

# Detailed Diagnosis Re

July 24, 2023

Report ID -

Inspected & Prepared By:

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Prepared For:

Flat No-8/63, Yamuna CHS,  
Kamdhenu, Hari Om  
Nagar,Mulund East, Mumbai-  
400081



UrbanRe

# Welcome

Thank you for choosing UrbanRoof to help you navigate health of your chosen property. We've put together for you an inspection data and its analysis; and also recommended required solutions. Please read this report very carefully as it will provide you with transparency of your property's health.



## About Us

The Idea, UrbanRoof was born in 2016 when founder, Abhishek noticed that there were no easy, transparent, and straightforward process for the diagnosis & treatment of the building & constructions. Also, the important aspect, Diagnosis was simply missing or there was no alternative that can lead to ultimate solution to eliminate the impact of persistent issues. Most of the solutions were forcefully convinced than conveyed due to the lack of awareness at client's end. Since its incorporation, the company has become the leading provider in Pune & Mumbai for waterproofing, repair & rehabilitation of building & constructions.

Being one of the leaders of the building repair and rehabilitation industry, at UrbanRoof we believe that there is a better way to handle repair, rehabilitation, and restoration of your precious property. We are obsessed to prevent/ solve the smallest to the biggest issues of the constructed properties.

Our team of SMEs (subject matter experts) educates you about the actual situation and all optimum solutions. We do detail inspection, and generate detailed diagnosis report, and consult you with the itemized list of all probable solutions along with their impact across the period for better understanding and transparency.

99% decision failures are due to decisions taken with no knowledge/ limited knowledge/ forced decision making. Hence, we believe in giving the decision making power to the patron by educating and simplifying all constructions related information. This also helps our client to achieve the economic and effective solution.

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## Data and Information Disclaimer

*This property inspection is not an exhaustive inspection of the structure, systems, or components the inspection may not reveal all deficiencies. A health checkup helps to reduce some of the risk involved in the property/structure & premises, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.*

*It is recommended that you obtain as much information as is available about this property/ structure, including any owners disclosures, previous inspection reports, engineering reports, building/ remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components, or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code based or may refer to a particular code however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components, although some safety issues may be addressed in this report.*

*The inspection of this property is subject to limitations and conditions set out in this Report.*

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# SECTION 1 INTRODUCTION

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## 1.1 BACKGROUND:

**Yamuna CHS** is located in Mulund East, Mumbai. Is intending to carry out preliminary Health Assessment of the Flat. The Flat owner has approached UrbanRoof to have an initial site investigation and submit a Health Assessment Report of the building based on Testing and Visual Inspection.

Site investigation was done by technical team of UrbanRoof Pvt Ltd on 26-July-2023 and inspection report is submitted herewith.

## 1.2 OBJECTIVE OF THE HEALTH ASSESSMENT

- To facilitate detection of all possible flaws, problems & occurrences that might exist & analyze cause effects of it.
- To prioritize the immediate repair & protection measures to be taken if any.
- To evaluate possibly accurate scope of work further to design estimate & cost analysis for execution/treatment.
- Classification of recommendations & solutions based on existing flaws and precautionary measures & its effective implementation.
- Tracking, record keeping during the life expectancy or the warranty period.

## 1.3 SCOPE OF WORK:

Conducting visual site inspection using necessary assessment tools like Tapping Hammer, Crack gauge, IR Thermography, Moisture & pH meter to be carried out by UrbanRoof technical team involving 2 persons (2 skilled applicator) on site using suspended scaffolding.

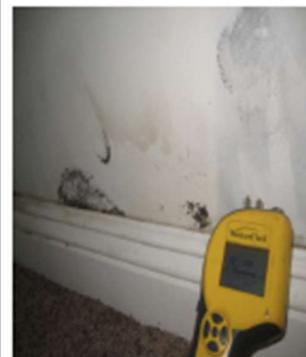
## 1.4 TOOLS USED DURING VISUAL INSPECTION



Taping with Hammer



Measuring crack width by gauge



checking the moisture



IR Thermographic

## SECTION 2 GENERAL INFORMATION

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### 2.1 CLIENT & INSPECTION DETAILS

Particular	Description
<b>Customer Name:</b>	Flat No-8/63
<b>Customer Full Address:</b>	RH-69, Sukhwani Oasis, Sector No. 11, Spine Road, Chikhali Pradhikaran, Pune - 411019
<b>E-Mail Address:</b>	whavalshubhankar@gmail.com
<b>Contact No.:</b>	+91 8806379956
<b>Case No:</b>	DNR-
<b>Brief of Enquiry</b>	Complete Row House Waterproofing
<b>Date of Enquiry:</b>	24/12/2022
<b>Date of Inspection:</b>	03/01/2023
<b>Time of Inspection:</b>	17:00:00 Hours
<b>Inspected By:</b>	Mr. Krushna

## 2.2 DESCRIPTION OF SITE

PARTICULAR	DESCRIPTION
<b>Site Address:</b>	RH-69, Sukhwani Oasis, Sector No. 11, Spine Road, Chikhali Pradhikaran, Pune - 411019
<b>Type of structure:</b>	Row House
<b>Floors:</b>	1
<b>Year of Construction:</b>	2011-2012
<b>Age Building (years):</b>	11
<b>Previous Structure Audit Done:</b>	No
<b>Previous Repairs:</b>	No

## **SECTION 3 VISUAL OBSERVATION AND READINGS**

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### **3.1 SOURCES OF LEAKAGE EXACT POSITION OR UNIT NO:**

#### **3.1.1 SUMMARY**

##### **BATHROOMS:**

Observed gaps between the tile joints of 3 Bathrooms (M.B – 1, M.B – 2 & Common Bathroom). Due to which accumulated moisture starts rising up from the surface through the pores due to capillary action causing dampness, efflorescence and spalling of paint at the ceiling of Hall, Adjacent wall (Skirting level of Common Bathroom Area) & skirting level of Master Bedroom.

##### **BALCONY:**

Observed gaps between the tile joints of 2 Balcony (M.B – 1, M.B – 2 & Common Bathroom). Due to which accumulated moisture starts rising up from the surface through the pores due to capillary action causing dampness, efflorescence and spalling of paint at the skirting level of Master Bedroom & Wall surface of the Staircase Area.

##### **TERRACE:**

Observed cracks on some portion of the terrace. Terrace screed has lost its strength, The IPS surface has developed cracks. Observed disturbance in slope, leading to water ingress through the joints, water is then channelizing through RCC Slab below screed leading to leakages at below floor ceiling. The soundness of the surface was checked on the terrace surface by tapping a lightweight hammer. The hollow sound was observed at many locations on the roof terrace. Fine cracks are observed on the surface of the top screed.

##### **EXTERNAL & PARAPET WALL:**

Observed hairline cracks on all external walls of the building. These are the cracks on which we need to focus more. If we ignore such small cracks at this point, then it may have a severe problem in the future. When water starts traveling through these cracks, then firstly water starts damaging the plaster and after some period water starts to encounter the structural members and because of that, the life of the structural gets reduce drastically. Observed dampness on internal walls of the building. Due to the exterior damaged surface, water starts appearing on the interior surface of the building. In such a scenario, water starts damaging the interior paint. Hence making the base strong i.e., applying a waterproof coating from the exterior side is very crucial.

## 3.2 NEGATIVE SIDE INPUTS FOR BATHROOM

### **Input 1.1 Condition of leakage at adjacent walls:**

- No leakage
- Dampness
- Seepage/ Mild Leakage (waterproofing)
- Live Leakage (plumbing)

### **Input 1.2 Condition of leakage below floor of the bathroom**

- No leakage
- Dampness
- Seepage/ Mild Leakage (waterproofing)
- Live Leakage (plumbing)

### **Input 1.3 Leakage during:**

- Monsoon
- All time
- Not sure

### **Input 1.4 Leakage due to concealed plumbing**

- Yes
- No
- Not sure

### **Input 1.5 Leakage due to damage in Nahani trap/Brick bat coba under tile flooring**

- Yes
- No
- Not sure

### **3.3 POSITIVE SIDE INPUTS FOR BATHROOM**

**Input 1.6 Gaps/Blackish dirt observed in Tile joints**

- Yes
- No
- Not sure

**Input 1.7 Gaps around Nahani Trap joints**

- Yes
- No
- Not sure

**Input 1.8 Tiles broken/loosed anywhere**

- Yes
- No
- Not sure

**Input 1.9 Loose Plumbing joints/rust around joints & edges (Flush tank/shower/angle cock/bibcock, washbasin etc)**

- Yes
- No
- Not sure

### 3.4 NEGATIVE SIDE INPUTS FOR BALCONY

**Input 1.10 Condition of leakage at adjacent walls:**

- No leakage
- Dampness
- Seepage/ Mild Leakage (waterproofing)
- Live Leakage (plumbing)

**Input 1.11 Condition of leakage below floor of the balcony**

- No leakage
- Dampness
- Seepage/ Mild Leakage (waterproofing)
- Live Leakage (plumbing)

**Input 1.12 Leakage during:**

- Monsoon
- All time
- Not sure

**Input 1.13 Leakage due to concealed plumbing**

- Yes
- No
- Not sure

**Input 1.14 Leakage due to damage in Nahani trap/Brick bat coba under tile flooring**

- Yes
- No
- Not sure

### **3.5 POSITIVE SIDE INPUTS FOR BALCONY**

**Input 1.15 Gaps/Blackish dirt observed in Tile joints**

- Yes
- No
- Not sure

**Input 1.16 Gaps around Nahani Trap joints**

- Yes
- No
- Not sure

**Input 1.17 Tiles broken/loosed anywhere**

- Yes
- No
- Not sure

**Input 1.18 Type of tile**

- Ceramic
- Marble
- Stone Tile
- Porcelain
- Concrete

### **3.6 NEGATIVE SIDE INPUTS FOR TERRACE**

#### **Input 1.19 Condition of leakage in ceiling below terrace slab**

- No leakage
- Dampness
- Seepage/ Mild Leakage (waterproofing)
- Live Leakage (plumbing)

#### **Input 1.20 Condition of leakage near ceiling & wall corner junction**

- No leakage
- Dampness
- Seepage/ Mild Leakage (waterproofing)
- Live Leakage (plumbing)

#### **Input 1.21 Season of leakage:**

- Monsoon
- All time
- Not sure

#### **Input 1.22 Leakage due to concealed plumbing**

- Yes
- No
- Not sure

## 3.7 POSITIVE SIDE INPUTS FOR TERRACE

### Input 1.23 Existing waterproofing system

- Brick Bat coba
- China Mosaic
- Concrete screed
- Liquid applied chemical coating (Specify)
- Cement-sand low grade mortar
- Naked slab (No waterproofing at all)

### 3.7.1 STRUCTURAL CONDITION ASSESSMENT OF TERRACE

#### 3.7.1.1 Structural Condition Assessment of Terrace input Table

Sr No	Input Type	Good	Moderate	Poor	Remarks
1	Condition of Existing waterproofing system		✓		
2	Condition of Roof traffic (Footsteps)	✓			
3	Condition of Debris on roof		✓		
4	Condition of Adequate Slope Provided (1:100 or 1:80)		✓		
5	Adequate no. of rain water outlets provided (Specify)		✓		
6	Condition of Water ponding- water getting accumulated at one place or near drain outlet point.				NA
7	Condition of Jalis/ Perforated Cover on Rain Water drains on Terrace Getting Choked	✓			

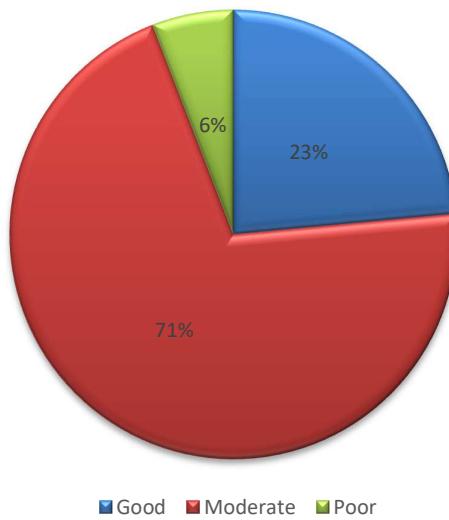
<b>8</b>	Condition of Finishing around upstands of water pipe lines/solar water heater/ Solar PV or any other instruments etc.				NA
<b>9</b>	Condition of Leakages from water supply lines/rainwater outlets		✓		
<b>10</b>	Surface Cracks condition observed on terrace		✓		The IPS surface of roof has developed cracks and sounds hollow at many portions.
<b>11</b>	Hollow surface condition identified & checked by Nylon hammer		✓		Soundness of the surface was checked on terrace surface by tapping a lightweight hammer. Hollow sound was observed at many locations on the roof terrace.
<b>12</b>	Condition of Surface finishing for chemical/membrane application		✓		
<b>13</b>	Condition of Any Cracks/ Absence of proper watta/ fillet at Junction of roof terrace & parapet walls		✓		Observed cracks and moss on the surface of watta /fillet at Junction of roof terrace & parapet walls.
<b>14</b>	Expansion joint condition if any				NA
<b>15</b>	Growth of Vegetation		✓		Observed vegetation growth at many locations.
<b>16</b>	Condition of Shrinkage cracks & algae-fungus on parapet walls			✓	Shrinkage cracks are observed on the surface of water absorbing Parapet wall due to continues exposure to environmental



<b>17</b>	Condition of parapet wall top: (specify: naked/tiled)		✓		
<b>18</b>	Condition of Damage due to Dish Antenna, manual drilling / Any other Damage to Parapet Walls		✓		
<b>19</b>	Terrace staircase Tops/Topi exterior wall & threshold condition	✓			
<b>20</b>	Condition of Any concealed plumbing connection found at the terrace	✓			

*Good*= No Action Needed*Moderate*= Necessary Repairs Needed*Poor*= Immediate Action Needed

### 1.1.1 Structural Condition Assessment of Terrace



## 3.8 NEGATIVE SIDE INPUTS FOR EXTERNAL WALL

### **Input 1.24 Condition of leakage at interior side**

- No leakage
- Dampness
- Seepage/ Mild Leakage (waterproofing)
- Live Leakage (plumbing)

### **Input 1.25 Leakage during:**

- Monsoon
- All time
- Not sure

### **Input 1.26 Leakage due to concealed plumbing**

- Yes
- No
- Not sure

### **Input 1.27 Internal WC/Bathroom/Balcony leakages observed.**

- Yes
- No
- Not sure

### **3.9 POSITIVE SIDE INPUTS FOR EXTERNAL WALL**

**Input 1.28 Existing type of paint & manufacturer (specify)**

- No paint
- White wash
- Cement paint
- Semi-acrylic emulsion
- Acrylic emulsion
- Premium waterproof acrylic emulsion
- Textured paint
- Not sure

### 3.9.1 STRUCTURAL CONDITION OF RCC MEMBERS

#### 3.9.1.1 Structural condition of RCC members Input Table.

Sr No	Input Type	Good	Moderate	Poor	Remarks
1	Condition of cracks observed on RCC (column & beams) external wall between 1mm to 3mm	✓			
2	Condition of cracks observed on external RCC (Chajja)/ canopy between 1mm to 3mm		✓		
3	Condition of rust marks observed in the RCC Beam and Column	✓			
4	Condition of Corrosion/ Spalling of concrete/ exposed reinforcement observed in the columns/beams/ roof slab ceiling	✓			
5	Expansion joint condition if any				NA

*Good*= No action Needed

*Moderate*= Necessary Repairs Needed

*Poor*= Immediate Action Needed

### 3.9.2 CONDITION OF EXTERIOR WALL

#### 3.9.2.1 Condition of Exterior Wall Input Table

Sr No	Input Type	Good	Moderate	Poor	Remarks
1	Are there any cracks on the walls more than 2mm? If yes, condition of cracks?		✓		Observed cracks on external wall at many portions.
2	Are there hairline cracks observed over external surface? Non-structural cracks less than 2mm. If		✓		Observed hairline cracks on external wall at many portions.



	yes, condition of cracks?				
3	Are the sealants applied on the window frame joints intact? If yes, is intact?		✓		
4	Condition of wall mounted A/C frames?				NA
5	Condition of any split A/C holes on the walls?				NA
6	Are there any A/C drain pipes running over the walls? If yes, its condition?				NA
7	Are external plumbing pipes cracked and leaks? If yes, its condition?				NA
8	Are the openings around the pipes in the external walls are properly grouted? If not its condition?		✓		
9	Condition of any vegetation growth observed?		✓		
10	Condition of dish antennas fixed on parapet wall?		✓		

*Good*= No action Needed*Moderate*= Necessary Repairs Needed*Poor*= Immediate Action Needed

### 3.9.3 CONDITION OF ADHESION OF OLD PAINT

#### 3.9.3.1 Condition of Adhesion of Old Paint Input Table

Sr No	Input Type	Good	Moderate	Poor	Remarks
1	Chalking & flaking in paint film observed? If yes, condition of paint?		✓		
2	Did Algae, fungus & moss observed on external wall? If yes, its condition?		✓		
3	Condition of Cracks observed on RCC (Beam) external wall between 1mm to 3mm	✓			
4	Condition of Bird droppings observed on chazzas & horizontal area?		✓		
5	Condition of Corrosion on metal rods and MS window grills	✓			

*Good*= No action Needed

*Moderate*= Necessary Repairs Needed

*Poor*= Immediate Action Needed

### 3.9.4 SUBSTRATE CONDITION OF PLASTER

#### 3.9.4.1 Substrate Condition of Plaster Input Table

Sr No	Input Type	Good	Moderate	Poor	Remarks
1	Patchwork plaster required. If yes, its condition?		✓		
2	Entire Re-plaster required? If yes, its condition?	✓			
3	Condition of Separation cracks observed at beam column junction	✓			
4	Condition of Surface texture – Textured or sand faced plaster				NA
5	Condition of plaster of staircase & lift head room	✓			
6	Condition of Leakage observed from overhead water tank				NA
7	Loose Plaster/Hollow Sound on external surfaces. If observed, its condition?		✓		

*Good*= No action Needed

*Moderate*= Necessary Repairs Needed

*Poor*= Immediate Action Needed

## SECTION 4 ANALYSIS & SUGGESTIONS

---

### 4.1 ACTIONS REQUIRED & SUGGESTED THERAPIES

#### 4.1.1 BATHROOM & BALCONY GROUTING TREATMENT

Clean the surface. Cut the joints into v shape with electric cutter, fill the joints using liquid polymer modified mortar made up of Dr. Fixit URP so that it will reach to the cracks developed below the tiles. After the initial set of grouts, clean the surface with a clean cloth. Further fill the RTM grout into the tile joints and patch the joints. Outlets and corners to be patched with PMM made of Dr. Fixit URP. Let the entire system air cure for 24-48 hours.

#### 4.1.2 PLUMBING

Repairing existing damaged outlets if any & installing additional new outlets as required.

#### 4.1.3 PLASTER WORK

Clean & chip off the damaged and loose plaster portion etc. Moisten the surface and apply I coat of bonding coat using Dr. Fixit Pidicrete URP in the Ratio of (1:1) 1-part URP: 1-part cement. Before application of patch plaster. Providing and applying 20-25 mm thick sand faced cement plaster to external surfaces in two coats with first coat in 12-15 mm thick in ratio of 1:4 C.M when bond coat is tacky and second coat in 8-10 mm thick in C.M 1:4 finished in proper line and level. Add in both the coats shrinkage compensating integral waterproofing compound Dr. Fixit Lw+ 200 ml per bag of cement.

#### 4.1.4 RCC MEMBERS TREATMENT

Cracks to be opened in V shape grove, filling with heavy duty polymer mortars. Any spalling of concrete is treated using heavy duty mortar such as Dr Fixit HB. Any exposed-corroded re-enforced steel to be treated using jacketing & support by following standardized strengthening of RCC members.

*Note: \* Structural cracks deserve immediate attention. They indicate that the structure of the building, or at least a part of it, is overstressed. A structure, when stressed beyond its capacity, may collapse without further warning signs. When such cracks suddenly develop, or appear to widen and/or spread, the findings must be reported immediately to the Structural Engineer, Buildings Department. A building professional such as a Registered Structural Engineer is usually required to investigate the cause(s) of the cracks, to assess their effects on the structure, to propose suitable rectification and remedial works, and supervise the carrying out of such works.*

## 4.2 FURTHER POSSIBILITIES DUE TO DELAYED ACTION

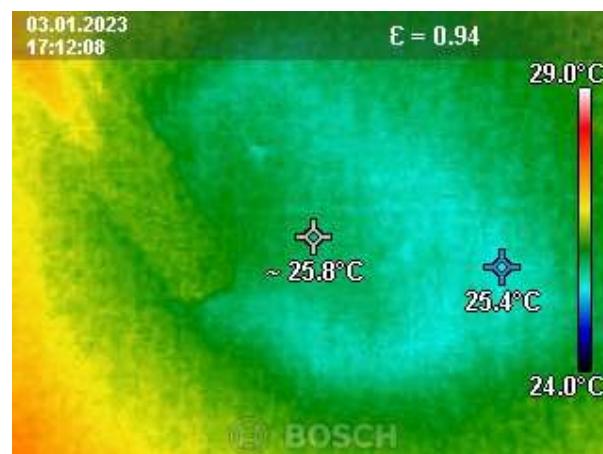
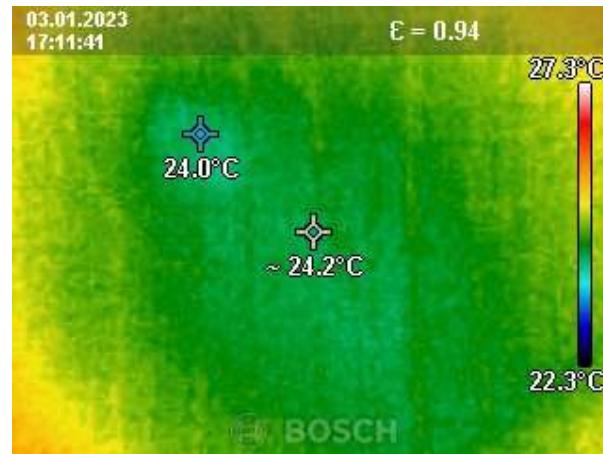
### 4.3 SUMMARY TABLE

<b>Point No</b>	<b>Impacted area (-ve side)</b>	<b>Point No</b>	<b>Exposed area (+ve side)</b>
<b>4.4.1</b>	Observed dampness, efflorescence and spalling of paint at the ceiling of Hall (Ground Floor).	<b>4.5.1</b>	Observed hollowness & gaps between the tile joints of Master Bedroom Bathroom of 1 <sup>st</sup> Floor.
<b>4.4.2</b>	Observed dampness at the skirting level & wall corner of Bedroom (Ground Floor).	<b>4.5.2</b>	Observed cracks on the External wall of the Bedroom.
<b>4.4.3</b>	Observed mild seepage at the skirting level of Common Bathroom Passage Area (Ground Floor)	<b>4.5.3</b>	Observed gaps between the tile joints of the Common Bathroom (Ground Floor)
<b>4.4.4</b>	Observed dampness at the wall surface of Staircase Area.	<b>4.5.4</b>	Observed hollowness & gaps between the tile joints of Open Balcony. Cracks have been observed on External wall of Balcony.
<b>4.4.5</b>	Observed dampness & paint spalling at skirting level & area near window in Master Bedroom (1 <sup>st</sup> Floor)	<b>4.5.5</b>	Observed cracks on External wall of Master Bedroom Wall & gaps between the tile joints of Master Bedroom Bathroom.
<b>4.4.6</b>	Observed dampness & paint spalling at skirting level & ceiling in Master Bedroom – 2 (1 <sup>st</sup> Floor)	<b>4.5.6</b>	Observed gaps between the tile joints of Master Bedroom – 2 Bathroom & Vegetation Growth on Terrace Surface + HOLLOWNESS on Terrace Surface.

## 4.4 THERMAL REFERENCES FOR NEGATIVE SIDE INPUTS

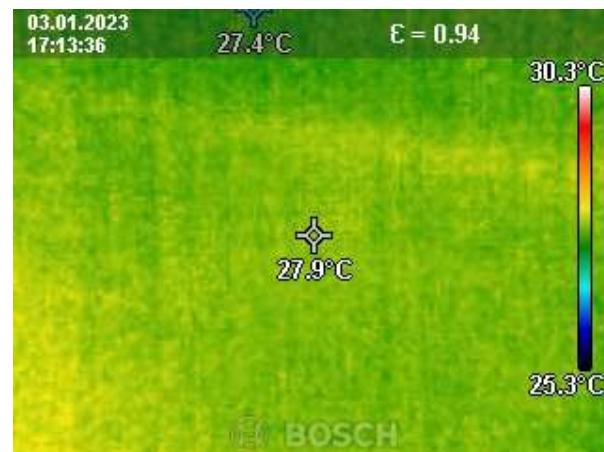
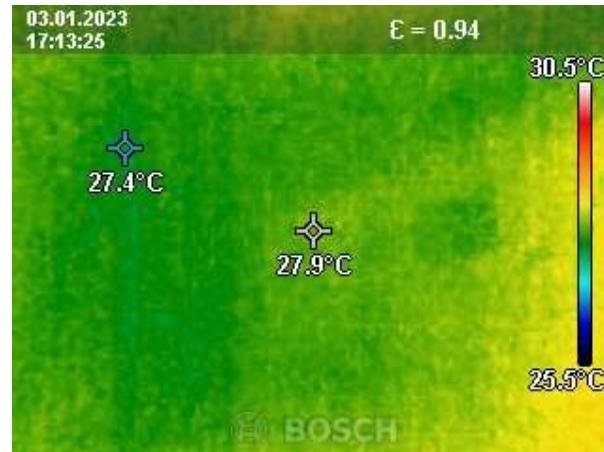
### 4.4.1 CEILING (HALL)

IMAGE 1: DAMPNESS, EFFLORESCENCE & SPALLING OF PAINT AT THE CEILING OF HALL (GROUND FLOOR)



#### 4.4.2 SKIRTING AND CEILING-WALL CORNER (BEDROOM)

IMAGE 2: DAMPNESS AT THE SKIRTING LEVEL & WALL CORNER OF BEDROOM (GROUND FLOOR).



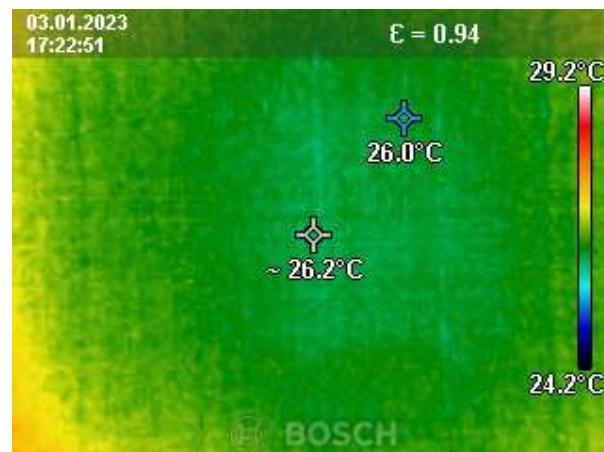
#### 4.4.3 SKIRTING LEVEL (PASSAGE AREA)

IMAGE 3: MILD SEEPAGE AT THE SKIRTING LEVEL OF COMMON BATHROOM PASSAGE AREA (GROUND FLOOR)



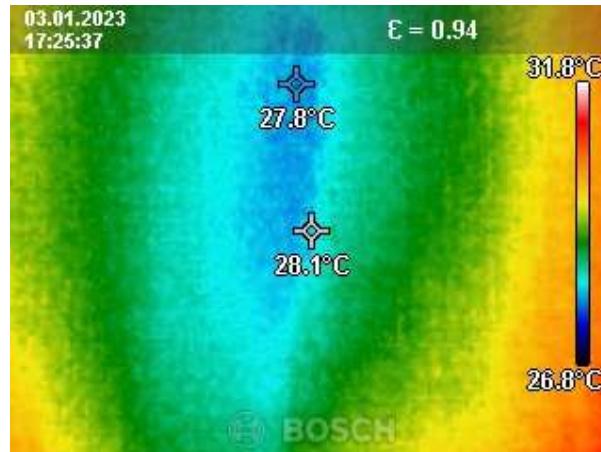
#### 4.4.4 STAIRCASE AREA

IMAGE 4: DAMPNESS & PAINT SPALLING AT SKIRTING LEVEL & AREA NEAR THE WINDOW IN MASTER BEDROOM (1<sup>ST</sup> FLOOR).



#### 4.4.5 SKIRTING LEVEL (MASTER BEDROOM)

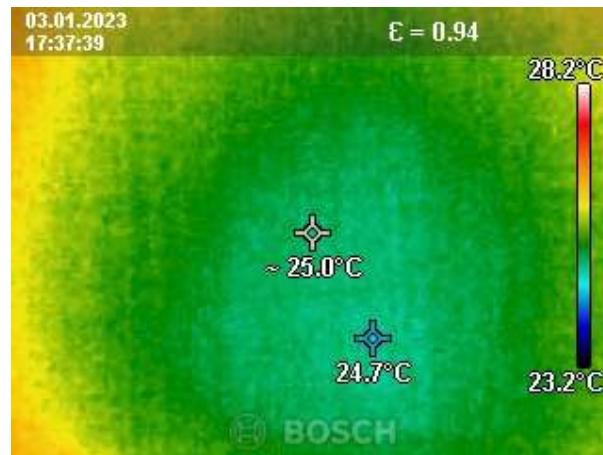
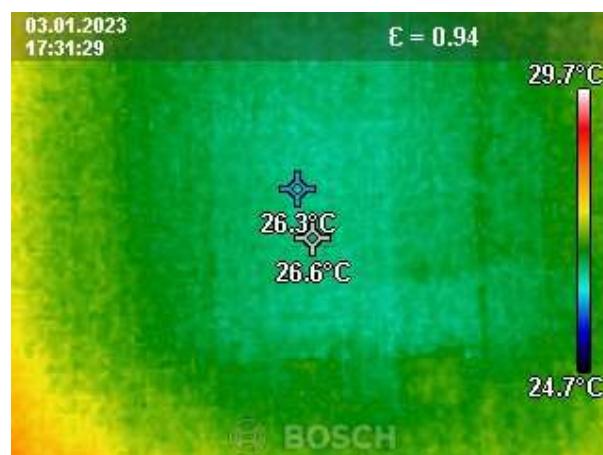
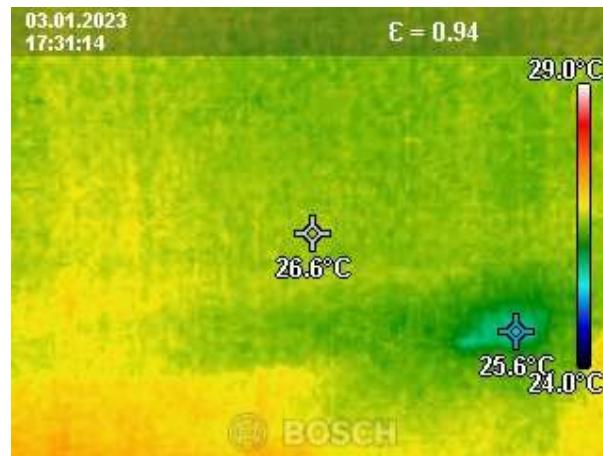
IMAGE 5: DAMPNESS & PAINT SPALLING AT SKIRTING LEVEL & AREA NEAR WINDOW IN MASTER BEDROOM (1<sup>ST</sup> FLOOR).



#### 4.4.6 SKIRTING LEVEL AND CEILING OF MASTER BEDROOM -2(1<sup>ST</sup> FLOOR)

IMAGE 6: DAMPNESS & PAINT SPALLING AT SKIRTING LEVEL & CEILING IN MAST

ER B EDROOM – 2 (1<sup>ST</sup> FLOOR)



## 4.5 VISUAL REFERENCES FOR POSITIVE SIDE INPUTS

### 4.5.1     MASTER BEDROOM BATHROOM (1<sup>ST</sup> FLOOR)

Gaps were observed between the tile joints of the Master bedroom Bathroom of first floor. Unless these gaps are repaired immediately a similar leakage will happen at the ceiling and skirting level near Master Bedroom Bathroom and ground floor ceiling.

IMAGE 7: GAPS IN TILE JOINTS OF MASTER BEDROOM BATHROOM (1<sup>ST</sup> FLOOR)



#### 4.5.2 EXTERNAL WALL

Cracks observed on the external wall of bedroom. Through which water is ingressing inside the wall causing dampness at the skirting level and wall corner of bedroom.

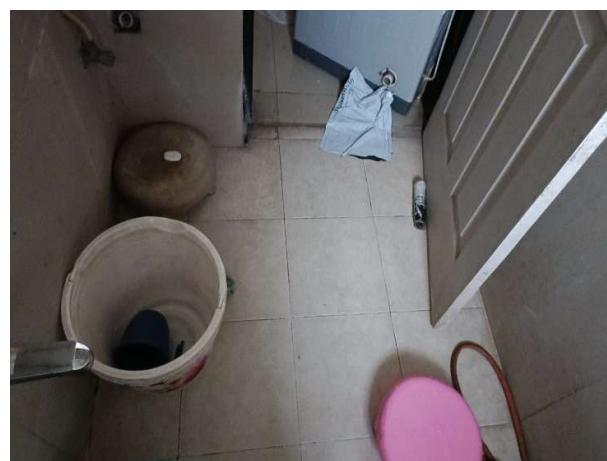
IMAGE 8: CRACKS ON EXTERNAL WALL



Source: Urbanroof Pvt. Ltd.

#### 4.5.3 COMMON BATHROOM

IMAGE 9: GAPS BETWEEN TILE JOINTS OF COMMON BATHROOM



#### 4.5.4 OPEN BALCONY

IMAGE 10: GAPS BETWEEN TILE JOINTS OF BALCONY



#### 4.5.5 EXTERNAL WALL

IMAGE 11: CRACKS ON EXTERNAL WALL OF MASTEROOM



#### **4.5.6 TERRACE AND MASTER BEDROOM-2 BATHROOM**

IMAGE 12: HOLLOWNESS AND VEGETATION GROWTH OBSERVED ON TERRACE SURFACE, GAPS OBSERVED BETWEEN TILE JOINTS OF BATHROOM IN MASTERBEDROOM-2



## SECTION 5 LIMITATION AND PRECAUTION NOTE

Information provided in this report is a general overview of the most 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 clients. One client /owner may decide that certain conditions require repair or replacement, while another will not.

The inspection is not technically exhaustive (due to reasons such as budget constraints), the property inspection provides the client with a basic overview of the condition of the unit. 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 structural cracks & other signs of settlement indicate a potential problem that the structure of the building, or at least part of it, is overstressed. A structure when stretched beyond its capacity, may collapse without further warning signs. When such cracks suddenly develop, or appear to widen and/or spread, the findings must be reported immediately to the Structural Engineer, Buildings Department. A building professional such as a Registered Structural Engineer is usually required to investigate the cause(s) of the cracks, to assess their effects on the structure, to propose suitable rectification and remedial works, and supervise the carrying out of such works.

If such work is beyond the scope of the inspection & 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.

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, ceilings, finishing surfaces such as tiling, coba, plaster or any other masonry surfaces & sub-structures. This includes RCC members, structure, plumbing connections, cold joints, other all kind of joints & critical areas and 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.

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 etc. regulations, laws, by laws, ordinances or other regulatory requirements.

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.

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.

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.

## Legal Disclaimer

*UrbanRoof (Hereinafter "INSPECTOR" has performed a visual & non-destructive test inspection of the property/structure and provides the CLIENT with an inspection report giving an opinion of the present condition of the property, based on a visual & non-destructive examination of the readily accessible features & elements of the property Common elements, such as exterior elements, parking, common mechanical and other systems & structure which are not in or beyond the scope, are not inspected.*

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

*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.*

*Quantitative and qualitative information is based primarily on site visited and observed on the particular day and therefore is subject to fluctuation. UrbanRoof is not responsible for any incorrect information supplied to us by client, customer, or users.*

*UrbanRoof will not abide to update this diagnosis report due to any further changes and/or damages and/or updation of the site.*

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