



Sample Snagging Report

Apartment or Villa Name



Apartment or Villa Picture

Inspected by: Bakhrom Turgunbaev

Inspection Date: Tuesday, October 14, 2025

Finalized: Tuesday, October 14, 2025

116	Total Comments	116	Open Comments
Low 0	Medium 109	High 7	

Property Summary

• INSPECTION DETAILS:

Inspection Date: 14 October 2025

Inspection Company: POA.ae + Lex Snag

Inspector: Bakhrom Turgunbaev

• PROPERTY DETAILS:

Property Name: Apartment or Villa Name

Property Address: Address of the Property

City: Dubai

• ACCOMODATION DESCRIPTION:

4 Bedroom Villa plus Maid room with the following:

- Master Bedroom with Bathroom
- Bedroom 1
- Bedroom 2
- Common Bathroom
- Bedroom 3 with Bathroom
- Powder Room
- Maid room with Bathroom
- Living and Dining Area
- Kitchen
- Laundry
- Garage & Backyard & Pump room
- Stairs and Roof Terrace & MEP Area

INSPECTION SUMMARY

- 4 Bedroom Villa is in fair condition during the initial snagging inspection with **116** issues.

Please note of the following:

1. Please note that observations issued are not limited on the photos taken. The full item or whole area in question need to be checked against an observation raised.
2. Internal wall paint is still having marks, scratches, and stains that need to be rectified. A fresh new coat of paint should be applied in all areas after the rectification of the defects issued.
3. The area above false ceiling should be fully clean of any dust and loose material/debris.
4. The Glass and the Windows need to be cleaned externally prior to Handover.

General Remarks:

A. Electrical and Data Systems:

- Some issues were found and raised.

B. HVAC Systems:

- Some issues were found and raised.

C. Water Supply and Drain Systems:

- Water supply lines are connected at the time of inspection and Some issues were found and raised.

D. Water Heaters:

- Water heater is working at the time of inspection.

E. Civil (Finishing Works):

- Some issues were found and raised.

F. Joinery (Doors, Cabinets and Wardrobes):

- Some issues were found and raised.

G. Aluminum (Doors and Windows):

- Some issues were found and raised.

H. Ironmongeries:

- Some issues were found and raised.

I. Sanitary Ware:

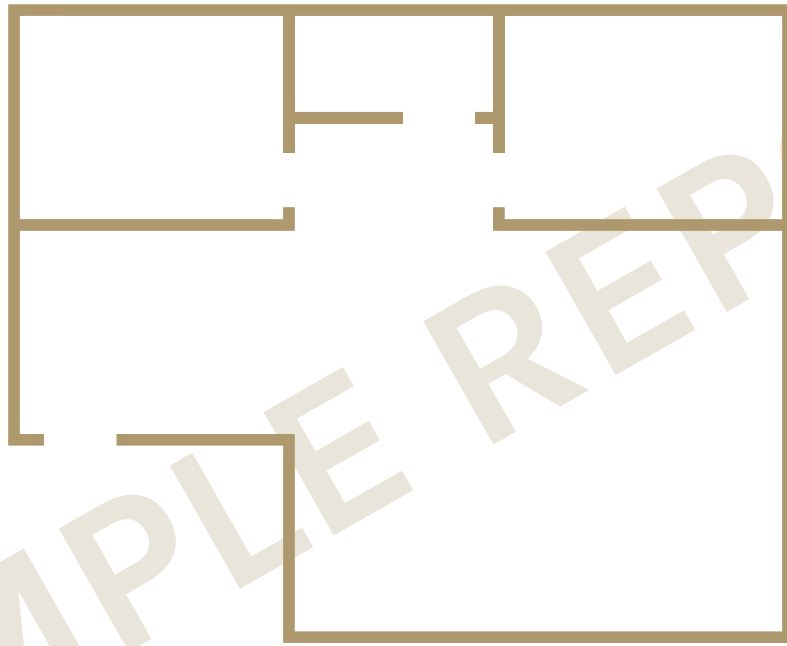
- Recommended deep cleaning prior to Handover.

J. Cleaning:

- Balcony area, Rooftop and whole villa should be deep cleaned prior to Handover.

Recommendations:

1. Proper rectification of defects observed.
2. Deep cleaning prior to Handover
 - Tile and Grout Cleaning
 - Closet and Cabinet Cleaning (Inside and Outside)
 - Glass and Aluminum
 - Sanitary and Accessories
3. Ac Service to include
 - Filter Cleaning
 - Grills and Diffuser Cleaning
 - Duct Cleaning and Sanitization
4. Pest control



GROUND FLOOR

#394013 - Unusual gap on frame bracket joints / short sized rubber gasket on frame

Open

Assigned To : Developer

x:480 / y:235

Medium

Due Date: Friday, October 24, 2025 11 days

- Architectural - General architect

General Snag

Location :

Backyard/ Courtyard



First floor / Master Balcony

#393998 - Stains on wall

Open

Assigned To : **Developer**

x:746 / y:142

Medium

Due Date: **Friday, October 24, 2025** 11 days

- Architectural - General architect

General Snag

Location :

Master Balcony



First floor / Master Bathroom

#393997 - Door shutter is wobbly (when it's locked)

Open

Assigned To : **Developer**

x:808 / y:915

Medium

Due Date: **Friday, October 24, 2025** 11 days

- Architectural - General architect

General Snag

Location :

Master Bathroom



First floor / Master Bedroom

#394006 - Door shutter is wobbly (when it's locked)

Open

Assigned To : **Developer**

x:697 / y:833

Medium

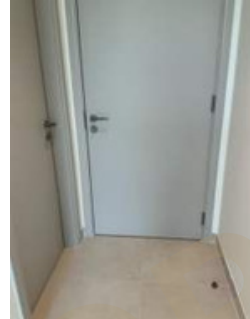
Due Date: **Friday, October 24, 2025** 11 days

- Architectural - General architect

General Snag

Location :

Master Bedroom



#394005 - Stepping tile

Open

Assigned To : **Developer**

x:793 / y:705

Medium

Due Date: **Friday, October 24, 2025** 11 days

- Architectural - General architect

General Snag

Location :

Master Bedroom



#394004 - General snag for all: excessive paint stains on all the switches (need to clean)

Open

Assigned To : **Developer**

x:1053 / y:394

Medium

Due Date: **Friday, October 24, 2025** 11 days

- Architectural - General architect

General Snag

Location :

Master Bedroom



#394001 - Scratches on window glass

Open

Assigned To : Developer

x:988 / y:289

Medium

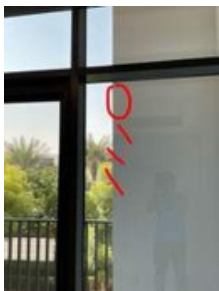
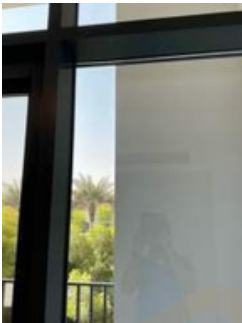
Due Date: Friday, October 24, 2025 11 days

- Architectural - General architect

General Snag

Location :

Master Bedroom



#394000 - Missing sealant on corners wardrobe shelf corner / misaligned on wardrobe shutter

Open

Assigned To : Developer

x:884 / y:796

Medium

Due Date: Friday, October 24, 2025 11 days

- Architectural - General architect

General Snag

Location :

Master Bedroom



#393895 - Chipped and patches on wall / inconsistent paint finish / crack build up on floor

Open

Assigned To : Developer

x:430 / y:784

Medium

Due Date: Friday, October 24, 2025 11 days

- Architectural - General architect

General Snag

Location :

Roof

