

ULTRA PREMIUM HOME INSPECTION REPORT



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INSPECTION
SERVICES**

Your home deserves expert attention

Client Name	
Project / Apartment	Rajapushpa Imperia
Flat / Villa No	
Location	Tellapur
Inspection Date	
Inspector	Mr. Rajasekhar Reddy, Mr. Dinesh

EXECUTIVE SUMMARY

Overall Property Rating: 4 / 5

Major Issues Identified: 17

Medium Issues Identified: 09

Minor Issues Identified: 01

Executive Summary & Inspector Remarks

1. General Property Overview & Assessment

The comprehensive visual, civil, plumbing, and non-destructive testing (NDT) inspection was conducted across all accessible internal and external zones of the property. The overall structural shell remains sound; however, significant workmanship, finishing, tiling, and waterproofing deficiencies require immediate systematic rectification prior to handover/occupancy to prevent long-term structural and aesthetic degradation.

2. Key Findings & Deficiencies

A. Flooring & Tiling (Hollow Tiles)

- **Widespread De-bonding:** Acoustic tapping tests revealed extensive hollow tiles across major living zones, including the **Living Room (16/28 tiles)**, **Dining Area (13/33 tiles)**, **Master Bedroom (12/35 tiles)**, **Children's Bedroom (7/20 tiles)**, **Kitchen (6/20 tiles)**, and **Main Balcony (5/18 tiles)**.
- **Dado & Wet Area Debonding:** Wall dado tiling in the **Children's Bedroom Toilet (19 hollow tiles)** and **Master Bedroom Toilet (4 hollow tiles)** requires systematic epoxy resin injection or localized tile replacement to prevent detachment.

B. Plumbing, Water Seepage & TDS Issues

- **Active Moisture Infiltration:** Active dampness levels ranging between **13% to 55%** were recorded in walls adjoining wet areas (utility and washrooms) due to open/voided corner joints and inadequate perimeter grouting.
- **Core-Cut & Borepacking Leakage:** Active seepage was detected around the ceiling weep hole / core-cut in the Master Bedroom Toilet (MBRT) ceiling and around drain borepacking in the Children's Bedroom Toilet (CBRT) ceiling.
- **Elevated Water TDS:** Water quality testing indicated a **TDS of 820 ppm**, exceeding the desirable standard (500 ppm max under IS 10500:2012). This poses scaling risks to concealed piping, solar systems, geysers, and chrome fixtures.

C. Structural Envelope & Corner Dampness

- **Slab-Wall Joint Seepage:** Damp patches and moisture ingress were identified at external wall-to-slab junctions in the **Kitchen, CBR, and MBR corners**. This indicates micro-cracking or improper plaster sealing on the external elevation/facade, allowing rainwater migration.

D. Carpentry & Finishing Workmanship

- **Perimeter Gaps at Door Frames:** Unsealed gaps between door frame architraves and wall surfaces were observed across all room doorways. These gaps require flexible, paintable acrylic/polyurethane sealant to avoid moisture exposure, insect harborage, and frame swelling.

3. Actionable Rectification Priority

1. **High Priority (Immediate):**
 - Execute external facade V-grooving, crack sealing, and elastomeric coating to halt active dampness along Kitchen/CBR/MBR ceiling corners.
 - Re-borepack leakage points in toilet ceilings using non-shrink grout (GP2) and anti-fungal waterproofing compounds.
 - Install an inline water softener/anti-scaler and RO system for domestic consumption.
2. **Medium Priority (Pre-Occupancy):**
 - Inject low-viscosity non-destructive epoxy/polymer grout into hollow floor/wall tile voids; replace tiles where hollow coverage exceeds 30–40%.
 - Seal all architrave-to-wall gaps with high-flexibility sealant and tool smooth prior to final paint touch-ups.
 - Seal all sanitary fixture gaps (WCs, washbasins, CP fittings) against tile walls with anti-fungal silicone.

4. Summary Area Statement

- **Total Carpet Area: 83.60 sq. m (899.79 sq. ft)**
- **Dry Living Space: 58.37 sq. m (628.29 sq. ft)**
- **Wet & Service Space: 25.23 sq. m (271.50 sq. ft)**

DETAILED INSPECTION FINDINGS

Observation No	01
Location	Utility
Category	Tiling/grouting
Risk Level	Medium
Observation Description	Void/gap not packed around the gas pipeline hole in the wall behind the cover plate.
Recommendation	Pack the void around the gas pipe with non-shrink mortar or suitable packing material, and properly seal and fix the cover plate flush against the tile surface.

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Observation No	02
Location	Utility
Category	Civil / Tiling & Wall Finishes
Risk Level	Medium
Observation Description	Hollow sound and debonding observed in 6 wall dado tiles in the utility area upon tap-testing. This condition indicates inadequate adhesive coverage or air voids/gaps in the bedding mortar behind the tiles, leaving them unsupported. Over time, exposure to moisture, thermal expansion, or accidental impact can lead to tile cracking, grout failure, or complete detachment from the wall surface.
Recommendation	Step 1 Tile Removal: Carefully cut around the grout lines and gently lift the hollow floor tile to avoid chipping or disturbing adjacent tiles. Step 2 Surface Preparation: Chip off the loose mortar or old adhesive down to a firm, clean floor base and clear away all dust and debris. Step 3 Adhesive Application: Apply a fresh, high-bonding tile adhesive evenly across the floor bed and the back of the tile using a notched trowel to ensure 100% full coverage without empty spaces. Step 4 Refitting & Leveling: Set the tile firmly in place, ensuring it is perfectly flush with the surrounding floor and properly aligned to maintain correct slope/drainage toward the floor trap. Step 5 Curing & Grouting: Allow the adhesive to set undisturbed for 24 hours, then seal all surrounding tile joints thoroughly with water-resistant tile grout.

Photo Evidence:







Observation No	03
Location	Utility
Category	Civil / Tiling & Flooring
Risk Level	Low
Observation Description	A hollow sound and debonding were detected in 1 floor tile in the utility area during tap-testing. This indicates poor adhesive coverage or air voids in the bedding layer underneath. On floor tiles subjected to regular foot traffic and moisture exposure, un bonded areas can cause the tile to crack, loosen further, or allow water ingress into the floor base over time.
Recommendation	Step 1 Tile Removal: Carefully cut around the grout lines and gently lift the hollow floor tile to avoid chipping or disturbing adjacent tiles. Step 2 Surface Preparation: Chip off the loose mortar or old adhesive down to a firm, clean floor base and clear away all dust and debris. Step 3 Adhesive Application: Apply a fresh, high-bonding tile adhesive evenly across the floor bed and the back of the tile using a notched trowel to ensure 100% full coverage without empty spaces. Step 4 Refitting & Leveling: Set the tile firmly in place, ensuring it is perfectly flush with the surrounding floor and properly aligned to maintain correct slope/drainage toward the floor trap. Step 5 Curing & Grouting: Allow the adhesive to set undisturbed for 24 hours, then seal all surrounding tile joints thoroughly with water-resistant tile grout.

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Observation No	04
Location	Utility
Category	Civil / Plumbing & Slope
Risk Level	High
Observation Description	Water accumulation/stagnation observed near the floor drain along the wall edge in the utility area due to improper floor sloping. Standing water in utility zones leads to persistent moisture buildup, tile grout deterioration, white mineral deposits (efflorescence), and increases the risk of water seepage into adjacent walls or lower floors over time.
Recommendation	Step 1 Slope Assessment: Conduct a water flow test to mark the exact area where water pools and fails to drain smoothly toward the floor trap. Step 2 Tile Removal: Dismantle and remove the affected flooring tiles around the drain and wall section without damaging nearby wall dado tiles. Step 3 Base Correction & Slope Adjustment: Chisel down the underlying mortar screed layer and re-lay a fresh polymer-modified base bed with a precise downward slope directed straight into the drain outlet. Step 4 Waterproofing Verification: Apply a waterproof slurry coating over the modified base and drain joints to prevent future moisture seepage into the slab. Step 5 Tile Re-laying & Joint Sealing: Re-lay the floor tiles following the corrected slope, ensure flush alignment, and seal all tile joints and wall-floor intersections using high-grade epoxy grout.

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Observation No	05
Location	Utility
Category	Civil / Waterproofing & Dampness
Risk Level	High
Observation Description	Incomplete/pending corner tile grouting observed along the floor-to-wall skirtings in the utility area. Moisture meter readings in the adjacent walls indicate elevated moisture levels between 13% and 20%. The unsealed perimeter gaps allow water to penetrate behind the tile substrate, leading to dampness, paint peeling, salt damp/efflorescence, and potential water seepage into adjoining internal rooms over time.
Recommendation	Step 1 Surface Raking & Cleaning: Rake out all loose dirt, construction debris, and temporary filler material along the entire utility wall-to-floor corner joints using a grooving tool or brush. Step 2 Drying the Area: Allow the wall base and floor joints to dry out naturally or use forced air/heat drying until moisture levels in the adjacent walls stabilize to safe limits. Step 3 Joint Preparation: Ensure the corner gaps are completely dry, dust-free, and clean to guarantee proper adhesion of the waterproofing sealant. Step 4 Grouting & Sealing Application: Fill all perimeter corner joints thoroughly using a high-performance, water-resistant epoxy grout or flexible polyurethane sealant. Step 5 Finishing & Inspection: Smooth and tool the grout lines neatly along the skirting junction. Re-check moisture levels in the adjacent walls after a week to confirm effective sealing.

Photo Evidence:





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Observation No	06
Location	Utility
Category	Civil / Wall Finishes & Alignment
Risk Level	High
Observation Description	The utility plumbing shaft sill wall is out of vertical and horizontal alignment. Additionally, wall dado/skirting tiles have not been installed around the sill base and frame area; instead, it is finished with gypsum plaster. Gypsum absorbs moisture easily and is strictly non-recommended for semi-wet utility areas.
Recommendation	Step 1 Gypsum Removal: Chisel and scrape off all gypsum plaster coating completely from the shaft sill wall base, frame borders, and surrounding wet zones down to the bare masonry surface. Step 2 Surface & Alignment Correction: Re-plaster the sill wall using a waterproof cement-sand mortar mixed with water-resistant additives, correcting both vertical plumb and horizontal level alignment. Step 3 Waterproofing Coat: Apply two coats of elastomeric waterproofing slurry over the newly plastered sill wall and joint junctions to create a watertight barrier. Step 4 Dado / Skirting Tile Installation: Fix full-height or matching dado/skirting ceramic tiles over the sill wall surface using high-bond tile adhesive, ensuring complete bed coverage. Step 5 Joint Grouting & Sealing: Grout all tile joints and seal the frame-to-tile perimeter junctions using waterproof epoxy grout to protect against future moisture exposure.



Photo Evidence:





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Observation No	07
Location	Utility
Category	Civil / Tiling & Finishes
Risk Level	Medium
Observation Description	The gap between the utility plumbing shaft frame and the adjacent dado wall tile has been filled with gypsum plaster instead of extending the tile work. Visible cracking has already developed along this gypsum fill line. Gypsum plaster is highly moisture-sensitive and prone to shrinkage cracking; using it in utility areas leaves the substrate vulnerable to moisture ingress, deterioration, and paint failure.
Recommendation	Step 1 Gypsum Chipping & Removal: Carefully scrape and chisel out all applied gypsum plaster filling from the corner gap along the frame junction down to the solid masonry/substrate surface. Step 2 Substrate Cleaning: Clean the revealed gap thoroughly, removing all dust, loose debris, and plaster residue to prepare for tiling. Step 3 Tile Installation: Fix the cut tiles firmly using a high-bond tile adhesive, ensuring complete adhesive bed coverage behind each tile piece. Step 4 Grouting & Perimeter Sealing: Allow the adhesive to set, then seal all tile joints and the perimeter interface with the louver frame using water-resistant epoxy grout or flexible sealant.

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Observation No	08
Location	Utility
Category	Civil / Doors & Finishing
Risk Level	Medium
Observation Description	Open gaps and unsealed voids observed along the utility door frame jambs and bottom threshold level. Unsealed gaps around frame perimeters in utility areas allow washing water or splash moisture to seep underneath the frame, leading to sub-floor dampness, frame damage, and potential paint peeling or water migration into internal floor areas.
Recommendation	Step 1 Gap Cleaning: Rake out all loose plaster, debris, and dust accumulation from the gaps between the frame jambs, tile threshold, and wall corners using a scraper or wire brush. Step 2 Substrate Drying & Preparation: Ensure the entire threshold and frame perimeter gap is completely dry and clean before applying any sealant. Step 3 Non-Shrink Mortar Packing (if deep): Pack deep gaps or voids underneath the jamb base with non-shrink polymer mortar to create a solid, stable base. Step 4 Waterproof Grouting & Sealing: Fill and seal the perimeter joints neatly using a high-performance waterproof epoxy grout or flexible, moisture-resistant polyurethane sealant.

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Observation No	09
Location	Utility & Balcony
Category	Doors & Windows / Finishing
Risk Level	Medium
Observation Description	The bottom track/frame junction gaps of the utility door and the balcony sliding (SLD) door track have not been filled with silicone/polyurethane sealant.
Recommendation	Step 1 Gap Raking & Cleaning: Rake out dirt, dust, mortar residue, and loose particles completely from the continuous gap along the bottom of the utility door and balcony sliding door frames. Step 2 Degreasing & Drying: Wipe the underside of the door tracks and threshold tile surfaces clean with a dry cloth to ensure proper sealant bonding. Step 3 Masking Tape Application: Apply masking tape neatly along both edges of the frame joint to achieve a clean, professional finish. Step 4 Sealant Application: Apply a continuous bead of high-performance weather-resistant silicone or polyurethane (PU) sealant completely filling the bottom perimeter gap. Step 5 Tooling & Curing: Tool and smooth the sealant bead immediately to ensure a complete watertight bond, then carefully remove the masking tape and allow it to cure fully.

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Observation No	10
Location	Kitchen, Dining Area & Master Bedroom (MBR)
Category	Civil / Flooring & Workmanship
Risk Level	Medium
Observation Description	Tile lipping (uneven elevation between the edges of adjacent floor tiles) was observed across multiple areas, including the kitchen, dining room, and Master Bedroom (MBR). Lipping is caused by improper levelling during installation, uneven bed mortar, or failure to use tile levelling clips. Beyond creating an uneven surface, lipping poses a tripping hazard, makes maintenance difficult, and leaves tile edges vulnerable to chipping or cracking under foot traffic.
Recommendation	Step 1 Removal of Affected Tiles: Carefully rake out the grout around the identified lipped tiles and gently remove them without damaging surrounding undamaged tiles. Step 2 Bed Preparation: Chisel down the underlying bed mortar/adhesive layer to ensure a level base substrate. Step 3 Re-installation with Levelling Systems: Re-lay fresh tiles using proper adhesive and tile levelling clips/spacers to guarantee a perfectly flush surface across all adjacent tile edges. Step 4 Grouting: Allow the adhesive to cure, remove levelling clips, and neatly fill all joints with matching waterproof tile grout.

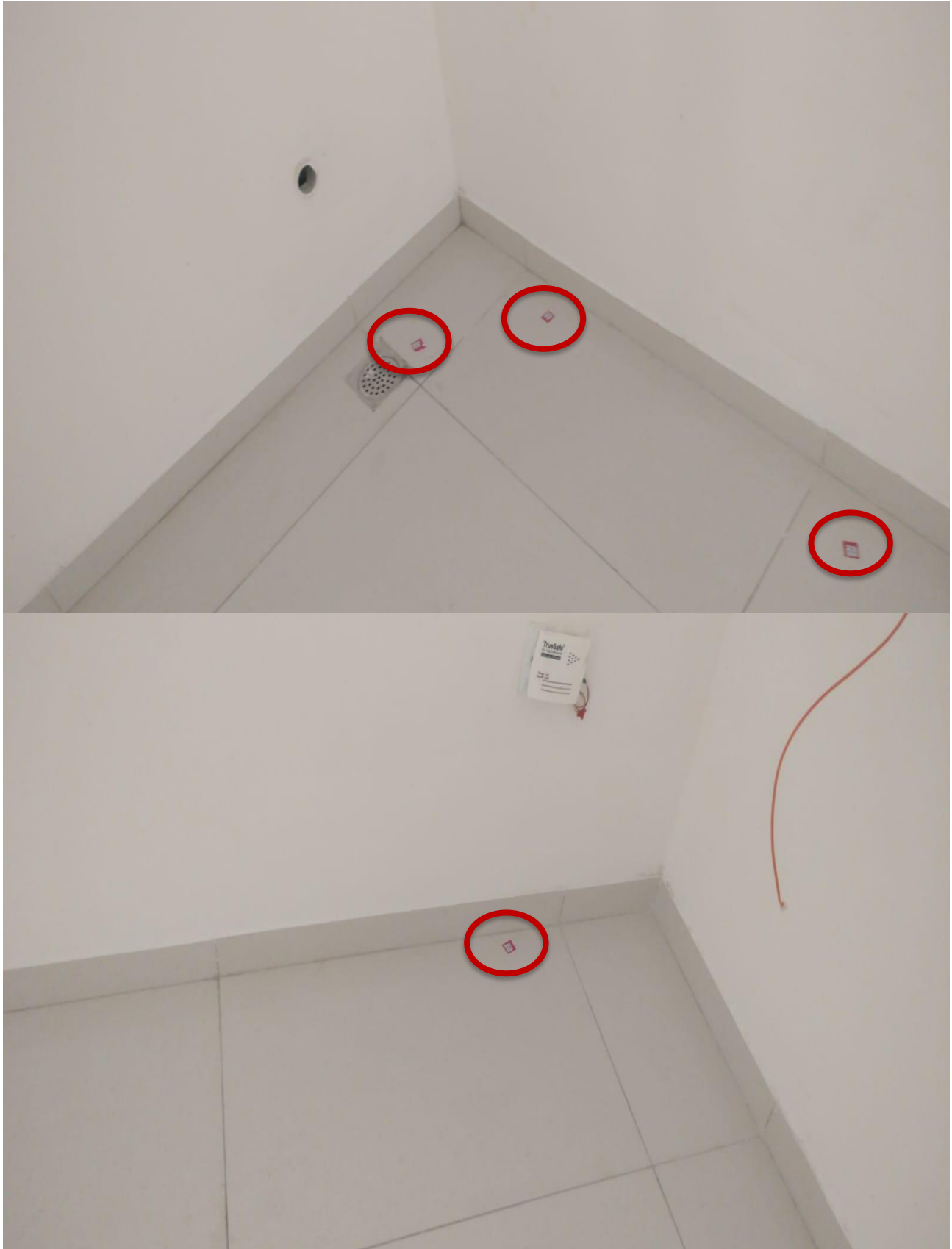
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Observation No	11
Location	Kitchen Floor
Category	Civil / Flooring & Workmanship
Risk Level	Medium
Observation Description	Hollow sounding area observed under kitchen floor tiles (6/20 tiles identified with hollow response during tapping test). Hollow sounds indicate air pockets, insufficient adhesive/bed mortar coverage, or poor bonding between the tile and the floor slab beneath.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 6 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

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Observation No	12
Location	Main Balcony Floor
Category	Civil / Flooring & Workmanship
Risk Level	High
Observation Description	Hollow sounding area detected across 5 out of 18 floor tiles in the main balcony during tapping tests.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 5 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

Photo Evidence:





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Observation No	13
Location	Dining Area Floor
Category	Civil / Flooring & Workmanship
Risk Level	High
Observation Description	Hollow sounding area identified across 13 out of 33 floor tiles in the Dining area during acoustic tapping tests. A high concentration of hollow tiles (over 35% of the total area) indicates significant sub-surface voids, poor mortar bed adhesion, or improper comb-spreading of tile adhesive.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 13 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

Photo Evidence:







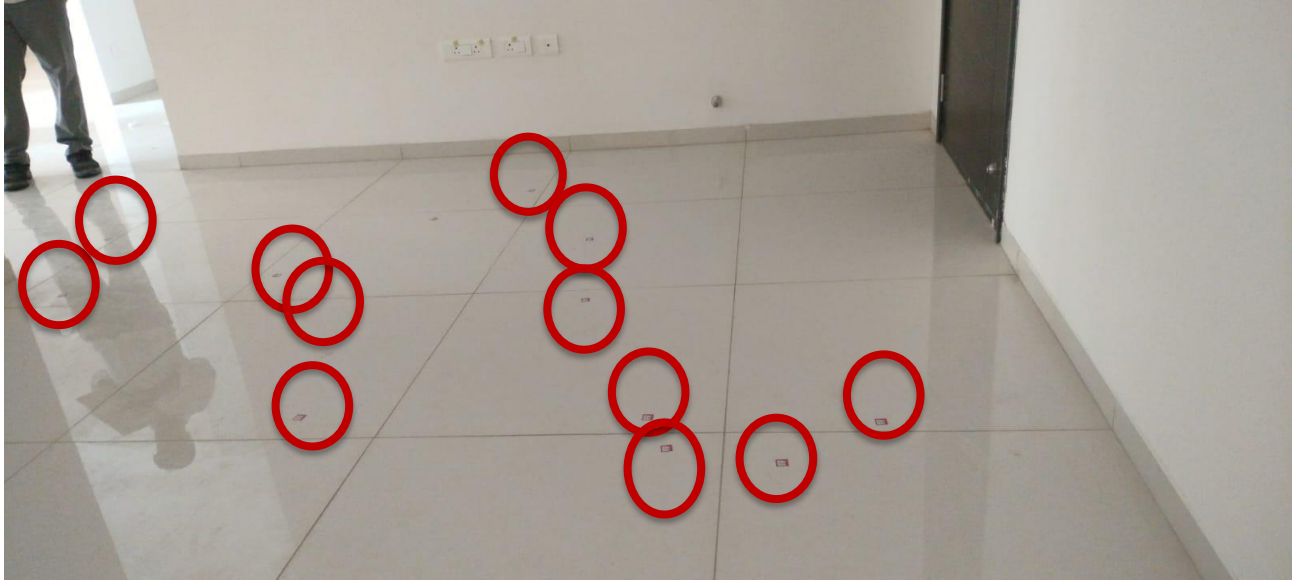
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Observation No	14
Location	Living Room Floor
Category	Civil / Flooring
Risk Level	High
Observation Description	Hollow sound response detected in 16 out of 28 floor tiles in the Living Room during acoustic tapping tests. Over 50% of the flooring in this area exhibits sub-surface voids caused by poor mortar bedding, lack of adhesive coverage, or improper bonding during installation.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 16 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

Photo Evidence:









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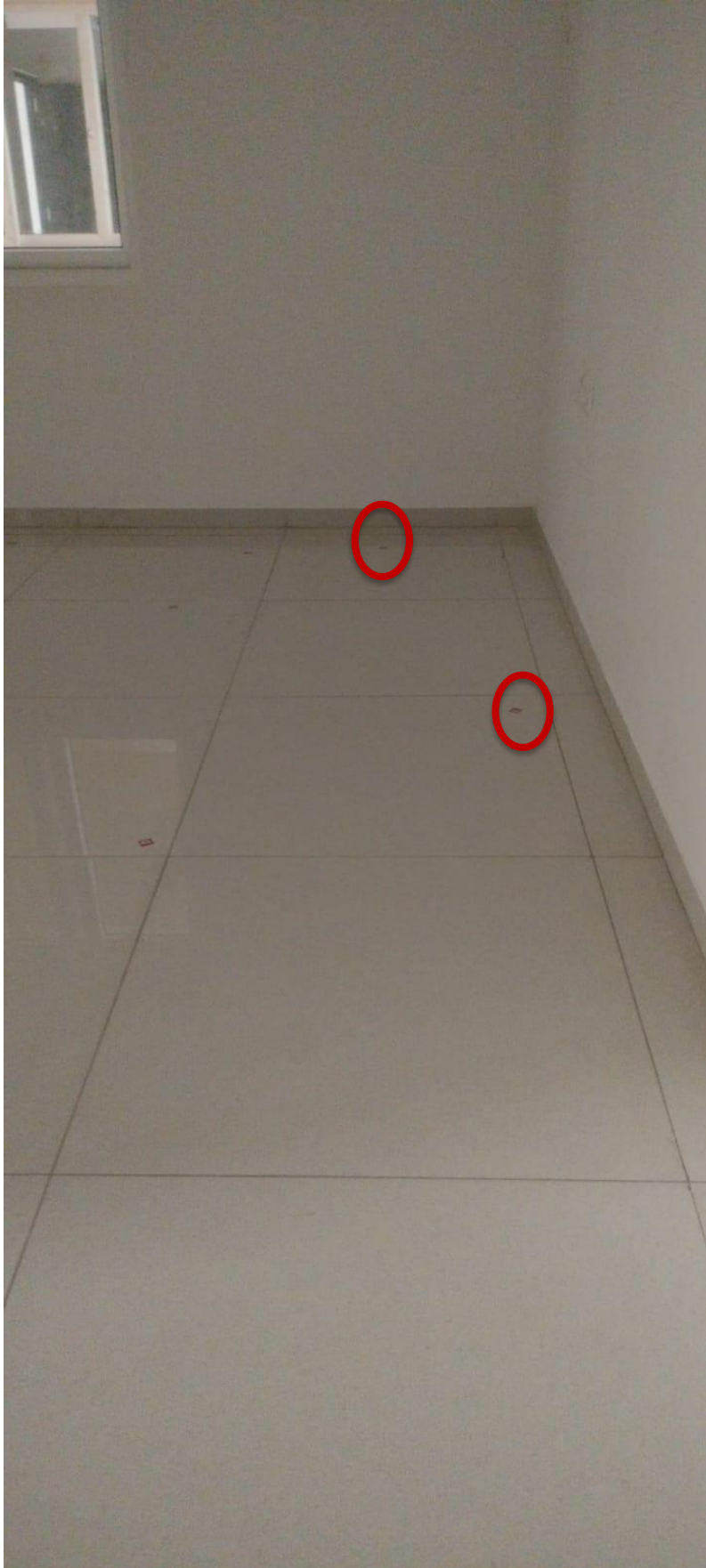
Observation No	15
Location	Master Bedroom (MBR) Floor
Category	Civil / Flooring & Workmanship
Risk Level	High
Observation Description	Hollow sounding response identified in 10 out of 35 floor tiles in the Master Bedroom during tapping tests.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 10 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

Photo Evidence:





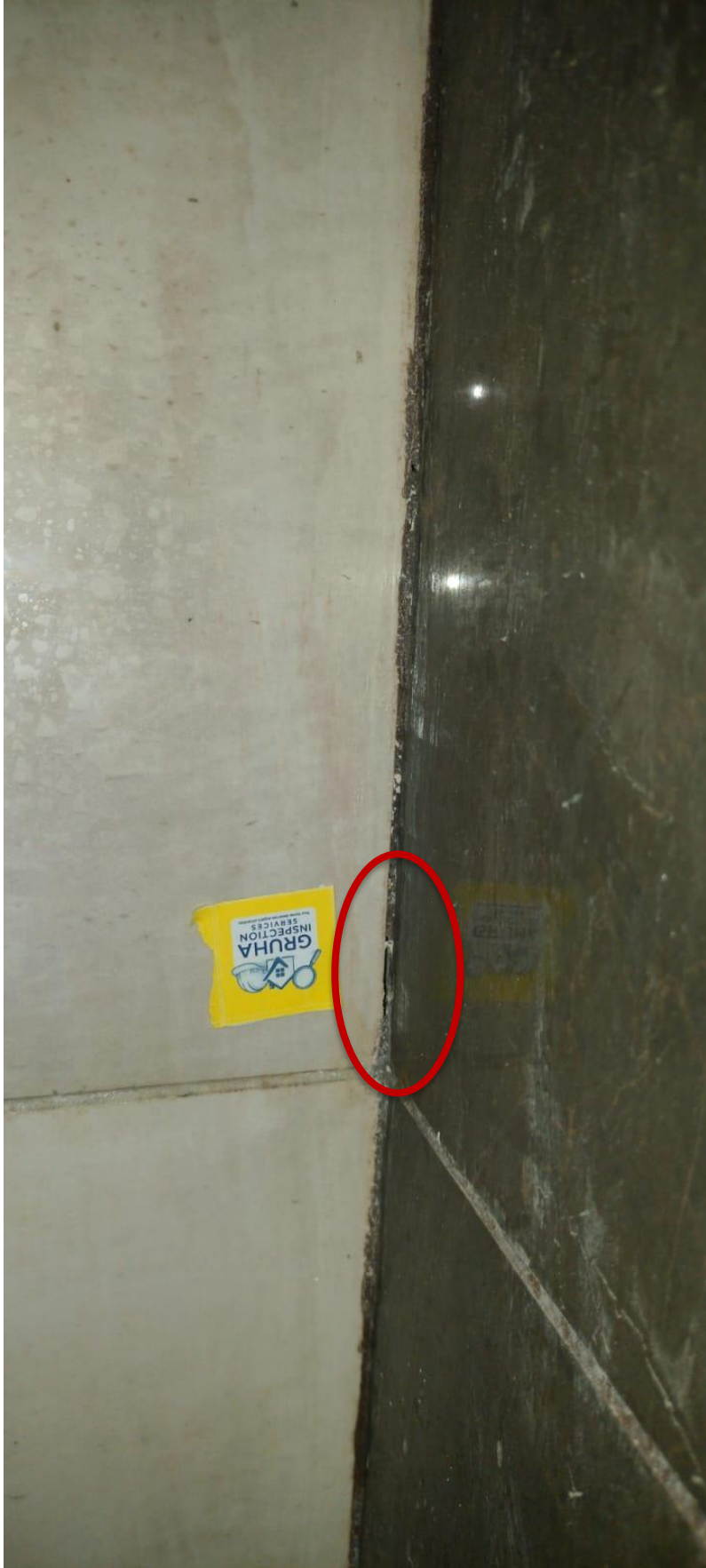




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Observation No	16
Location	Master Bedroom Toilet (MBRT) Corner Dado Tile Joint
Category	Tiling/Grouting
Risk Level	High
Observation Description	Grouting voids and gaps observed at the internal vertical corner joint of the dado wall tiles in the Master Bedroom Toilet (MBRT). Corner tile joints in wet areas are primary pathways for water ingress. Unsealed voids allow splash water to penetrate behind the tile cladding, leading to dampness, efflorescence, sub-surface moisture migration into adjoining bedroom walls, and eventual tile debonding.
Recommendation	Step 1 Cleaning & Preparation: Rake out and remove all loose, deteriorated, or contaminated grout from the vertical corner joint using a grout rake or tile joint scraper. Clean the gap thoroughly with a stiff brush and vacuum to remove dust, moisture, and debris. Step 2 Joint Drying: Ensure the internal corner joint is completely dry before applying sealant or epoxy grout. Step 3 Waterproof Epoxy Grouting / Silicone Application: Fill the corner joint completely using high-performance, stain-resistant, waterproof epoxy tile grout. Alternatively, apply a neat, continuous bead of sanitary-grade, anti-fungal silicone sealant along the entire corner joint from floor to ceiling level. Step 4 Tooling & Curing: Tool the joint smooth for a flush, water-tight seal and allow a minimum curing period of 24 hours before exposed water use.

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Observation No	17
Location	Master Bedroom Toilet (MBRT) Floor
Category	Civil / Flooring & Waterproofing
Risk Level	High
Observation Description	Hollow sounding response detected in 2 floor tiles in the Master Bedroom Toilet (MBRT) during acoustic tapping tests.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 2 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

Photo Evidence:

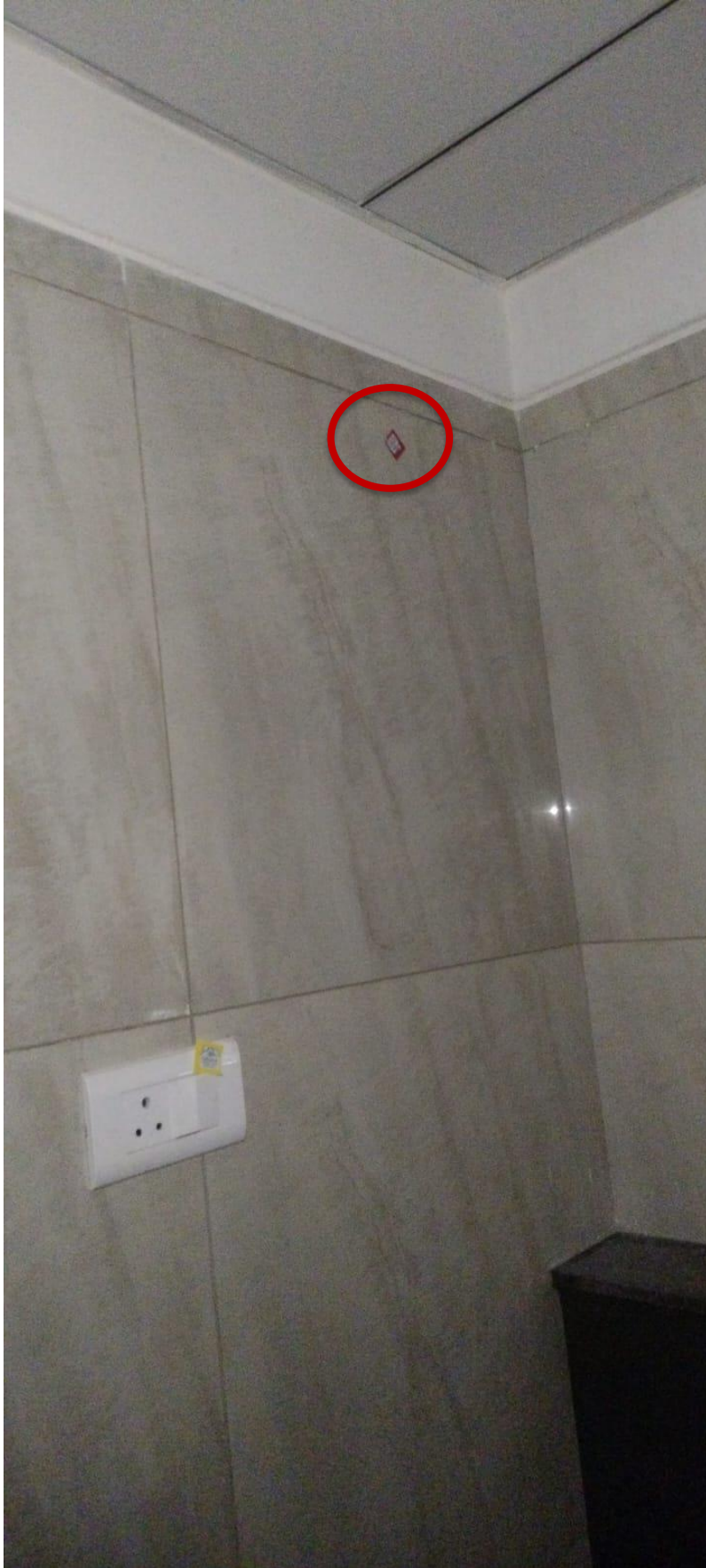


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Observation No	18
Location	Master Bedroom Toilet (MBRT) Wall Dado
Category	Civil / Tiling & Workmanship
Risk Level	High
Observation Description	Hollow sound response detected in 4 wall dado tiles in the Master Bedroom Toilet (MBRT) during tapping tests. Sub-surface voids behind wall tiles indicate inadequate adhesive comb-coverage, localized shrinkage, or poor bonding to the vertical plaster layer. Vertical hollow tiles in wet environments pose a safety hazard of dislodging/falling and can allow trapped moisture to accumulate behind the cladding, leading to dampness transmission through adjacent walls.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 4 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

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Observation No	19
Location	Master Bedroom Toilet (MBRT) Door Threshold / Frame Junction
Category	Tiling and grouting
Risk Level	High
Observation Description	Unsealed voids and open gaps observed at the base of the Master Bedroom Toilet (MBRT) door threshold and jamb junction. In a toilet entrance, unsealed threshold gaps allow floor wash water or stray splash water to seep directly into the wooden door frame, sub-floor screed, and adjoining master bedroom flooring.
Recommendation	Step 1 Surface Preparation & Cleaning: Rake out any loose cement particles, dust, and debris from the gap at the threshold junction using a wire brush/scrapper, then vacuum clean thoroughly. Step 2 Joint Drying: Ensure the entire threshold cavity and surrounding frame area are completely dry before applying repair materials. Step 3 Void Filling & Waterproof Grouting: Fill deeper voids under the threshold slab/frame base with non-shrink mortar or epoxy grout paste to provide a solid, structural backing. Step 4 Sealing Joint: Apply a continuous, neat bead of anti-fungal, waterproof epoxy grout along the tile threshold joint, and seal the direct contact point with the wooden/UPVC door jamb using a flexible, sanitary-grade silicone sealant to allow for subtle expansion while keeping the joint water-tight.

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Observation No	20
Location	Master Bedroom Toilet (MBRT) False Ceiling / Slab Core Cut Area
Category	Plumbing & Waterproofing
Risk Level	High
Observation Description	Active seepage and leakage marks observed around the weep hole pipe provision / core-cut opening in the RCC ceiling slab of the Master Bedroom Toilet (MBRT). Inadequate sealing or improper bore packing around core-cut penetrations allows trapped moisture from the upper floor slab/screed to escape along the pipe perimeter.
Recommendation	Step 1 Surface Chipping & Core Opening Preparation: Remove the false ceiling tiles to gain full access. Chip away loose, weak concrete, or deteriorated packing material around the weep hole/core cut perimeter using a light chisel. Clean the surface thoroughly using a wire brush and high-pressure air/water to remove dust. Step 2 Surface Priming: Apply a coat of SBR latex or polymer-modified cement slurry as a bonding agent on the cleaned RCC core opening surface and pipe interface to ensure a strong chemical and mechanical bond. Step 3 Re-Bore packing with Non-Shrink Micro-Concrete / GP2 Grout: Formwork shuttering around the pipe penetration from below. Pour/pack high-strength, non-shrink free-flow grout (e.g., GP2 packing compound) or polymer-modified micro-concrete into the core-cut cavity around the pipe, ensuring complete compaction without air voids. Step 4 Waterproofing Elastomeric Coating: Once the grout is fully cured, apply a 2-coat elastic, fiber-reinforced acrylic polymer waterproofing membrane (e.g., Brush bond RFX) over the repaired annular core surface, extending at least 100 mm onto the pipe collar and adjacent RCC slab soffit.

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Observation No	21
Location	Children's Bedroom (CBR) Floor
Category	Civil / Flooring
Risk Level	High
Observation Description	Hollow sounding response detected in 7 out of 20 floor tiles in the Children's Bedroom (CBR) during acoustic tapping tests.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 7 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

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Observation No	22
Location	Children's Bedroom Toilet (CBRT) Wall Dado
Category	Civil / Tiling & Workmanship
Risk Level	High
Observation Description	Hollow sounding response detected in 19 wall dado tiles across multiple walls in the Children's Bedroom Toilet (CBRT) during acoustic tapping tests. Large voids behind wall tiles indicate incomplete adhesive buttering/troweling, improper comb coverage, or poor adhesion to the underlying rendered wall.
Recommendation	Step 1 Mapping & Grout Removal: Mark the perimeter of all 7 hollow tiles clearly. Carefully rake out and clear the tile grout around these tiles to isolate them and prevent damage to surrounding intact tiles. Step 2 Non-Destructive Epoxy Injection (For Partial Voids): Drill small pilot holes along the tile grout lines at the hollow zones and pressure-inject high-flow, low-viscosity epoxy grouting resin until all voids beneath are completely filled. Step 3 Tile Removal & Re-laying (For Extensively Hollow Tiles): If de-bonding is extensive, carefully lift the affected tiles, remove the loose bed mortar down to the solid base slab, apply a fresh uniform bed of high-polymer tile adhesive, and re-lay the tiles level with adjacent flooring. Step 4 Curing & Re-Grouting: Allow the injected resin or tile adhesive to cure for 24 hours, then re-grout all surrounding tile joints using waterproof tile grout.

Photo Evidence:

















GRUHA INSPECTION SERVICES

Observation No	23
Location	Children's Bedroom Toilet (CBRT) False Ceiling / Drain Pipe Core Cut Area
Category	Plumbing & Waterproofing
Risk Level	High
Observation Description	Active dampness and water seepage stains observed around the dry and wet area drain floor trap bore packing penetration in the RCC ceiling slab of the Children's Bedroom Toilet (CBRT).
Recommendation	Step 1 Surface Chipping & Core Opening Preparation: Remove the false ceiling tiles to gain full access. Chip away loose, weak concrete, or deteriorated packing material around the weep hole/core cut perimeter using a light chisel. Clean the surface thoroughly using a wire brush and high-pressure air/water to remove dust. Step 2 Surface Priming: Apply a coat of SBR latex or polymer-modified cement slurry as a bonding agent on the cleaned RCC core opening surface and pipe interface to ensure a strong chemical and mechanical bond. Step 3 Re-Bore packing with Non-Shrink Micro-Concrete / GP2 Grout: Formwork shuttering around the pipe penetration from below. Pour/pack high-strength, non-shrink free-flow grout (e.g., GP2 packing compound) or polymer-modified micro-concrete into the core-cut cavity around the pipe, ensuring complete compaction without air voids. Step 4 Waterproofing Elastomeric Coating: Once the grout is fully cured, apply a 2-coat elastic, fiber-reinforced acrylic polymer waterproofing membrane (e.g., Brush bond RFX) over the repaired annular core surface, extending at least 100 mm onto the pipe collar and adjacent RCC slab soffit.

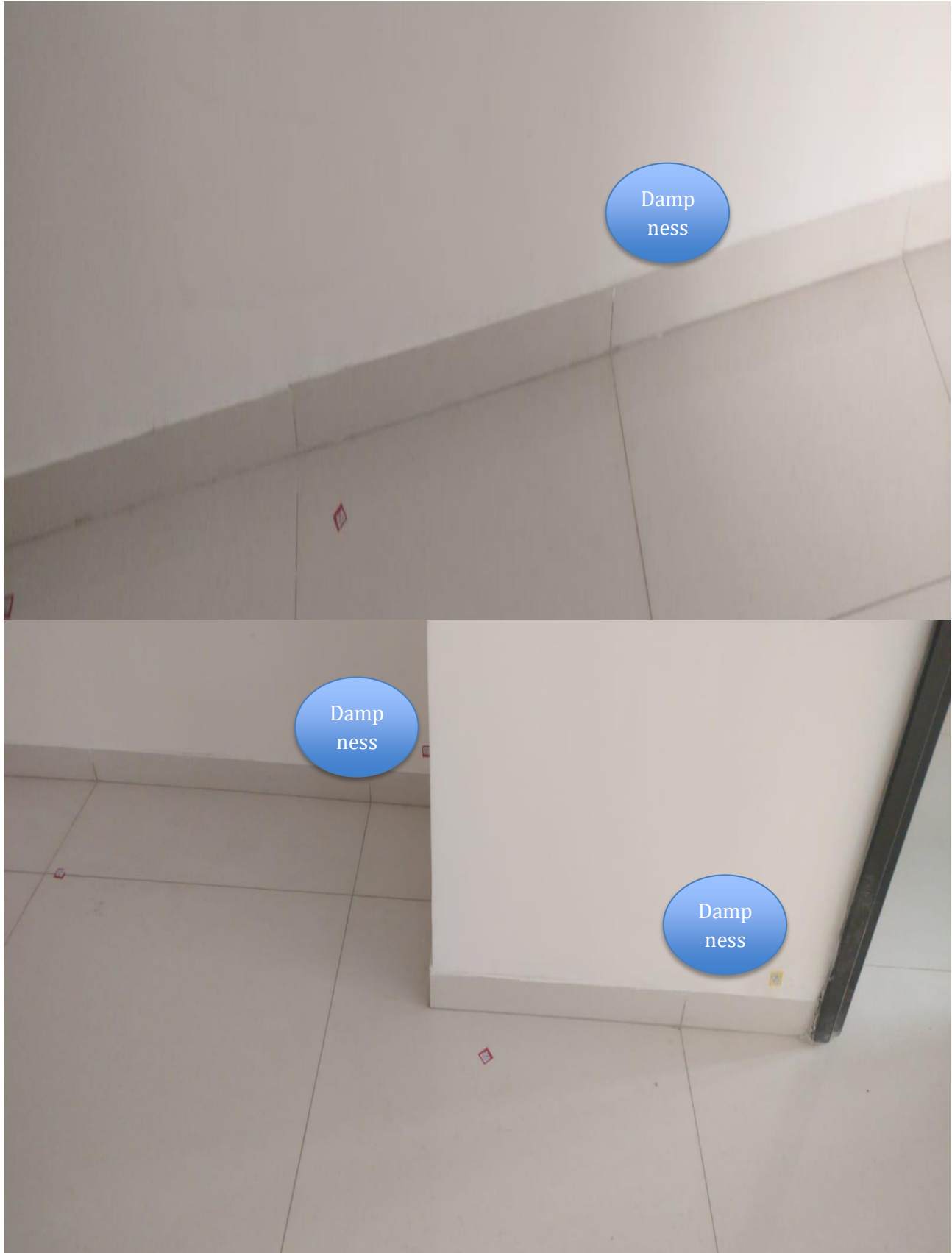
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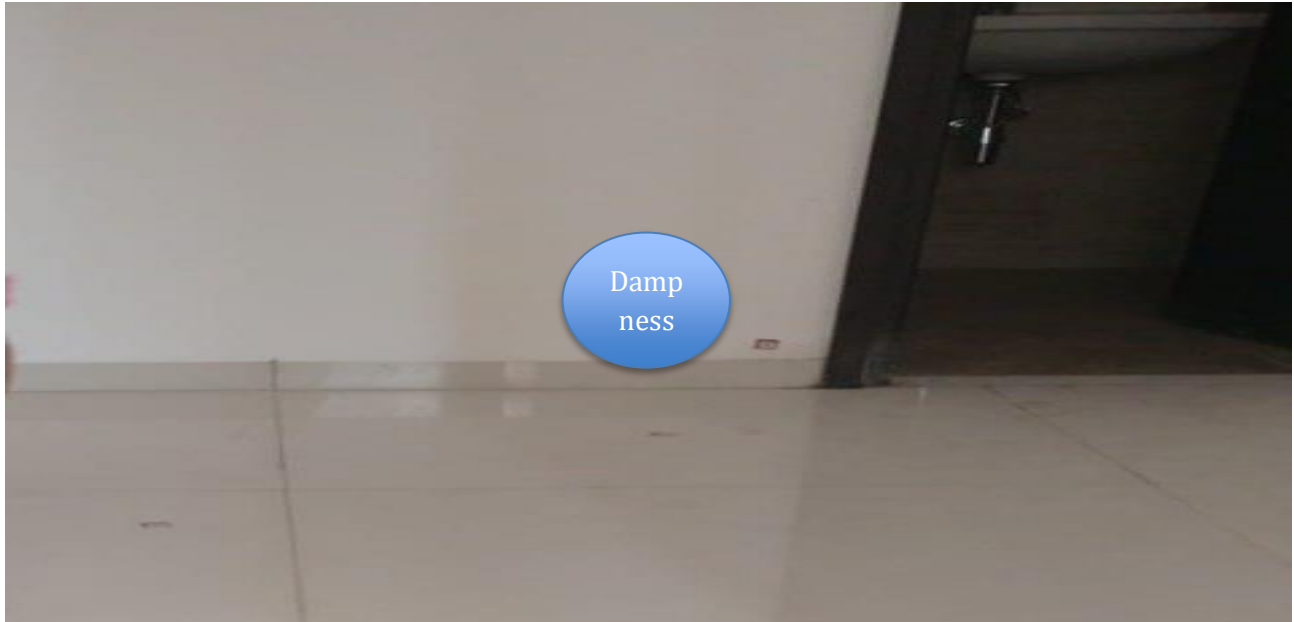


GRUHA INSPECTION SERVICES

Observation No	24
Location	Internal Walls Adjoining Wet Areas (Utility, Toilets & Washrooms)
Category	Waterproofing & Moisture Diagnostics
Risk Level	High
Observation Description	High active moisture levels ranging from 13% to 55% detected along walls adjoining wet zones (Utility, Toilets, and Washrooms) during non-destructive moisture meter testing. Gaps, missing grout, or cracked cementitious grouting at wall-to-floor junctions and tile corner joints allow splash water and cleaning runoff to bypass the tile surface. Moisture migrates laterally into the sub-screed bedding and capillary-rises into adjoining walls.
Recommendation	Step 1 Joint Preparation & Grout Raking: Rake out all deteriorated, cracked, or cementitious grout along all corner perimeter joints, wall-floor junctions, and tile-to-sanitary fixture interfaces in wet areas down to a minimum depth of 5 mm using a mechanical grout raker or manual hook tool. Step 2 Deep Cleaning & Drying: Clean all raked joints thoroughly using compressed air or a vacuum cleaner to eliminate dust and loose debris. Allow the sub-surface moisture in the wall masonry to dry down below acceptable limits (<12%) before sealing. Step 3 Perimeter Joint Sealing: Apply a high-grade, waterproof, stain-resistant epoxy grout Step 4 Wall Surface Treatment & Repainting: Scrape off all blistered or flaking paint and efflorescence on affected outer wall plaster surfaces. Apply a coat of damp-block primer, allow it to cure, patch with acrylic wall putty, and refinish with two coats of premium interior emulsion paint.

Photo Evidence:





GRUHA INSPECTION SERVICES

Observation No	25
Location	Washrooms / Wet Areas (Washbasin, WC, and CP Fittings)
Category	Plumbing & Finishing Workmanship
Risk Level	Medium
Observation Description	Unsealed gaps observed at the junctions between ceramic fixtures (washbasin, wall-mounted water closet) and the tiled wall, as well as around Chrome Plated (CP) plumbing fittings (faucets, spouts).
Recommendation	Step 1 Surface Preparation: Clean the perimeter gaps around all ceramic fixtures and CP fittings thoroughly using a dry microfiber cloth and mild solvent to remove any dust, moisture, or construction residue. Step 2 Sanitary Sealant Application: Apply a continuous, neat bead of high-quality, anti-fungal, sanitary-grade silicone sealant along the junction where the ceramic fixtures (washbasin, WC) meet the wall tiles. Ensure a smooth, angled finish to promote water run-off. Step 3 CP Fitting Isolation: For CP fittings, ensure the decorative plates/flanges are pushed completely flush against the tiles. Apply clear silicone sealant directly behind the flanges to prevent water from tracking back along the concealed pipe threads into the wall cavity.

Photo Evidence:





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Observation No	26
Location	Door Frames / Architraves (Across Multiple Rooms)
Category	Carpentry & Finishing Workmanship
Risk Level	Medium
Observation Description	Unsealed gaps and micro-voids observed between the door frame architraves and the adjacent wall surfaces across various doorways.
Recommendation	Step 1 Joint Preparation & Surface Cleaning: Scrape away any loose plaster, paint flakes, or construction dust from the perimeter gap between the door frame architrave and the wall surface. Clean thoroughly using a dry brush or micro-vacuum. Step 2 Masking & Backer Rod Placement (If Gap > 5 mm): Apply painter's masking tape along both the architrave edge and the wall line to achieve neat, sharp sealant borders. For deep gaps (>5 mm), insert a compressible polyethylene backer rod to control sealant depth. Step 3 Acrylic / Polyurethane Sealant Application: Apply a continuous, uniform bead of paintable acrylic sealant (for dry interior walls) or flexible polyurethane sealant along the entire architrave-to-wall junction using a caulking gun. Step 4 Tooling & Touch-Up Finishing: Smooth and tool the sealant bead flush using a wet spatula or finger for a clean finish. Remove masking tape immediately and allow curing before performing wall paint touch-ups.

Photo Evidence:









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Observation No	27
Location	Kitchen, Children's Bedroom (CBR), and Master Bedroom (MBR) — External Wall and Slab Junctions
Category	Structural Waterproofing & External Envelope
Risk Level	High
Observation Description	Active dampness patches and moisture stains observed along multiple ceiling-to-wall corners where the external peripheral walls join the ceiling slab in the Kitchen, CBR, and MBR.
Recommendation	Step 1 External Elevation Inspection & Crack Sealing: Inspect the corresponding external outer wall facade using thermal imaging or visual access. V-groove all external hair-line cracks along the slab-beam junctions and seal them using a high-flexibility, UV-resistant polyurethane crack filler. Step 2 External Waterproofing Coating: Apply a two-coat elastomeric exterior waterproof coating (e.g., acrylic/silicone-based elastomeric coating) over the external wall surfaces to provide a continuous, weather-resistant waterproof barrier with crack-bridging capability. Step 3 Internal Remediation & Touch-up: Allow the internal damp areas to dry completely (verify with a moisture meter until readings drop below threshold). Scrape off peeled paint and efflorescence, treat the internal corner with a damp-block primer, apply polymer putty, sand smooth, and repaint.

Photo Evidence:



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Room / Area	Dimensions (m)	Area (sq. m)	Area (sq. ft)
Kitchen	2.5* 3.2	8.00	86.11
Dining	3.03*4.5	13.64	146.77
Washbasin Area	1.52* 0.55	0.84	9.00
Pooja	1.52*0.55	0.84	9.00
Balcony	2.97* 1.52	4.51	48.58
Utility	3.169* 1.3	4.12	44.34
Children's Bedroom (CBR)	3.060*3.982	12.18	131.16
Children's Bedroom Toilet (CBRT)	2.540*1.491	3.79	40.76
Master Bedroom (MBR)	4.9* 3.34	16.38	176.36
Master Bedroom Toilet (MBRT)	1.48*2.68	3.97	42.69
Living	4.60*3.340	15.33	165.02
TOTAL AREA	—	83.60	899.79

Area Breakdown Summary

- **Total Carpet Area: 83.60 sq. m (~899.79 sq. ft)**
- **Dry / Main Living Area (Living, Dining, MBR, CBR, Pooja): 58.37 sq. m (~628.29 sq. ft)**
- **Service & Wet Areas (Kitchen, Balcony, Utility, Washbasin, CBRT, MBRT): 25.23 sq. m (~271.50 sq. ft)**

FINAL QUALITY SCORE

Civil & Finishing Quality	4.5
Plumbing Quality	4.5
Electrical Safety	4
Waterproofing	3.75
Overall Score	4.2

TERMS & CONDITIONS

- This report provides assessment of visible and accessible areas at time of inspection.
- Inspection is visual and non-invasive; concealed areas excluded.
- Report reflects condition only on inspection date.
- This is not structural warranty or legal certification.
- Gruha Inspection Services not responsible for hidden/future defects.
- Single visit inspection only; revisits chargeable.

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We appreciate the opportunity to inspect your property.
For any clarification or re-inspection support, feel free to contact us.

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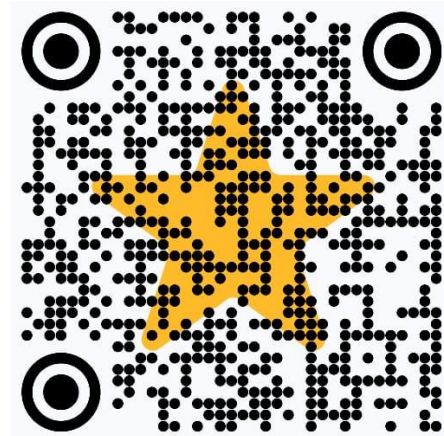
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