

Quality Control Check Report. Stage: After Finishing Stage II (Villas)

Flat No	16	Other	Sl. No.	27261
Company	Milgiri estate	Project	Phase	II
Prepared by	M. Teja Sridhar	Sign	Date	23/05/14
Project Manager	Radheshyam	Sign	Date	23/05/14
Previous stage report no.	25843	Report filed and signed by PM	For filing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Checked By MD on	MD Sign			<input type="checkbox"/> Yes <input type="checkbox"/> No

Recommendation:

- Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- Proceed with further work. ATR not required.

Inspection should be done after:

- Completion of flooring, bathroom/utility tiles, doors & beading, first coat of paint.
- Completion of windows, grills, electrical wiring, switches must be done in next stage
- False ceiling must be completed before flooring.
- Kitchen platform, granite and dado must be completed where modular kitchen is not provided.
- Provide granite soffit for main door in this stage.

Miscellaneous check:

Main door fixed with lock & stopper	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Granite soffit for main door required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Granite soffit for main door provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Main door granite soffit workmanship	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Poor	Main door granite soffit edge polishing	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Poor

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Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)												
S No	Room	Workmanship of tiling	White cement filling around CPVC lines	Corners finishing	Finishing near doors	Finishing on top of tiles	Finishing near ventilators	Step at bathroom entrance / utility	Step for shower / pot wash	Tile joint grouting	Granite platform finishing and edge polishing	Granite platform slope	Granite platform height	Finishing under granite platform
1	Toilet 1 (MT)	✓	XX	✓	X	✓	✓	✓	XX	✓	✓	✓	✓	✓
2	Toilet 2' (CT)	✓	✓	✓	XX	✓	✓	✓	XX	✓	✓	✓	✓	✓
3	Toilet 3' (MT) 1st	✓	✓	✓	XX	✓	XX	✓	XX	✓	✓	✓	✓	✓
4	Toilet 4.	✓	✓	✓	✓	✓	XX	✓	XX	✓	✓	✓	✓	✓
5	Wash-basin in dining-area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	XX	✓	XX	✓	XX	✓	✓	✓	✓	XX	✓	✓	XX
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	XX
8	Porico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		1) The step for shower and 1st wash is not provided in all the bathrooms. 2) In kitchen Pado tiles are not laid.												

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S No	Room	Rate the quality of (Good ✓, Avg. X, Poor – needs correction XXX, NA)										
		Color variation of floor tiles	Flooring workmanship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	General quality of painting & finishing	Door & frame painting quality	Door beading, luppam and painting quality.
1.	Bedroom 1 (MB)	✓	✓	✓	✓	✓	✓	✓	✓	XXX	XXX	✓
2.	Bedroom 2 (KS)	✓	✓	✓	X	✓	✓	✓	XXX	XXX	XXX	✓
3.	Bedroom 3 (MB) yr	✓	✓	✓	✓	✓	✓	✓	XXX	X	✓	✓
4.	Bedroom 4 (KS) yr	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5.	Drawing	✓	✓	✓	✓	✓	✓	✓	XXX	✓	✓	✓
6.	Dining	✓	✓	✓	✓	✓	✓	✓	XXX	✓	✓	✓
7.	Lobby-1 Rausing 1st	✓	✓	✓	✓	✓	✓	✓	XXX	✓	✓	✓
8.	Lobby-2	✓	✓	✓	✓	✓	✓	✓	XXX	✓	✓	✓
9.	Terrace/balcony-1	-	-	-	-	-	-	-	-	-	-	-
10.	Terrace/balcony 2	-	-	-	-	-	-	-	-	-	-	-
11.	Head-room	-	-	-	-	-	-	-	-	-	-	-
12.	Porch	-	-	-	-	-	-	-	-	-	-	-
13.	Kitchen	✓	✓	✓	✓	✓	✓	✓	XXX	-	-	✓
14.	Utility	-	-	-	-	-	-	-	-	-	-	-
15.	Other	-	-	-	-	-	-	-	-	-	-	-
Remarks		1) In kitchen Poda tiles are not laid.										

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Miscellaneous check -- after finishing stage II	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Poor
Quality and workmanship of portico tiles	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Poor
Quality and workmanship of flooring & setbacks	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Poor
Quality and workmanship of external cladding/ texture	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Poor
Remarks:	