

Health & Safety Check of Homes / Properties

With Solutions



19 COUNTRIES
200 FRANCHISES

First Time in India

**Professional Home / Property
Inspection Services**

in collaboration with a leading American MNC

A Buyer's Choice, USA

9900984444

Full Integration in Real Estate Value Chain

- Construction Finishing / Pre-delivery Inspections for Builders
- Professional Property Inspection Services – Full Diagnostic
- Damp / Seepage / Leakage / Moisture Inspections
- Electrical & Safety Inspections
- Pre & Post Interior Design / Pre & Post Renovation Inspections
- Property Care for NRIs / CCCs

All Types of Properties Inspected

- New / Existing / Old / Heritage
- Homes, Offices, Retail, Schools, Warehouse, Shopping Malls, Retail, Factories, Residential Projects, etc

Professional Property Inspection Services

Know the Health of your Home Get it Inspected...

Home Inspection Defined

Home Inspection is a non-invasive, visual examination of all the accessible areas (systems and components) of a property.



Bedroom | Bathroom | Balcony
Living Room | Dining | Kitchen | Others

Wall | Ceiling | Floor | Door | Window
Plumbing | Electrical | Cabinets | Sinks
Counters | Mirrors | Bath Tub | Toilets
Exhaust Fan | Showers | Faucets



Wall



Ceiling



Floor



Door



Window



Plumbing



Electrical



Cabinets

Inspection Parameters - Condition Details:

- Material Types
- Installation & Finishing
- Operations & Functionality
- General Safety



Advantage Home Buyers

Launch of path-breaking Real Estate Regulation & Development Act (RERA, India), 2016

5 years free-of-cost guarantee from structural / workmanship defect or any other quality or provision of services or any other obligations of promoter as per agreement for sale from the date of handing over possession.



Latest Inspection Tools & Technologies



MACJ Inspection team led by Yamini Sureka

Construction Finishing / Pre-delivery Inspections for Real Estate Developers



Pre & Post Interior Design / Pre & Post Renovation Inspections

Property Inspection is an aid in Interior Designing and Renovation Works

- ✧ Diagnosis for concealed plumbing / electrical lines at walls.
- ✧ Selection of right wall for carrying out interior works / finishing, like external walls; wet area walls, vulnerable to moisture intrusion.
- ✧ Accessibility approach for plumbing ducts for future repairing / alterations.
- ✧ Installing electrical or fire fighting equipment's at proper place as per layout by maintaining safety aspects.
- ✧ Plumbing installations line / level checks.
- ✧ Wet areas - conceal leakage, tile joint filling, grouting of drain outlet for properties under renovation.
- ✧ Electrical layout checking for proper illumination as per electrical layout.



Electrical & Safety Inspections

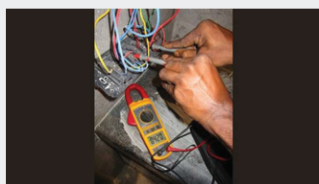
Electricity is part of our lives but comes with its own hazards

Electrical Damages / Hazards

- ✧ Electrocution
- ✧ Short circuit
- ✧ Blowing off electrical components
- ✧ Fire accidents
- ✧ Injury / death of persons
- ✧ Property damage

Some Causes

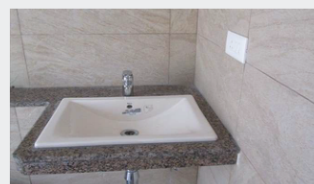
- ✧ Under rated wire Gauge
- ✧ Overheating wires / electrical components
- ✧ Unbalanced and over load distribution at phases
- ✧ Improper position and installation of switch / socket boards



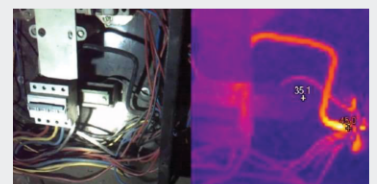
Safety Issue: Double phase power used in single phase switch board.



Naked wire used for switch to switch parallel connection



Switch socket board close to sink, will get Affected due to water splashing



Visual & Infrared Image of Overheating wire in Distribution Box

Put Home / Family Safety First when stringing up the lights

Scope of Electrical Inspection work

- ✧ General electrical inspection on the present condition of the electrical system comprising of Power / UPS socket, electrical switchboards, D.B accessories, lights, etc.
- ✧ Earthing System inspection.
- ✧ Three phase Load Distribution.
- ✧ Safety & Fire safety aspects.
- ✧ Inspection of wirings.
- ✧ Inspection of the three phase meter / sub meter.
- ✧ DB Charting (need base).

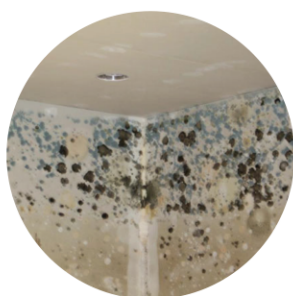
Moisture / Damp / Seepage / Leakage Inspection with Solutions through Thermal Imaging Technology

Moisture, Damp, Seepage & Leakage - A Silent Demon

Moisture is an important concern to building designers since it is the single most important agent of building deterioration. Moisture control is fundamental to the proper functioning of any building and hence it is important to protect occupants from adverse health effects and to protect the building and its contents from physical damage. Moisture is also the prime reason for electronics getting damaged. There are ways to combat this invisible demon from wreaking havoc on your home and health. We need to catch this unsuspecting criminal red handed before it carries out its dastardly acts.

Common Symptoms

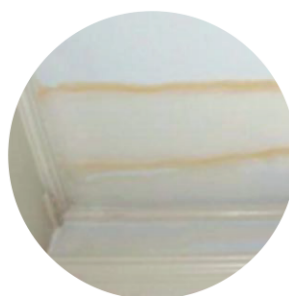
- ❑ Visual Leak
- ❑ Popping/ Peeling of Paint
- ❑ Peeling of Wallpaper
- ❑ Damaged electronic devices
- ❑ Termite Presence
- ❑ Woodwork Deterioration
- ❑ Darker Patch in Wall/ Ceiling
- ❑ Odour, musty smell from clothes
- ❑ Mold Growth
- ❑ Rust
- ❑ Collapsed False Ceiling
- ❑ Allergenic, infections, skin irritation



Mold



Woodwork Deterioration



Dark Patches in Walls



Collapsed False Ceiling

Health Hazards - Too much moisture negatively affects human health

When mold or mildew grows in your home, its airborne spores can travel through your air ducts and be inhaled. These spores can cause allergies, infections, skin irritation, and more. Asthma is also triggered by the sensitization of dust mites accruing humid, wet regions of a structure. Common hazards include:

- ⚡ Upper respiratory (nasal and throat) symptoms & lower respiratory illness in otherwise Healthy Children
- ⚡ Cough, Wheeze, Allergies, Skin Diseases
- ⚡ Asthma Symptoms in Sensitized Persons with Asthma
- ⚡ Dyspnea (Shortness of Breath)

Potential Issues

In the External Surface

- ⚡ Major architectural deterioration like cracks, popping of plaster
- ⚡ Deterioration of structural elements like concrete/ steel, reducing the self-life of the building

Inside your Home / Unit

- ⚡ Termite infestation leading to deterioration of woodworks
- ⚡ Molds growth
- ⚡ Bleaching and flaking of paint due to formation of coloured patches
- ⚡ Efflorescence of walls, tiles & stones
- ⚡ Deterioration of carpets & furnitures
- ⚡ Popping and removal of plaster
- ⚡ Collapsing of ceiling

Mechanical Problems

When humidity settles on toilet tanks, water pipes, HVAC systems, and other mechanical objects, it can slowly cause rust or fungus and lead to failed parts & mechanisms. Failed parts can prevent proper operation & may mean costly fixes.

Electronic problems

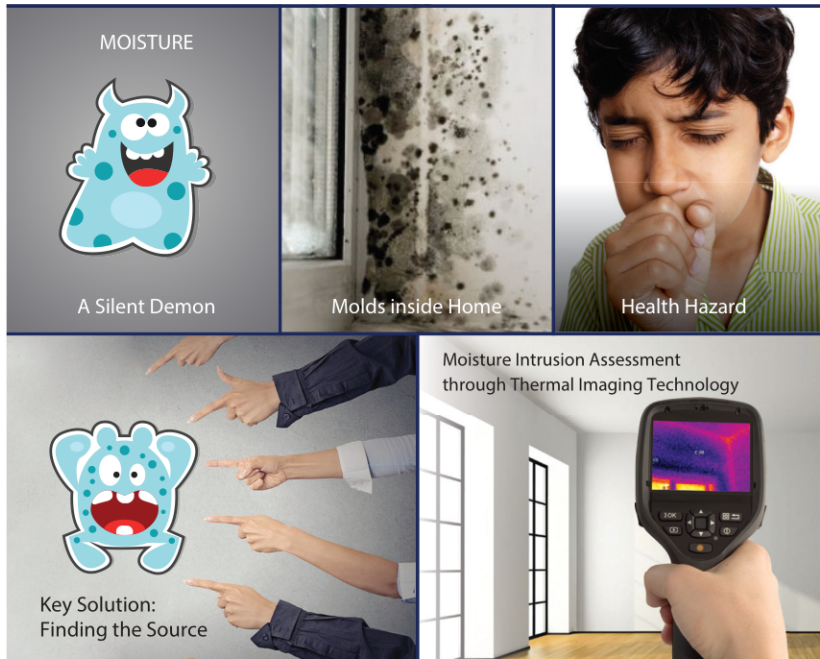
Electronics are especially susceptible to damage by condensation. Moisture can corrode contacts inside and lower insulation resistance, which may cause short circuits.

We present a One Stop Solution

It is highly important to find the cause and resolve the main source of moisture / damp / seepage / leakage before embarking on a programme of treatment, repair and prevention.

Moisture, Damp, Seepage Inspection & Solutions

One Umbrella Services in finding the Source and Solutions through Thermal Imaging Infrared Technology



Inspection Report Extract

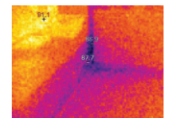
Observations:

- 🏠 Presence of moisture noted in front and left wall upper corner. As seen by infrared camera the moisture is originated from expansion joint of 2 towers. We recommend filling the gap between expansion joint covering sheet and external wall with UV resistant PU filler.
- 🏠 Presence of moisture noted in window sill. It has originated from the gap between window frame and wall in the external side. We recommend junction between window frame and wall to be sealed using UV resistant silicone sealant.



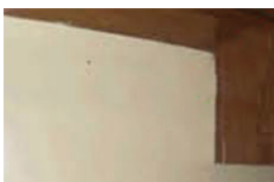
Visual image of window sill

Infrared image showing moisture presence



Scope of Work

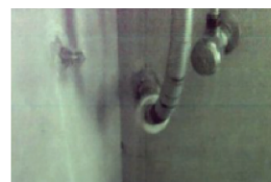
- 🏠 Moisture mapping assessment through Inspection and Thermal Imaging Technology
- 🏠 Scanning of the Walls, Ceiling & Floor
- 🏠 Inspection of the related Plumbing Systems / Shafts
- 🏠 Identifying the source of Seepage, Moisture, Damp with Solutions



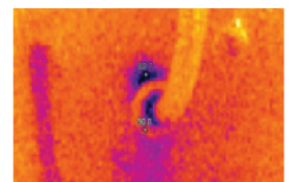
Visual image



Thermal image



Visual image of sink outlet and test pluck



Infrared image of sink outlet and test pluck Showing Leakage

NRI / Cross cities communities Services Complete Property Inspection & Management



Construction Updates



Pre-handover Inspection



Tenant Management



Periodical Inspection



Property Monitoring & Management



Other Related Assistance

Property Inspection: WIN-WIN for All

- 🏠 Property Owner / Buyer
- 🏠 Real Estate Developer
- 🏠 Real Estate Consultants / Realtors
- 🏠 Property Sellers
- 🏠 Interior Designers
- 🏠 Governments - Central / State
- 🏠 Lenders, Direct Selling Agents
- 🏠 Insurance Companies
- 🏠 City Building Departments