



Property Snagging Report

Inspection Details

Date: 26 Dec 2024

Inspector: Anees ur Rehman

Property Details

Name: Binghatti Apartment 314

City: Dubai



Total Comments	Open Comments
67	65

Low	0
Medium	52
High	15





Apartment Description

1BK Apartment with the following

- 1x Bedroom
- 1x Bathroom
- 1x Kitchen

Introduction

- **PURPOSE**

The purpose of a snagging inspection is to report any defects observed in your property for your developer to fix. The inspection is an intensive detailed process that involves a physical investigation of the property and delivering a report that highlights the condition of all components installed in the property and any defects or maintenance issues. A property snagging inspection gives thorough understanding of the property to improve its maintenance

- **DESCRIPTION**

This report provides details of a visual inspection of the property to check the quality of workmanship against construction standards. It covers interior areas of the property. Areas not inspected, for whatever reason, may be indicated in the report but we cannot guarantee that these areas are free from defects.

- **LIMITATIONS**

The inspection is limited to the parts of the building which are visible and/or accessible. We have not removed any panelling, furniture, or floor coverings. External features are viewed and inspected from available areas at ground level. Therefore, we are not able to report on any unexposed or inaccessible areas of the property to confirm their condition.



INSPECTION SUMMARY

Overview:

The inspections listed above cover a wide range of areas throughout the property, from door and cabinet repairs to tile and paint finishing issues. The goal of these inspections is to ensure all installations and finishes are aligned, functional, and aesthetically pleasing. Many of the issues identified are related to alignment, sealant, or surface finishing, which can be corrected with minor adjustments or rework.

Key Findings:

- **Structural and Functional Adjustments:** Several issues with the installation of doors, cabinets, and kitchen drawers were found, requiring realignment, tightening, or reinstallation.
- **Surface and Finishing Issues:** Paint finishing issues, grout problems, and tile damage were identified in multiple areas, especially in bathrooms and bedrooms, requiring touch-ups or rework.
- **Sealant and Waterproofing:** Many inspections pointed out improper or missing silicone application, particularly in kitchen and bathroom areas, requiring resealing for better protection and aesthetics.

Recommended Actions:

- **Repairs and Replacements:** Several broken or damaged tiles, cupboard components, and fittings need to be replaced or repaired.
- **Rework on Surface Finishing:** A few areas require repainting, grouting, or refinishing to restore them to a smooth, uniform state.
- **Sealant Application:** Areas where silicone seals were improperly applied or are missing should be addressed to ensure proper sealing, especially in wet areas like bathrooms and kitchens.

Conclusion:

The property requires minor repairs, adjustments, and finishing work to resolve the identified issues. A thorough reinspection after the completion of the necessary work should be scheduled to ensure all concerns are addressed to satisfaction.



INSPECTION SUMMARY

Paint & Surface Finishing Issues

Inspection Issue	Description
Paint Finishing Issue	Uneven, peeling, or cracking paint requiring touch-ups or a full repaint for a smooth finish.
Bathroom Wall Paint Issue	Peeling, discoloration, or moisture-related damage to the bathroom wall paint requiring touch-ups or repaints.
Paint Stains on Wall	Unwanted paint stains on the wall, requiring cleaning or touch-up painting.
Paint Finishing Issue in Balcony	Uneven or damaged paint on the balcony, requiring touch-ups or a full repaint for a smooth finish.
Door Lock Paint Issue	Peeling, chipping, or uneven paint on the door lock, requiring touch-ups or a complete repaint for a smooth finish.
Balcony Door Paint Issue	Peeling, chipping, or uneven paint on the balcony door, requiring touch-ups or a full repaint for a smooth finish.

Door & Cabinet Issues

Inspection Issue	Description
Door Level is Not Equal	Misaligned doors that need to be adjusted for proper fit and functionality.
Door Wood is Missing	Missing or damaged wood on the door that requires replacement or repair.
Door Damage	Damaged door surfaces requiring repairs or replacement.
Door Lock Loose Fitting	Loose door lock fitting that needs tightening or adjustment for proper functionality.
Scratch on Door	Scratches on the door surface requiring refinishing or repairs.
Door Lock Paint Issue	Paint drips or uneven paint on the door lock that needs to be cleaned or refinished.
Door DP is Broken	Broken door panel (DP) requiring repair or replacement.
Cupboard Not Fixing Properly Bedroom	Misaligned or improperly fixed cupboard in the bedroom, requiring adjustments for proper installation.
Kitchen Drawer Fitting Issue	Drawer misalignment or loose fittings requiring adjustments or repairs for smooth operation.
Kitchen Drawer Railing Not Working Smooth & Silicon Issue	Drawer railing requiring adjustment for smooth operation and reapplication of silicone for better sealing.
Drawer Lock Screw Missing	Missing screws in the drawer lock that need to be replaced for secure function.
Silicon Filling Issue in Cabinet of Kitchen	Missing or improperly applied silicone in the kitchen cabinet, requiring reapplication for better sealing.
Drawer Silicon Filling Issue	Improper or uneven silicone application in drawers requiring rework for better sealing and smooth function.
Silicon Not Applied Properly	Improper or incomplete silicone application requiring rework for proper sealing.



INSPECTION SUMMARY

Grouting & Tile Issues

Inspection Issue	Description
Tile Grouting and Finishing Issue on Wall	Gaps, cracks, or uneven grout lines requiring regrouting for a clean, secure finish.
Tile Level Issue Bedroom	Unevenly laid tiles in the bedroom that require adjustment or reinstallation for a level surface.
Tile Grouting Not Filled	Missing or incomplete grout lines between tiles that require regrouting for a neat finish.
Tile Cutting Issue	Incorrect or uneven tile cuts requiring re-cutting for proper alignment and finish.
Grouting Issue Bedroom	Missing or uneven grouting between bedroom tiles, requiring regrouting for a smooth and secure finish.
Broken Tile Bedroom	A broken tile in the bedroom requiring replacement or repair.
Grouting Issue	Incomplete, cracked, or uneven grout lines requiring regrouting for a durable finish.
Floor Tile Grouting Issue	Gaps, cracks, or uneven grout lines in floor tiles requiring regrouting for a smooth and secure finish.
Shower Area Tile Grouting and Silicone Issue	Uneven or incomplete grout and improperly applied silicone in the shower area requiring regrouting and resealing.
One Tile is Broken	A broken tile requiring replacement or repair.
Bathroom Tiles Level Issue	Uneven or misaligned tiles in the bathroom requiring adjustment or reinstallation for a level surface.

Plumbing & Fixtures Issues

Inspection Issue	Description
WC Lid is Little Damaged	Minor damage to the WC lid requiring repair or replacement.
Sink Tap is Not Fit	Misalignment or loose fitting of the sink tap requiring tightening or proper installation.
Bathroom WC Tap Damage	Damage to the WC tap in the bathroom requiring repair or replacement for proper water flow and functionality.
Flush Not Working	A non-functional flush mechanism that needs repair or replacement to restore proper operation.
Gas Meter Fitting Issue	Improper installation or alignment of the gas meter requiring adjustment or reinstallation for safe operation.



INSPECTION SUMMARY

Miscellaneous Issues

Inspection Issue	Description
Electric Socket is Dirty	Dust or grime buildup on the electric socket that requires cleaning for safety and functionality.
Electric DP Door Hinges Not Fit	Misaligned or poorly fitted door hinges on the electric distribution panel (DP), requiring adjustment or replacement for proper door function.
Electric Board Cracked	Cracks or damage to the electric board requiring repair or replacement for safe operation.
Drain Lid is Not Fit & Mesh is Missing	A misfit drain lid and missing mesh requiring adjustment or replacement for proper function.
Network DP Recolored	Fading or discoloration of the network distribution panel (DP), requiring touch-ups or repainting for a clean and professional appearance.
Cupboard Scratches Bedroom	Scratches on the bedroom cupboard requiring refinishing or repairs to restore its appearance.
Silicon Filling Issue in Drawer	Improper silicone filling in the drawer requiring rework for better sealing and smoother operation.
Paint Drips on Door Lock	Unwanted paint drips on the door lock that need to be cleaned or refinished for a smooth surface.

Cosmetic & Finishing Adjustments

Inspection Issue	Description
Scratches on Door	Scratches on the door's surface that need refinishing or repair.
Paint Stains on Wall	Paint stains on the wall requiring cleaning or touch-up painting.
Scratches on Cupboard Bedroom	Scratches on the bedroom cupboard that require refinishing or repair for a smooth appearance.
Paint Issue Finishing (Touch-Ups)	Areas needing touch-ups for a smooth and even paint finish.
Balcony Door Paint Issue	Uneven or damaged paint on the balcony door requiring touch-ups or a full repaint.





#230701 - Paint Finishing Issue

Open

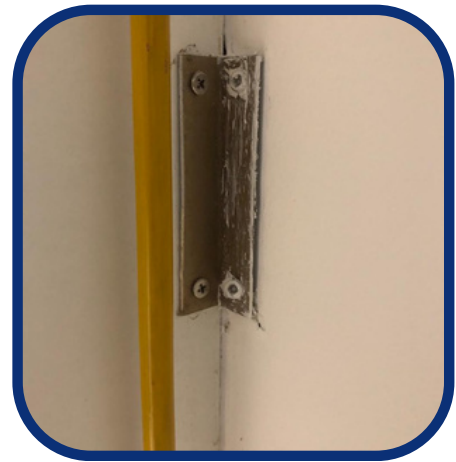
Medium

-General Observation - Paint Work

Inspection for cleanliness, structural integrity, and proper finishing of the cabinet interior.

Location:

Kitchen



#230701 - Door Level is not equal

Open

Medium

-General Observation - Carpentry

Identify and correct misaligned doors for proper fit and functionality.

Location:

Bedroom





#230701 - Door Wood is missing

Open

Medium

-General Observation - Wood Work

Missing wooden sections in the door and recommend repairs or replacements.

Location:

Bedroom



#230701 - Wood Cupboard is Broken

Open

Medium

-General Observation - Wood Work

Inspection to assess damage and recommend repairs or replacement for the broken cupboard.

Location:

Kitchen





#230701 - Tiles are different

Open

Medium

-General Observation - Tile Work

Inspection to identify mismatched tiles and suggest replacement or uniformity adjustments.

Location:

Behind Main Door



#230701 - Wood DP is Broken

Open

Medium

-General Observation - Wood Work

Inspection to assess damage to the wooden door panel (DP) and recommend necessary repairs or replacement.

Location:

Near Main Door





#230701 - Door Damage

Open

Medium

-General Observation - Wood Work

Evaluate damage to the door and determine the need for repair or replacement.

Location:

Bathroom



#230701 - Silicon Issue

Open

Medium

-General Observation - Wood Work

Inspection to identify areas where silicone is poorly applied, requiring rework for proper sealing.

Location:

Bathroom





#230701 - WC lid is little damaged

Open

Medium

-General Observation

Inspection to assess minor damage to the WC lid and recommend repair or replacement if necessary.

Location:
Bedroom



#230701 - Scratch on Door

Open

Medium

-General Observation - Wood Work

Inspection to assess minor damage to the WC lid and recommend repair or replacement if necessary.

Location:
Bathroom





#230701 - Door lock lose fitting

Open

Medium

-General Observation - Wood Work

Inspection to assess minor damage to the WC lid and recommend repair or replacement if necessary.

Location:

Bathroom



#230701 - Wall paint issue

Open

Medium

-General Observation - Paint Work

Inspection to identify moisture-related damage to the bathroom wall paint and recommend necessary touch-ups or repaints.

Location:

Bathroom





#230701 - Tile grouting and finishing

Open

Medium

-General Observation - Electric

Inspection to identify gaps, cracks, or uneven grout lines and recommend re grouting or finishing for a neat and durable appearance.

Location:

Bedroom



#230701 - Tile is broken

Open

Medium

-General Observation - Tile Work

Inspection to assess the damage to the broken tile and recommend replacement or repair.

Location:

Bathroom





#230701 - Soup Dish Scratches

Open

Medium

-General Observation - Plumbing Work

Inspection to identify scratches on the soup dish surface and recommend polishing or replacement if necessary.

Location:

Bathroom



#230701 - Silicon issue

Open

Medium

-General Observation - Handyman Work

Inspection to identify improper or uneven silicone application, requiring rework for effective sealing and finishing.

Location:

Bathroom





#230701 - Drain lid is not fit & mesh is missing

Open

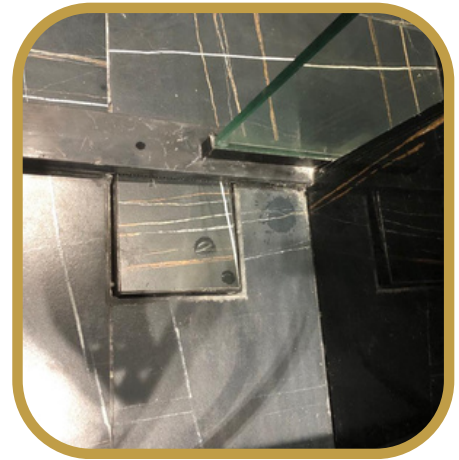
Medium

-General Observation - Tile issue

Inspection to assess the misfit drain lid and missing mesh, requiring adjustments or replacements for proper function.

Location:

Bathroom



#230701 - Tiles level issue

Open

Medium

-General Observation - Tile issue

Inspection to identify uneven or misaligned bathroom tiles, requiring reinstallation or adjustments for a level finish.

Location:

Bathroom





#230701 - Tile Grouting not filled

Open

Medium

-General Observation - Tile Work

Inspection to identify areas where grout is missing or incomplete between tiles, requiring re-grouting for proper finish and durability.

Location:

Bathroom



#230701 - Tile cutting issue

Open

Medium

-General Observation - Tile Work

Inspection to assess uneven or incorrect tile cuts, requiring re-cutting for proper alignment and finish.

Location:

Bathroom





#230701 - Silicon issue

Open

Medium

-General Observation - Tile Work

Inspection to identify improper or uneven silicone application, requiring rework for effective sealing and finishing.

Location:

Bathroom



#230701 - Broken Tile

Open

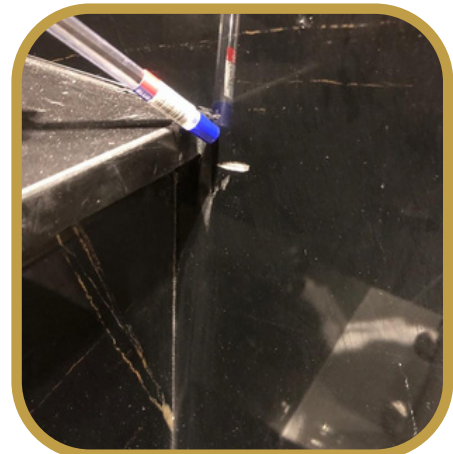
Medium

-General Observation - Electric

Inspection to assess the damage to the broken tile and recommend replacement or repair.

Location:

Bathroom





#230701 - Grouting issue

Open

Medium

-General Observation - Tile Work

Inspection to identify missing or uneven grouting in the bedroom tiles, requiring re-grouting for a neat and secure finish.

Location:

Bedroom



#230701 - Broken Tile

Open

Medium

-General Observation - Tile Work

Inspection to assess the damaged tile in the bedroom and recommend replacement or repair.

Location:

Bedroom





#230701 - Paint Finishing issue

Open

Medium

-General Observation - Paint Work

Inspection to identify uneven, peeling, or cracking paint in the bedroom, requiring touch-ups for a smooth finish.

Location:

Bedroom



#230701 - Broken Tile

Open

Medium

-General Observation - Tile Work

Inspection to assess the damaged tile in the bedroom and suggest replacement or repair for a uniform look.

Location:

Bedroom





#230701 - Broken Tile

Open

Medium

-General Observation - Tile Work

Inspection to assess the damaged tile in the bedroom and suggest replacement or repair for a uniform look.

Location:

Bedroom



#230701 - Tile Level Issue

Open

Medium

-General Observation - Tile Work

Inspection to identify unevenly laid tiles in the bedroom, requiring adjustment or reinstallation for a level surface.

Location:

Bedroom





#230701 - Grouting issue

Open

Medium

-General Observation - Tile Work

Inspection to identify incomplete, cracked, or uneven grout lines, requiring re-grouting for a smooth and durable finish.

Location:

Bedroom



#230701 - Paint Stains on Wall

Open

Medium

-General Observation - Paint Work

Inspection to identify and remove unwanted paint stains on the wall, requiring cleaning or touch-up painting.

Location:

Balcony







#230701 - Paint Finishing Issue

Open

Medium

-General Observation - Paint Work

Inspection to identify uneven, peeling, damaged paint on the balcony, requiring touch-ups for a smooth and durable finish.

Location:

Balcony



#230701 - Silicon Filling Issue

Open

Medium

-General Observation - Wood Work

Inspection to identify improperly applied or missing silicone seals in the kitchen cabinet, requiring reapplication for better sealing and protection.

Location:

Kitchen





#230701 - Kitchen Drawer Fitting issue

Open

Medium

-General Observation - Wood Work

Inspection to assess misalignment or loose fittings in the kitchen drawer, requiring adjustments or repairs for smooth functionality.

Location:

Kitchen



#230701 - Electric Socket is dirty

Open

Medium

-General Observation - Electric

Inspection to identify dust or grime buildup on the electric socket, requiring cleaning for safety and proper functionality.

Location:

Kitchen





#230701 - Electric DP door hinges not fit

Open

Medium

-General Observation - Wood Work

Inspection to identify dust or grime buildup on the electric socket, requiring cleaning for safety and proper functionality.

Location:

Near Main Door



#230701 - Drawer Silicon Filling Issue

Open

Medium

-General Observation - Wood Work

Inspection to identify gaps or improper silicone application in the drawer, requiring rework to ensure proper sealing and smooth functionality.

Location:

Kitchen





#230701 - Drawer lock screw missing

Open

Medium

-General Observation - Wood Work

Inspection to identify and replace any missing screws in the drawer lock for secure and proper function.

Location:

Kitchen



#230701 - Paint Issue

Open

Medium

-General Observation - Paint Work

Inspection to identify areas needing touch-ups to restore a smooth and even paint finish.

Location:

Bedroom





#230701 - Paint Issue

Open

Medium

-General Observation - Paint Work

Inspection to identify areas needing touch-ups to restore a smooth and even paint finish.

Location:

Kitchen



#230701 - Scratches on Cupboard

Open

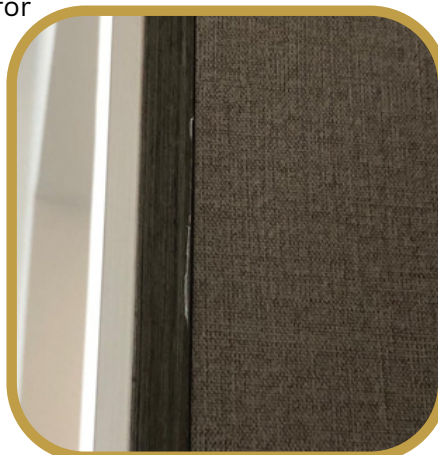
Medium

-General Observation - Paper Work

Inspection to assess scratches on the bedroom cupboard surface and recommend repair or refinishing for a smooth appearance.

Location:

Bedroom





#230701 - Network DP Recolored

Open

Medium

-General Observation - Electric Work

Inspection to assess the recoloring or fading of the network distribution panel (DP), requiring touch-ups or repainting for a clean and professional look.

Location:

Bedroom



#230701 - Floor Tile Grouting issue

Open

Medium

-General Observation - Tile Work

Inspection to identify gaps, cracks, or uneven grout lines in floor tiles, requiring re-grouting for a smooth and secure finish.

Location:

Bedroom





#230701 - Gas Meter Fitting issue

Open

Medium

-General Observation - Electric Work

Inspection to assess improper installation or alignment of the gas meter, requiring adjustment for safe and efficient operation.

Location:

Kitchen



#230701 - Sink Tap is not fine

Open

Medium

-General Observation - Plumbing Work

Inspection to assess improper installation or alignment of the gas meter, requiring adjustment for safe and efficient operation.

Location:

Kitchen





#230701 - Electric Board Cracked

Open

Medium

-General Observation - Electric Work

Inspection to assess cracks or damage to the electric board, requiring repair or replacement for safety and proper operation.

Location:

Bedroom



#230701 - Balcony Door paint issue

Open

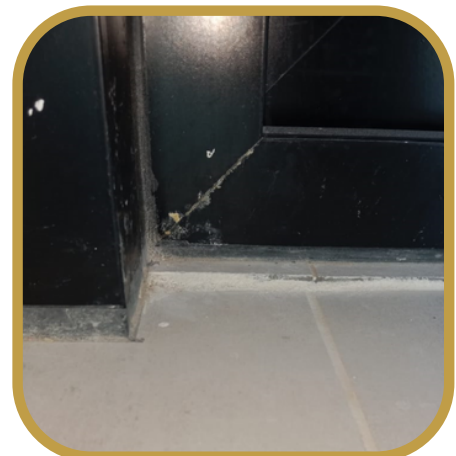
Medium

-General Observation - Paint Work

Inspection to identify peeling, chipping, or uneven paint on the balcony door, requiring touch-ups or a full repaint for a smooth and durable finish.

Location:

Balcony





#230701 - Cupboard Not fixing properly

Open

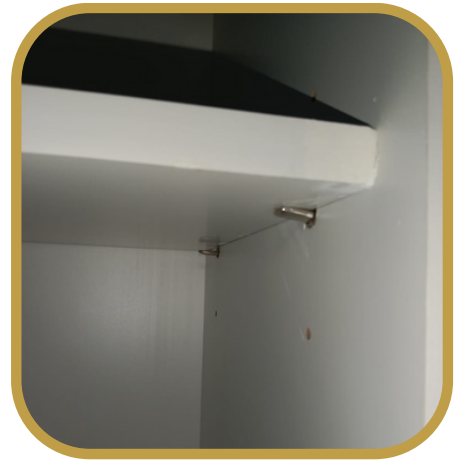
Medium

-General Observation - Electric Work

Inspection to identify misalignment or improper installation of the bedroom cupboard, requiring adjustments or reinstallation for proper functionality.

Location:

Bedroom



#230701 - Cupboard not fit properly

Open

Medium

-General Observation - Paint Work

Inspection to identify misalignment or improper installation of the bedroom cupboard, requiring adjustments or reinstallation for proper functionality.

Location:

Bedroom





#230701 - Shower Tap damage

Open

Medium

-General Observation - Plumbing Work

Inspection to assess damage to the WC tap in the bathroom, requiring repair or replacement for proper water flow and functionality.

Location:

bathroom



#230701 - Flush Not Working

Open

Medium

-General Observation - Plumber Work

Inspection to diagnose issues with the flush mechanism and recommend repair or replacement to restore proper functionality.

Location:

Bathroom





#230701 - Door lock paint issue

Open

Medium

-General Observation - Paint Work

Inspection to remove unwanted paint drips from the door lock for a clean and smooth surface.

Location:
bathroom



#230701 - Shower area Tile grouting and silicon

Open

Medium

-General Observation - Tile Work

Inspection to identify incomplete or uneven grouting and improperly applied silicone in the shower area, requiring regrouting and resealing for a clean, waterproof finish.

Location:
Bathroom





#230701 - kitchen Drawer Railing is not work smooth & Silicon issue

Open

Medium

-General Observation - Wood Work

Inspection to identify and address issues with the drawer railing for smooth operation, and to reapply silicone where needed for better sealing and function.

Location:

Kitchen





*Thank
You*