

eG e-GHAR.com
Inspections

PROPERTY INSPECTION REPORT

Registered office: FF-6, Mark Mall, Sector-4B, Vasundhara, India - 201012

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SAMPLE REPORT

PROPERTY INSPECTION REPORT

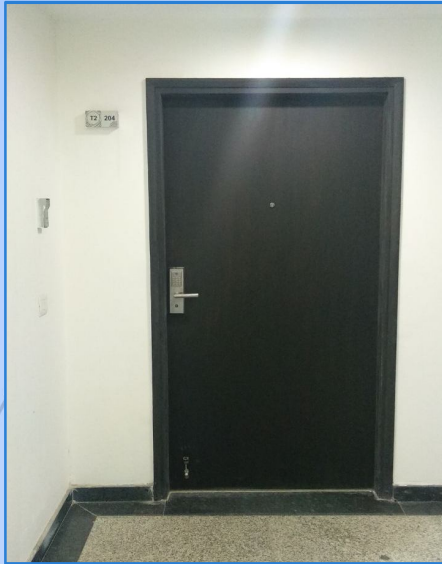
Property Address	XYZ, Gurugram
QRN Number	910
Client Name/Owned by	Mr. XXX
Property Type	Residential
Inspection Type	Micro level
Inspector Name	Mr. Sumit Sharma, Mr. Kuldeep and Mr. Virendra Kanaujia
Project Manager	Mr. Gopal Singh Negi
Date of Inspection	10 April 2018
Time of Inspection	11:00-16:00 Hrs
Area Inspected	Living /Dining, Kitchen, 4 Bedroom, 4Toilet, 4 Balcony, 2 utility balcony, 1 Utility,1 Servant room,1 Servant Toilet

*Please look at Appendix-1 (Last 4 pages) for Terms & conditions and other Information on e-Ghar Inspection services.
If you continue to browse the report you are agreeing to comply with and be*

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HIGHLIGHTS



- Workmanship and execution is at very good level compared to other similar floors.
- At the time of Inspection, Final paint, Sanitary fittings have been done and Deep Cleaning need to be done in flat.
- Dampness issues are found in Master Bedroom and Master Bathroom.
- Improper fixing of modular kitchen lower panels.
- Minor repair and polish required in doors & doors frames.
- Tile work in Flooring and wooden flooring have minor issues with finishes.
- External Finishes of building are at good level and some walls have minor paint and putty issues.
- Improper fixing of fall ceiling in toilets
- Common facilities, Lifts, Play area & other Amenities are complete and are of good quality.
- Security Level of building is good.

PROPERTY PICTURES



Living / Dining



Master Bedroom



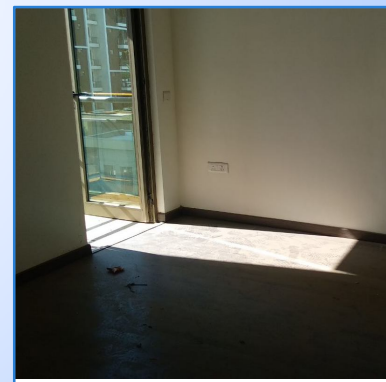
Master Bath



Kitchen



Foyer



Bedroom-4

PROPERTY PICTURES



Utility yard



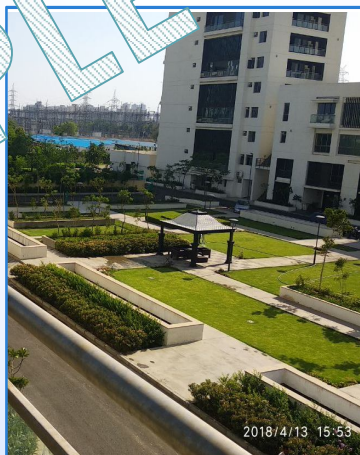
Bath 2



Utility



Bedroom



Master Balcony view



Bath 4

SNAG LIST

PART-01: LIST OF SNAGS IN PROPERTY

**Snag list is attached as separate report to easily send it to other third party.
You can also find it as attached in the end of this report**

OBSERVATIONS

PART-02: LIST OF OBSERVATIONS IN PROPERTY OTHER THAN SNAGS

Other Observations such as Moisture, No drill Location, TDS of Water using different equipments and machines are mentioned below

MOISTURE & LEAKAGE OBSERVATION

NAKED EYE IMAGE



THERMAL IMAGE



Location

Master bedroom right wall (bathroom door)

Observation

Mould observed on right hand side wall of master bedroom, thermal image confirms the same.
Presence of electric socket can be hazardous.

Source- It is due to leakage of water closet in Master bath behind the tagged location.

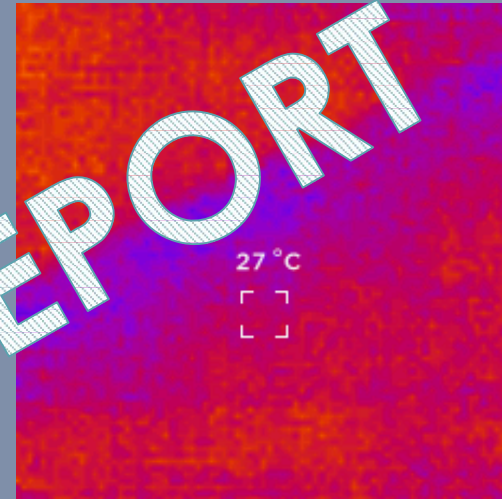
Suggested Repair- Water Closet should be repaired and **Mouldy grout** and **sealant** should be used in the bathroom or around sinks

MOISTURE & LEAKAGE OBSERVATION

NAKED EYE IMAGE



THERMAL IMAGE



Location Observation

Master bedroom - wooden floor

The thermal image confirms the presence of moisture which was hard to see from naked eye.

Source- Moisture is due to leakage in water closet.

Suggested Repair- Wooden flooring should be removed and reinstalled. Use of **Damp proof membranes** (DPMs) are recommended.

MOISTURE & LEAKAGE OBSERVATION

NAKED EYE IMAGE



THERMAL IMAGE



Location
Observation

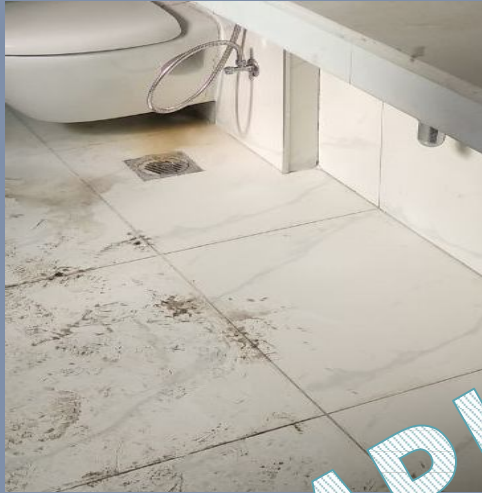
Bathroom 3

No moisture leakage in bathroom of bedroom 3.

All the fixtures are in good condition.

MOISTURE & LEAKAGE OBSERVATION

NAKED EYE IMAGE



THERMAL IMAGE



Location Observation

Master bath

Severe leakage and moisture observed in master bath. Thermal image confirms the leakage.

Source- Leakage in water closet

Suggested Repair- Cistern water drain assembly should be replaced and all the inlet and outlet should be sealed properly.

SPECIFIC LOCATION OF CONCRETE COLUMNS / WALLS TO AVOID DRILLING OF NAILS

Location / comment

Master bedroom/
front wall is not
safe for drilling.

Note- Almost all
the walls in the
property are made
up of reinforced
concrete cement
(RCC) and drilling of
nails is not
recommended



SPECIFIC LOCATION OF CONCRETE COLUMNS / WALLS TO AVOID DRILLING OF NAILS

Location / comment

Master bedroom
right wall (beside
bathroom door)/

Location is safe for
drilling for nails.

Note- Few location
in the property is
safe for drilling.
Please follow
isometric view with
drill and no drill
location before
drilling process.



SPECIFIC LOCATION OF CONCRETE COLUMNS / WALLS TO AVOID DRILLING OF NAILS

Location / comment

**Hall: On right wall
(facing main door)
below beam in
entry corridor**

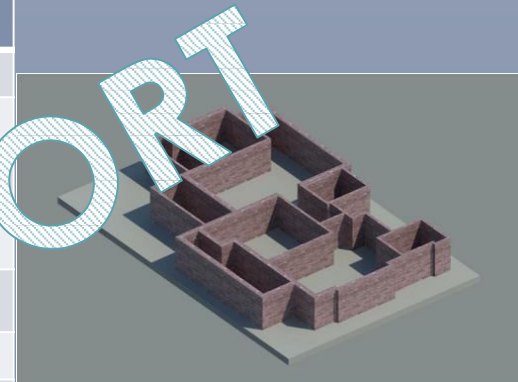


A detailed floor plan diagram of a building. The plan includes several rooms labeled with names and numbers, along with their respective areas in square meters (m²). The rooms are: Kitchen (2, 6 m²), Bal-03 (10, 3 m²), Hall & Dining (9, 4 m²), Bal-01 (9, 4 m²), TOI-02 (5, 3 m²), BR-01 (4, 15 m²), TOI-01 (6, 3 m²), and Bal-02 (3, 11 m²). There are also numerous dimension lines indicating room sizes and wall thicknesses. A large diagonal watermark reading "SAMPLE REPORT" is overlaid across the entire image.

SAMPLE REPORT

ISOMETRIC VIEW OF FLAT WITH ROOM AREA AND HEIGHT OF FLAT

S.No	Location	Room Area (skirting to skirting) in sqm	Height of ceiling in meter
1	Living and Foyer	50	2.760
2	Master Bedroom	18	2.807
3	Bedroom-2	12	2.797
4	Bedroom-3	15	2.794
5	Bedroom-4	11	2.787
6	Kitchen	5	2.735
7	Master Bath	3	2.270
8	Bath-2	3	2.270
9	Bath-3	5	2.270
10	Bath-4	5	2.270
11	Balcony-1	10	2.745
12	Balcony-2	2	2.763
13	Balcony-3	2	2.755
14	Balcony-4	1	2.698
15	Servant Room	16	2.780
16	Servant Bath	3	2.270



Dimensions are measured Wall to Wall in complete Flat. Shown Walls does not represent actual walls in Flat

HANDOVER CHECK LIST

CHECKLIST FOR PROPERTY HANDOVER PROCESS & SHIFTING PROCESS

- q Registry of Property
- q Clearance from local authority
- q "
- q "
- q "
- q "
- q "
- q "
- q "
- q Maintenance Form
- q "

SAMPLE REPORT



Android APP

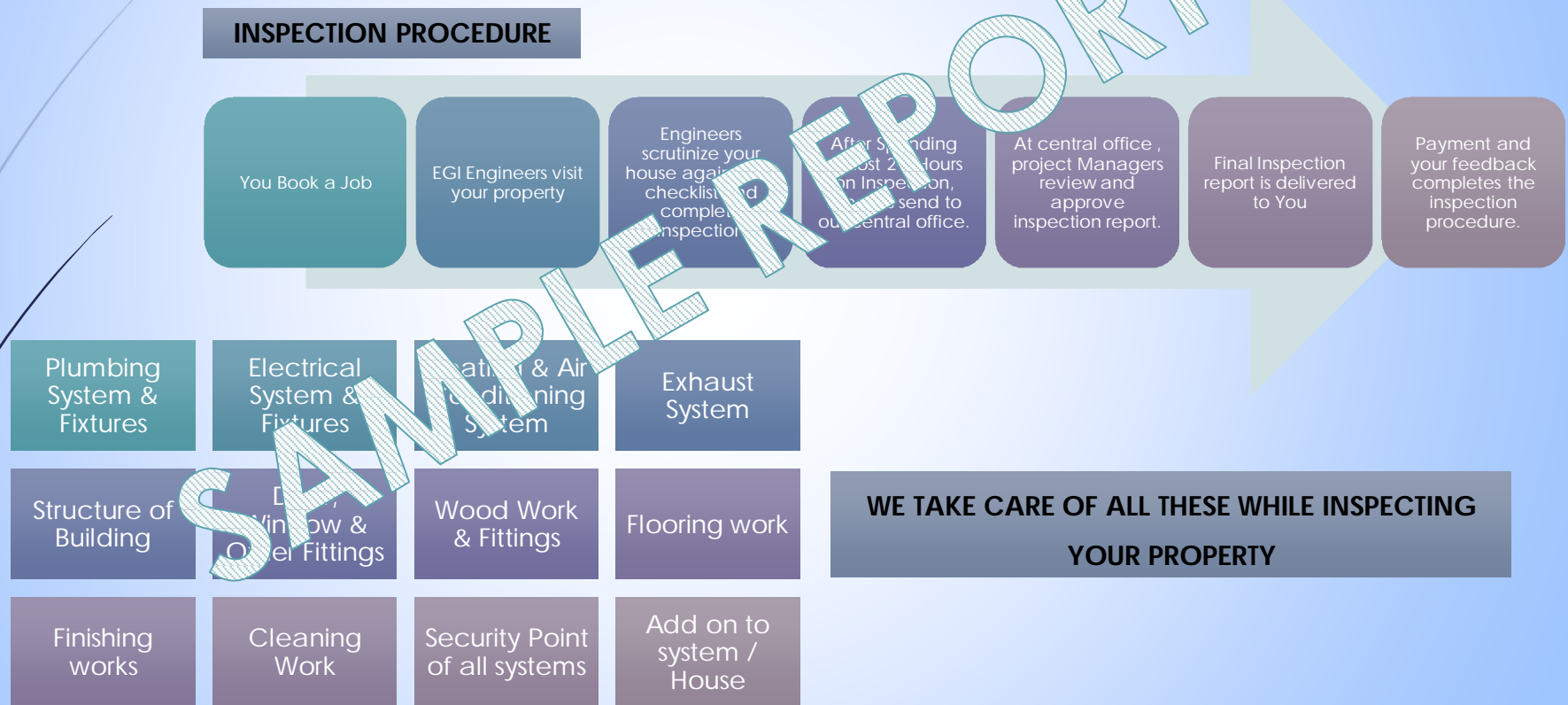


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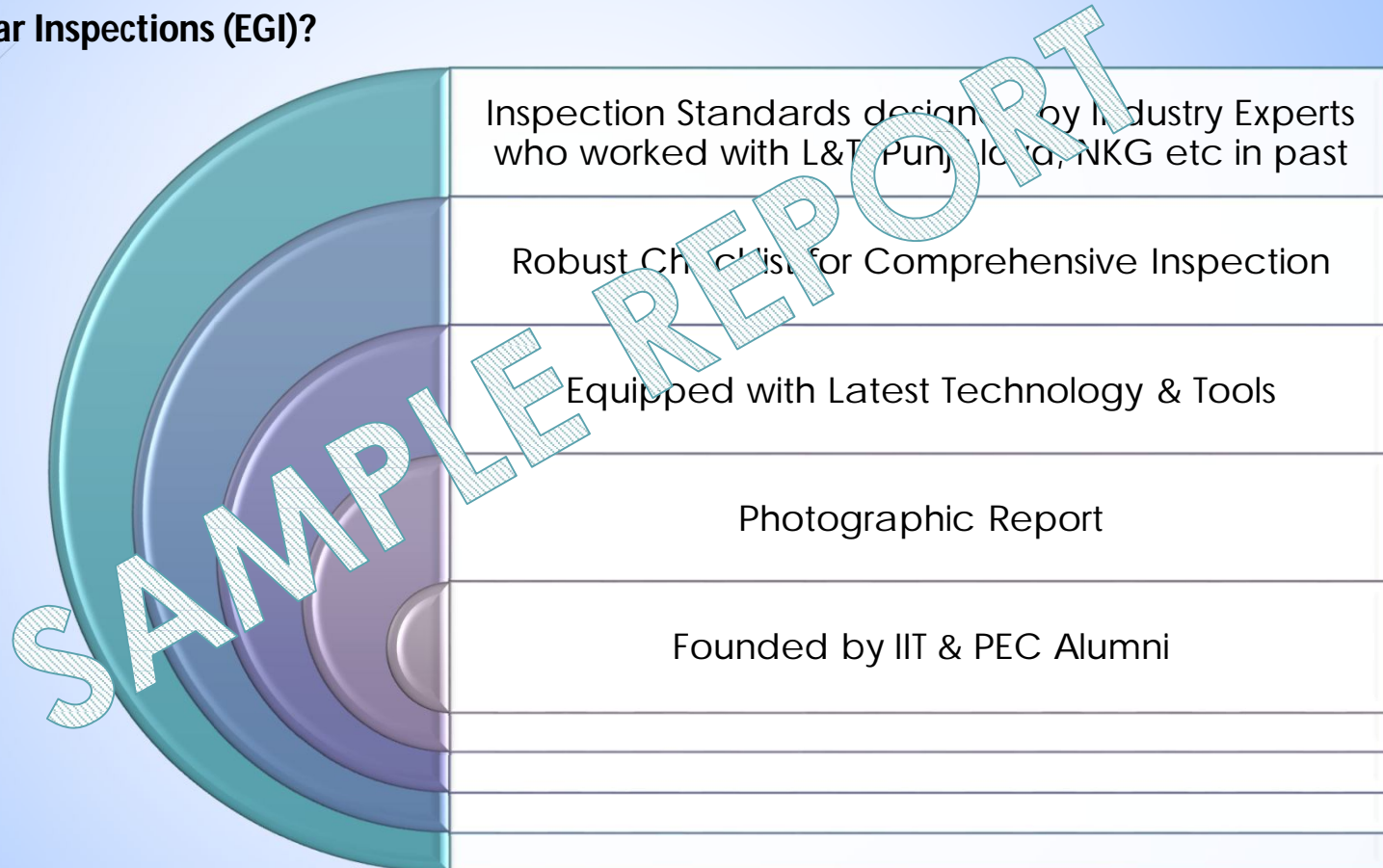
APPENDIX-01

1.1 What actually we do at your Flat ?



APPENDIX-01

1.2 Why e-Ghar Inspections (EGI)?



APPENDIX-01

1.3 Disclaimer

This is just Observation report of property. The data in this report is only for the purpose of clarity of the client (name mentioned at first page). This report and its data nowhere compiles any third party or builder to take action on this observations, any such matter is purely between Owner of Flat and Third Party/ Builder.

1.4 Terms & Condition

The Report has been prepared by Manomav Engineers (P) Ltd. (e-Ghar as retail venture) and the assigned inspector supplied to you (name at first page) on the basis of and subject to the Scope of Inspection and the Terms and Conditions of the Contract and the Inspector and e-Ghar accepts no responsibility to other persons relying on the report.

Please note that having provided to you an opportunity to know the Scope of Inspection and the Terms and Conditions following upon you making a booking for the Property Inspection, the inspector has proceeded to conduct the inspection of the property and e-Ghar has proceeded to supply this Report on the basis that you have accepted the Scope of Inspection and the Terms and Conditions or are deemed to have done so upon the inspector arriving at the property.

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The Report is not a guarantee but is an opinion of the condition of the inspected property relative to the average condition of well-maintained similar properties of a similar age. e-Ghar accepts no liability with respect to work done by other trades, consultants or practitioners referred by e-Ghar. It is your responsibility to make appropriate contractual arrangements with such person.

The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.

e-Ghar does not accept responsibility for services other than those provided in this Report.

The inspection assumes that the existing use of the building will continue. The inspection will not assess the fitness of the building for any intended purpose. Any proposed change in use should be verified with the relevant authorities.

Safety Warnings and Add-on's constitute a vital part of e-Ghar's recommendation to you. Failure to observe the provisions of the last sheet could jeopardize the safety of the occupants.

The Report and its appendices and attachments, as issued by e-Ghar, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the inspector's recommendations, shall be relied upon by you.




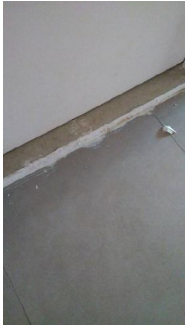
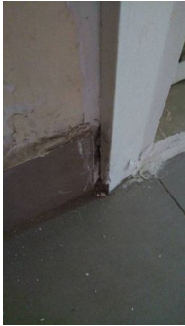
If you are dissatisfied with the Report you agree to promptly give e-Ghar written notice or email specifying the matters about which you are dissatisfied and allow e-Ghar Team to attempt to resolve the matters with you within 15 days of receipt by e-Ghar of such written notice or email before taking any remedial action or incurring any costs. Reference to e-Ghar in this Report and any other documentation includes, where the context permits, its agents and representatives authorized to act on its behalf.





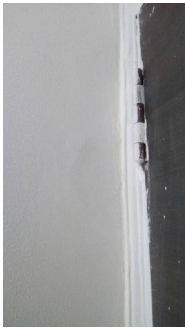
Thanks for your precious Time





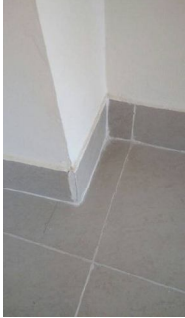
Regards,






e-Ghar Inspections (EGI)

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S.N.	Time	Inspector	Photograph	Location	Category	Observation
1	5/2/17, 11:11	Antriksh Tawar		Location Tag	Hall	outside hall location
2	5/2/17, 11:14	Antriksh Tawar		Hall	Paint & Putty	Paint on left of Servent Room above skirting is damaged due to an old seepage
3	5/2/17, 11:15	Antriksh Tawar		Hall	cleaning	Cleaning of skirting on left of Maon door from outside
4	5/2/17, 11:16	Antriksh Tawar		Hall	Flooring	Proper Finish is required below flooring of Servent door from outside
5	5/2/17, 11:17	Antriksh Tawar		Hall	Paint & Putty	Gap b/w skirting and Servent Door Frame to be filled on left bottom

S.N.	Time	Inspector	Photograph	Location	Category	Observation
6	5/2/17, 11:22	Antriksh Tawar		Hall	Door-Window	Main door stopper is loose fit and not working properly
7	5/2/17, 11:24	Antriksh Tawar		Hall	Door-Window	Ply of main door damaged below Lock near screw location
8	5/2/17, 11:27	Antriksh Tawar		Hall	Door-Window	Gap b/w joints at bottom right corner to be filled with silicon
9	5/2/17, 11:28	Antriksh Tawar		Hall	Door-Window	Gap b/w joints to be filled with silicon at left top corner and other locations
10	5/2/17, 11:30	Antriksh Tawar		Hall	Paint & Putty	paint near top hinge on back side of door is over coated and may come out in future.

S.N.	Time	Inspector	Photograph	Location	Category	Observation
11	5/2/17, 11:40	Antriksh Tawar		Hall	Paint & Putty	Stains on left of Lan port on right of Main door
12	5/2/17, 11:44	Antriksh Tawar		Hall	Paint & Putty	Wall has yellow stains on right of Main door around and above switch board
13	5/2/17, 11:46	Antriksh Tawar		Hall	Paint & Putty	Paint is broken on right of window above power socket
14	5/2/17, 11:47	Antriksh Tawar		Hall	Flooring	Skirting is not aligned with wall on right of main door
15	5/2/17, 11:49	Antriksh Tawar		Hall	Flooring	Skirting on right most of main door near column is not aligned with wall

S.N.	Time	Inspector	Photograph	Location	Category	Observation
118	5/7/17, 14:19	Antriksh Tawar		Toi-03	Plumbing	Gap between mixer tap and Wall tiles is not as per standard and is packed with putty
119	5/7/17, 14:20	Antriksh Tawar		Toi-03	Plumbing	Gap between wash basin angle valve and Wall tiles is not as per standard and is packed with putty
120	5/7/17, 14:29	Antriksh Tawar		Bedroom-03	Paint & Putty	Wall on left of Power socket near Toilet door to be monitored for possible leakage in future
121	5/7/17, 14:33	Antriksh Tawar		Toi-01	Flooring	Flooring has required slope and water flows in shower area
122	5/7/17, 14:40	Antriksh Tawar		Toi-02	Flooring	Flooring has required slope and water flows in shower area

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