SNAGGING REPORT

4-bedroom villa, 3,900 sq ft

INSPECTION
14 October 2026, 09:30–13:50

TEAM
Two engineers

HANDOVER
Developer appointment on 4 November

REPORT
Issued 15 October, 11:00

146	11	38	97
DEFECTS FOUND	CRITICAL	MAJOR	COSMETIC
	Fix before you sign	Fix within the defect period	Finish and appearance

CRITICAL · MAJOR · COSMETIC



11 Critical
Fix before you sign

38 Major
Fix within the defect period

97 Cosmetic
Finish and appearance

DEFECTS BY ZONE

Bathrooms	31
Kitchen	18
Living and bedrooms	37
Engineering	24
Roof and terraces	14
Garden and pool	22

INSTRUMENTS USED

Laser level
Floors, walls, door and window frames

Thermal camera
AC ducts, insulation, hidden leaks

Moisture meter
Wet areas, walls next to showers, roof

Socket tester
Polarity and earthing of every socket

WHAT HAPPENS NEXT

1
Today
The report goes to you and, with your consent, to the developer.

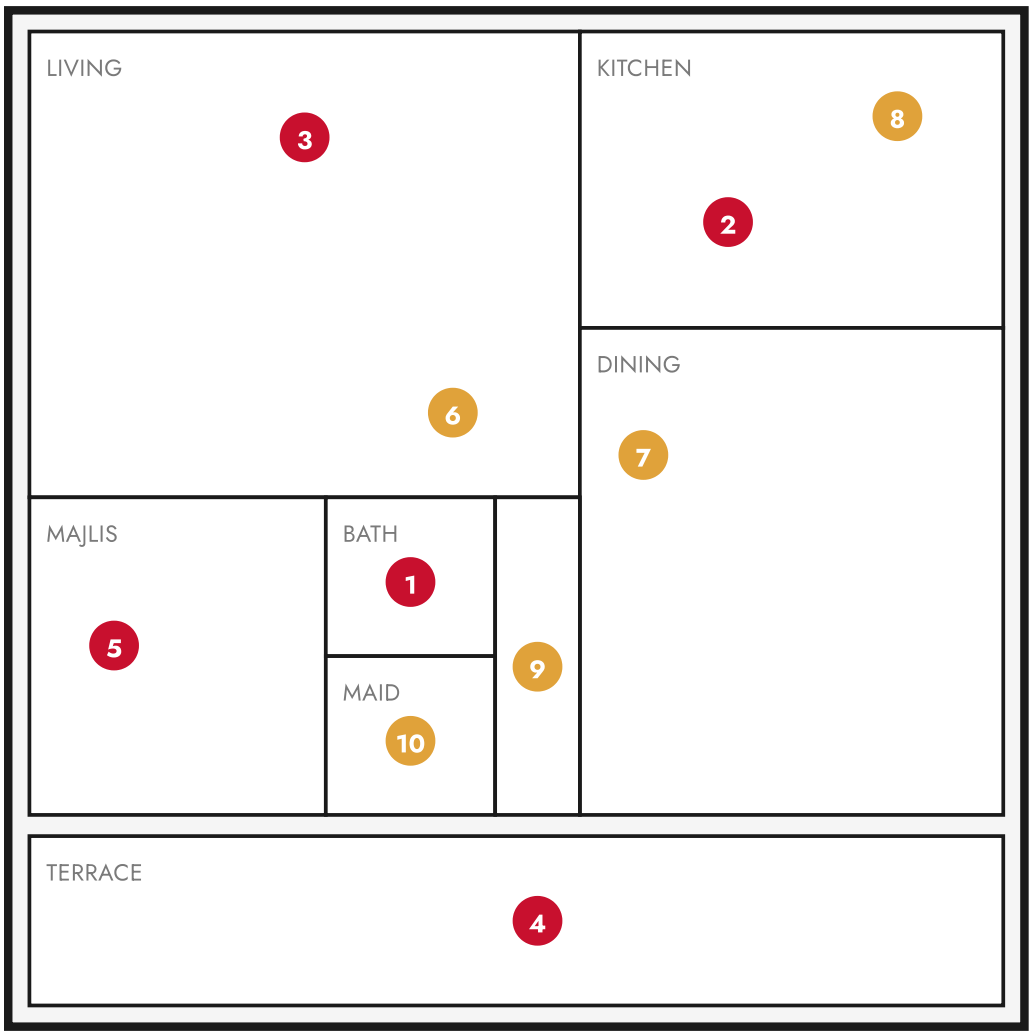
2
1–3 weeks
The developer fixes the items. Critical ones come first.

3
Follow-up visit
We recheck every item from this list, included in the price.

4
Final report
Closed items are marked; anything still open goes back to the developer.

GROUND FLOOR PLAN

Each pin is a defect from the list, numbered as in the table.



● Critical ● Major

1. **Bath** Water stands by the shower drain: floor slopes away from it
2. **Kitchen** Leak at the sink waste connection
3. **Living** Cold air escapes at the AC duct joint above the ceiling
4. **Terrace** Water runs towards the sliding door, not to the gully
5. **Majlis** Socket on the east wall has no earth
6. **Living** Three hollow floor tiles by the terrace door
7. **Dining** Door frame out of plumb
8. **Kitchen** Worktop joint open, silicone missing behind the hob
9. **Stairs** Handrail moves under load
10. **Maid** Extractor fan does not run on

DEFECT LIST, CRITICAL AND MAJOR

NO.	ZONE	DEFECT	MEASURED	PRIORITY
01	Bath	Water stands by the shower drain: floor slopes away from it	slope 0.4% where 1.5% is needed	Critical
02	Kitchen	Leak at the sink waste connection	moisture 38% in the cabinet base	Critical
03	Living	Cold air escapes at the AC duct joint above the ceiling	thermal delta 7.8 °C	Critical
04	Terrace	Water runs towards the sliding door, not to the gully	reverse slope 0.6%	Critical
05	Majlis	Socket on the east wall has no earth	tester: earth open	Critical
06	Living	Three hollow floor tiles by the terrace door	tap test, 3 tiles	Major
07	Dining	Door frame out of plumb	6 mm over 2.1 m	Major
08	Kitchen	Worktop joint open, silicone missing behind the hob	gap 2 mm	Major
09	Stairs	Handrail moves under load	play 8 mm	Major
10	Maid	Extractor fan does not run on	airflow below norm	Major

Inspected and issued by

Inside Realty, snagging service. This report lists defects found on the day of the inspection and is not a structural survey.