

PROPERTY INSPECTION REPORT



Inspector: DEMO VERSION

Sukhrali Village, Sector 17, Gurugram, Haryana 122001

Inspection prepared for: Rahul Singh

Date of Inspection: 9/15/2023 Time: 11:50am

Age of Home: 10 Years Size: 312 sq.ft.

Inspector Mr. Raj Kumar & Jai Singh

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

First Floor		
Page 5 Item: 1	Office	• 1. Moisture was noted on office inside front wall due to grouting issue. 2. PVC sleeve was not installed in the drain. 3. Improper grouting was noted wall and flooring in the balcony area.



Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

First Floor

1. Office

Observations:

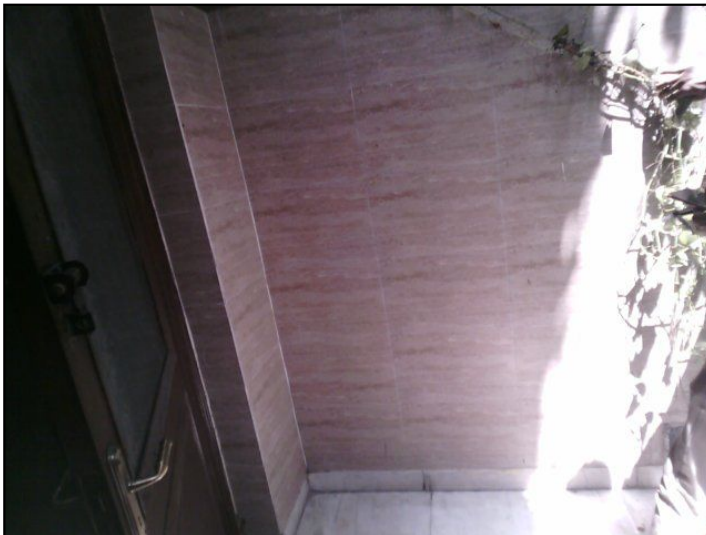
- 1. Moisture was noted on office inside front wall due to grouting issue.
- 2. **PVC** sleeve was not installed in the drain.
- 3. Improper grouting was noted wall and flooring in the balcony area.



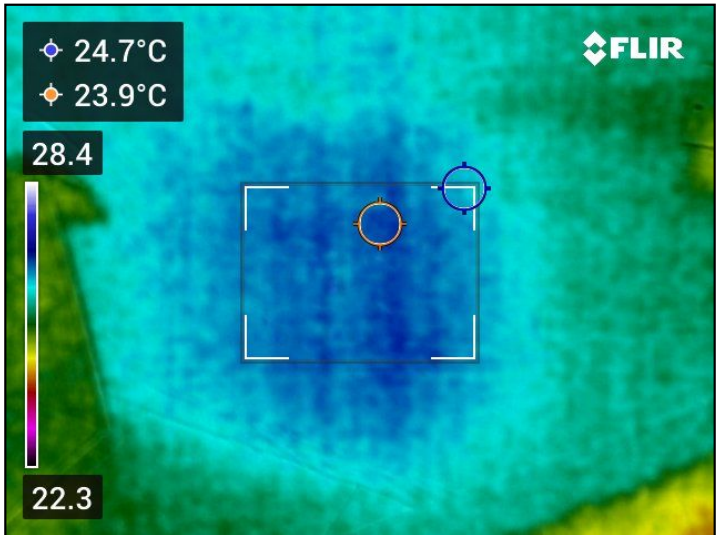
High moisture was noted on office front wall



High moisture was noted on office fornt wall



tertyrj



IR image of moisture on office inside fornt wall



Visual image of moisture on office inside front wall

2. Bedroom 1



Moisture was noted on left wall



Moisture was noted on back wall

3. Balgony



PVC Sleeve was not installed inside the drain



Improper installation of drain pipe

Balcony

General Recommendations

1. Re- paint Recommendation

Observations:

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Observations:

- # Re-paint Recommendation- After the moisture issues has been resolved and walls have become completely dry, please follow below mentioned steps for paint work.

Step-1: Scrap off the affected area then clean the surface with wire brush & remove the existing paint & wall putty.

Step-2: Clean the plaster surface and remove the dust particles.(not applicable where new plaster has been done)

Step-3: Take super latex polymer and mix it in bucket with cement mixing ratio must be 1kg super latex & 1.5 kg cement. Assure that polymer super latex and cement mix up properly and let it settle for 2-3 minutes.

Step-4:Apply first coat of super latex on plaster surface vertically let then dry for 24 hours.

Step-5: Apply second coat of super latex 90 degree to the first coat , Let dry for 24 hours.

Step-6:Apply 2 coat of wall putty with super latex polymer(Mix 10 % of super latex to the weight of wall putty.) before painting apply the single coat of mixing super latex and water(Mixing ratio- 1 kg super latex & 2 litter water). Let it dry for 24 hours.

Step-7: Apply final paint over it after a duration of minimum 15 days and let dry it for 48 hours. Please note-the above recommendation should be followed only after all plumbing leakages have been resolved

2. Drain Grouting and PVC sleeve Installation Recommendation

Observations:

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- Observations:

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Drain General Recommendation.

* Permanent cure for treating seepage through drain:

1. Stone should be cut at approx 1ft * 1ft and flooring should be dug until the pipes are connecting inside the floor with main drains in washroom.
2. Washbasin drain pipe should be connecting it to Multi-trap (as per requirement- 2 way, 3 way) to be installed in the main drain.
3. PVC sleeve should be installed in the main drain and it should be properly connected with a PVC pipe to multi trap and N- Trap.
4. This way there will be no seepage of water happening outside the pipe drain channel.
5. The joints of the pipes should be properly sealed with prescribed pipe solvent.
6. Stone/ tile should be fixed properly and all the joints should be grouted properly with same color stone/ tile grout and let it dry for 24 hours and seal it with epoxy sealant.
7. Drain grate should be fixed properly at 5 mm to 10 mm lower level from the flooring for proper water drainage. Grouting should be done with same color stone grout and let it dry for 24 hours.

* Temporary Solution:-

1. Grouting of all the drains INCLUDING BALCONY should be done with a mixture of cement and water proofing chemical (as per manufacturers instructions) and let it dry for 24 hours.

Before water proofing cloth should be kept at the bottom of the drain (so that it doesn't choke the pipe) and all the broken old grouting should be removed carefully.

The grouting should be checked every 6-7 months.

Note:- All the work should be done by the experienced professional and an experienced plumber.

3. Floor and Wall tile/ stone Grouting Recommendation

Observations:

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Observations:

- #Floor and Wall tile / Stone Grouting Recommendation-

1.Grouting between flooring/ skirting stones or tiles: - Gaps are required to be filled by epoxy based tile / stone color grout and let it dry for 24 hours.

2.Grouting between flooring and skirting tiles/stones in balconies, terrace : - Gaps are required to be filled by epoxy based tile / stone color grout and let it dry for 24 hours.

- seal it with UV based sealant.

Process- The below mentioned steps.

Step 1: Cut the stone joint by diamond cutter with caution (where the grout is very old and is broken at various points to assure the grout to have proper strength).

Step 2: Clean and remove the loose particles and depositions properly. Vacuum if required.

Step 3: Joint filling to be done by suitable pigmented epoxy tile grout.

Step 4: Clear tile epoxy coat to be provided for better durability.

4. Manholes Water proofing Recommendations

Observations:

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- Observations:

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Step 1: Surface Preparation- Prepare the substrate.

Remove any loose crumbly material, make sure the substrate is clean, dry, free of any previously applied product, and foreign matter.

Step 2: • Mix Dr. Fixit Pidicrete URP with cement in ratio of 1:1.5 by weight and apply in 2 coats. Protective screed is a must and wait for minimum 6 hours for drying.

Mix Dr. Fixit Pidicrete URP at 10-15% by weight of cement in 1:3 cement-fine sand mix for use as repair mortar along with 10-20 % water by weight of cement to the workable consistency and use wire mesh for plastering.

Step 3: : Prepare a solution of (Cement + water proofing liquid DR FIXIT 301) in 1:1 ratio, like 1kg cement and 1 kg liquid.

Step 4. Apply 2 coat of this solution on the surface a manholes.