

The cheapest inspection is the one that finds nothing.



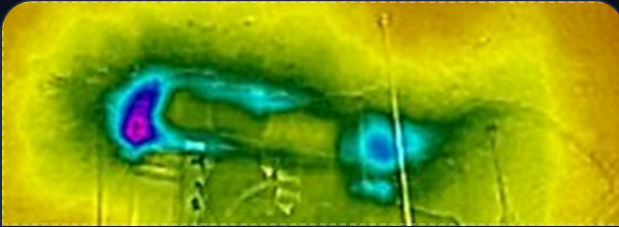
"I was under the impression that the flat was in perfect condition. But after inspection i learned about many outstanding issues hiding under the plain sight."

ANKUR M., NEW-BUILD INSPECTION, GOOGLE REVIEW

We sell home inspections, so read this with that in mind. Inside are eight questions worth asking before you book one. They work on us too. Ask us, ask anyone else you are considering, and compare the answers rather than the quotes.

The defects a walkthrough will not show you

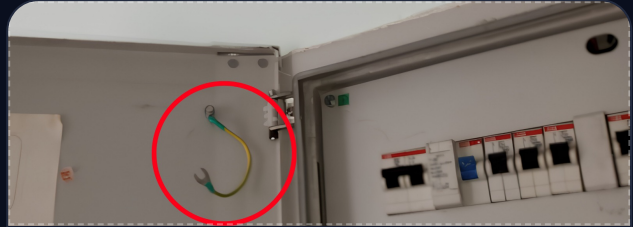
Six findings of the kind our engineers photograph before an owner signs. All of them sat in freshly painted, broom-clean flats.



● CRITICAL

Seepage hiding inside the wall

The cold patch on our thermal camera is moisture spreading behind fresh paint.



● CRITICAL

Earth wire left unconnected in the DB

The earth lug hanging loose inside the distribution board. Every point downstream was unprotected.



● MAJOR

Tiles debonded and lifting off the floor

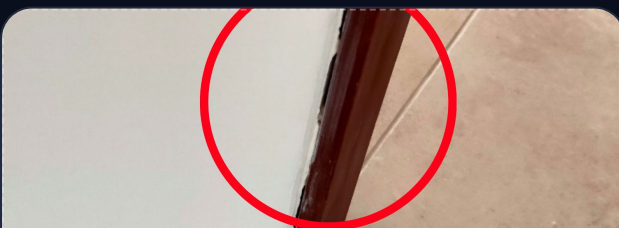
Hollow when tapped on inspection day; tenting clean off the screed within months.



● MAJOR

Waterproofing gap at the floor drain

The cladding stops short of the drain collar, so water tracks under the tiles instead of into the trap.



● MAJOR

Door frame pulling away from the wall

The joint has split along the frame. It widens with every season, and the lock strains with it.



● CRITICAL

Dampness blistering the ceiling

Moisture from above has lifted the plaster across the whole room. It began as one small stain.

Every one of these went on the builder's snag list, and was fixed on the builder's bill.

FOUND BEFORE SIGNING • FIXED BEFORE MOVING IN

What lands in your inbox on the third working day

Every defect photographed, marked on the image, graded, and located, so your builder cannot ask "where?"

HOME INSPECTION REPORT 5

CIVIL ASPECT — Aspect being inspected

82 BALCONY/DECK/STAIRCASE — room and question
Are railings fixed properly?

Snagging De-snagging

not OK — problem

severity indicator

picture of problem

date and timestamp

11 Jun 2020, 1:06 PM

IMAGE NOT AVAILABLE

DF-041	Seepage on the north wall, marked on thermal image	● CRITICAL
DF-112	Hollow tiles: 11 of 62 tapped, positions mapped	● MAJOR
DF-129	Plaster waviness visible in raking light	● MINOR

GRADED HIGH / MEDIUM / LOW

ANNOTATED ON THE IMAGE

NBC 2016 · IS CODES

REVIEWED BY A SENIOR ENGINEER

01 · BOOK

Your slot and scope, agreed in writing.

02 · INSPECTION DAY

Three to five hours on site with the instruments.

03 · DAY THREE

The full report in your inbox, graded and mapped.

04 · RE-VISIT

We check the builder actually fixed it.

Read a complete sample report before you pay anyone.

[NEMMADI.IN](https://nemmadi.in)

Our answers to our own eight questions

Do you sell repairs?	No. We inspect. We are never paid to fix what we find. We are a third-party quality audit firm, through and through
Sample report	Published on our website. Download the whole thing before you speak to us.
Who inspects	Engineers, every time. For RWA handover (HOTO) audits, our own MEP engineers join the team
Who reviews the report	A senior engineer , before it reaches you
Severity and photographs	Every defect we record is graded High, Medium or Low , and annotated on the image
Standards	The National Building Code 2016 and the relevant IS codes
Instruments	Thermal imaging camera, moisture meter, laser measure, laser level, electrical fault detector , amongst many other tools. Included, not extra
Local engineers	Our own offices in Bangalore, Chennai, Hyderabad, Mumbai and Noida. No travel charges to reach you

ABOUT OUR PRICE

We are rarely the lowest quote, and we are not trying to be.

Three to five hours on site. The instruments. Around 1,200 checks. A senior engineer reviewing every report before it reaches you. That is what our price pays for, every time. When a quote comes in far below it, ask which of those has been left out, because something has.

Taking handover along with your neighbours? Get on a call with us for an exclusive group contract, specific to your project.



"Very detailed reports, that highlight even minor issues, with all evidences attached as photographs which makes it easy to follow up with the builder. They also carry on a re-inspection (optional) which helps to ensure the builder cannot escape with false assurances post first inspection. Reasonable price considering the benefits!"

RAJIV K., GOOGLE REVIEW

Around 1,200 checks*

Not a summary. This is the shape of the actual checklist, scaled to the size of your home.

*For a 2,000 sq ft apartment. The count scales with the size of your home.

Civil & finishing

Flooring · Walls and ceilings · Plaster · Paint · Tile bonding and hollowness · Skirting

Electrical

Earthing · Polarity · Switchboards · Load test · Distribution board and MCBs · Every accessible point

Plumbing

Water pressure · Drainage and slopes · Leak testing · Sanitaryware · Traps and vents

Doors & windows

Alignment · Locks · Seals · Glazing · Operation · Hardware finish

Dampness

Thermal imaging · Moisture mapping to show how far seepage has spread · Ceiling staining

Kitchen & bathrooms

Counter slopes · Waterproofing · Fittings · Ventilation · Cladding

Three to five hours on site, depending on the size of the home.

Your report in three working days.

Area measured to IS 3861:2002. RERA carpet area available on request.

An inspection covers **visual and accessible areas only**. No inspection, ours or anyone's, can report a defect sealed inside a structure. Any company that promises you otherwise is promising something it cannot deliver.

Twelve thousand homes, and no repairs to sell you

12,000+

FLATS INSPECTED

12+

CITIES

10+

YEARS

4.8★

FROM 700+ REVIEWS

We are Aadhya Didactics Private Limited, a private limited company with our head office in Bangalore, and we have been inspecting homes for over ten years. Our current records cover more than nine hundred residential projects. We are incubated at NSRCEL, IIM Bangalore.

GSTIN 29AALCA0822A1Z5 • PAN AALCA0822A
CIN U80212KA2012PTC066395 • REGISTERED MSME • UDYAM-KR-03-0056434
FOUNDING MEMBER, HOME INSPECTION ASSOCIATION OF INDIA (HIAI)

We should say this plainly, because you would rather hear it from us: developers have also commissioned us to audit the quality of their own projects, before those flats are sold. We are never paid by the builder of a home we are inspecting for you, and we report what we find either way.

We do not sell repairs, waterproofing, interiors, or property. We are paid to inspect, and only to inspect. We are never paid to fix anything we find. The only thing our engineer's report can sell you is a second visit, to check the builder actually did the work.



"Worth spending few thousand when u are getting possession of flat of lakhs and Cr value."

DHIRENDRA K., GOOGLE REVIEW

Before you sign for your apartment possession

The best time to inspect is before you sign for the flat, while the defects are still on the builder's list, and getting them fixed is a conversation rather than a claim. It is worth doing afterwards too. It is simply easier before.

- 1. Tell us the flat.** Size, project, and your handover date.
- 2. We inspect.** Three to five hours on site, depending on the size of your home, with the full checklist and the instruments.
- 3. Your report in three working days.** Photographed, annotated, graded, reviewed by a senior engineer, ready to hand to your builder.

Before you decide, open the live map of the projects we have inspected: nemmadi.in/projects

Read a complete sample report first.

It is on our website. Take it to whoever else you are considering, and ask them for theirs.

CONTACT

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SCAN TO BOOK AT NEMMADI.IN

Ask us the eight questions. Ask everyone else too.