

INSPECTION REPORT

Report No. Props/2019-20/016



Props{AMC}

Real Estate Insights & Portfolio Management Platform

INSPECTION REPORT

Basic Details

Client Name

[REDACTED]

Address

[REDACTED] Alpine Tower, Kandivali East,
Mumbai – 400101

Furnishing Level

Unfurnished

Facing

North

Neighborhood Rating

4/5

Building Grade

A

Inspection Date

25/11/2020

Carpet Area (in Sq. Ft.)

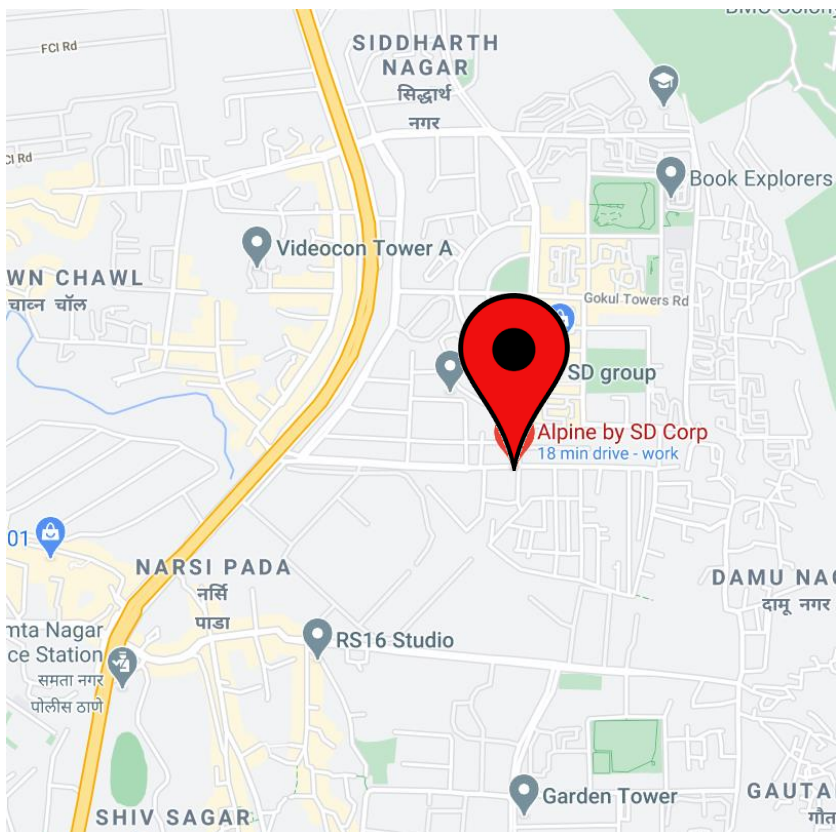
798.16

(including utility area,
annexure attached)

Configuration

2BHK

GPS Location



Building Photo



Thank you for choosing PropAMC as a trusted Inspection partner for property inspection.

INSPECTION REPORT

Summary

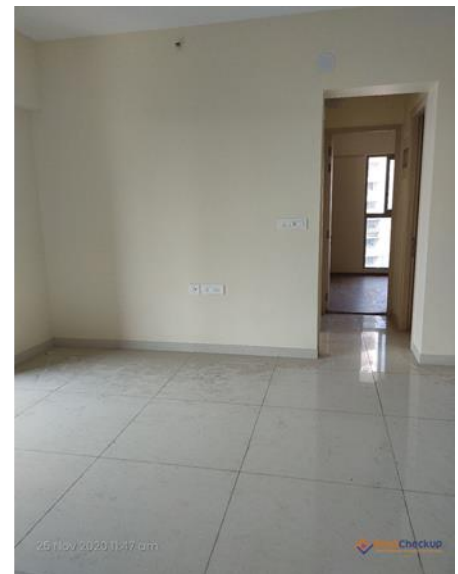
Elements	Remark
1. Civil/Exterior ★ ★ ★ ★ ☆	<ul style="list-style-type: none">• Found satisfactory civil work .• Observe hairline cracks on walls.
2. Doors & Windows ★ ★ ☆ ☆ ☆	<ul style="list-style-type: none">• Noticed a few damages at main door.• Observe improper polish work.• Found functional issue/damaged locks in multiple windows.• Cleaning required for all windows .
3. Electrical ☆ ☆ ☆ ☆ ☆	<ul style="list-style-type: none">• Electric Supply was not available at the time of inspection,• Door bell was not installed.• Observe unfinished work in electric/telephone junction box.
4. Safety & Security ★ ★ ★ ☆ ☆	<ul style="list-style-type: none">• Video Door phone was Missing.
5. Neighbourhood ★ ★ ★ ☆ ☆	<ul style="list-style-type: none">• Closely located around the main road .• Noticed slum and industrial area near to the project.
6. Car Parking ☆ ☆ ☆ ☆ ☆	<ul style="list-style-type: none">• Access was not available during Home Inspection
7. Club House & Amenities ☆ ☆ ☆ ☆ ☆	<ul style="list-style-type: none">• Access was not available during Home Inspection
8. Plumbing ★ ★ ☆ ☆ ☆	<ul style="list-style-type: none">• Observe some damaged plumbing fixture.• Observe rusting on plumbing fixture.
9. Hygiene ★ ★ ★ ☆ ☆	<ul style="list-style-type: none">• Required deep cleaning in apartment.• Observed proper hygiene condition outside the flat.

INSPECTION REPORT

Observation – Living Room

Items	Condition Rating	Impact	Remark
Doors	Repair	Moderate	frame lock plate inside cover damage, improper polish work, door lock plate screw rusted and frame damage
Ceiling	Acceptable	NA	NA
Floors	Acceptable	Moderate	gap between the flooring tile not filled properly and uneven tile work
Lights	Not Available	NA	NA
Switches	Repair	Moderate	door bell switchboard not fixed yet, cleaning required
Painting	Repair	Moderate	hairline crack on wall
Walls	Repair	Moderate	hairline crack near the door wall
Windows	Repair	Moderate	operational issue in lock
Fan	Not Available	NA	NA
A/C	Not Available	NA	NA

Photos – Living Room



INSPECTION REPORT

Observation – Kitchen

Items	Condition Rating	Impact	Remark
Dado	Repair	Moderate	dado tile chipped near the two point switchboard and some of the dado tile are hollow
Ceiling	Acceptable	NA	NA
Platform	Acceptable	NA	cleaning required
Floors	Acceptable	NA	cleaning required
Vent	Acceptable	NA	exhaust fan not available, and cleaning required
Lights	Not Available	NA	NA
Switches	Acceptable	NA	NA
Sink Wash	Acceptable	Moderate	rusting on sink outlet and cleaning required
Painting	Repair	Moderate	hairline crack and stain on wall beside the window
Walls	Repair	Moderate	hairline crack and chipping over the wall and angle cock not fixed properly
Windows	Acceptable	NA	NA
Furniture	Not Available	NA	NA

Photos – Kitchen



INSPECTION REPORT

Observation – Bed Room 1

Items	Condition Rating	Impact	Remark
Doors	Acceptable	NA	NA
Doors	Acceptable	NA	NA
Floors	Acceptable	Moderate	gap not properly filled
Lights	Not Available	NA	NA
Switches	Acceptable	NA	cleaning required
Painting	Acceptable	NA	NA
Walls	Acceptable	NA	NA
Windows	Repair	High	Functionality issue in window lock
A/C	Not Available	NA	NA
Fan	Not Available	NA	NA

Photos – Bed Room 1



INSPECTION REPORT

Observation – Bed Room 2

Items	Condition Rating	Impact	Remark
Doors	Repair	Moderate	door frame lock plate not fixed properly, door chipped over the hinges and door not closing because the veranda plate is damage
Floors	Repair	High	veranda plate damage and some of the gap between skirting are not filled
Lights	Not Available	NA	NA
Switches	Acceptable	NA	NA
Painting	Repair	Moderate	hairline crack on wall
Walls	Repair	Moderate	hairline crack on wall
Windows	Repair	High	functionality issue in window locks
A/C	Not Available	NA	NA
Fan	Not Available	NA	NA

Photos – Bed Room 2



INSPECTION REPORT

Observation – Bathroom 1

Items	Condition Rating	Impact	Remark
Ceiling	Acceptable	Moderate	Cleaning required
Switch Board	Acceptable	NA	NA
Wash Basin	Repair	High	Basin outlet coupling rusted
Dado	Acceptable	NA	NA
Doors	Repair	High	door sunmica damaged
Floors	Acceptable	NA	NA
Fixture	Repair	High	Whole fixture rusted
WC	Acceptable	Moderate	cleaning required
Flush	Repair	High	flush cover plate rusted
Shower	Repair	Moderate	damaged coating
Walls	Acceptable	NA	NA
Windows	Repair	High	improper alignment
Lights	Acceptable	NA	Electric supply not available
Mirror	Not Available	NA	NA
Exhaust	Not Available	NA	NA
Geyser	Not Available	NA	NA
Outlet	Repair	High	outlet cover rusted

Photos – Bathroom 1



INSPECTION REPORT

Observation – Bathroom 2

Items	Condition Rating	Impact	Remark
Ceiling	Repair	High	Noticed damages
Dado	Acceptable	NA	NA
Switch Board	Acceptable	NA	electric supply not available
Wash Basin	Acceptable	NA	NA
Doors	Repair	Moderate	door damage at it's edge beside the lock
Floors	Acceptable	NA	NA
WC	Acceptable	NA	cleaning required
Flush	Repair	High	cover plate rusted
Shower	Acceptable	NA	NA
Walls	Acceptable	NA	NA
Windows	Repair	High	Functionality issue in window lock
Lights	Acceptable	NA	Electric supply not available
Mirror	Not Available	NA	NA
Exhaust	Not Available	NA	NA
Geyser	Not Available	NA	NA
Outlet	Repair	High	outlet cover rusted
Fixture	Repair	High	Whole fixture coating roasted

Photos – Bathroom 2

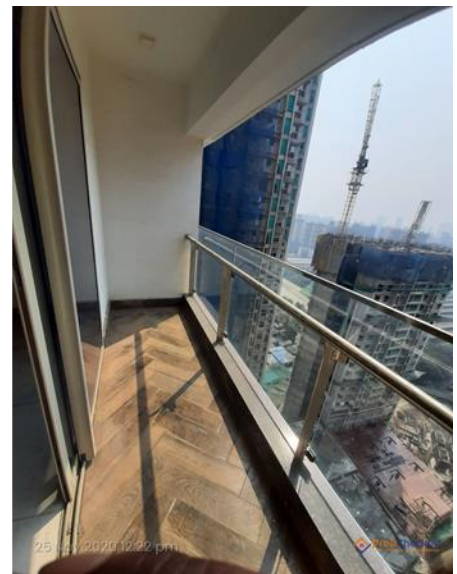


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Observation - Balcony

Items	Condition Rating	Impact	Remark
Ceiling	Acceptable	Moderate	cleaning required
Floors	Repair	High	Uneven tiles joint
Walls	Acceptable	NA	NA
Grills	Repair	Moderate	multiple location rusted
Outlet	Repair	Moderate	outlet cover not properly fixed

Photos – Balcony

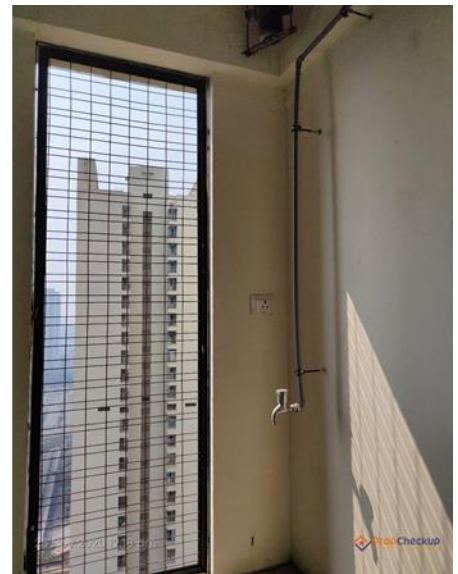


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Observation – Utility Area

Items	Condition Rating	Impact	Remark
Ceiling	Acceptable	NA	plumbing outlet inlet pipe is open
Floors	Repair	Moderate	cleaning required and dado damaged
Walls	Repair	Moderate	hairline crack on wall
Grills	Repair	High	both the grills rusted
Outlet	Repair	High	outlet plate rusted

Photos – Utility Area



INSPECTION REPORT

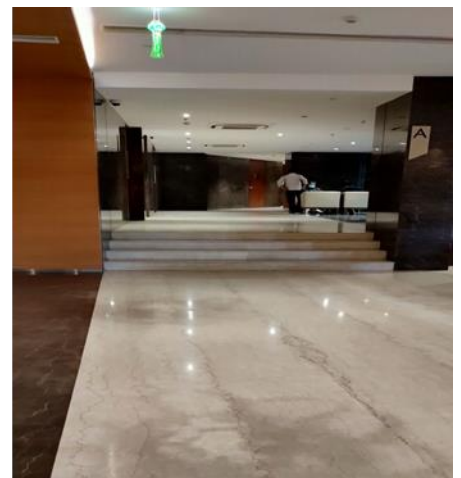
Photos - Near By Area



Photos - Building View From Outside

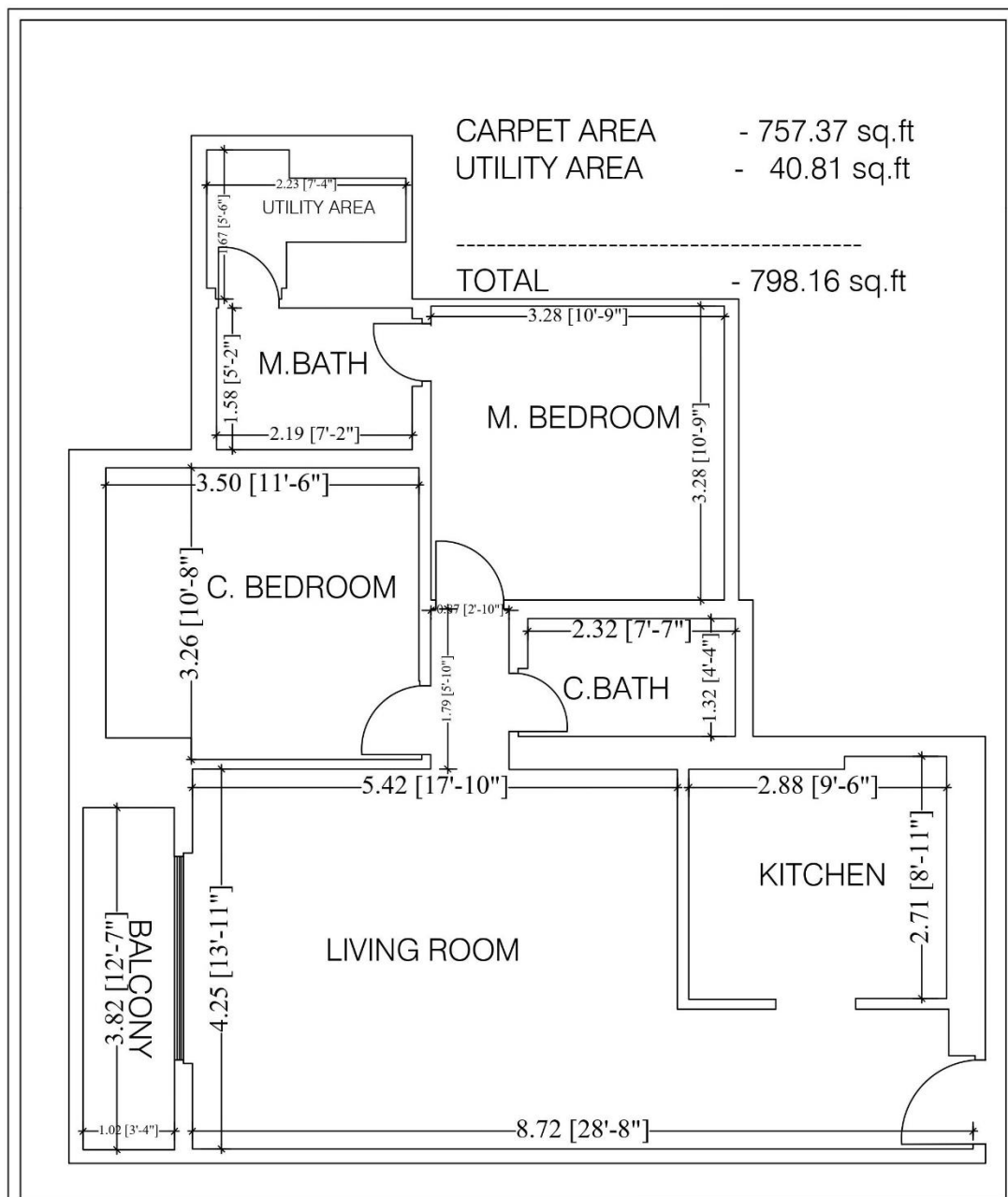


Photos - Entrance Lobby



INSPECTION REPORT

Carpet Area Drawing



On Site Measurement Of [REDACTED] Alpine Tower, Kandivali East, Mumbai - 400101

Client Name: [REDACTED]

General Notes:

1. We try our best but if you find an errors in the drawing or area, please call us. We will rectify
2. Outside wall measurement and thickness is only for the representation purpose only
3. We have not considered internal walls in carpet area

INSPECTION REPORT

Carpet Area Statement

AS CARPET AREA STATEMENT		
[REDACTED]	ALPINE TOWER, KANDIVALI	
Living	28.17	sq.mt
Living Balcony	3.89	sq.mt
Kitchen	7.80	sq.mt
M. Bedroom	10.83	sq.mt
M. Bath	3.52	sq.mt
C. Bedroom	11.48	sq.mt
C.Bathroom	3.12	sq.mt
Passage	1.55	sq.mt
TOTAL CARPET AREA	70.36	sq.mt
	757.37	sq.ft
UTILITY AREA	3.79	sq.mt
	40.81	sq.ft
TOTAL AREA	74.15	sq.mt
	798.16	sq.ft

INSPECTION REPORT

Disclaimer

1. PropAMC (Hereinafter "INSPECTOR") INSPECTOR has performed a visual inspection of the property and provides the CLIENT with an inspection report giving an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the property. Common elements, such as exterior elements, parking, common mechanical and electrical systems and structure, are not inspected.
2. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.
3. INSPECTOR has not performed engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place
4. The Inspection of this property is subject to Limitations and Conditions set out in this Report ,
5. LIMITATIONS AND CONDITIONS OF THE PROPERTY INSPECTION: There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is client's. One client / homeowner may decide that certain conditions require repair or replacement, while another will not. ,
6. THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE: The property Inspection provides the client with a basic overview of the condition of the unit. The Inspection is not technically exhaustive. Further, there are many complex systems in the property that are common element and not within the scope of the inspection. Specialists would typically be engaged by the Condominium Association to review these systems as necessary. Some conditions noted, such as wall cracks or other signs of settlement, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Inspection. If client is concerned about any conditions noted in the Inspection Report, Inspector strongly recommends that client consults a qualified Licensed Contractor / Professional or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost ,
7. THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS: The Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the property. A property Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on an Inspection because they only happen under certain circumstances. As an example, Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage or furniture to look underneath or behind.
8. THIS IS NOT A CODE-COMPLIANCE INSPECTION: The Inspector does NOT try to determine whether or not any aspect of the property complies with any past, present or future codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements.
9. INSPECTION DOES NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING: The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the property.
10. Client should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. If anyone in the property suffers from allergies or heightened sensitivity to quality of air, Inspector strongly recommend to consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.
11. THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS: This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde & urea-formaldehyde based insulation, fiberglass insulation & vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. Inspectors do not look for lead or other toxic metals in such things as pipes, paint or window coverings. The Inspection does not deal with environmental hazards such as past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.
12. REPORT IS FOR CLIENT ONLY: The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended

How to Read Report

Ok and Good: We visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Repair and Replace: The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Applicable: This item, component or unit is not in this home or building.

PLEASE READ YOUR REPORT THOROUGHLY

THIS REPORT IS A BASIC REPORT. PLEASE CONTACT US IN CASE OF A COMPREHENSIVE REPORT REQUIREMENT

INSPECTION REPORT

THANK YOU