



A SHREE BUILDCON HOMEBUYER RESOURCE

MONSOON FLAT INSPECTION CHECKLIST

40 practical checks for Gandhinagar homebuyers - from the approach road and basement to windows, balconies, wet areas, evidence, and follow-up.

40

visual inspection points

4

field sections

1

score and photo log

HOW TO USE THIS CHECKLIST

- 1 Visit only when travel and site access are safe.
- 2 Tick Pass, Watch, Fail, or N/A for every applicable point.
- 3 Add photo numbers and obtain material responses in writing.
- 4 Revisit after rectification; use a qualified professional for technical assurance.

1. Prepare and record the visit

Tick one status and add a photo number or short note.

NO.	INSPECTION POINT	PASS	WATCH	FAIL	N/A	PHOTO / NOTE
1	Visit in daylight during or soon after rain only when travel and site access are safe.	☐	☐	☐	☐	_____
2	Confirm which areas are complete, in progress, restricted, or safe for visitors.	☐	☐	☐	☐	_____
3	Carry the advertised layout, project details, a charged phone, torch, and this checklist.	☐	☐	☐	☐	_____
4	Verify the project name, promoter, and RERA registration against the official record.	☐	☐	☐	☐	_____
5	Record the date, time, weather, and whether rain was active or recent.	☐	☐	☐	☐	_____
6	Confirm the exact block, floor, orientation, and unit position being shown.	☐	☐	☐	☐	_____
7	Ask which drains, windows, joints, or finishes are temporary or incomplete.	☐	☐	☐	☐	_____
8	Keep the inspection visual; do not open covers, scrape finishes, or touch equipment.	☐	☐	☐	☐	_____
9	Photograph each concern first as a wide view, then as a close-up with a location note.	☐	☐	☐	☐	_____
10	Start a written issue log with photo number, location, observation, and person consulted.	☐	☐	☐	☐	_____

Safety reminder: Do not enter restricted areas, touch wet electrical equipment, or access roofs, pits, pumps, or shafts.

2. Approach, exterior and rainwater routes

Tick one status and add a photo number or short note.

NO.	INSPECTION POINT	PASS	WATCH	FAIL	N/A	PHOTO / NOTE
11	Observe the approach road for standing water or unsafe pedestrian and vehicle access.	☐	☐	☐	☐	_____
12	Check whether surface water flows toward or away from the site entrance.	☐	☐	☐	☐	_____
13	Ask how the final road, landscape, and finished ground levels will drain.	☐	☐	☐	☐	_____
14	Trace visible stormwater routes and check that drain inlets are not blocked by debris.	☐	☐	☐	☐	_____
15	Look for broad, persistent puddles near entrances, paths, play areas, or open spaces.	☐	☐	☐	☐	_____
16	Check visible rainwater pipes for disconnection, overflow, damage, or incomplete joints.	☐	☐	☐	☐	_____
17	Inspect external walls for fresh staining, peeling, patching, or repeated damp marks.	☐	☐	☐	☐	_____
18	Look around window edges, facade joints, pipe penetrations, and balcony slab edges.	☐	☐	☐	☐	_____
19	Check balcony outlets and external drains for a clear route away from the building.	☐	☐	☐	☐	_____
20	Ask for authorised terrace or roof inspection records; do not enter unsafe roof areas.	☐	☐	☐	☐	_____

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3. Basement, common areas and services

Tick one status and add a photo number or short note.

NO.	INSPECTION POINT	PASS	WATCH	FAIL	N/A	PHOTO / NOTE
21	Check parking ramps, thresholds, and low points for visible water accumulation.	☐	☐	☐	☐	_____
22	Look for a trench drain or other collection point at the basement ramp, if applicable.	☐	☐	☐	☐	_____
23	Ask about sumps, pumps, backup power, maintenance responsibility, and test records.	☐	☐	☐	☐	_____
24	Check basement walls and ceilings for active dripping, stains, efflorescence, or patches.	☐	☐	☐	☐	_____
25	Keep electrical checks visual and report any water close to panels, conduits, or switches.	☐	☐	☐	☐	_____
26	Ask about lift-pit water controls; never enter a lift pit or restricted service space.	☐	☐	☐	☐	_____
27	Inspect entrance lobbies, stair landings, and passages for damp smells or ceiling marks.	☐	☐	☐	☐	_____
28	Check that permitted fire-exit routes remain dry enough to use and are unobstructed.	☐	☐	☐	☐	_____
29	Observe service shafts and plumbing or rainwater lines for stains, drips, or unusual odour.	☐	☐	☐	☐	_____
30	Check podiums or amenity decks for clear drains, safe surfaces, and visible joint problems.	☐	☐	☐	☐	_____

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4. Inside the flat and written follow-up

Tick one status and add a photo number or short note.

NO.	INSPECTION POINT	PASS	WATCH	FAIL	N/A	PHOTO / NOTE
31	Scan ceilings and external-wall corners for discolouration, peeling, swelling, or patches.	☐	☐	☐	☐	_____
32	Smell closed rooms and cupboards; persistent mustiness should be investigated.	☐	☐	☐	☐	_____
33	Check window tracks, drainage openings, sill edges, frame joints, and sealant condition.	☐	☐	☐	☐	_____
34	Open and close permitted windows and balcony doors; note stiffness, gaps, or water marks.	☐	☐	☐	☐	_____
35	Check balcony thresholds, slope, drain outlet, slab edges, and the ceiling below balconies.	☐	☐	☐	☐	_____
36	Inspect bathroom and kitchen ceilings, shafts, pipe joints, sinks, traps, and cabinetry.	☐	☐	☐	☐	_____
37	Check skirting, door frames, wardrobes, and low wall areas for swelling or staining.	☐	☐	☐	☐	_____
38	Ask for relevant specifications, approved plans, inspection records, and written responses.	☐	☐	☐	☐	_____
39	For each concern, ask the probable source, proposed action, owner, and reinspection date.	☐	☐	☐	☐	_____
40	Revisit after rectification and obtain independent technical or legal advice when needed.	☐	☐	☐	☐	_____

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5. Score, evidence and next steps

Tick one status and add a photo number or short note.

PROJECT _____

VISIT DATE _____

BLOCK / FLOOR / UNIT _____

WEATHER _____

BUYER / INSPECTOR _____

SCORE SUMMARY

PASS

x 2

WATCH

x 1

FAIL

x 0

N/A

exclude

SCORE % = points earned / (applicable items x 2) x 100

Use this to prioritise follow-up - never as a performance guarantee.

PHOTO AND ISSUE LOG

PHOTO	LOCATION	OBSERVATION	WRITTEN RESPONSE / DATE

PAUSE AND GET QUALIFIED HELP IF YOU FIND:

- Active water near electrical equipment or unsafe access
- Repeated dampness, active dripping, or unexplained cracking
- Blocked basement drainage or water affecting exits and services
- A material concern with only a verbal promise and no reinspection plan

PLAN AN EVIDENCE-LED ARIVA SITE VISIT

Bring this checklist, identify the exact unit, and ask the project team to explain what is complete, in progress, safe to inspect, and supported by current documents.

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