



*Nemmadi.in*<sup>®</sup>

enabling better living

# HOME INSPECTION BOOKLET & REPORT

SAMPLE

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LIVEABLE AREA

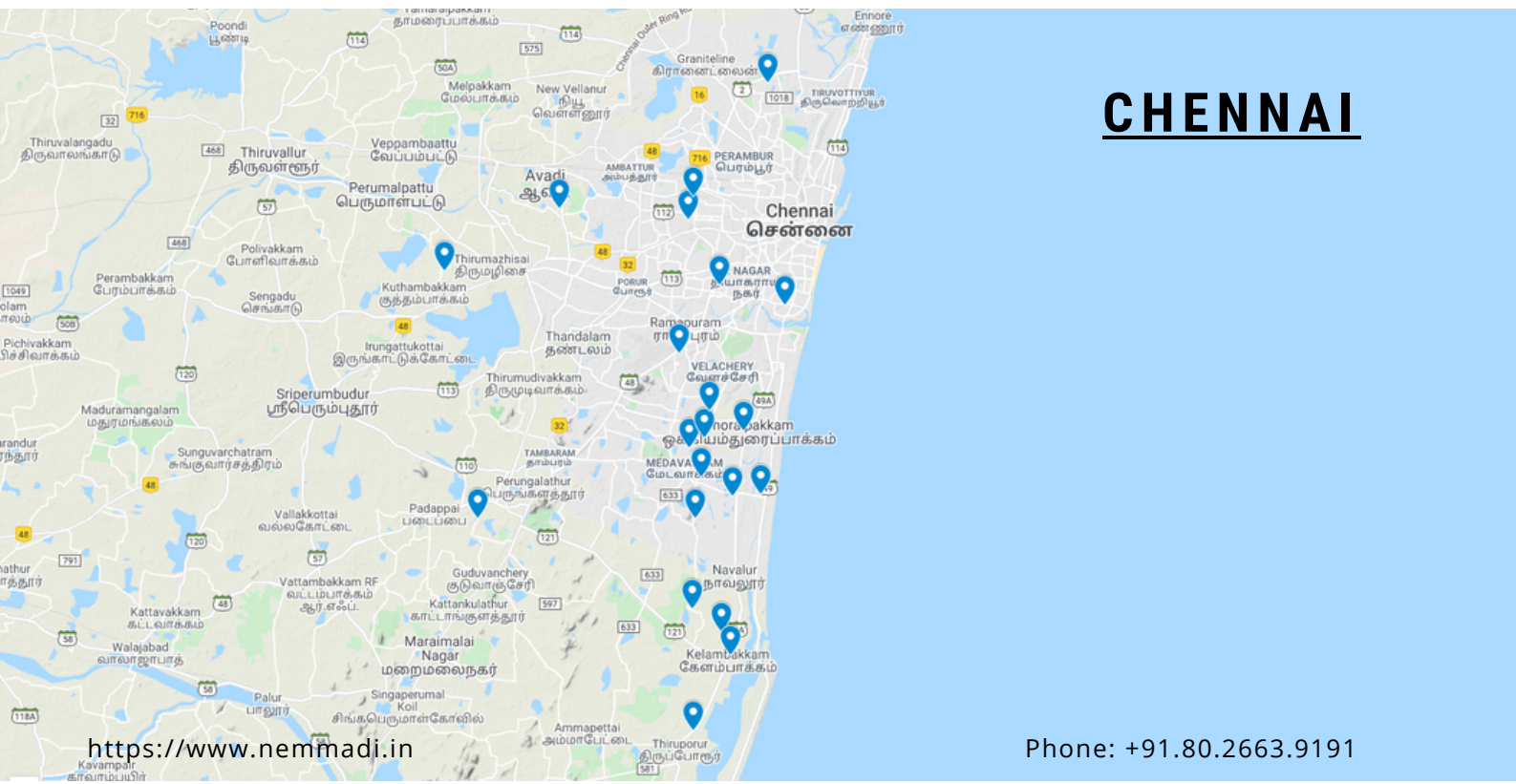
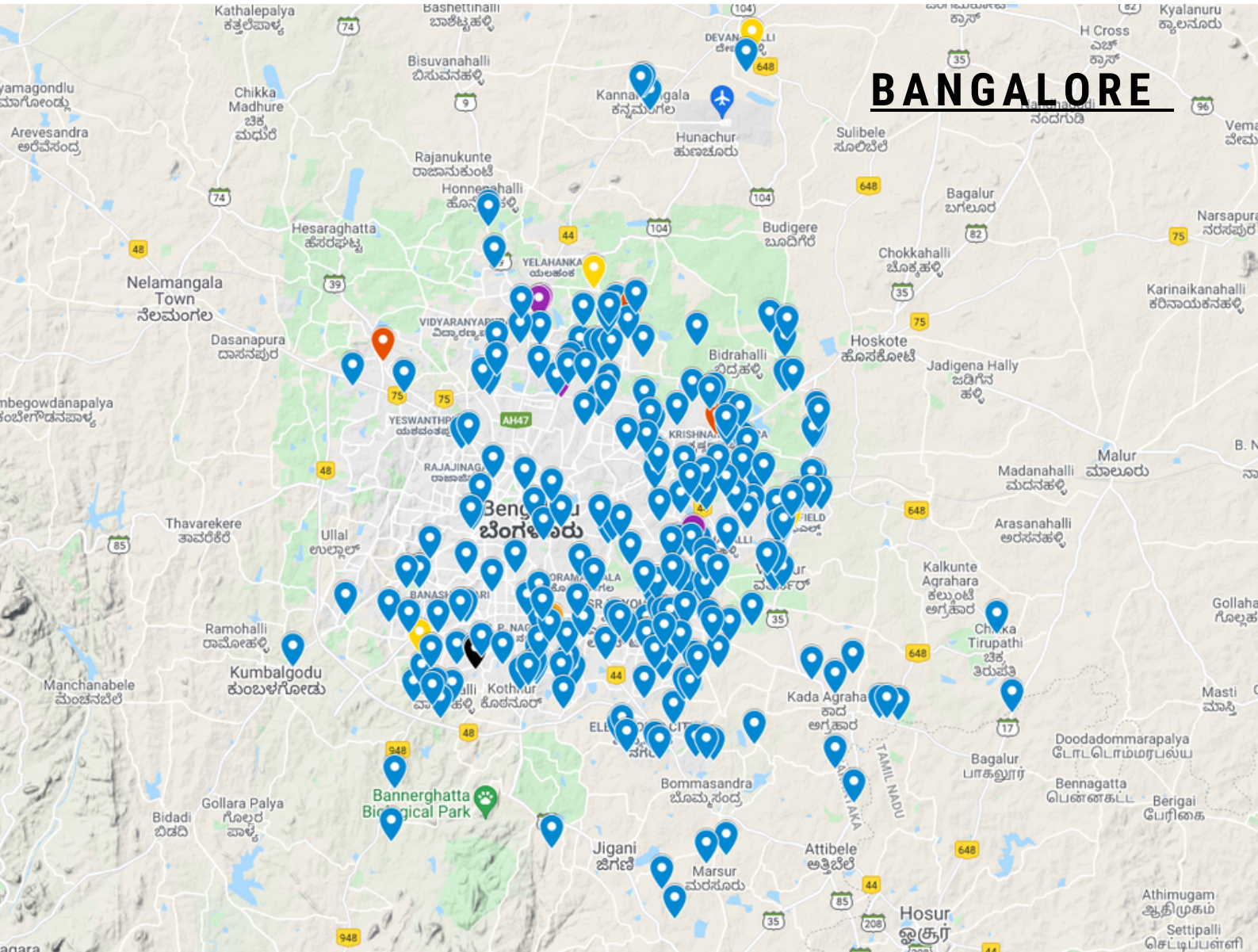
**30**

RERA AREA

**31**

ABOUT US

# WE HAVE CONDUCTED HOME INSPECTION @ OVER 200 PROJECTS IN BANGALORE & CHENNAI AND HELPED OVER 4300 HOME OWNERS



# CONSISTENCY IS KEY!



Madhu KV

★★★★★ 33 weeks ago



The Nemmadi team is a group of professional people, who had conducted inspection of my new apartment in Bangalore during Dec 2020. They were very thorough in their job and identified even very small snag points. Their reports were very detailed with evidence and that makes the developer locate the snag points pretty easily. Their team possesses required tools and seems that helps them to perform the inspection that would have missed through human eyes. I being outside of India, conducting inspections was a challenge and the Nemmadi team made it very smoothly. They were very responsive and detailed over the emails and that was something that helped me a lot. They never showed any unprofessionalism and kept the committed date and time of inspection as well the report submission on time. I recommend their professional services for any one who is looking for home inspections, especially whoever is out of the city/ state/ country.



Nemmadi - Home Inspection & Property Inspection Service (owner)

32 weeks ago

*Dear Mr Madhu, Wow we are at a loss of words. This is what we endeavour for customer delight! Thank you for spreading the word. Team Nemmadi*



John Mohanraj

★★★★★ May 14, 2020



Services of Nemmadi was true to its name "In Peace". The engineer came over to clearly explain what the problem is, how it occurred and how do I need to correct it. I can for sure say, I am delighted that I used their services much before it was too late.



Nemmadi - Home Inspection & Property Inspection Service (owner)

May 14, 2020

*Thank you Mr. John. We appreciate it more than people realise when our customers 'get nemmadi' Happy that you are happy. May we request you share your joy by letting others know about us.*



Priyesh Kumar

★★★★★ 3 weeks ago



Good management and are very professional - Inspection report was very well documented. I am a very satisfied customer. While taking position of a new property if you are looking for professional inspection then I would highly recommend to avail Nemmadi's services.



Nemmadi - Home Inspection & Property Inspection Service (owner)

3 weeks ago

*Dear Mr Priyesh Kumar,  
Thank you for your very kind and supportive words.*

*We would like to ask you for your help. Most of our new business comes through referrals. This means that rather than paying for advertising to get new clients, we pass the cost savings directly to you. We typically get about three referrals from each new customer. We'd appreciate it if you can share with us three or more other people who we could also help*



SIDDHARTHA SAHOO

★★★★★ Jun 11, 2019



The Inspection service is unparalleled to even Western country snag standard report. The report the team provides is of exceptional quality and I could see all the corners of my Apartment duly covered. Very detailed report with snag's identified and prioritized (High 5 to Mr Shridhar and Madam Dipali). All the snag's are captured with date and time stamped along with high quality pic. The team have literally nailed it and you will be feeling good that you are in safe hands. I would highly recommend to anybody (mainly overseas) folks to get the right team from Nemadi for the Inspection. If you are searching for help in regards to Inspection in Bangalore, your search should end here!!! (I have used same services from other Companies but team Nemadi have a very high standard of Delivery!) Madam Divya helped me to get the team and followed up completely to get the report ready in promised time line. I hope this feedback will help many colleagues and friends who are in a helpless situation to get their apartments/home inspected. Nemadi team we are proud of your work and professionalism. Keep of the good work and help many fellow friends to achieve a result which they deserve!



Nemmadi - Home Inspection & Property Inspection Service (owner)

Jun 12, 2019

*Dear Mr. Sahoo, We are glad to hear our service was up to your standard and liking. Nemmadi also appreciates you spreading the good word about us among your family and friends.*

*thank you!*

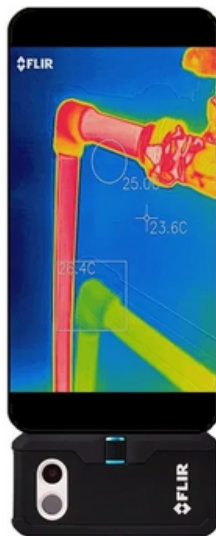
Click for [Video Testimonials](#)

# services

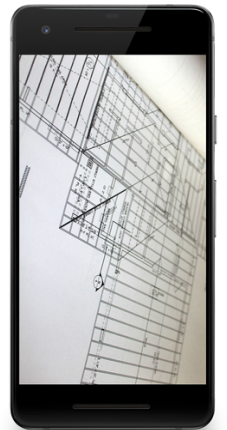
**HOME INSPECTION**

**DAMPNESS INSPECTION**

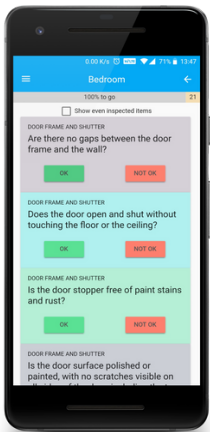
**RWA AUDIT**



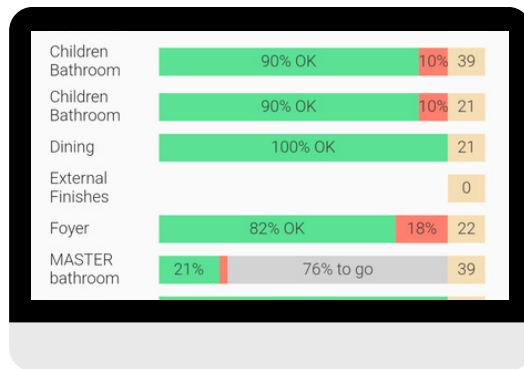
Technology



RERA Area



Proprietary App



Technical Report



# LEADERSHIP



## A. N. Prakash

**Chairman & Co-Founder**  
50+ years experience

A. N. Prakash did his **M Tech Structures** from **Regional Engineering College [NITK]**, Surathkal and has over **50 years of experience** in construction projects in India and abroad across a wide spectrum of projects ranging from **Industrial structures, IT buildings, multi-storied residential and commercial buildings, multi-specialty hospitals and luxury hotels.**

Prakash **pioneered the concept of Construction Project Management Consultancy firms in India**, and the company he **founded, M/s A N Prakash Construction project Management Consultants Pvt. Ltd** is now a well – known firm [ANPCPMC].



## Uday S Prakash

**C.E.O & Co-Founder**  
20+ years experience

**Uday S. Prakash** is an **IT industry veteran**. He has a **bachelor's degree in Chemical Engineering, dual-Masters of Science Degree in Mechanical Engineering and Computer Science**, he has completed the "**Management Program on Entrepreneurs and Family Businesses**" from **IIM-B**.

He is a multi-domain professional with a varied educational background buttressed with **multicultural experiences in the USA, Europe and India.**



## R Suresha

**c.o.o**  
40+ years experience

R Suresha, is a **Bachelor of Engineering with First Class Distinction from the BMS College of Engineering**, Bangalore and did his **MBA** later. He has a total of **40+ years of experience**. Started his career with Industrial projects and later executed all types of Infrastructure Projects like Dams, Canals, Bridges, Roads, Aqueducts and tunnels. Later moved on to execution of Residential and Commercial buildings, dealing with Planning, Contracts, Execution and Project Management. He was also a General Manager handling both residential and commercial building projects at ANPCPMC



# HOME INSPECTION CONSOLIDATED REPORT

Our Home Inspection report is an agglomeration of various reports. The reports that make up the final submission are -

- Visual Report,
- Area Report,
- Dampness Report,
- Customisation Review Report and
- Specifications Review Report.

The visual report is divided into various aspects for easy of understanding - such as Electrical, Plumbing, Civil etc.

The report also has information about which particular room the problem has been identified and the question that identified the problem.

The following pages will showcase the various 'inspection aspects' starting with Civil.

What you will see is a report that has been created from multiple reports, across multiple projects. But the essence of the report is retained.

The showcased snags or problems are of various severity too.

The various reports are explained in the pages following the Visual Report

# **GUIDE TO READ THE VISUAL REPORT**

CIVIL ASPECT

Aspect being inspected

82 BALCONY/DECK/STAIRCASE  
Are railings fixed properly?

room and question

Snagging

De-snagging

not OK

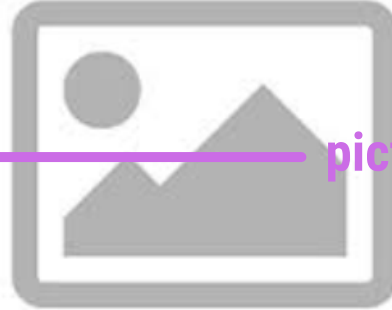
problem



severity indicator



11 Jun 2020, 1:06 PM



picture of problem

IMAGE NOT AVAILABLE

date and timestamp

Railing pipe to be fixed properly, as it is coming out of its position completely

description of problem and solution

110 DOOR FRAME  
Free from Termite attack?

serial number

Snagging

inspection

De-snagging

not OK

re-inspection



11 Jun 2020, 12:49 PM



re-inspection photo

IMAGE NOT AVAILABLE

problem location annotated

Termite attack on door frame

# CIVIL ASPECT

## CIVIL ASPECT

**82** BALCONY/DECK/STAIRCASE  
Are railings fixed properly?

Snagging

De-snagging

not OK



IMAGE NOT AVAILABLE

Railing pipe to be fixed properly, as it is coming out of its position completely

## SAMPLE REPORT

**110** DOOR FRAME  
Free from Termite attack?

Snagging

De-snagging

not OK



IMAGE NOT AVAILABLE

Termite attack on door frame

# CIVIL ASPECT

**143** WINDOWS / VENTILATOR (ALUMINIUM)  
Are the drain holes provided for bottom track?

Snagging

De-snagging

not OK



IMAGE NOT AVAILABLE

Drain hole cap not provided

# SAMPLE REPORT

**2** UG SUMP  
Is ladder[rungs] provided for UG sump?

Snagging

De-snagging

not OK



IMAGE NOT AVAILABLE

Rungs not provided inside for access

# ELECTRICAL ASPECT

# ELECTRICAL ASPECT

## 6 ELECTRICAL GENERAL Electrical

Snagging

De-snagging

not OK



3 phase not working - external

# SAMPLE REPORT

## 1 ELECTRICAL GENERAL Check earthing at all socket points

Snagging

De-snagging

not OK



rectified



Earthing Faulty at wall no 3, all sockets

Rectified



# ELECTRICAL ASPECT

## 2 ELECTRICAL GENERAL Electrical

*Snagging*

*De-snagging*

not OK

rectified



No power supply in ceiling point

Rectified

# SAMPLE REPORT

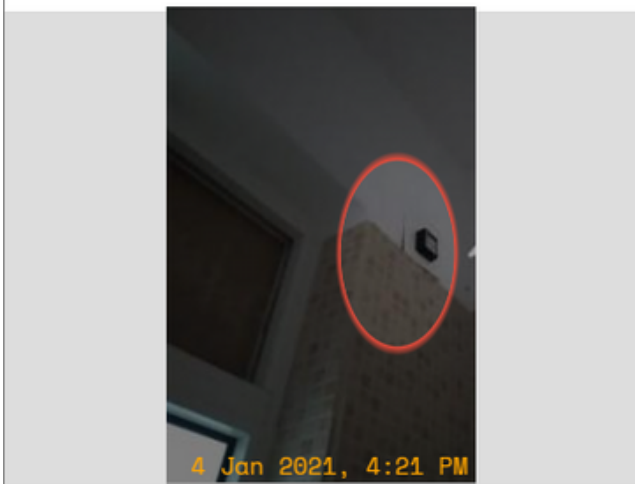
## 29 ELECTRICAL GENERAL Are all sockets/switches provided on phase/line?(not on neutral wire)

*Snagging*

*De-snagging*

not OK

partially rectified



No power supply in wall no 1

Partially rectified line and neutral reverse

# SAMPLE REPORT

## PLUMBING ASPECT

# PLUMBING ASPECT

**5** EXTERNAL PIPELINE WORK  
Check external sanitary works by opening all manhole covers. [pour a bucket of water in toile

*Snagging*

*De-snagging*

not OK

■ rectified



Blockage in inspection chamber (No free flow of water)

Rectified

# SAMPLE REPORT

**15** PLUMBING  
Plumbing

*Snagging*

*De-snagging*

not OK

■ rectified



Continuous water flow in EWC (leaking)

Rectified

# PLUMBING ASPECT

**16** PLUMBING  
Plumbing (3)

*Snagging*

not OK



Drain plug not provided

*De-snagging*

 rectified



Rectified

# SAMPLE REPORT

**17** PLUMBING  
Is the health faucet fixed completely (with pipe, gun and holder)? (2)

*Snagging*

not OK



Health faucet gun holes blocked.

*De-snagging*

 rectified

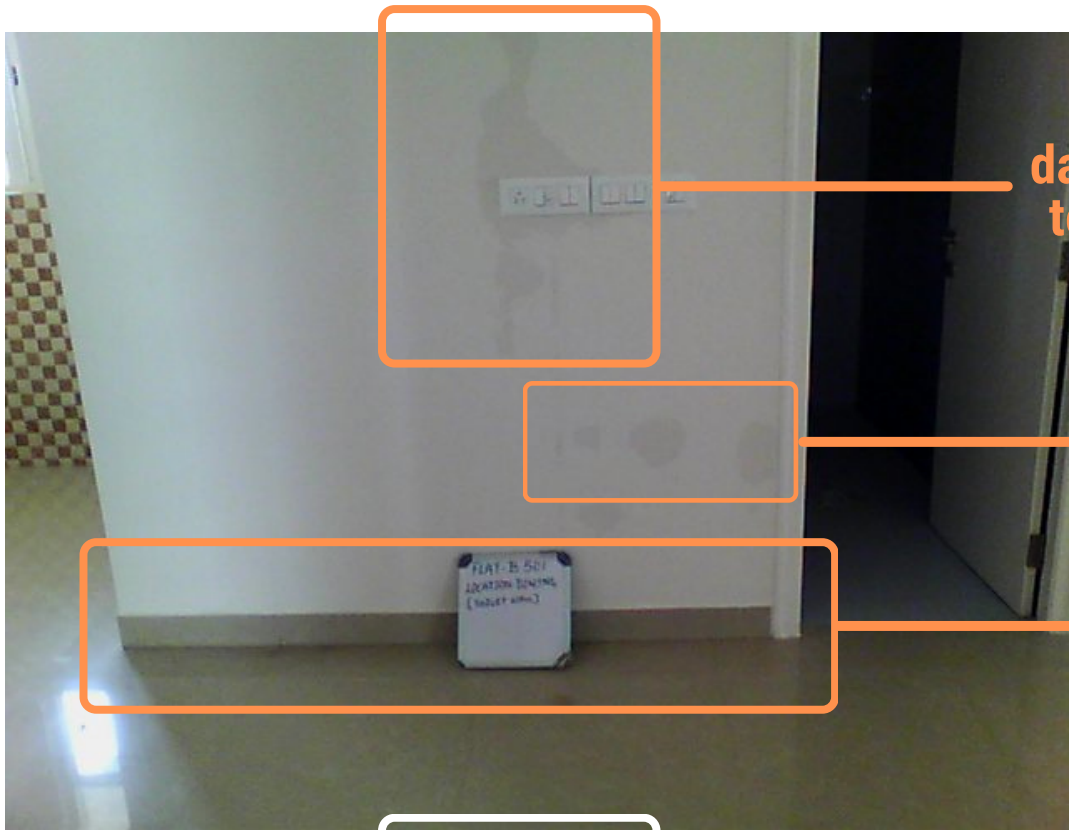


Rectified

# SAMPLE REPORT

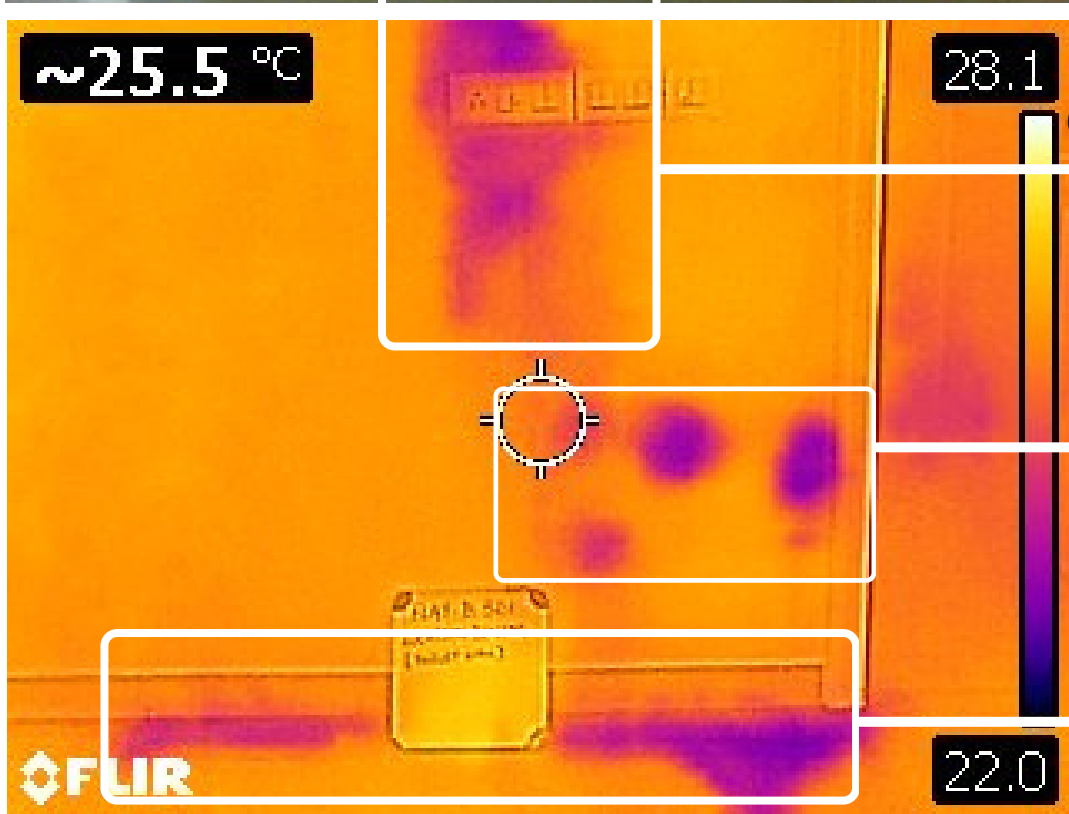
## **DAMPNESS**

# HOME INSPECTION DAMPNESS REPORT



dampness visible to the naked eye

dampness NOT visible to the naked eye



~25.5 °C

28.1

dampness visible as dark spots in Thermographic Camera

dampness NOT visible to the naked eye visible through IR

# SAMPLE REPORT SPECIFICATIONS CHECK

**SPECIFICATIONS**

**STRUCTURE:**

- R.C.C Framed Concrete Structure with cement blocks, Seismic Zone II compliant.

**FLOORING:**

- **Living & Dining:** Italian Marble.
- **Master bedroom & Home-theatre:** Wooden laminate flooring.
- **Entrance Foyer and all bedrooms:** "Kajaria" or equivalent designer vitrified tiles.
- **Sit-out & Deck:** Wooden finish.
- **Family & Study:** "Kajaria" or equivalent designer vitrified tiles.
- **Kitchen & Utility:** "Kajaria" or equivalent designer vitrified tiles as flooring Designer dado tiles above the counter top.
- **Balcony:** "Anti-skid" tiles.
- **Bathroom:** "Anti-skid" designer tiles for flooring and dadoing.

**DOORS/ WINDOWS:**

- **Main Door:** Teakwood Frame with Solid Teak wood shutter, S.S hardware for main door.
- **Internal Doors:** Teakwood frame & Solid wood with teak veneer polished shutter, Brass with SS plating for internal doors.
- **Bathroom Doors:** Teakwood frames and Solid wood shutter with one side teak veneer polish and laminate from the other side.
- **Balcony & Terrace:** UPVC two track sliding door with clear glass.
- **Windows:** UPVC three & two track windows with clear glass & mosquito mesh.

**KITCHEN:**

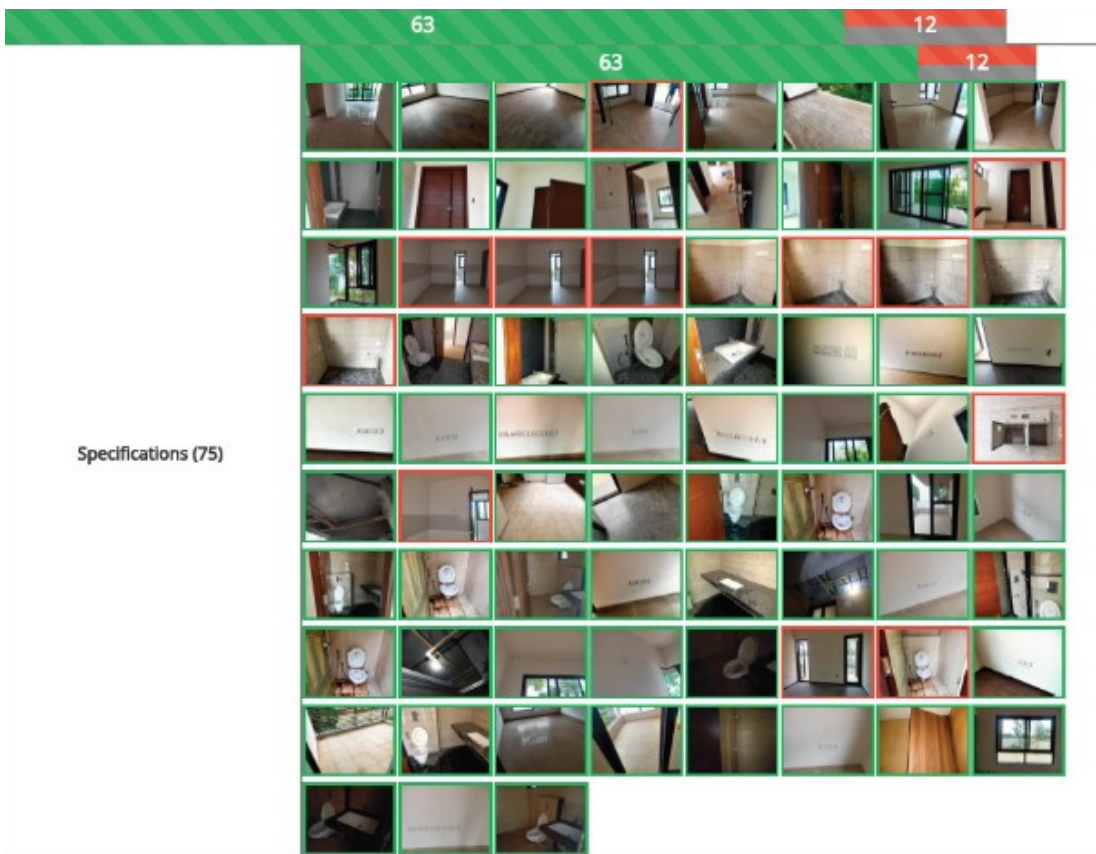
- Polished Granite counter top, stainless steel sink with drain-board.
- "Grohe" or equivalent CP fittings.

**UTILITY:**

- Polished Granite counter top, stainless steel sink with drain-board
- Water Inlet & outlet provision for washing machine and dishwasher.
- "Grohe" or equivalent CP fittings.

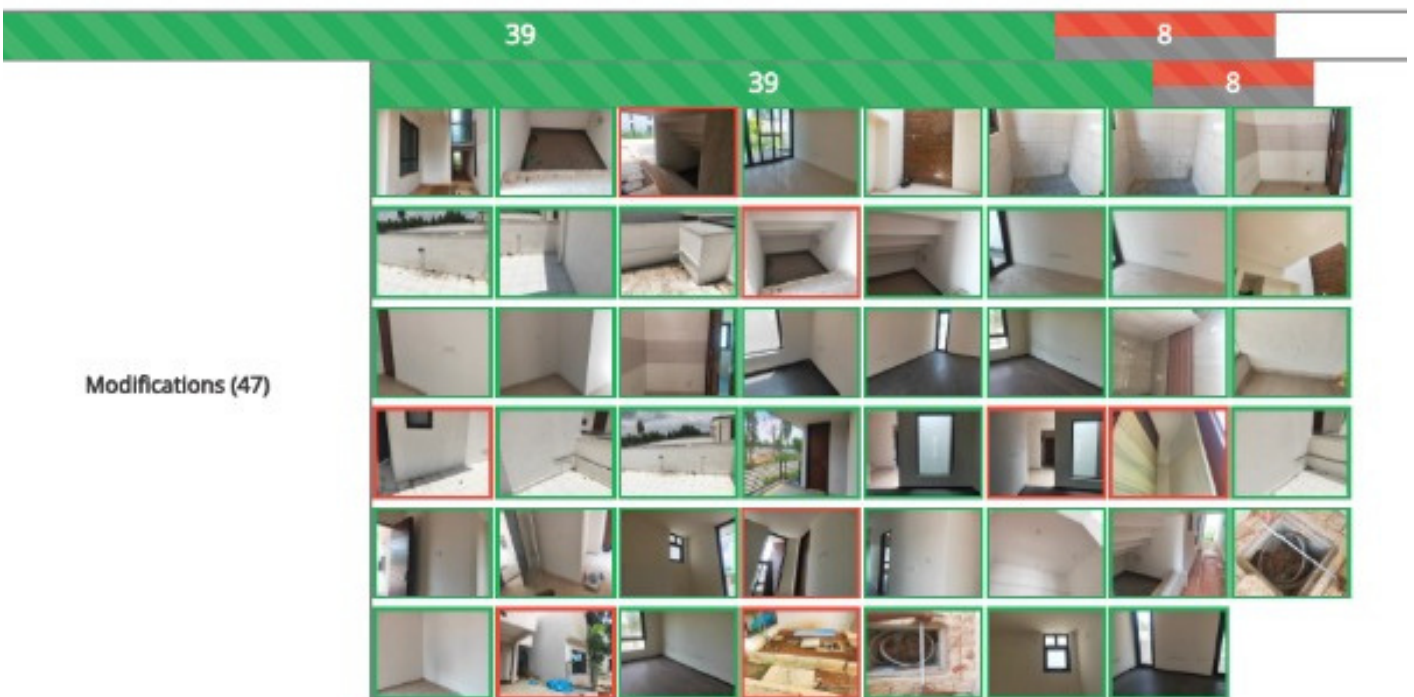
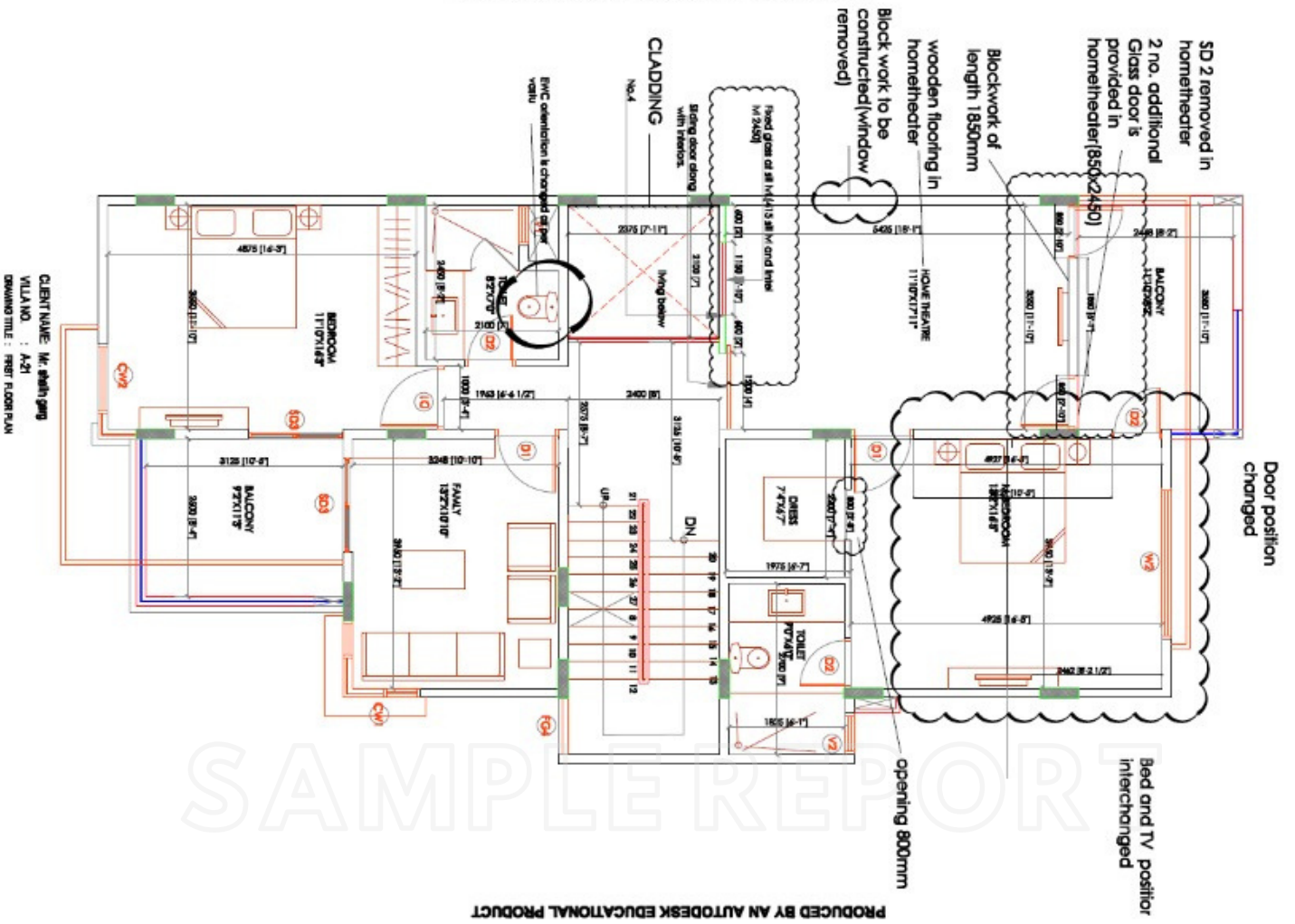
**BATHROOMS:**

- "Kohler" or equivalent sanitary fittings, "Grohe" or equivalent CP fittings.
- Wall mount EWC, Wash basin with granite counter.





# MODIFICATIONS REVIEW



SAMPLE REPORT  
**LIVEABLE AREA**

Client:

Project:

Flat No:

Inspection Date:

## ROOM FLOOR AREA CALCULATIONS (excluding wall area)

#	Room types	Length (Feet)	Breadth (Feet)	Area (Square Feet)
		As per Actual	As per Actual	As per Actual
	<b>Lower floor</b>			
1	Foyer	8.11	6.79	54.99
2	Staircase	11.23	3.72	41.70
4	Bedroom entry passage	3.26	5.46	17.77
5	Dining	14.33	2.09	29.87

**ADDON PACKAGE\***

SAMPLE REPORT  
**RERA AREA**

**\* at extra**



## Area Statement

### SUMMARY TABLE

#	Description		Area in Square Feet
1	CARPET AREA AS PER RERA(Actual)	A + B	2,123.06
2	EXTERNAL AREA(Actual)	C	2,273.75

#### Note

1. While calculating carpet area as per RERA, the clarifications issued time to time on interpretation of area by RERA authorities are incorporated here with
2. Actual area has to be compared with the area as per agreement/sale deed (which only is binding) by the developer to arrive at the difference in area

Note: The area has been calculated as defined in the Real Estate (REGULATION AND DEVELOPMENT) ACT, 2016. However the living Balcony area is not a part of carpet area(RERA) is shown separately

### THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

#### No. 16 OF 2016

(k) "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

# about us



*Nemmadi* being a disinterested participant, **unbiased** by personal interest or advantage, conducts a **thoroughly professional inspection** purely in the interest of quality of the end product. *Nemmadi* is not weighed down by obligations to the management of any of the involved parties, only to the code of conduct set out as its guide. The **inspection is conducted by trained personnel** backed by decades of experience in the industry. For Projects, there is the ease of handing-over due to a proactive snag clearance (B2B). With the RERA (Real Estate Regulatory Agency) coming into force, a third party quality inspection is in the interest of the customer since that ensures the quality promised is delivered. Decades of professional experience is the backing *Nemmadi* has, giving a large database of defects that are prevalent in a project. This forms the basis for an exhaustive automated checklist that helps in carrying out the inspection thoroughly.

Instead of depending only on the human eye, the **latest technology** is utilized for identifying and locating defects. The inspection is carried out through a Customised software with automatic Report generation and detailed analysis. For running projects, we provide an online Inspection monitoring console for instant reports and analytics helping in real time De-Snagging. We cater to **individual clients** seeking confirmation that what is delivered is as promised. We help Builders as **Third-party inspectors** and certify the units in the project for **Quality conformance**. We assist **Flat Owners' associations** before they take over from Builders to ensure snag-free operation in the future. The comprehensive inspection is done using structured checklists compiled out of years of experience in all types of Projects. State of the art gadgets like **Thermography Imagers, Laser Measure, Moisture meter, Electrical fault detector** etc., are used for the inspection.

How this 30-year-old company is ensuring safety with its home inspection

By Sindhu Kashyaap | 19th Jul 2019



*Nemmadi.in*<sup>®</sup>

# 1 THE PROPER tv SHOW



**YouTube**

**HindustanTimes**

**YourStory.**

**RealtyNXT**

**PMI event**

**Interview with MagicBricks**

**Medium**

**Business Connect**

**HomeBanao.com**