

## PROPERTY

Flat 3B, Tower 7, Prestige Lakeside Habitat

## LOCATION

Whitefield, Bengaluru – 560066

## TYPE

New Home Handover (3 BHK)

## BUILT-UP AREA

1,620 sq ft

## BUILDER

Prestige Estates Projects Ltd.

## CLIENT

Mr. Rahul Verma

72

Overall Score

Grade B

Structure &amp; Civil

68/100

Electrical &amp; Wiring

80/100

Plumbing &amp; Waterproofing

55/100

Finishing &amp; Aesthetics

78/100

Doors, Windows &amp; Hardware

85/100

3

CRITICAL

8

MAJOR

12

MINOR

185

PASSED

## KEY DEFECTS FOUND (23 OF 208 CHECKPOINTS)

#	DESCRIPTION	LOCATION	CATEGORY	SEVERITY
1	Active seepage through external wall – moisture penetration detected via thermal imaging	Master Bedroom – North wall	Waterproofing	Critical
2	Bathroom waterproofing failed – water pooling under tile layer (flood test result: FAIL)	Master Bathroom floor	Waterproofing	Critical
3	Structural crack propagating from corner of window opening – hairline, 1.8m length	Living Room – SW window	Structure	Critical
4	Uneven floor level – gradient exceeds 12mm across 3m (standard max: 5mm)	Kitchen	Civil	Major
5	Defective main door frame – gap >8mm on hinge side, security risk	Main Entrance	Doors & Windows	Major
6	Exposed electrical junction box – no cover plate, live terminals accessible	Bedroom 2 – ceiling	Electrical	Major
7	Drain point not aligned with sump – water drainage obstructed	Common Bathroom	Plumbing	Major
8	Tile hollow / debonding in multiple areas – hollow sound on tapping (>15% area)	Living Room floor	Finishing	Major
9	Efflorescence (salt deposits) on plaster – indicates chronic moisture ingress	Balcony parapet wall	Waterproofing	Major
10	Window aluminium frame not properly sealed – daylight gap visible at corners	Bedroom 1 – East window	Doors & Windows	Major
11	Paint peeling on ceiling – likely moisture-related, requires investigation	Pooja / Utility room	Finishing	Minor
12	Grout missing / cracked along wall tile joints	Common Bathroom – walls	Finishing	Minor
13	Balcony drainage slope insufficient – standing water possible after rain	Balcony	Civil	Minor

\* Full list of 23 defects including 10 minor issues available in the detailed annexure attached with this report.

## SAMPLE CHECKPOINT RESULTS (208 TOTAL)

- ✓ Beam & column alignment – within tolerance
- ✓ Earth leakage protection – functional
- ✓ All light and fan points functional
- ✗ Bathroom waterproofing (flood test) – FAIL
- ✓ ELCB/MCB – correctly rated and labeled
- ✓ Water pressure (>0.8 bar at all outlets)
- ✓ Kitchen chimney provision – correct height
- ✗ External wall seepage – moisture detected

⚠️ Floor levelness – deviation exceeds standard

✓ Hot water system / geyser points – correct

✓ Window lock mechanisms – smooth operation

✓ Electrical socket heights – BIS compliant

⚠️ Balcony drainage slope – marginal

✓ Door swing clearance – no obstruction

✗ Structural crack at window corner – found

✓ Anti-skid tile flooring in bathrooms

### Karthik Subramaniam, B.E. (Civil)

Certified Home Inspector · 9 years experience · HomeGyan Bengaluru

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Inspection Duration: 3h 40min

Tools Used: Thermal Camera, Moisture Meter, Laser Level

**Report Status: Final**

## INSPECTOR RECOMMENDATIONS

PRIORITY	ACTION REQUIRED	RESPONSIBLE PARTY	TIMELINE
Immediate	Redo waterproofing of master bathroom – full floor excavation + membrane application + flood retest	Builder	Before possession
Immediate	Investigate and arrest north wall seepage – inject crystalline waterproofing from external face	Builder	Before possession
Immediate	Structural crack to be assessed by structural engineer; provide certification before handover	Builder (SE cert. req.)	Before possession
High	Relay kitchen floor tiles to correct slope and levelness	Builder	Within 30 days
High	Replace and re-hang main entrance door frame; ensure <3mm gap uniformity	Builder	Within 30 days
High	Cover exposed junction box in Bedroom 2 ceiling immediately – safety hazard	Builder	Immediately
Moderate	Re-grout common bathroom wall tiles and seal all joints	Builder	Within 60 days
Moderate	Correct balcony drainage slope to minimum 1:100 gradient	Builder	Within 60 days

### 💡 Next Steps – How HomeGyan Helps

Our team will share this report with your builder's quality team and assist you in raising a formal defect notice letter under RERA Section 14(3). We recommend **not accepting possession** until Critical defects are rectified and re-inspected. A re-inspection visit is included in your package at no extra cost.