT ARE RECOMMENDED FOR A MORE ACCURATE ASSESSMENT OF A PURCHASE RISK. AN APPROPRIATE SPECIALIST SHOULD BE CONSULTED.

1. Geologic, site and soil analysis, slide, tremor, wind, flood, noise [cars, planes, etc.].
2. Indoor Air Quality, Mold Presence & Testing
3. Heat exchanger testing; smoke, salt, gas, odor. Heat/cooling load surveys. Air/velocity measurements, etc.
4. Electrical circuitry, impedance, capacity, or compliance with national or local codes.
5. Plumbing/gas pressure, leakage, venting, and materials tests.
6. Underground piping or utilities or locations, impediments, electrical fields, septic systems, water wells, etc.
7. Easements, covenants, restrictions, right of ways, etc. By City, Community or Homes Association. 8. Conformance to statutes, laws, codes, regulations, occupancy, suitability for a specific use, other property influences.
8. Structural/durability analysis, wood destroying insects, pests, etc.
9. Water leakage and drainage test of any type. Roof, siding, outside faucets. Underground & site drainage, etc.
10. Land, boundary surveys, site hazards, insurability, development potential, etc.

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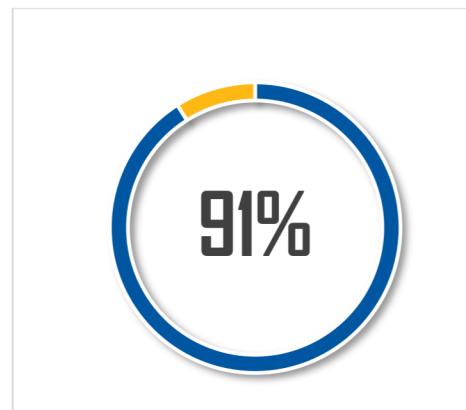
# SUMMARY



Click on icon to view

## 360 VIRTUAL PROPERTY TOUR

### OVERALL UNIT HEALTH



### SPACE WISE HEALTH



## I. AREA CHECK

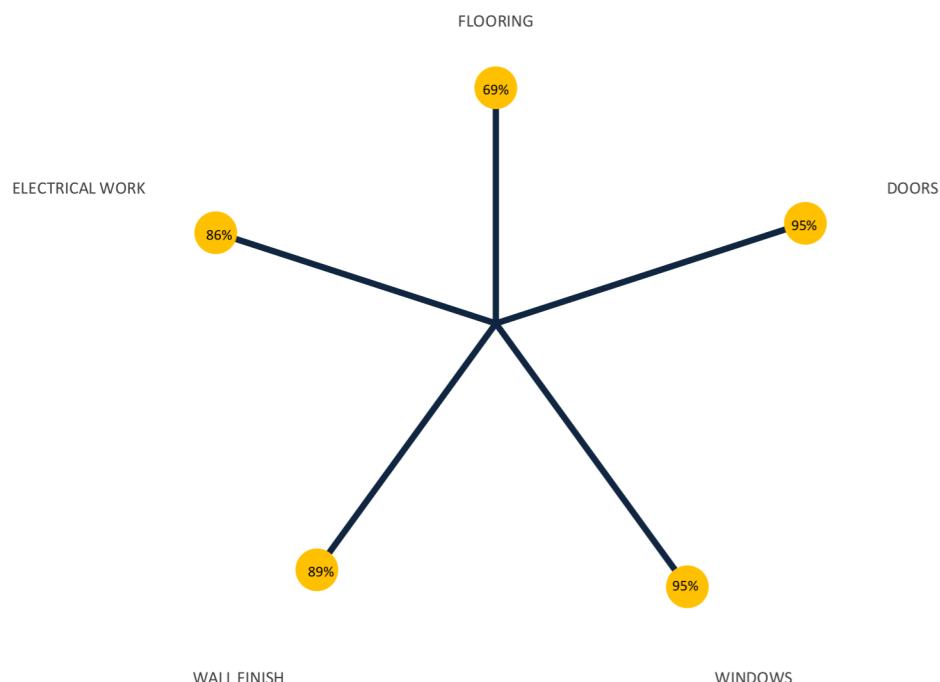
SPACE	DIMENSION	AREA (sq ft)
BEDROOM 1	10.052 ft X 10.61 ft	106.651 sq ft
BEDROOM 2	9.9 ft X 12.3 ft	121.77 sq ft
BATHROOM 1	7.8 ft X 4.13 ft	32.214 sq ft
BATHROOM 2	7.8 ft X 4.3 ft	33.54 sq ft
KITCHEN	8.3 ft X 6.7 ft	55.61 sq ft
LIVING ROOM	19.5 ft X 10.4 ft	202.8 sq ft
	4 ft X 2 ft	8 sq ft
BALCONY	9.7 ft X 5 ft	48.5 sq ft
UTILITY	6.8 ft X 3 ft	20.4 sq ft
PASSAGE AREA	8.2 ft X 3 ft	24.6 sq ft
<b>TOTAL</b>		<b>654.085 sq ft</b>

\*Area measured may not be as per the Carpet Area definition of RERA

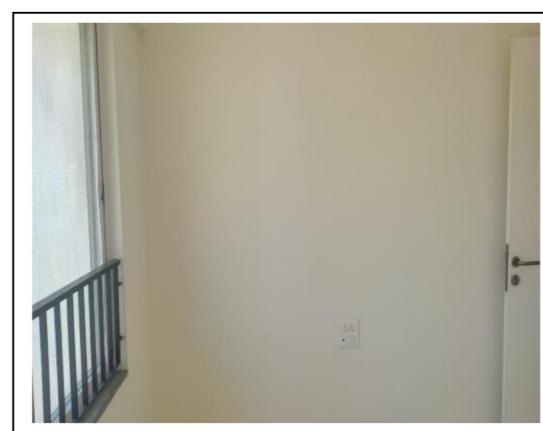
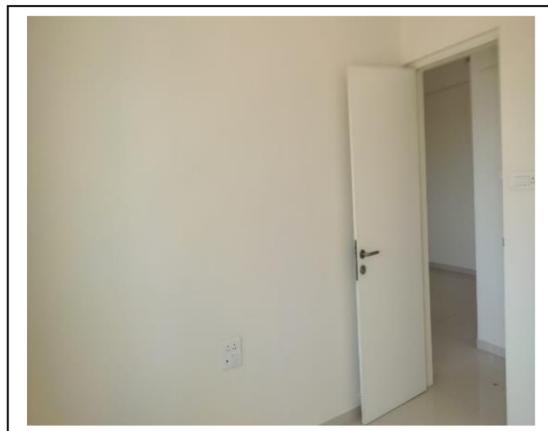
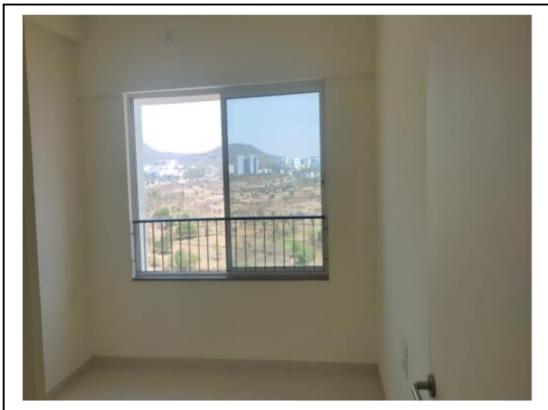
## II. QUALITY CHECK

### A. BEDROOM 1

#### a) ITEM WISE SUMMARY



**b) GENERAL PICTURES**



**c) FLOORING**

<b>BEDROOM 1</b>	<b>FLOORING</b>	1	Floor Tiles: Are the Butt filling and grooves uniform?	Tile grooves not properly grouted	
		2	Floor Tiles: Tiles fixed are not sounding hollow or debonding not observed in floor tiles	Many tiles are sounding hollow (5% - 20% of tiles)	
		3	Flooring: Are gaps sealing of floor tiles / between skirting & flooring tiles filled properly	Gaps observed at skirting & floor tile joints	

**d) DOORS**

BEDROOM 1	DOORS	1	Doors: Sealant materials applied to fill up the gaps between walls & door frame	Sealant application not uniform	
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**e) WINDOWS**

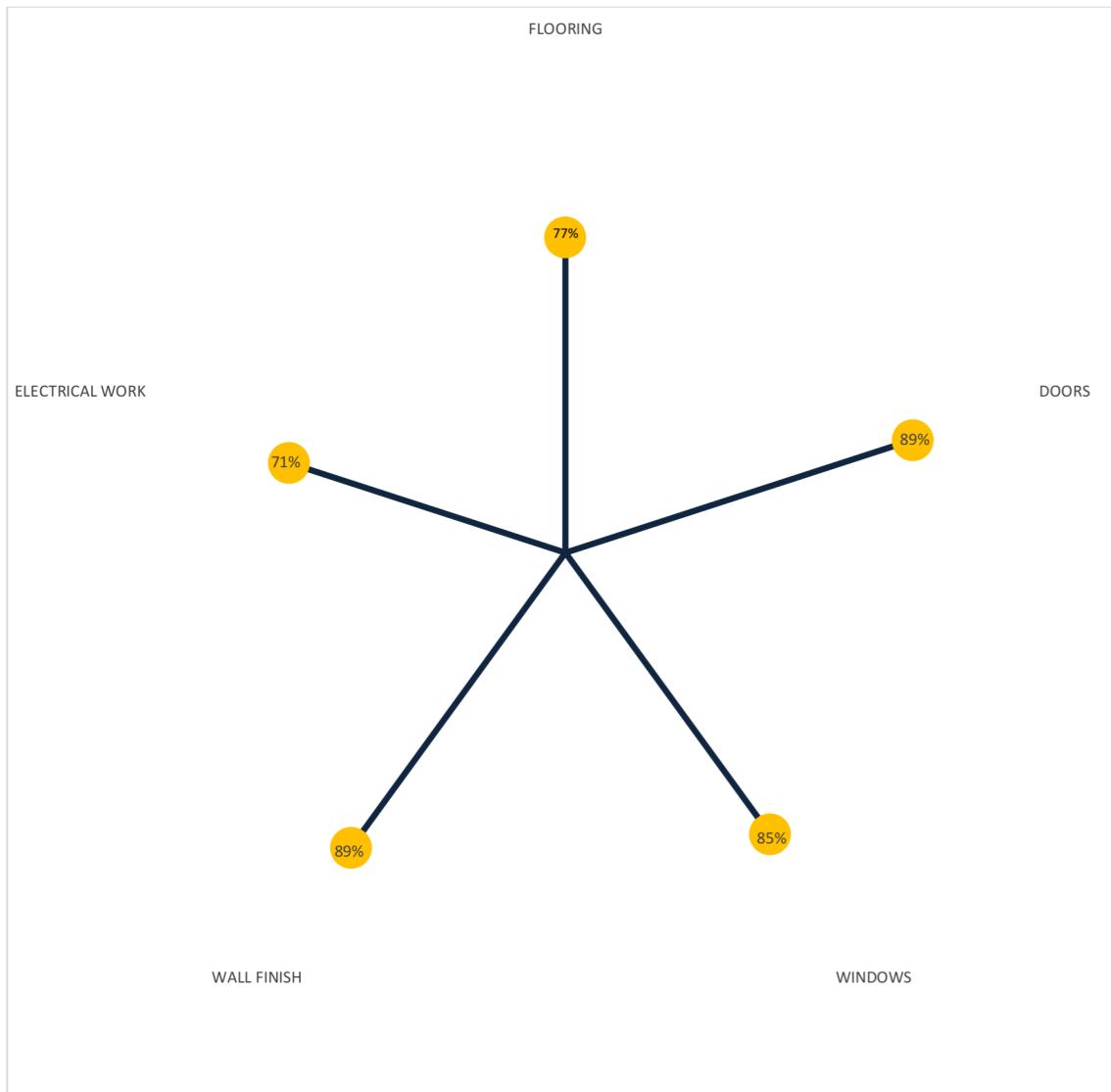
BEDROOM 1	WINDOWS	1	Windows: All gaps between frame are sealed with sealant from internal & external side	Sealant application incomplete	
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**f) WALL FINISH & ELECTRICAL**

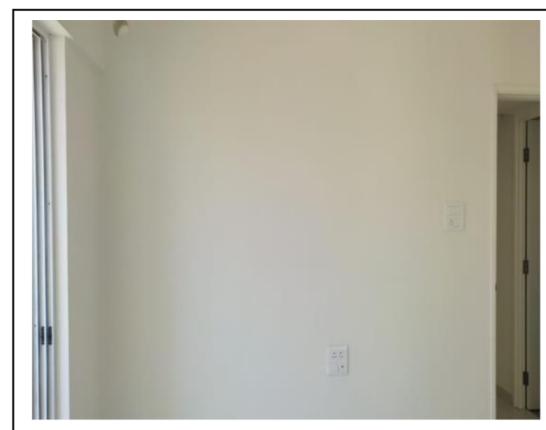
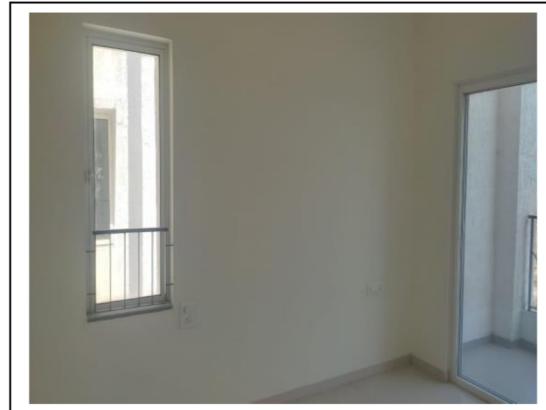
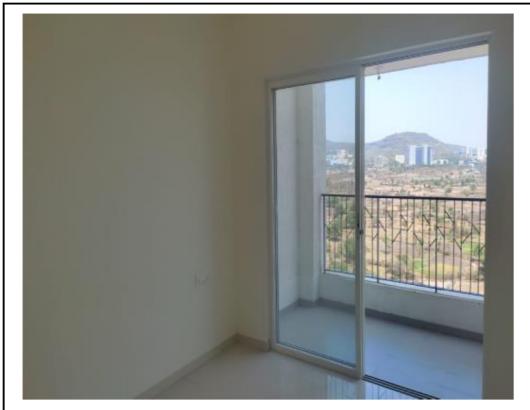
BEDROOM 1	WALL FINISH & ELECTRICAL	1	Wall Finish: Electrical cut outs in wall / false ceiling properly sealed	AC/Electrical provision not sealed	
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## B. BEDROOM 2

### a) ITEM WISE SUMMARY

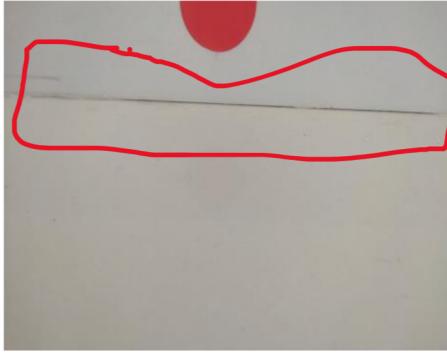


**b) GENERAL PICTURES**



### c) FLOORING

BEDROOM 2	<b>FLOORING</b>			
		1	Flooring: Are gaps sealing of floor tiles / between skirting & flooring tiles filled properly	Gaps observed at skirting & floor tile joints
		2	Floor Tiles: Tiles fixed are not sounding hollow or debonding not observed in floor tiles	Many tiles are sounding hollow (5% - 20% of tiles)




### d) DOORS

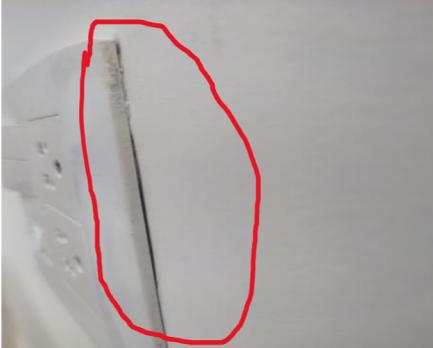
BEDROOM 2	<b>DOORS</b>			
		1	Doors: Sealant materials applied to fill up the gaps between walls & door frame	Sealant application not uniform
		2	Doors: All types of door fittings, hinges screwed properly & operating smoothly	Hinges not screwed properly




**e) WINDOWS**

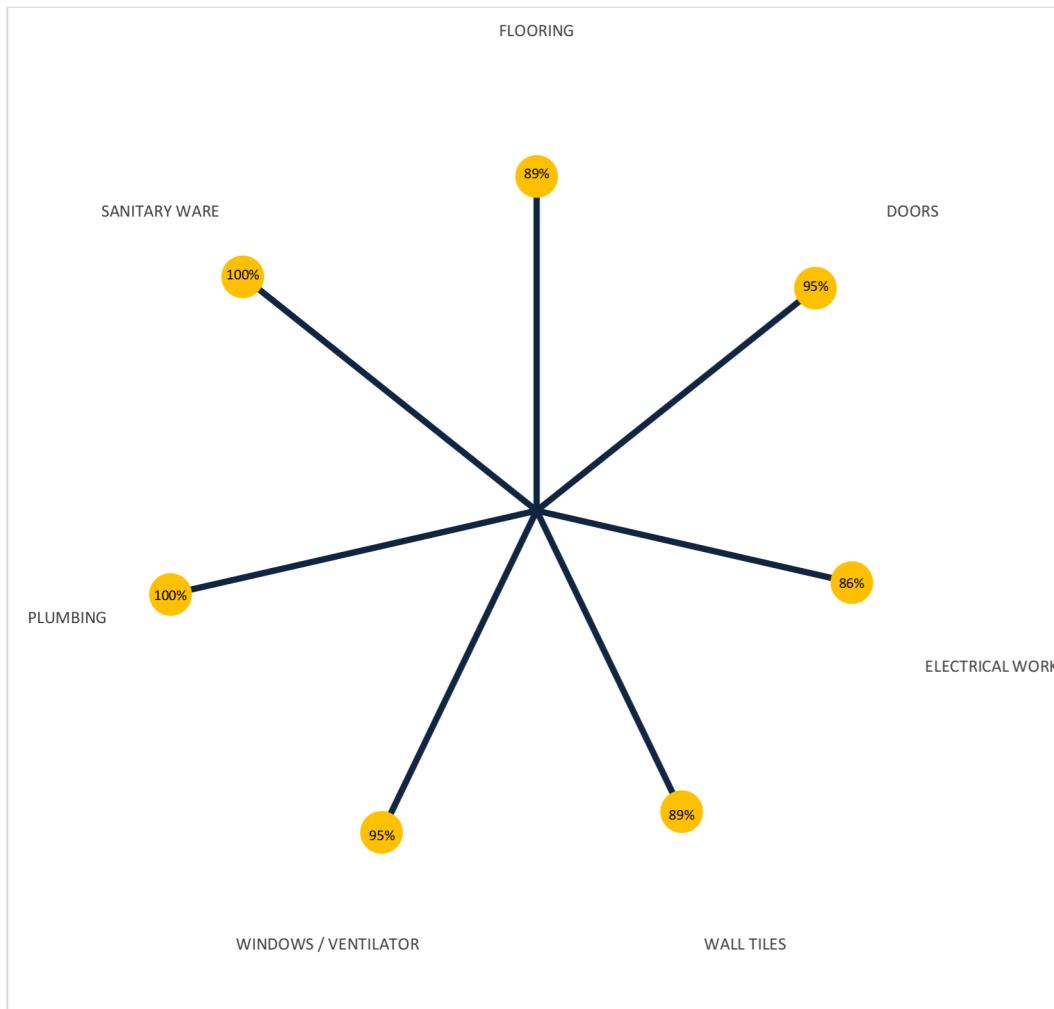
BEDROOM 2	WINDOWS	1	Windows: Windows shutters operating smooth & noise free	Noise observed while operating	
		2	Windows: No gaps observed between shutter and frame member joints	Gaps observed between shutter and frame member joints.	
		3	Windows: Is sealant application uniform without any bulging	Sealant application not uniform	

**f) WALL FINISH & ELECTRICAL**

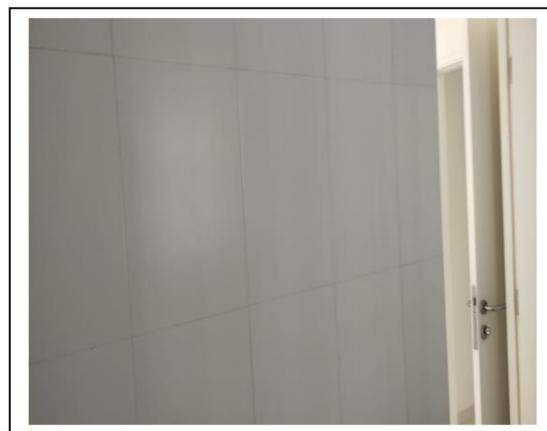
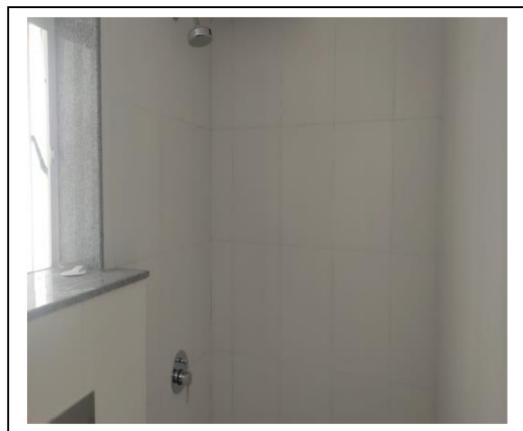
BEDROOM 2	WALL FINISH & ELECTRICAL	1	Electrical Work: Any gap observed between switch plate & wall/tile surface	Gap observed between switch plate & wall/tile surface	

## C. BATHROOM 1

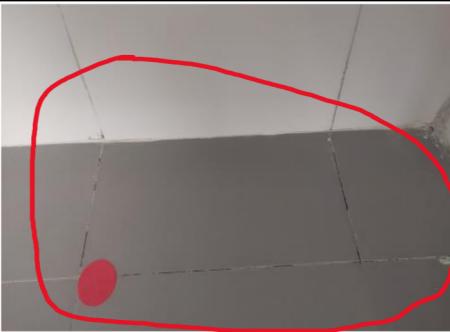
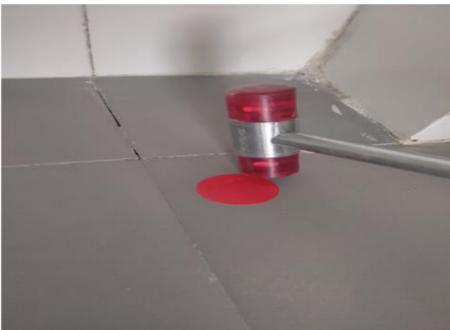
### a) ITEM WISE SUMMARY



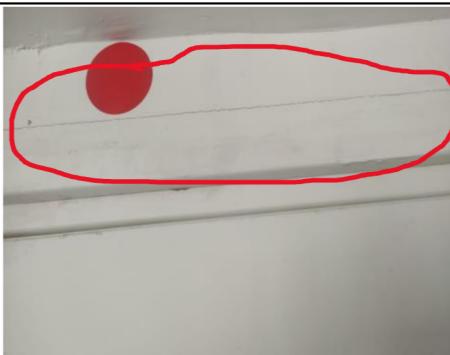
**b) GENERAL PICTURES**



### c) FLOORING

BATHROOM 1	FLOORING			
		1	Floor Tiles: Are the Butt filling and grooves uniform?	Not uniform in many tiles (5% - 20% of tiles)  
		2	Floor Tiles: Tiles fixed are not sounding hollow or debonding not observed in floor tiles	Many tiles are sounding hollow (5% - 20% of tiles)  

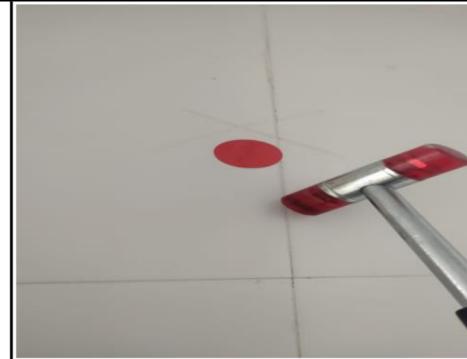
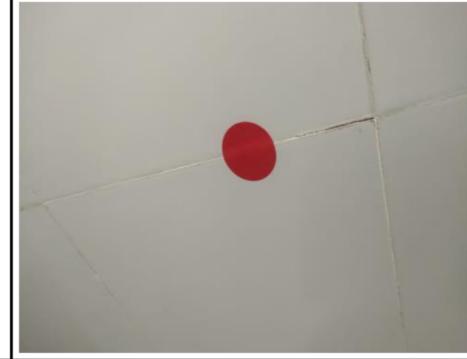
### d) DOORS

BATHROOM 1	DOORS			
		1	Doors: Sealant materials applied to fill up the gaps between walls & door frame	Sealant application not proper  

### e) WINDOW

BATHROOM 1	WINDOWS/VENTILATOR			
		1	Windows / Ventilator: Glass cleaned and properly checked for scratches/cracks etc	Glass not cleaned & scratches observed  

**f) WALL FINISH & ELECTRICAL**

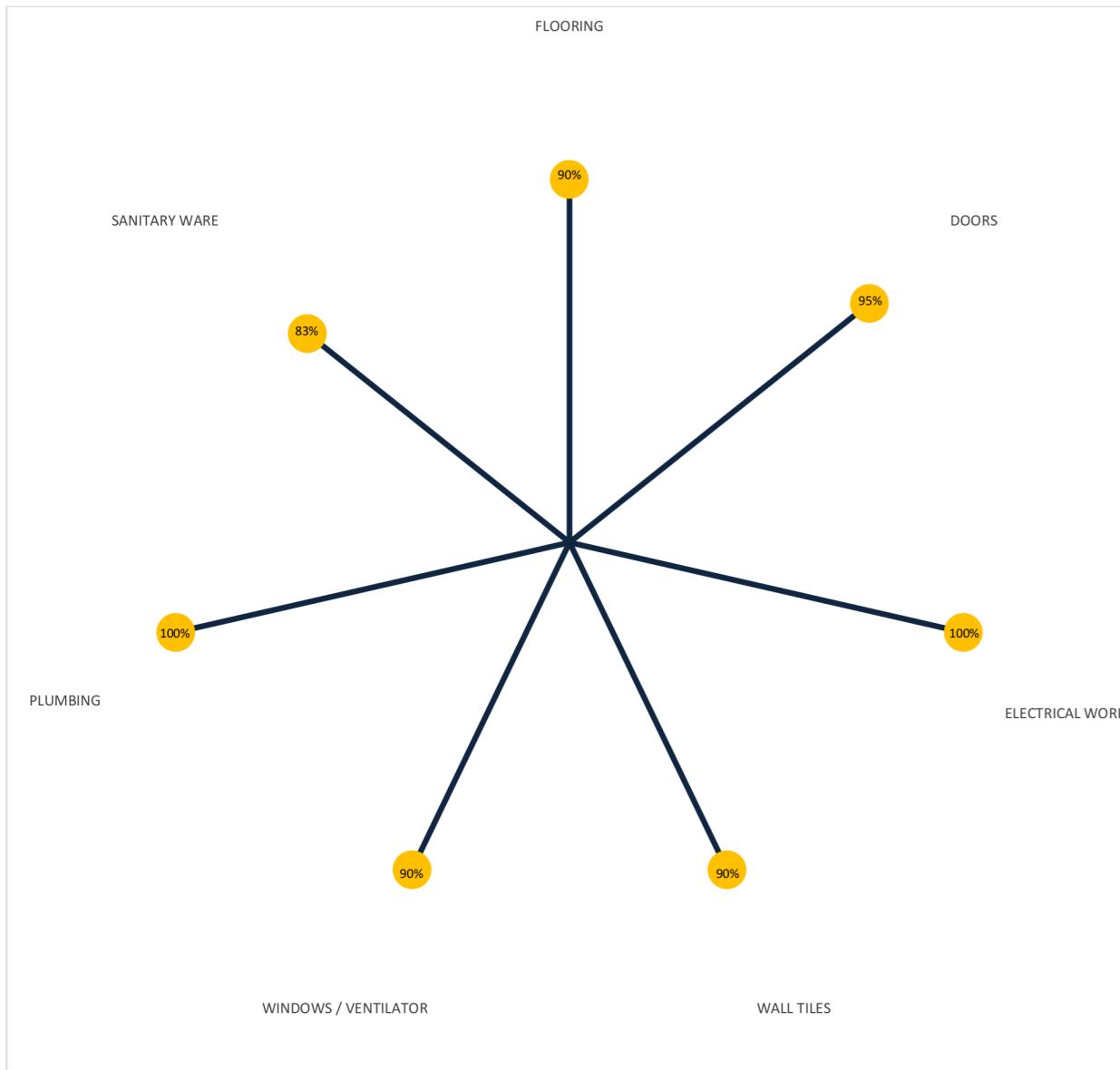
<b>BATHROOM 1</b>	<b>WALL TILES &amp; ELECTRICAL</b>	1	Wall Tiles: Tiles fixed are not sounding hollow or debonding not observed in wall tiles	Few tiles are sounding hollow (less than 5% of tiles)	
		2	Wall Tiles: Is Grouting done satisfactorily	Gaps observed, grouting not satisfactory	
		3	Electrical Work: Are switches operating smoothly	switchboard not functioning smoothly	
		4	Wall Finish: Electrical cut outs in false ceiling properly sealed	Few gaps observed in ceiling cut outs	

**g) PLUMBING & SANITARY**

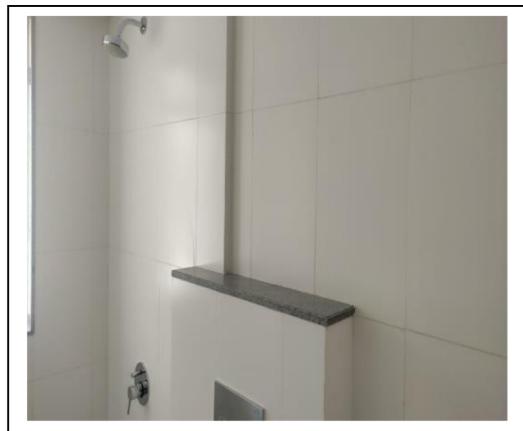
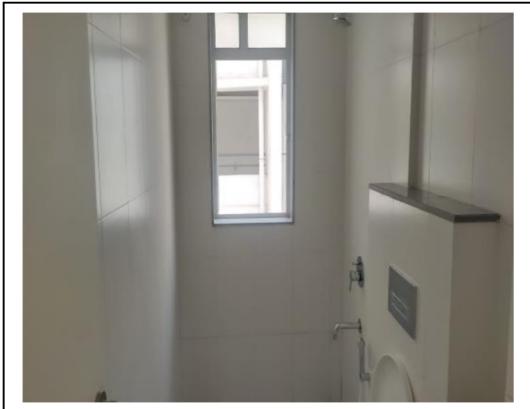
BATHROOM 1	PLUMBING & SANITARYWARE	1	Plumbing: Adequate water temp through hot water tap	No hot water supply to check	
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## D. BATHROOM 2

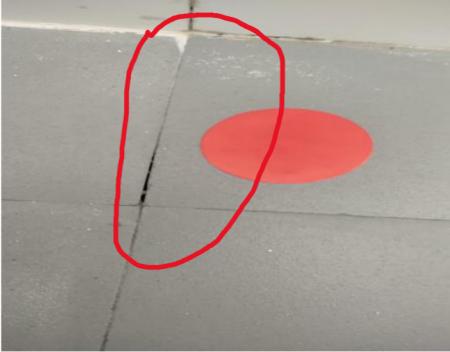
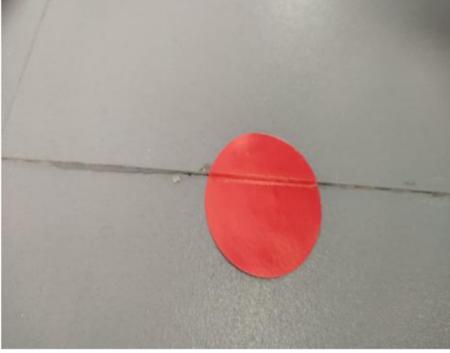
### a) ITEM WISE SUMMARY



**b) GENERAL PICTURES**



**c) FLOORING**

BATHROOM 2	FLOORING	1	Flooring: -Tile joints of floor tile and skirting matching / uniform & no undulations at joints	Floor tile gap not uniform	
		2	Flooring: Any offsets observed in the flooring	Off sets observed	

**d) DOORS**

BATHROOM 2	DOORS	1	Doors: Sealant materials applied to fill up the gaps between walls & door frame	Sealant application not satisfactory	
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**e) WINDOWS**

BATHROOM 2	WINDOWS/VENTILATOR	1	Windows / Ventilator: Glass cleaned and properly checked for scratches/cracks etc	Glass not cleaned & scratches observed	
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**f) SANITARY WARE**

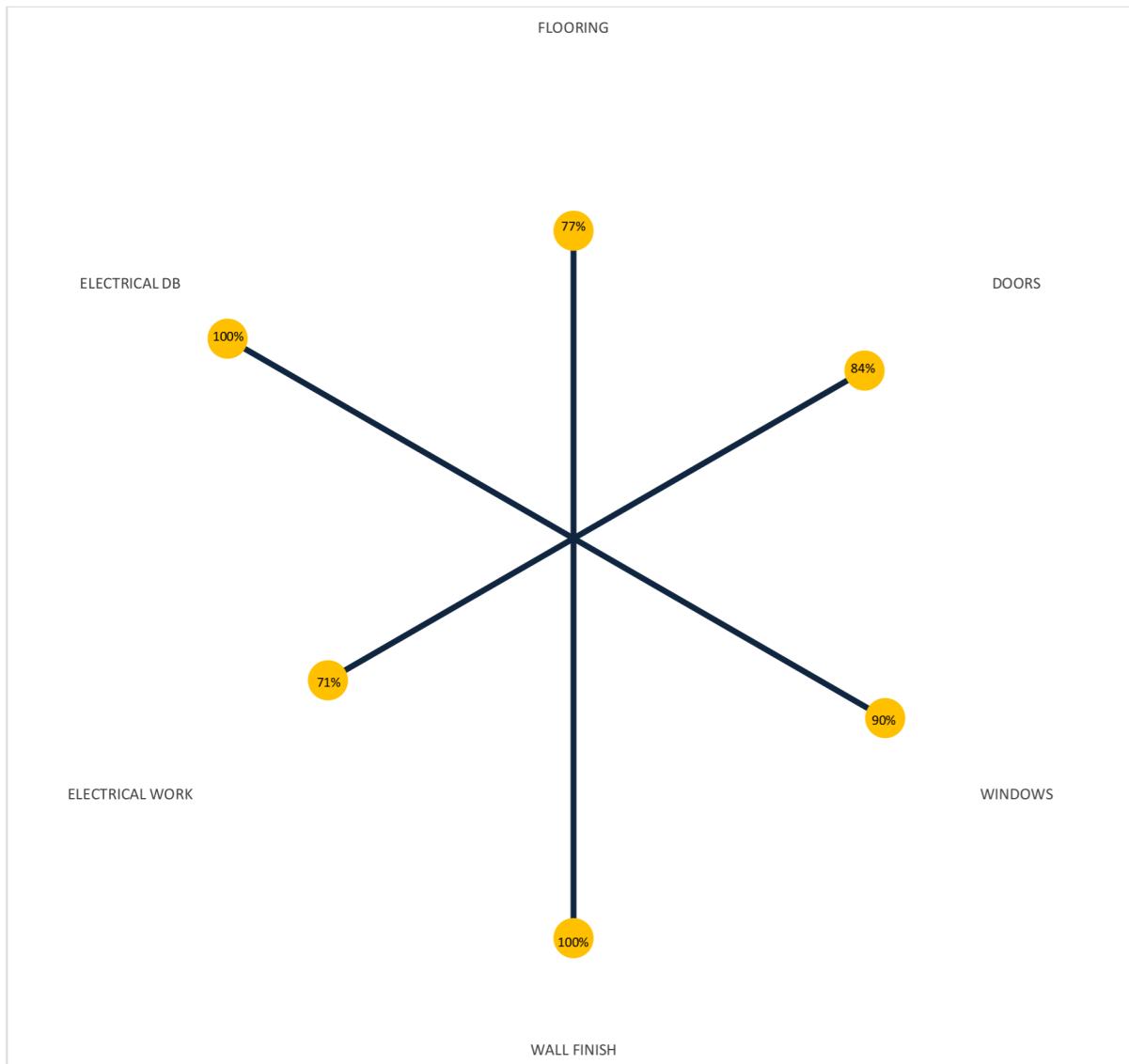
BATHROOM 2	PLUMBING & SANITARYWARE	1	Plumbing: Adequate water temp through hot water tap	No hot water supply to check	
		2	Sanitary ware: Is Fixing of CP and sanitary fittings satisfactory	WC flush not functional	

**g) WALL FINISH**

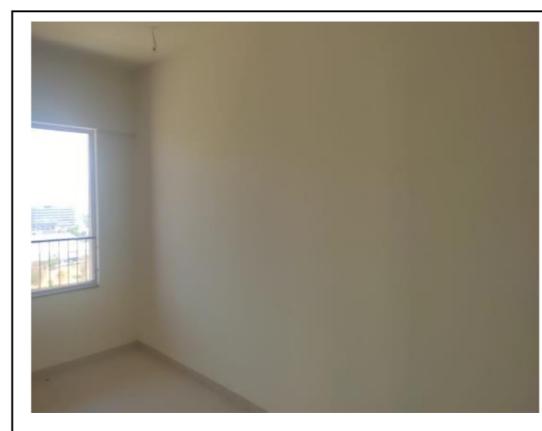
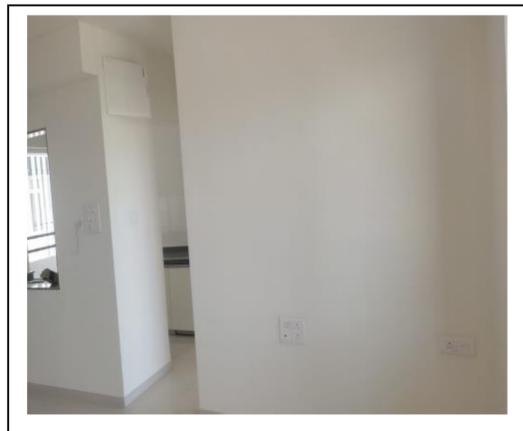
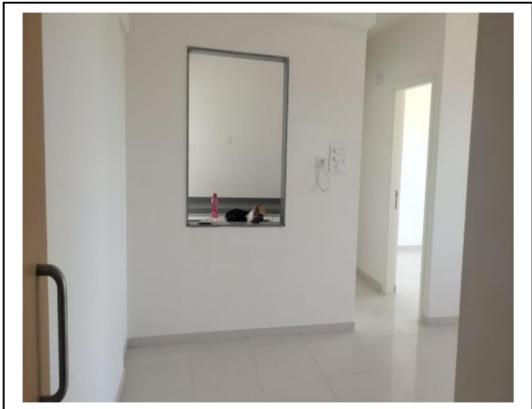
BATHROOM 2	WALL TILES & ELECTRICAL	1	Wall Tiles: Tiles fixed are not sounding hollow or debonding not observed in wall tiles	Few tiles are sounding hollow (less than 5% of tiles)	
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## E. LIVING ROOM

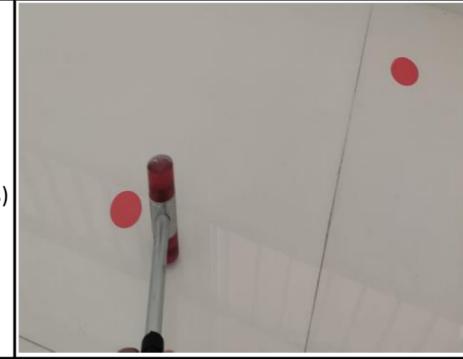
### a) ITEM WISE SUMMARY



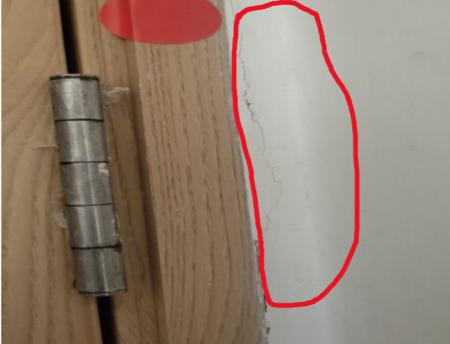
**b) GENERAL PICTURES**



**c) FLOORING**

LIVING ROOM	FLOORING	1	Floor Tiles: Tiles fixed are not sounding hollow or debonding not observed in floor tiles	Few tiles are sounding hollow ( 5% to 10% of tiles)	
		2	Flooring: Are gaps sealing of floor tiles / between skirting & flooring tiles filled properly	Few tiles gaps are not filled properly	

**d) DOORS**

LIVING ROOM	DOORS	1	Doors: Any wall damaged during fixing of doors	Damage in the wall observed	
		2	Doors: Sealant materials applied to fill up the gaps between walls & door frame	Sealant application not done properly	
		3	Doors: Door fittings are free from paint, dust and rust	Paint stains observed on door frames & fittings	

## e) WINDOWS

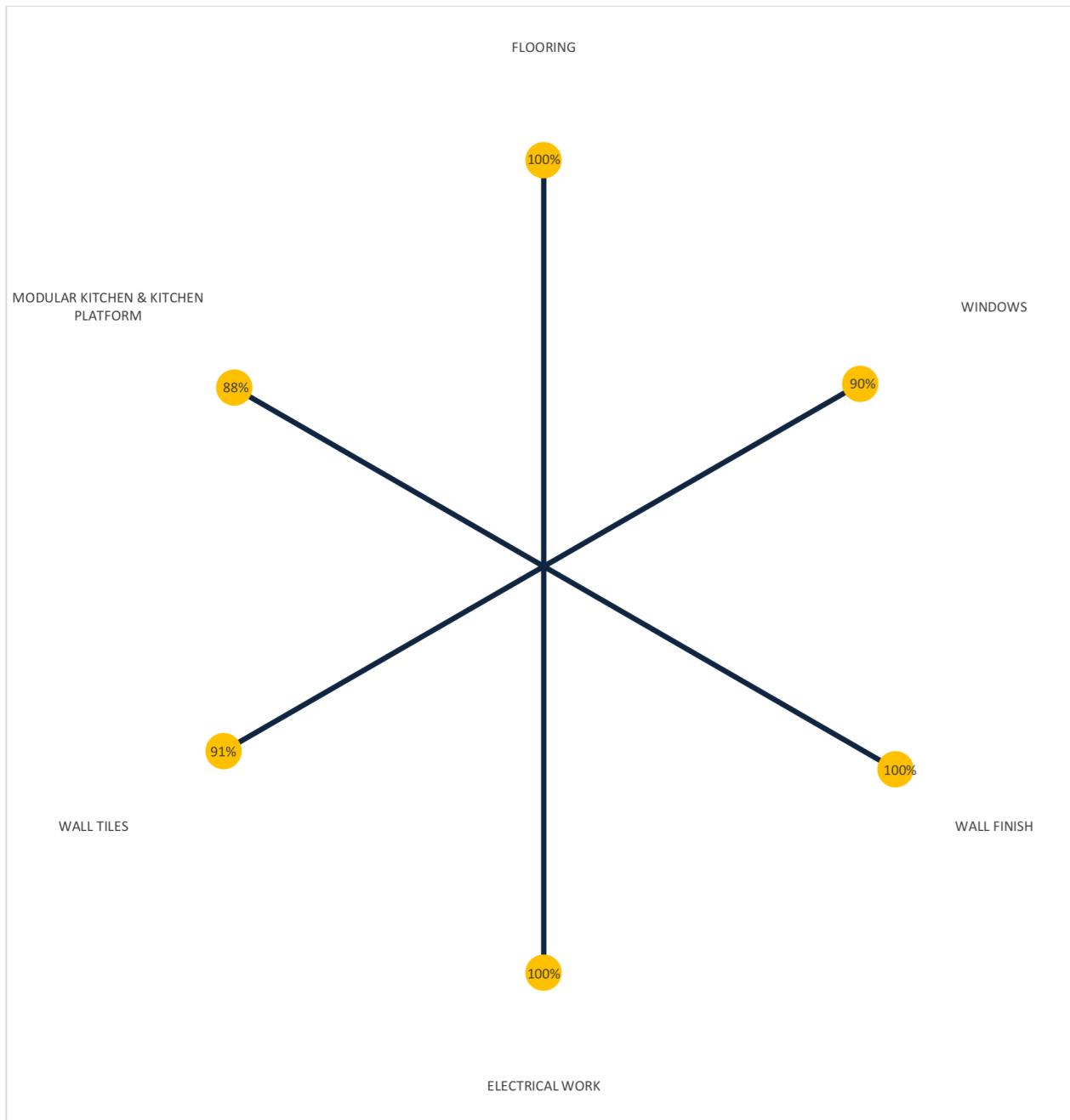
<b>LIVING ROOM</b>	<b>WINDOWS</b>	1	Windows: Any windows frame & shutters bend / damaged?	Bend observed at window inside railing	
		2	Windows: All gaps between frame are sealed with sealant from internal & external side	Sealant application not done properly	

## f) WALL FINISH

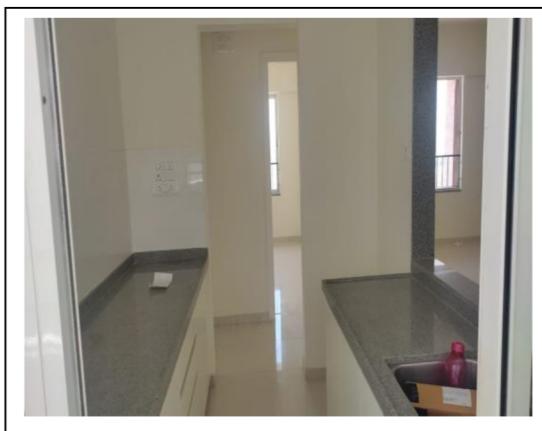
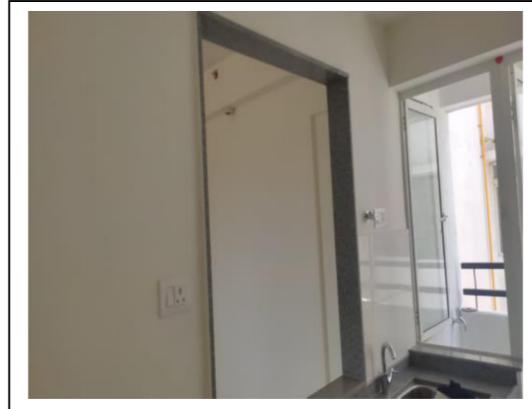
<b>LIVING ROOM</b>	<b>WALL FINISH &amp; ELECTRICAL</b>	1	Electrical Work: All switch boards fixed in line and level	switch boards are not in level	
		2	Electrical Work: Any Damages/cracks/stains found on switch plates	Cracks observed on walls around switch boards	

## F. KITCHEN

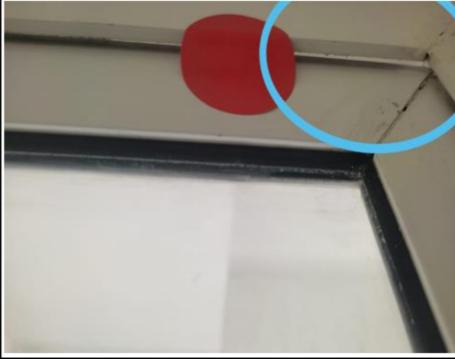
### a) ITEM WISE SUMMARY



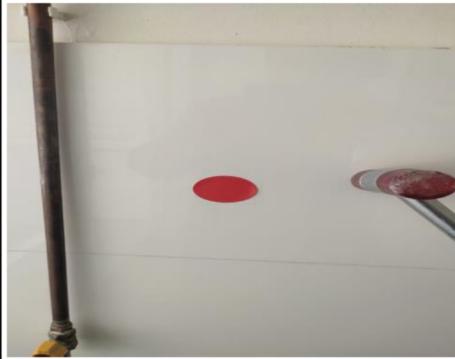
**b) GENERAL PICTURES**



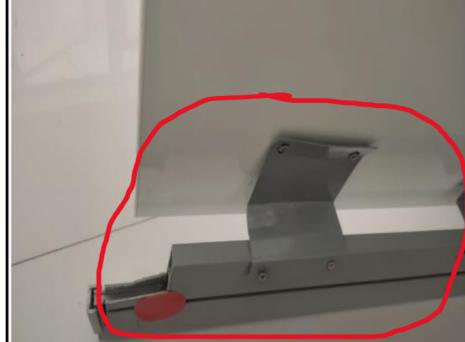
**c) WINDOWS**

KITCHEN	WINDOWS	1	Windows: All gaps between frame are sealed with sealant from internal & external side	Sealant application not done properly	
		2	Windows: No gaps observed between shutter and frame member joints	Gaps between shutter & frame not uniform	

**d) WALL FINISH**

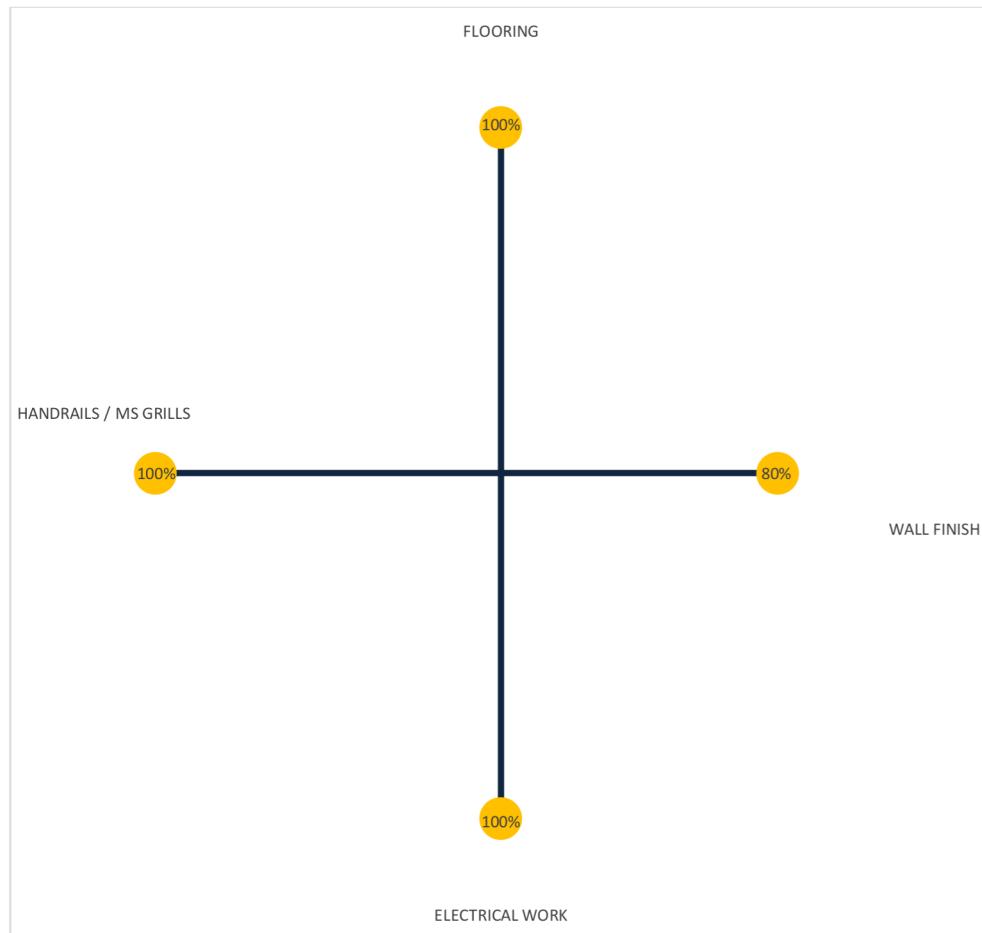
KITCHEN	WALL FINISH & ELECTRICAL	1	Wall Tiles: Tiles fixed are not sounding hollow or debonding not observed in wall tiles	Few tiles are sounding hollow (less than 5% of tiles)	
		2	Wall Finishes: Wall finish is not smooth and has visible texture or discoloration	Wall finish is not smooth and has visible texture or discoloration	

**e) KITCHEN PLATFORM**

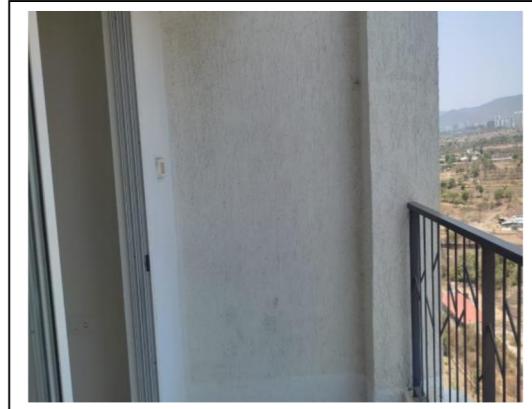
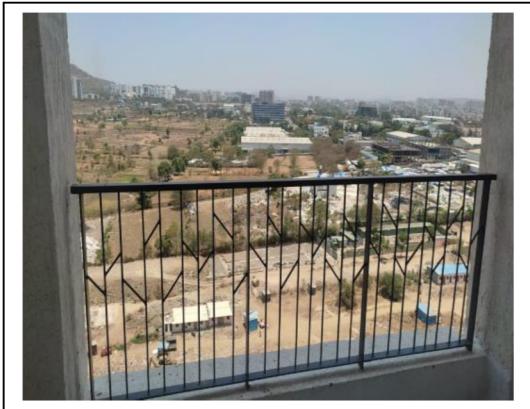
KITCHEN	KITCHEN PLATFORM	1	Modular Kitchen & Kitchen Platform: Any damages found on the modular / pre-fitted furniture	Door stopper damaged	
		2	Windows: All gaps between frame are sealed with sealant from internal & external side	Sealant not applied properly at many places	

## G. BALCONY

### a) ITEM WISE SUMMARY



**b) GENERAL PICTURES**



**c) FLOORING**

BALCONY	FLOORING	1	Flooring (Tiles): Are the Butt filling and grooves uniform?	Not uniform in many tiles (5% - 20% of tiles)	
		2	Flooring: Any defects found in skirting	Paint stains observed on skirting & tiles	

**d) WALL FINISH**

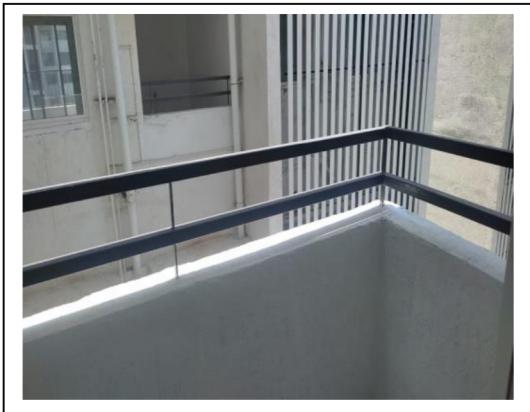
BALCONY	WALL FINISH & HANDRAILS	1	Wall Finish: Shade of paint is uniform at all places	Shade of paint is not uniform	
		2	Wall Finish: Any cracks / damages /air bubbles/Scratches/peeling off observed in ceiling	Cracks / damages observed at a few places (less than 5% of the ceiling of the room)	
		3	Electrical Work: Any gap observed between switch plate & wall/tile surface	Gap observed between switch plate & wall/tile surface	

## H. UTILITY

### a) ITEM WISE SUMMARY



**b) GENERAL PICTURES**



**c) FLOORING**

UTILITY	FLOORING	1	Flooring: Are gaps sealing of floor tiles / between skirting & flooring tiles filled properly	Gaps observed, not filled properly	
		2	Flooring (Tiles): Any cracks / damage / bends observed in floor tiles after fixing	Cracks observed in 1 or 2 tiles	
		3	Flooring (Tiles): Are the Butt filling and grooves uniform?	Not uniform in many tiles (5% - 20% of tiles)	
		4	Flooring (Tiles): Any offsets observed in the flooring	1 or 2 offsets observed in flooring	

### III. DIMENSIONS CHECK

SPACE	 FLOORING	 DOOR HEIGHT	 AC Tonnage	 Ceiling Height	 Window Dimension
 BEDROOM 1	0.6 m x 0.6 m	2.1 m	NA	2.77 m	2.9m x 1.45m
 BEDROOM 2	0.6 m x 0.6 m	2.1 m	NA	2.77 m	2.1m x 2.17m
 LIVING ROOM	0.6 m x 0.6 m	2.2 m	NA	2.77 m	2.09m x 1.45m
 KITCHEN	0.6 m x 0.6 m	NA	NA	2.77 m	0.6m x 1.3m
 BATHROOM 1	0.3 m x 0.3 m	2.1 m	NA	2.2 m	0.6m x 0.9m
 BATHROOM 2	0.3 m x 0.3 m	2.1 m	NA	2.2 m	0.6m x 1.15m
 BALCONY	0.3 m x 0.3 m	NA	NA	NA	NA
 UTILITY	0.3 m x 0.3 m	NA	NA	NA	NA

## IV. MATERIAL CHECK

SPACE					
	Flooring	Wall Finish	Door	Windows	Railing
 BEDROOM 1	Vitrified Tiles	Plastic Emulsion Paint	Wooden Door	Aluminium	NA
 BEDROOM 2	Vitrified Tiles	Plastic Emulsion Paint	Wooden Door	Aluminium	NA
 LIVING ROOM	Vitrified Tiles	Plastic Emulsion Paint	Flush Door	Aluminium	NA
 BATHROOM 1	Vitrified Tiles	Ceramic Tiles	Wooden Door	Aluminium	NA
 BATHROOM 2	Vitrified Tiles	Ceramic Tiles	Wooden Door	Aluminium	NA
 KITCHEN	Vitrified Tiles	Ceramic Tiles / Emulsion Paint	NA	Aluminium	NA
 BALCONY	Vitrified Tiles	Textured Paint	NA	Aluminium	Mild Steel
 UTILITY	Vitrified Tiles	Textured Paint	NA	Aluminium	Mild Steel

## V. BRAND CHECK

SPACE	 SwitchBoard	 Fan	 Light	 Windows	 AC
 BEDROOM 1	Roma	NA	NA	Aluminium	NA
 BEDROOM 2	Roma	NA	NA	Aluminium	NA
 LIVING ROOM	Roma	NA	NA	Aluminium	NA

## BATHROOM

 SwitchBoard	 WC	 Faucets	 Light	 Exhaust Fan	 Counter Top
Roma	Jaguar	Jaguar	NA	NA	Granite

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