Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	21.09.18 (Friday)
Site:	B & C Estates	From / To time:	10:00 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	21.08.2018	Sign:	

Sl No.	Description	Remarks
1.	Is the ‘Material shifting authorization forms’ used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the ‘Material issue authorization forms’ used at site? Are the form’s serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes
5.	Is scrap properly arranged and sold as and when required?	No
6.	Is the Creche running properly with midday meals?	Yes
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	No
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes
10.	Is the condition of labour quarters, water and sanitation facility in order? Is there misuse of electric power?	No
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work register being properly maintained?	No
16.	Is the attendance recorder properly installed and used? Is the ID no. registered properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	No
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc’s Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the constructions circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying outside the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes
26.	Is turnkey contractor’s material exchange log book maintaining properly?	NA

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	Yes	Average
General Material	Yes	Good
Tools	Yes	Average
Doors & hardware	Yes	Good
Misc.	-	-

Remarks on default in following standard procedures: Nil

Remarks on corrections made in registers or database: Nil

Complaints: Yes

1. Painting material received from contractor (purchased by contractors) Mr. Hahumanth & Mr. Basappa after mail dated 18.08.19. material details are :
   a. Date :16.09.2018, Lappam bags – 100 bags -3 kgs , 100 No’s (NCC Allteck).
   b. Date :12.09.2018, Lappam bags – 100 bags -3 kgs , 100 No’s (NCC Allteck).
2. Job work sheets are written by Jr. Enginner and not counter singed by PM, job work sheets are : 2773 to 2782.
3. Remarks on site report not signed by admin dt 15.09.2018
4. Labor quarters surroundings to be cleaned.

Suggestions : Yes

1. The following stocks to be add in stock statement not displaying in stock statement.
   a. Hinges – 80Nos (Carpentry – hardware)
   b. 40Amps Isolators -25 Nos
   c. Cylindrical locks not tallied with physical stock (physical stock is 48 nos)
2. Need to prepare excess material stock at site and report to be submit to MD.