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enabling better living

HOME INSPECTION REPORT

SAMPLE

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ABOUT US

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

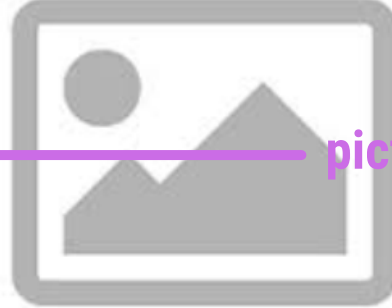
problem



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



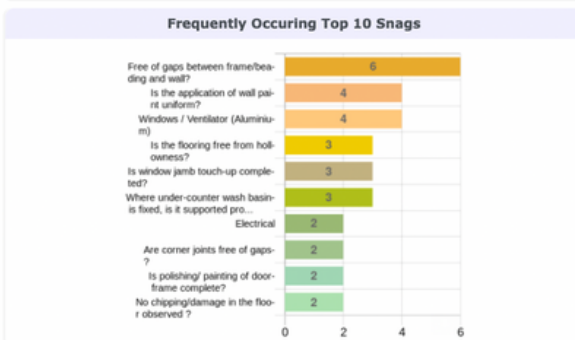
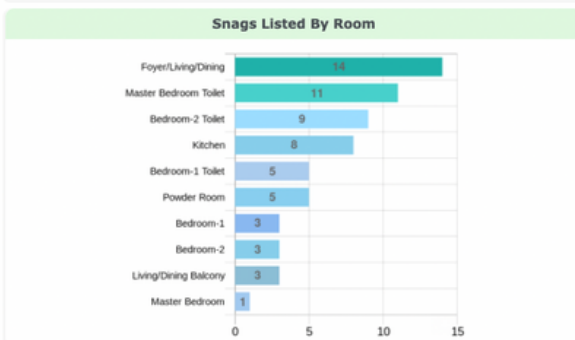
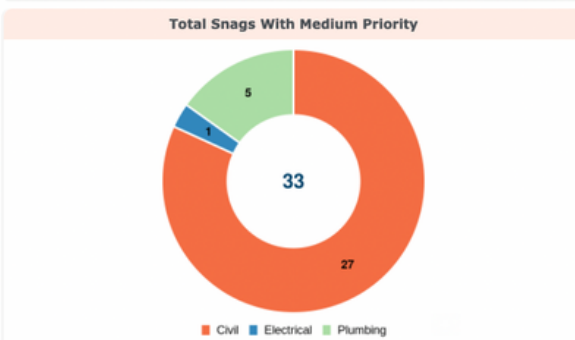
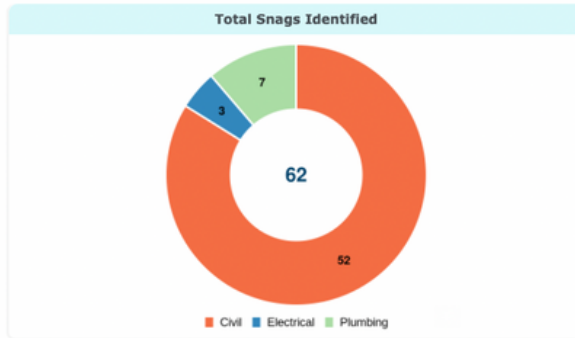
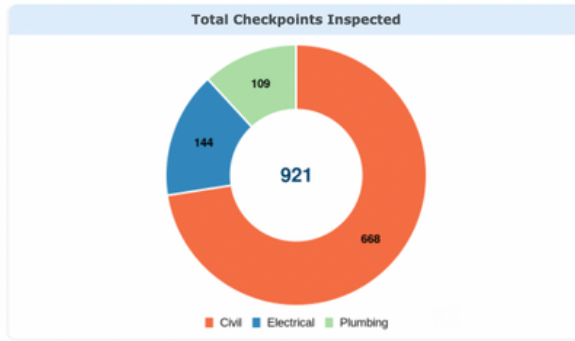
re-inspection photo

IMAGE NOT AVAILABLE

problem location annotated

Termite attack on door frame

VISUAL REPORT



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

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

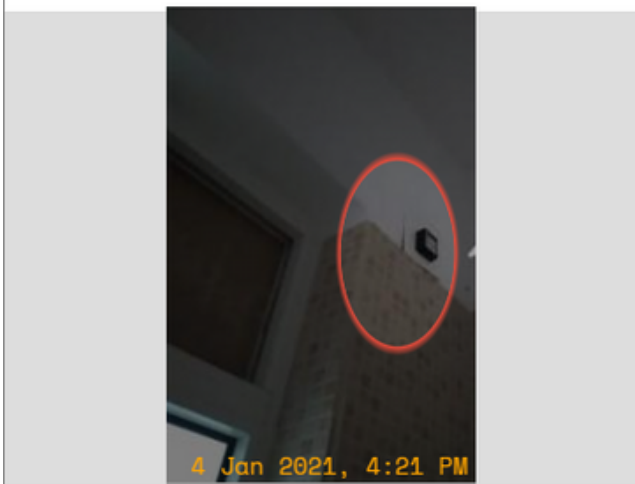
29 ELECTRICAL GENERAL Are all sockets/switches provided on phase/line?(not on neutral wire)

Snagging

De-snagging

not OK

partially rectified



No power supply in wall no 1

Partially rectified line and neutral reverse

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.

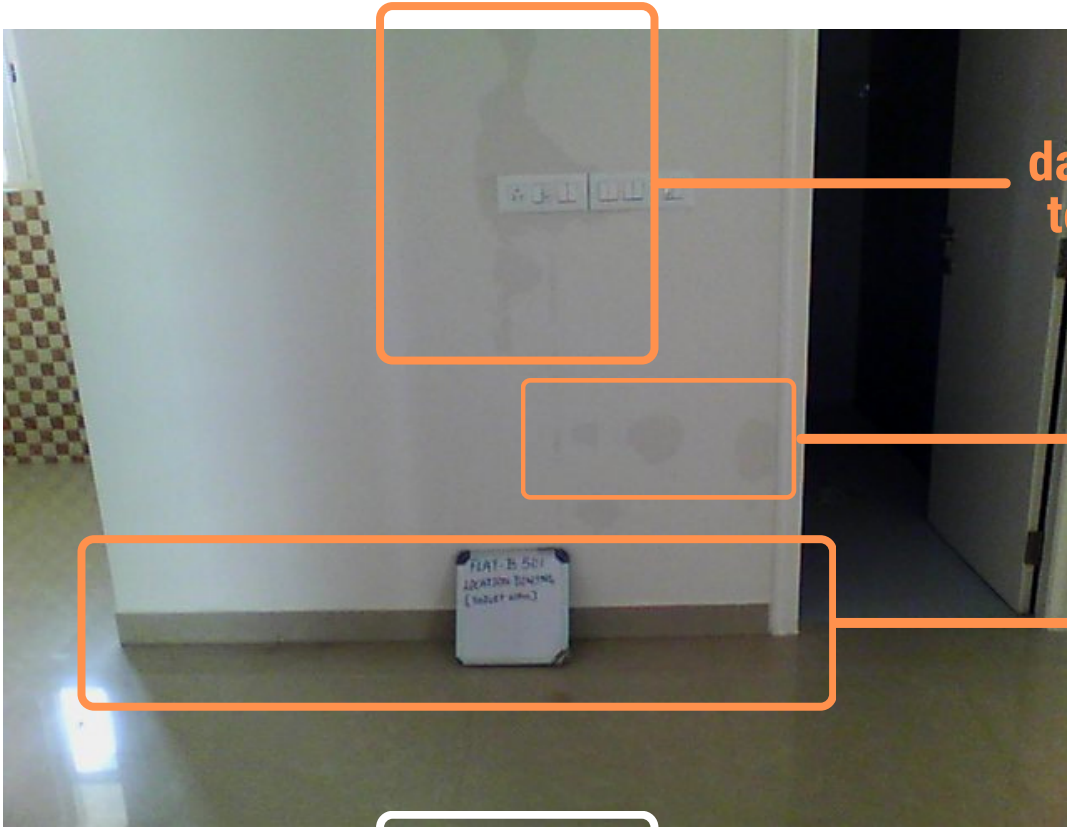
De-snagging

rectified



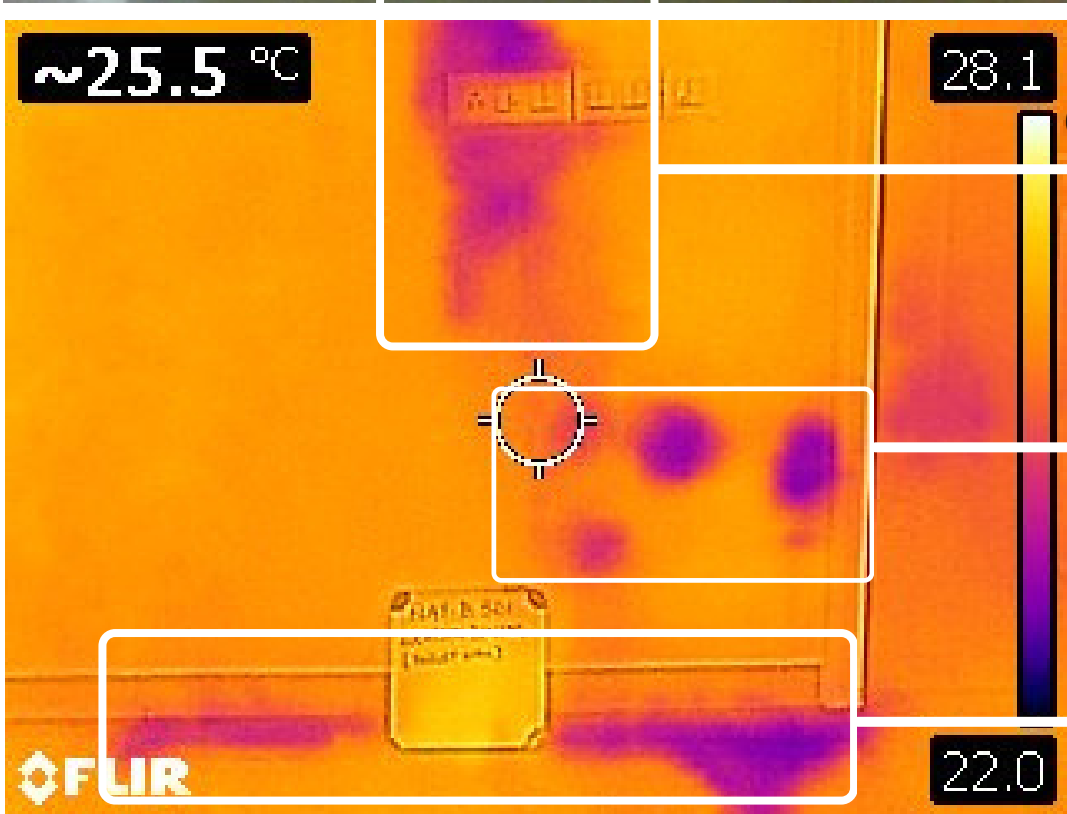
Rectified

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

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:

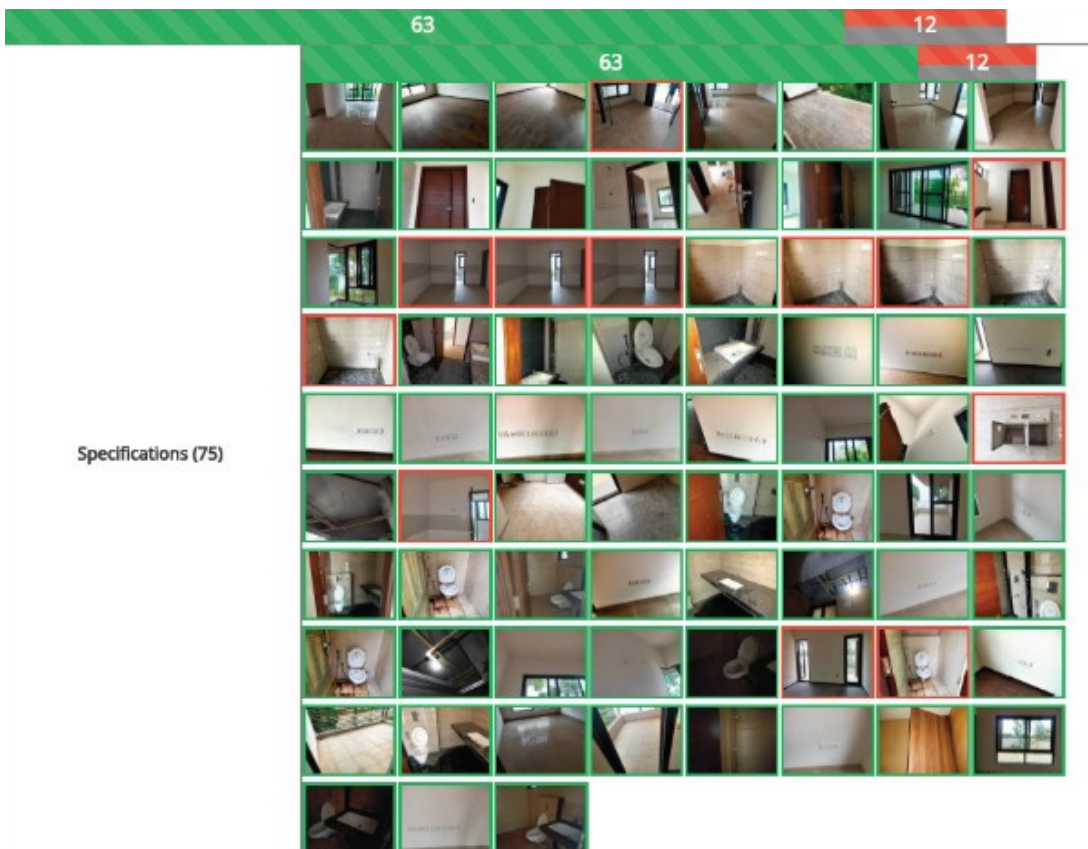
- Polished Granite counter top, stainless steel sink with drain-board.
- "Grohe" or equivalent CP fittings.

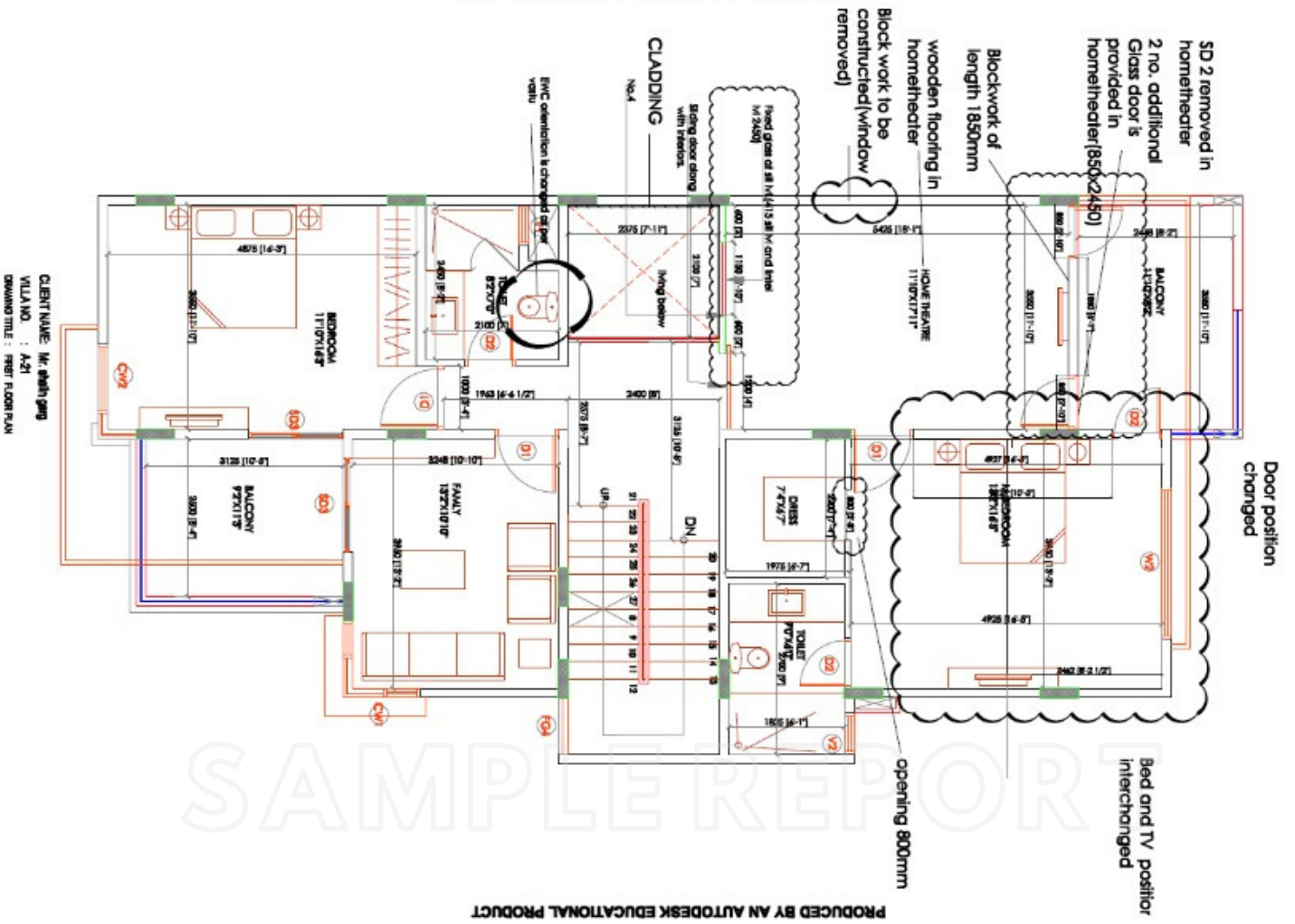
UTILITY:

- 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.





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
	Lower floor			
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



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

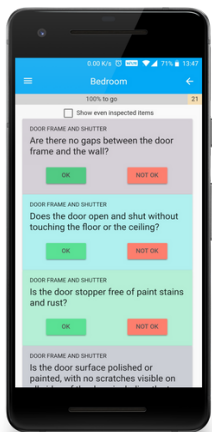
Note: The area has been calculated as defined in the Real Estate (REGULATION AND DEVELOPMENT) ACT, 2016. However the living Balcony area is not a part of carpet area(RERA) is shown separately

THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

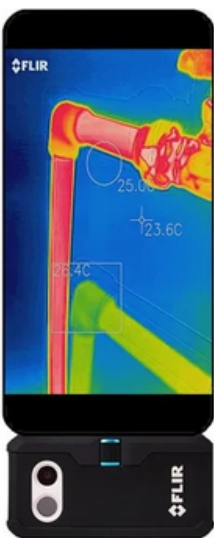
No. 16 OF 2016

(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.

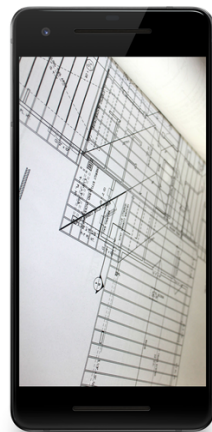
tools & tech



Proprietary App



Technology



RERA Area

Children Bathroom	90% OK	10%	39
Children Bathroom	90% OK	10%	21
Dining	100% OK		21
External Finishes			0
Foyer	82% OK	18%	22
MASTER bathroom	21%	76% to go	39

Technical Report

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.

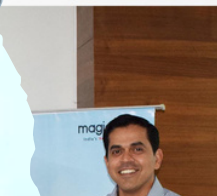
How this 30-year-old company is ensuring safety with its home inspection

By Sindhu Kashyaap | 19th Jul 2019



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1 THE PROPER tv SHOW



YouTube

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YourStory.

RealtyNXT

PMI event

Interview with MagicBricks

Medium

Business Connect

HomeBanao.com