



Ultimate NINJA

INSPECTION CHECKLIST

-HVAC (Heat Ventilation & Air Conditioning)

Indoor/Outdoor Unit | AC Filters & Coil | Copper/CHW Piping | Airflow | AC Cooling | Performance | Ducting | Insulation | Thermostat | CDP | Noise & Vibration | Outlets | Exhaust | Duct Cleanliness | Condensation | Supports | Leakage | Electrical Connections | Air Quality (Humidity, CO2, VOCs)

-ELECTRICAL

Voltage | Current | Light, Switch & Sockets Testing | Alignment | RCD | Electrical DB | Faulty Wiring & Joints | Trip Hazard | Labeling & Circuit DWG | End Terminations | ONU Cabinet | Emergency Lighting | Door Bell | Floor Boxes |

-PLUMBING SYSTEM

Water Pressure Test | Hot & Cold Water Functionality | Drain Flow & Blockage Test | Pipe Leakage | Water Heater | PRV | Bidet, Flush & Mixer Functionality | Sink, Basin, Shower & Bathtub | Water Supply | Towel Rod/Hook & Tissue Holder | Water Quality | Mirrors | Shower Cubicle | Tap Filters |

-WATER TANK, PUMPS & POOL

Water Tank Condition | Tank Cleanliness | Float Valve Operation | Circulation, Booster & Pressure Pump Functionality | Pressure Stability | Leak Detection | Foundation/Base Plate | Sump | Pool, Pump & Tank Assessment | Strainer & Filters |

-FIRE & SAFETY

Smoke Detector | Fire Alarms | Fire Extinguisher | Fire Sprinkler | Emergency Exits | Fire Blanket | GAS Detector | Pest | Handrails & Guardrails |

-STRUCTURAL & BUILDING INTEGRITY

Structural Cracks (Columns, Beams, Slabs) | Settlement or Movement Signs | Concrete Spalling | Structural Waterproofing | Balcony Safety | Parapet Safety | Roof Slab Condition | Structural Expansion Joints |

-ROOF & WATERPROOFING

Visual Waterproofing Inspection (Roof, Balcony, Kitchen, Bath) | Water Leakage/Seepage Signs | Drainage Outlets | Roof Slope | Water Ponding Areas | Roof Insulation | Roof Tile Condition | Parapet Waterproofing | Service Roof Equipment's | Thermal Check of Roof Slab Below Waterproofing |

-CEILING, FALSE CEILING & WALL (Exterior & Interior)

Paint Defects | Cracks | Surface Finishing | Air Gaps | End Terminations | Above Ceiling Installations | Moisture Signs | Mold Signs | Ceiling Leveling | False Ceiling Installation | Water Stains | Leakage Marks | Accesses Panels | Wall/Ceiling Cladding | Ceiling Tile & Grid Installation | Wall Tiles | Curtain Pelmet | Textured Paint |

-WINDOWS & DOORS

Alignment & Mechanism | Lock & Handle Operation | Keys | Sealant & Insulation Condition | Balcony Door Safety | Glass & Frame Scratches/Damage | Weather Sealing | Fly-Screen | Stoppers | Hinges & Spring Hinges | Rubber seals | PeepHole |

-FLOORING & TILING

Hollow Tile Test | Grout Condition | Tile Damage/Cracks/Chip | Tile Alignment | Tile Level | Marble or Stone Condition | Skirting Installation | Expansion Joints | Silicone Finishing | Wooden & PVC Flooring | Wall Tiles | Floor Slope Towards Drain | Threshold |

-KITCHEN, CABINETRY & WARDROBE

Alignment | Hinges & Handles Condition | Drawer & Door Operation | Cabinet Panel Condition | Visible Damages | Countertop & Backsplash Installation | Sink Sealing | Appliance Connections | Extractor Fan Operation | Shelf Installation | Soft Closing Mechanism | Internal Lighting | Silicone Finishing | Lock Functionality |

-APPLIANCES (WHITE GOODS)

Refrigerator | Washing Machine | Dishwasher | Oven | Dryer | Extractor Fan | Physical/Functioning Defects |

-SMART HOME & TECHNOLOGY

Smart Thermostats | Smart Lighting | Smart Locks | Security Cameras | Network Points | Internet Points | USB Ports |

-FURNITURE & LOOSE ITEMS

Sofa & Chair Condition | Dining Table Condition | Bed Frame Stability | Mattress Condition | Coffee Table | Side Tables | TV Console | Furniture Scratches & Damage | Upholstery Condition | Loose Components | Stability & Alignment |

WE INSPECT

Roof | Terrace

Bedroom | Dress | Bath | Balcony | Lift | Common Areas |

Living | Dining | Maid | Kitchen | Laundry | Entrance | Garage | Garden | Seating |

GYM | SPA | Cinema | Entertainment | Bars | Steam | Massage | Office

OUR FOCUS

✓ Installation ✓ Functionality ✓ Material ✓ Longevity

WHAT MAKES PROPERTY NINJA DIFFERENT?

- Structured, Contractor-Ready Report
- High-Quality aligned Pictures
- Zoom-In/Out Defect Photos
- Clearly Marked Defects
- Precise Issue Descriptions
- UAE Focused Experience
- Trade Identification (MEP / Civil / Joinery)
- Exact Defect Location
- Easy for Contractors to Understand
- Faster Repairs with No Confusion
- Fix Issues Right the First Time
- Realistic & Honest Inspections



Ninja's Specialty

Thermal Inspection
Moisture Meter Inspection
Mould & Damp Inspection



Sound Proofing Inspection
Future Proofing Inspection
Finishing & Cosmetic Inspection