

HOME INSPECTION REPORT



PROPERTY ADDRESS

XYZ



PREPARED FOR

Mr. ABC



INSPECTION DATE

Apr 15 2023

REPORT ID

000000



INSPECTED BY

Srinivas Pandit

VERIFIED BY

Harsh Vardhan



DISCLAIMER

PropChk is a brand of NS Property Guide Advisors Private Limited (hereinafter referred to as "PropChk") which is a company incorporated under the laws of India that provides the property inspection services.

Please note that while rendering its services PropChk engages in visual inspection merely to determine the viability of a property vis-à-vis the particular use case of the client in need of PropChk's services. The use cases vary from purchase of property to lease of property

The results of the inspection undertaken by PropChk are reduced into a written report which is made available to the client after conclusion of the inspection. The inspection undertaken by PropChk and the report prepared on the basis of the same is restricted solely to visual inspection of the property and is not technically exhaustive. Defects requiring invasive means or destructive testing do not fall under the purview of PropChk's inspection methods and services. The purpose of this inspection is to provide the client with a general overview of the build of the property being inspected. It is to be noted that PropChk only conducts a preliminary inspection and the same can be subject to supervision by a specialist at the discretion of the client on their own accord. PropChk defers liability for any defects that surface in the inspection by the specialist.

The services offered by PropChk and the report prepared and shared by PropChk are limited to the cosmetics & general functionality of the premises thereby excluding the following-

- Geologic, site and soil analysis, slide, tremor, wind, flood, noise [cars, planes, etc.]
- Indoor Air Quality, Mold Presence & Testing
- Heat exchanger testing; smoke, salt, gas, odor. Heat/cooling load surveys. Air/velocity measurements, etc.
- Electrical circuitry, impedance, capacity, or compliance with national or local codes
- Plumbing/gas pressure, leakage, venting, and materials tests.
- Underground piping or utilities or locations, impediments, electrical fields, septic systems, water wells, etc.
- Easements, covenants, restrictions, right of ways, etc. By City, Community or Homes Association.
- Conformance to statutes, laws, codes, regulations, occupancy, suitability for a specific use, other property influences.
- Structural/durability analysis, wood destroying insects, pests, etc.
- Water leakage and drainage test of any type. Roof, siding, outside faucets. Underground & site drainage, etc.
- Land, boundary surveys, site hazards, insurability, development potential, etc.
- Firefighting
- Grade/quality of the material fixed such as quality of tiles or ceramic/CP fitting.
- The inspection covers only those items listed on the report for function and safety, and not for code or statutory compliance. Please note the following regarding the report(s) shared after inspection:
- The report shall not be shared or reproduced by the client, except to the extent of enabling the client to carry out rectification of the defects and issues identified in the report.
- The status captured in the report is as on the inspection date To avoid confusion, the inspection date shall mean the date on which the property was inspected by PropChk or its agent.
- The report does not cover any of the aspects that have been expressly excluded in this Disclaimer.
- The report is not intended to be a general verdict on the quality of construction/reputation of the person/company/any other entity who constructed the property and shall only be a report intended to provide the client with on-ground information with respect to the property on an as-is-where-is basis.

PropChk makes no representation or warranty as to the completeness of any information contained in the report(s). This report is intended for the sole use of the client and is not to be relied upon or shared wholly and solely, except for the purposes provided herein. It is clarified that the report is intended to operate as a visual aid to the client and as such cannot be given unqualified reliance.

The report shared is solely intended for use by the client for rectifications of the snags reported and is the property of PropChk. The report is not an opinion but a factual report limited to the findings made by PropChk at the time of the visual inspection. The report is shared in good faith with the client and the client is entitled to use the report in support of their claims with respect to carrying out any alterations or rectification or renovations to the property. The professional fee paid by the client at the time of engagement is only for the purpose of the inspection and reporting at the subject property.

Notwithstanding anything contained herein, the client's reliance upon those report(s) shall not create any liability (direct, indirect, consequential or special etc.) against PropChk except for those expressly consented to.

Though every effort is made to cover all the quality issues during inspection, PropChk shall not be liable for any financial compensation & legal action for any missed issues or the issues not apparent on the date of inspection and may surface in future. Further, PropChk does not provide any indemnification whatsoever, neither does it undertake any responsibility of any occurrences of malfunctioning of the inspected property and its components in the future. PropChk does not undertake responsibility for the lack of discovery of any defect which shall arise during or subsequent to the inspection.

The maximum liability incurred by PropChk in the process of inspection of the property shall be limited to the inspection fee and only pertaining to those services included in the report provided to the client.



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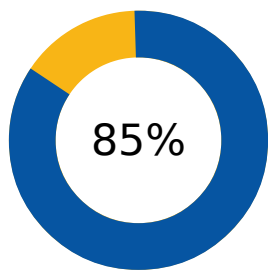
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I. SUMMARY

OVERALL UNIT HEALTH

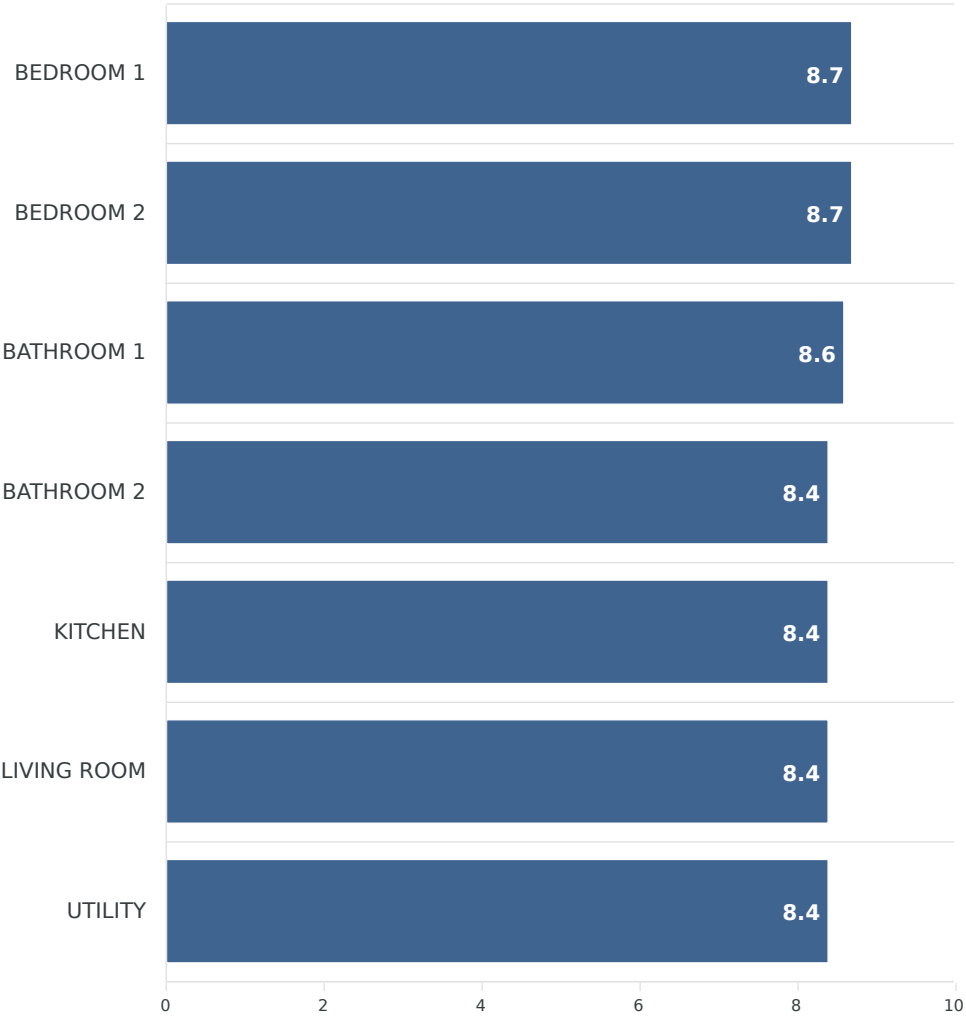


360° PROPERTY WALKTHROUGH



[Click on icon to view](#)

SPACE WISE HEALTH





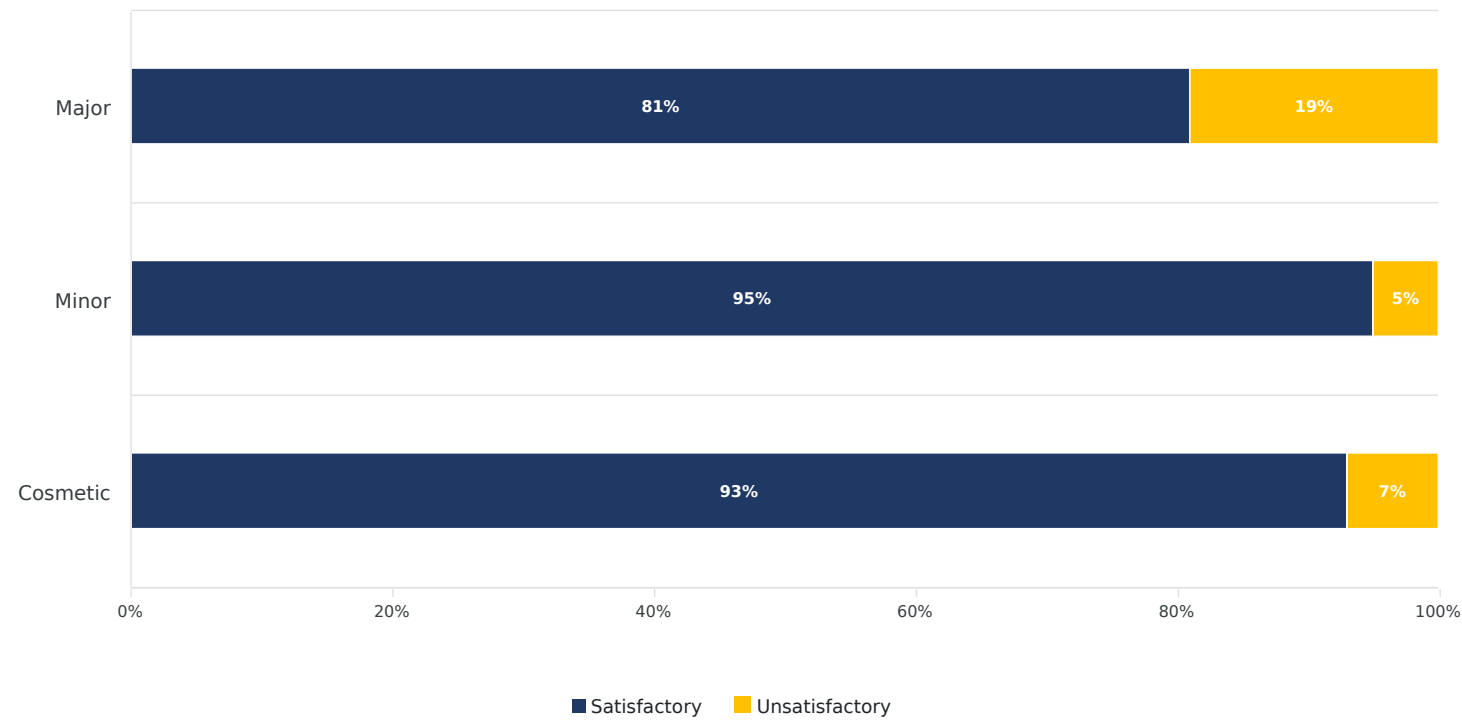
II. AREA CHECK

SPACE	DIMENSION (ft x ft)	AREA (sq ft)
BEDROOM 1	8.92 X 9.17	81.8
	4.25 X 2.00	8.5
	2.83 X 1.00	2.83
BEDROOM 2	11.25 X 8.92	100.35
	1.92 X 5.67	10.89
	2.83 X 1.00	2.83
BATHROOM 1	7.08 X 4.33	30.66
	2.42 X 1.00	2.42
BATHROOM 2	6.67 X 4.75	31.68
	2.42 X 1.00	2.42
KITCHEN	10.75 X 6.83	73.42
	2.83 X 1.00	2.83
LIVING ROOM	14.17 X 9.83	139.29
	3.42 X 5.33	18.23
	3.33 X 1.00	3.33
UTILITY	5.33 X 5.83	31.07
Total		562.41 sq ft



III. QUALITY CHECK

OVERALL SUMMARY



WATER QUALITY

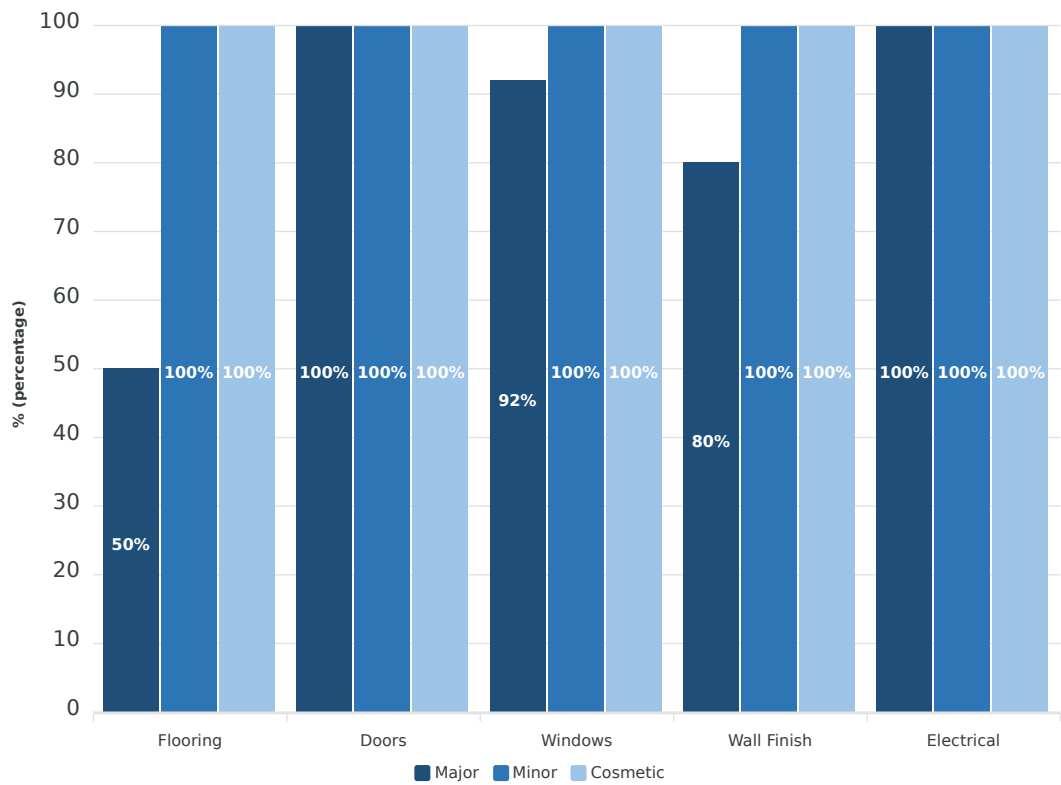
Parameter	Value	Range*
PH value of Water	7	6.5 - 8.5
TDS (Total Dissolved Solids) of Water	96 mg/L	Less than 500 mg/L (desirable)

* As per Bureau of Indian Standards



QUALITY CHECK: BEDROOM 1

ITEM WISE SUMMARY








GENERAL PICTURES








QUALITY CHECK: BEDROOM 1

Flooring

S. NO.	ISSUE	PICTURE
1	Floor tiles sounding hollow.	
2	Shade variation observed on flooring.	
3	Screw protruding from skirting.	




S. NO.	ISSUE	PICTURE
4	Sealant application not done properly so gap observed between frame and shutter.	
5	Offset observed on floor tiles.	
6	Cracks / damages observed on flooring	

Major Issues

Minor Issues

Cosmetic Issues



S. NO.	ISSUE	PICTURE
7	Gap observed between floor and door frame	



QUALITY CHECK: BEDROOM 1

WallFinish

S. NO.	ISSUE	PICTURE
1	Dampness observed on wall surface.	



S. NO.	ISSUE	PICTURE
1	Dampness observed on wall surface.	



S. NO.	ISSUE	PICTURE
2	Dampness observed on wall surface.	
	Cracks observed on wall surface.	



S. NO.	ISSUE	PICTURE
3	Undulation observed in wall surface	
4	Undulation observed in ceiling surface	
5	Wall corner not at right angle	



S. NO.	ISSUE	PICTURE
6	Air bubbles/paint peeling observed on wall	
7	Painting required at few places on wall.	
8	Edges not finished satisfactorily	






S. NO.	ISSUE	PICTURE
9	Painting required on ceiling and wall	
10	Shade variation observed on the walls	
11	Electrical cutouts need to be sealed properly.	


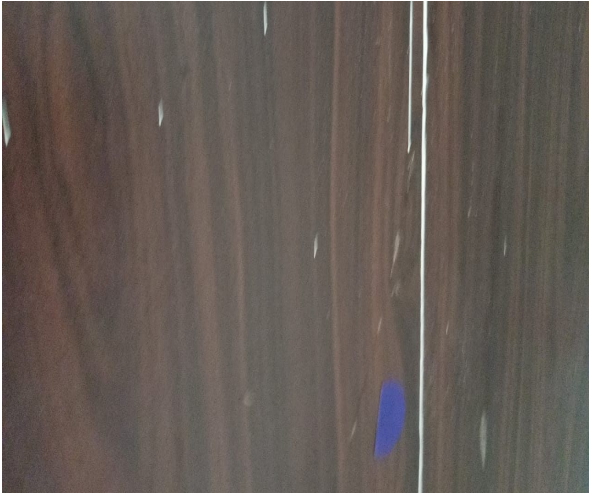
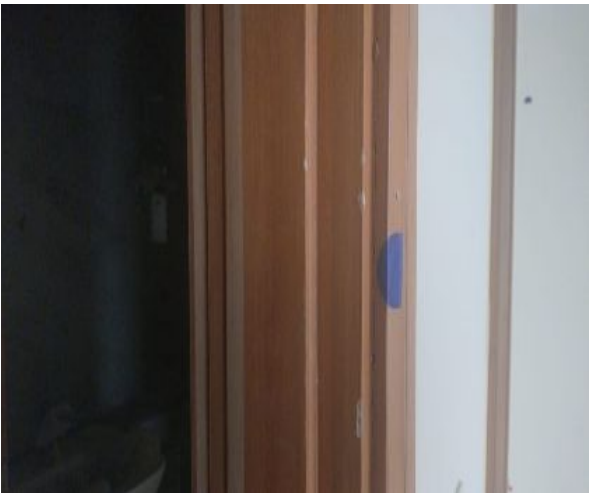


QUALITY CHECK: BEDROOM 1

Door

S. NO.	ISSUE	PICTURE
1	Shutter lock not working	
2	Damage observed in door shutter	
3	Screws missing in door hindge	



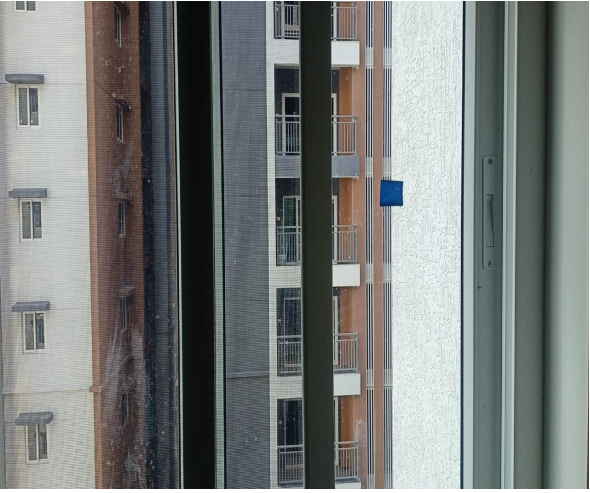


S. NO.	ISSUE	PICTURE
4	Door buffer not screwed properly	
5	Paint stains observed on shutter	
6	Gap observed between cover moulding Patti and door frame.	


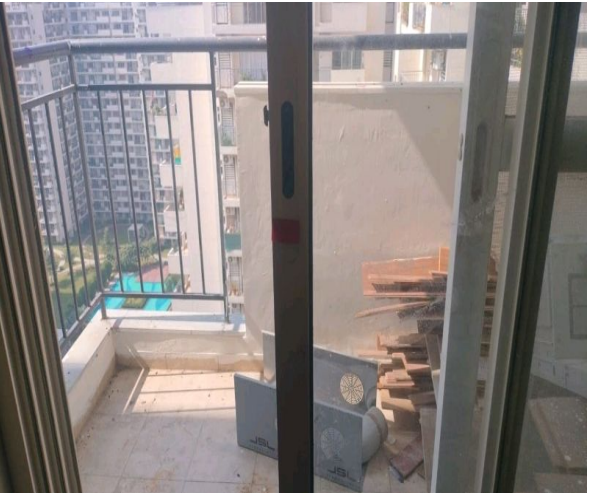
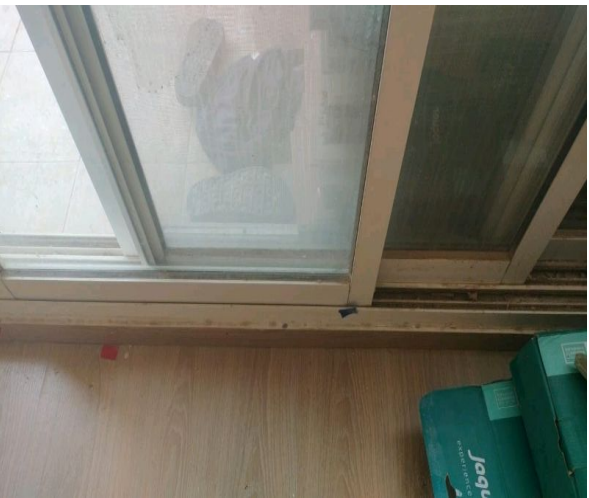


QUALITY CHECK: BEDROOM 1

Window

S. NO.	ISSUE	PICTURE
1	Shutter not operating smoothly	
2	Holes observed in window frame	
3	Scratches observed on glass	





S. NO.	ISSUE	PICTURE
4	Gap observed between window frame and wall	
5	Window lockset not working properly.	
6	Paint stains observed on window frame.	

Major Issues

Minor Issues

Cosmetic Issues






S. NO.	ISSUE	PICTURE
7	Gaps between frame and wall opening are not sealed with sealant from internal side.	
8	Crack observed on window sill tile.	




QUALITY CHECK: BEDROOM 1

Electrical

S. NO.	ISSUE	PICTURE
1	Gap observed between wall surface and Switch board	
2	Socket not fixed properly	
3	Damage observed on switch plate	



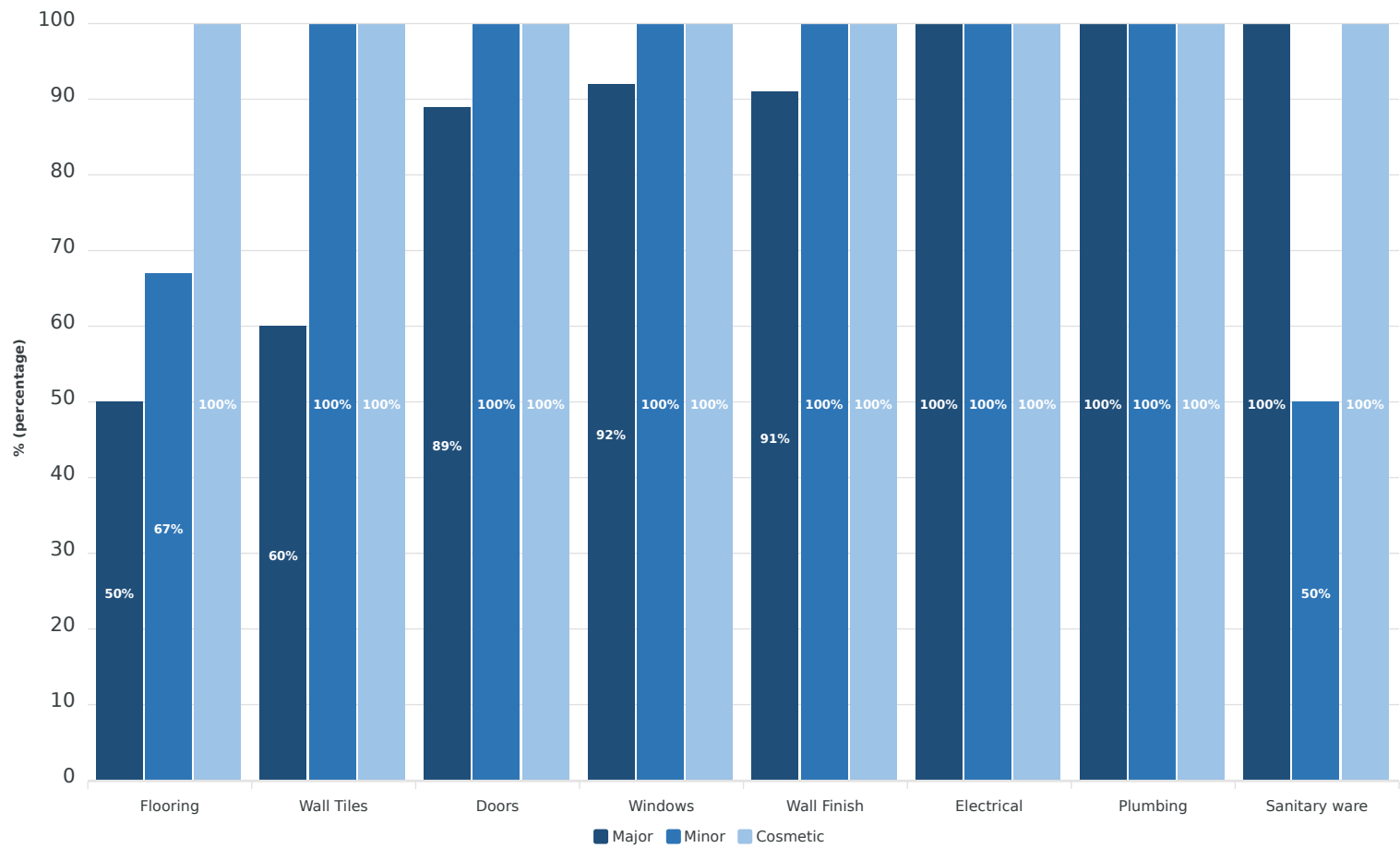
S. NO.	ISSUE	PICTURE
4	Switch plate not fixed in line and level.	

■ Major Issues ■ Minor Issues ■ Cosmetic Issues



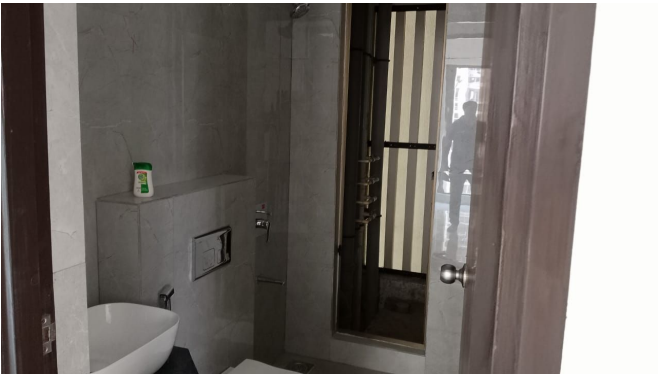
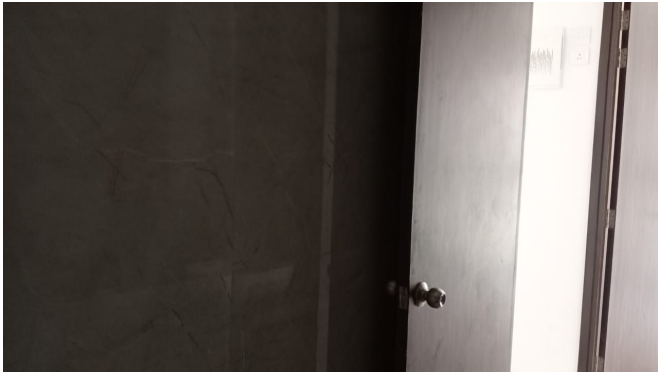
QUALITY CHECK: BATHROOM 1

ITEM WISE SUMMARY







GENERAL PICTURES





QUALITY CHECK: BATHROOM 1

Flooring

S. NO.	ISSUE	PICTURE
1	Adequate slope not provided	
2	Grouting not done properly between wall and flooring tile	



QUALITY CHECK: BATHROOM 1

Wall Tiles

S. NO.	ISSUE	PICTURE
1	Wall tiles sounding hollow.	
2	Offset observed on wall tile	
3	Grouting not done between wall tile	





QUALITY CHECK: BATHROOM 1

Sanitary ware

S. NO.	ISSUE	PICTURE
1	Faucet not fixed properly.	
2	Sealant application not done properly at WC and wall.	
3	Cut outs not finished properly	



S. NO.	ISSUE	PICTURE
4	Rusting observed on shower head	
5	Leakage observed below wash basin	

Major Issues

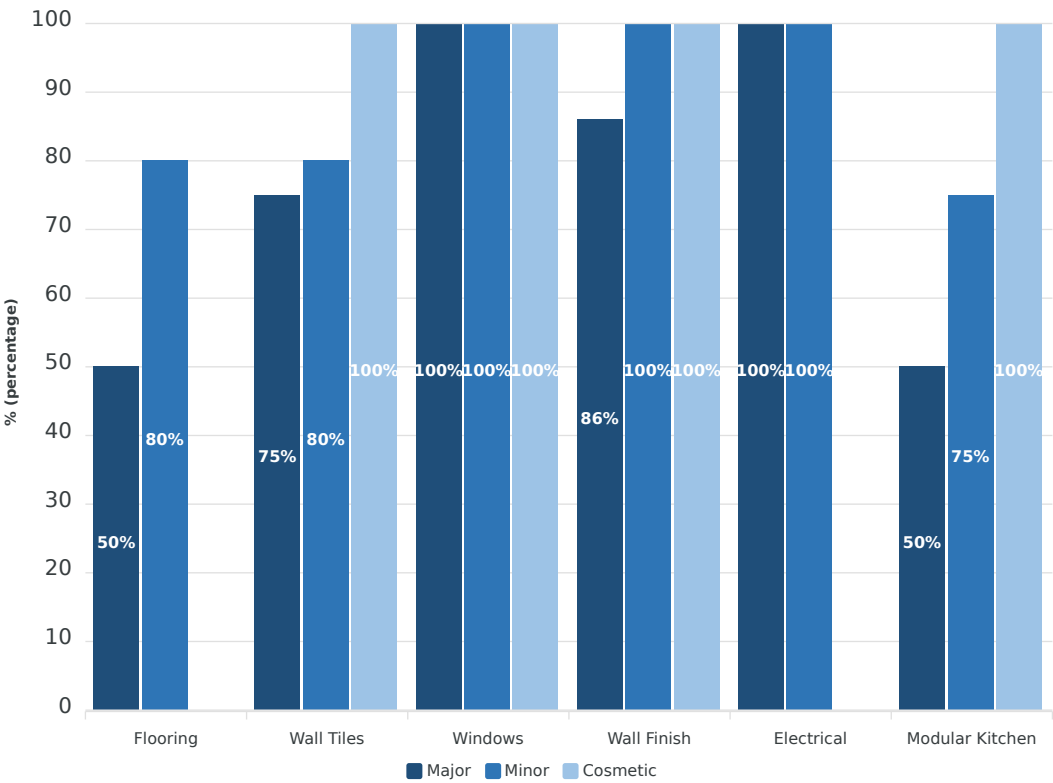
Minor Issues

Cosmetic Issues



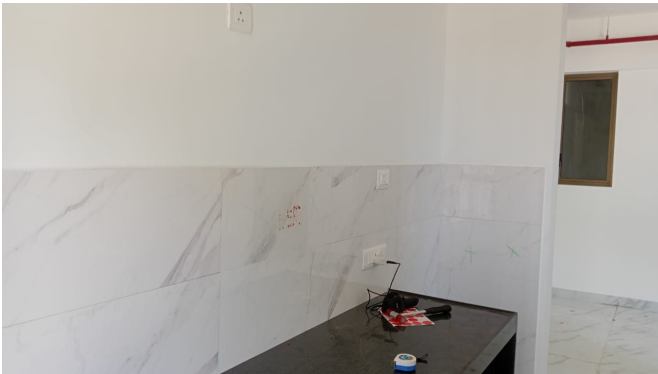
QUALITY CHECK: KITCHEN

ITEM WISE SUMMARY





GENERAL PICTURES





QUALITY CHECK: KITCHEN




Flooring

S. NO.	ISSUE	PICTURE
1	Stains observed on skirting.	
2	Cut- pieces not laid uniformly	



QUALITY CHECK : KITCHEN

Modular Kitchen & Kitchen Platform

S. NO.	ISSUE	PICTURE
1	Cracks observed on granite stone.	
2	Granite not fixed in uniform level	
3	Damage observed in kitchen modular.	







Major

Minor

Cosmetic








IV. DIMENSIONS CHECK

	 FLOORING	 DOOR HEIGHT	 CEILING HEIGHT	 WINDOW DIMENSION	 HEIGHT OF WALL TILES	 RAILING HEIGHT
BEDROOM 1	2 ft X 2 ft	7.77 ft	9.7 ft	1.10 ft X 3.10 ft 4.3 ft X 7.6 ft	NA	NA
BEDROOM 2	2 ft X 2 ft	9.7 ft	9.7 ft	1.10 ft X 3.11 ft 6.4 ft X 7.6 ft	NA	NA
BATHROOM 1	1 ft X 1 ft	7.7 ft	9 ft	1.11 ft X 7.5 ft	7.7 ft	NA
KITCHEN	2 ft X 2 ft	NA	9.7 ft	1.10 ft X 3.9 ft 3.4 ft X 7.6 ft	NA	NA
BATHROOM 2	1 ft X 1ft	7.7 ft	9 ft	1.9 ft X 7.4 ft	7.7 ft	NA
LIVING ROOM	2 ft X 2 ft	7.7 ft	9.7 ft	6.7 ft X 7.6 ft 1.10 ft X 3.10 ft	NA	NA
UTILITY	1 ft X 1 ft	NA	9.6 ft	NA	NA	NA








V. MATERIAL CHECK








	 FLOORING	 WALL FINISH	 DOOR	 WINDOWS	 RAILING
BEDROOM 1	Vitrified Tiles	Plastic Emulsion Paint	Hardwood	UPVC	NA
BEDROOM 2	Vitrified Tiles	Plastic Emulsion Paint	Hardwood	UPVC	NA
BATHROOM 1	Antiskid Tiles	Ceramic Tiles	Hardwood	UPVC	NA
KITCHEN	Vitrified Tiles	Vitrified Tiles & Plastic Emulsion Paint	Not Available	UPVC	NA
BATHROOM 2	Antiskid Tiles	Ceramic Tiles	Hardwood	UPVC	NA
LIVING ROOM	Vitrified Tiles	Plastic Emulsion Paint	Hardwood	UPVC	NA
UTILITY	Antiskid Tiles	Plastic Emulsion Paint	Not Available	Not Available	NA







VI. BRAND CHECK

	 SWITCHBOARD	 FAN	 LIGHT	 WINDOWS	 AC
BEDROOM 1	ROMA	Crompton	Orient	NA	Mitsubishi
BEDROOM 2	ROMA	Crompton	Orient	NA	Mitsubishi
LIVING ROOM	ROMA	Crompton	Orient	NA	Mitsubishi
UTILITY	ROMA	Crompton	Orient	NA	Not Available

BATHROOM

 SWITCHBOARD	 WC	 FAUCETS	 LIGHT	 EXHAUST FAN	 COUNTER TOP	 WATER HEATER
ROMA	Kohler	Hindware	Orient	Orient	Kohler	Racold

KITCHEN

 SWITCHBOARD	 LIGHT	 WATER HEATER	 EXHAUST FAN
ROMA	Orient	Racold	Orient

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