HANDOVER INSPECTION | UAE

PROPERTY INSPECTION REPORT

Snagging & defects report · Sample Residences — Villa 00

SNAGOUT
PROPERTY INSPECTION SERVICES

CLIENT
Sample Client

PROPERTY
Villa · Sample Residences

UNIT / VILLA
Villa 00

INSPECTION DATE
18 Sept 2026

REPORT NUMBER
SNO-2026-0001

REVISION
Revision 00

+971 56 194 9972 · info@snagout.ae · Abu Dhabi, UAE

REPORT INFORMATION

CLIENT INFORMATION

Client Name:	Sample Client
Client Contact:	+971 50 000 0000
Client Email:	client@example.com
Client Address:	Sample Residences, Abu Dhabi

PROPERTY INFORMATION

Property Type:	Villa
Project / Community:	Sample Residences
Unit / Villa No.:	Villa 00
Property Address:	Cluster A / Sample District / Abu Dhabi
Built-up Area:	420 sqm

INSPECTION INFORMATION

Report Number:	SNO-2026-0001
Inspection Type:	Handover Inspection
Inspection Date:	18 Sept 2026
Inspection Time:	09:30
Inspector(s):	Yousef Rahman, Aisha Kareem
Revision:	Revision 00
Report Status:	Approved

PROJECT PARTIES

Developer:	Sample Developer LLC
Main Contractor:	Sample Contractor LLC
Consultant / Engineer:	Sample Consultant

SAMPLE REPORT

TERMS, SCOPE & CONDITIONS

1 INSIDE THE SCOPE

The scope of this inspection and report is limited to a visual inspection of the systems and components listed below, in order to identify those, if any, which may need replacement or repair.

Exterior: landscaping, retaining walls, gutters, downspouts, sidewalks and driveways (condition and effect on foundation drainage), roof, flashing and valleys (for evidence of water penetration and a description of materials), siding, fascia, soffit, walls, windows, doors, foundation, and attached porches, decks, balconies, patios and garages (structure and condition).

Interior: plumbing system (water supply, drains, vents, water heaters, fixtures, and locating but not testing shut-off valves); electrical system (service panel, earthing, RCD/GFCI outlets, switches, sockets, installed fixtures and smoke detectors); heating and cooling system (permanent systems, operating controls, filters, ducts, insulation and ventilation); bathrooms, kitchen and other rooms (doors, windows, walls, floors as to general condition, cabinets, counter tops and installed fixtures); structure (ceilings, walls, floors, stairs and accessible voids, as to evidence of water damage and general condition).

2 OUTSIDE THE SCOPE

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or lack of access, and any major system (water, electrical, heating or air conditioning) that is not currently functional, is not included in this inspection. The inspection does not include destructive testing or dismantling. The client agrees to assume all risk for conditions concealed from view at the time of the inspection. This report is not a home warranty, guarantee, insurance policy, or a substitute for any real-estate disclosure required by law.

Whether or not they are concealed, the following are also outside the scope: building code or zoning violations; thermostatic or time-clock controls and low-voltage wiring systems; geological stability or soil conditions; water softeners, purifiers and solar heating systems; structural stability or engineering analysis; saunas and steam baths; building valuation or cost estimates; pools, spas, sprinkler systems and underground piping; radio-controlled devices, automatic gates, lifts and dumbwaiters; freestanding appliances, security alarms and personal property; adequacy or efficiency of any system or component; and prediction of the remaining life of any item. The inspector is an inspection generalist and does not act as an engineer or as a specialist in any trade. Where a specialist is recommended, the client engages that specialist at the client's own cost.

3 CONFIDENTIAL REPORT

This written report is the final and exclusive findings of the inspector regarding the inspection at the stated address, and is prepared solely for the client named in this report. It may not be relied upon by any other person. The client agrees to keep the report confidential and not to disclose any part of it to any other person, with the exception of the seller and the real-estate agents directly involved in the transaction. Neither the seller nor any agent is an intended beneficiary of this report. The client agrees to indemnify and hold the inspector harmless from any third-party claim arising out of distribution of this report.

4 DISPUTES

The client understands and agrees that the inspector is not an insurer and that the fee paid is based solely on the service provided. Any claim regarding the accuracy of this report must be reported to the inspector within five business days of discovery; failure to notify within that period constitutes a waiver of all claims. The inspector shall have five business days to respond to a claim. Should the inspector fail to satisfy the claim, liability is limited to a refund of the fee paid for the inspection and report.

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EXECUTIVE SUMMARY & SCOPE OF INSPECTION

03	03	04
CRITICAL	MAJOR	MINOR

A total of 10 observations were recorded during this inspection, comprising 3 critical, 3 major, and 4 minor items.

Open / Outstanding 8 · **Rectified / Closed 2** · **Not Applicable 0**

Breakdown by Discipline

Plumbing & Drainage Works	4	Interior Finishing, Cabinetry & Shelving	1
Electrical Works	2	Swimming Pool & External Works	1
Civil & Finishing Works	1	Other	1

Scope of Inspection

This Handover Inspection inspection was carried out on 18 Sept 2026 at Sample Residences, Villa 00. The inspection covers visually accessible finishes, joinery, electrical fittings, plumbing fixtures, HVAC outlets, waterproofing indicators, and safety installations. Observations are based on non-invasive examination and, where possible, functional testing (running water, operating switches, verifying doors and windows).

Priority Classification

CRITICAL	Safety, health, or major functional issue. Must be corrected before handover or occupation.
MAJOR	Significant defect affecting quality, function, or long-term performance. Should be corrected before handover.
MINOR	Cosmetic or minor finishing issue that does not affect function but should be rectified for a complete handover.

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DETAILED FINDINGS

01 ELECTRICAL WORKS

N	Observation & Recommendation	Photos
1	**Garage light fitting inoperative** **OBSERVATION** Ceiling light fitting in the garage does not activate when switched on. **RECOMMENDATION** Test lamp, driver, and switch continuity; replace defective component. MAJOR Location: Garage Status: Rectified Responsibility: Contractor	 SN-1 · Photo 1
2	**Exposed live wiring at socket outlet** **OBSERVATION** Bare live wiring is visible behind the double socket outlet where the faceplate is not properly seated. **RECOMMENDATION** Isolate circuit immediately, re-terminate wiring correctly, and install approved faceplate. *Note for client: Please keep this outlet switched off until it is corrected.* CRITICAL Location: Living Room Status: Open Responsibility: Contractor	 SN-2 · Photo 1

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02 PLUMBING & DRAINAGE WORKS

N	Observation & Recommendation	Photos
3	**Water ingress at balcony threshold** **OBSERVATION** Water staining and efflorescence observed at the internal wall adjacent to the balcony sliding door threshold. **RECOMMENDATION** Investigate waterproofing at threshold, re-do membrane per specification, and conduct a 24h flood test. CRITICAL Location: Balcony Status: Open Responsibility: Developer	 SN-3 · Photo 1
4	**AC not reaching setpoint** **OBSERVATION** FCU in Bedroom 2 fails to bring the room temperature to setpoint after 60 minutes of operation. **RECOMMENDATION** Check refrigerant charge, filter condition, and thermostat calibration; rectify and retest. MAJOR Location: Bedroom 2 Status: Pending Verification Responsibility: Contractor	 SN-4 · Photo 1

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02 PLUMBING & DRAINAGE WORKS

N	Observation & Recommendation	Photos
5	**Water pooling in shower area** OBSERVATION Water observed pooling away from the floor drain during flow testing, indicating insufficient floor gradient toward the drain outlet. RECOMMENDATION Correct floor gradient toward drain, re-lay affected tiles, and retest for adequate drainage. MAJOR Location: Master Bathroom Status: Open Responsibility: Contractor	 SN-5 · Photo 1
6	**Loose basin faucet** OBSERVATION Basin mixer moves when handled, indicating the mounting nut is not fully tightened. RECOMMENDATION Tighten mounting nut from underside and re-seal with silicone. MINOR Location: Powder Room Status: Closed Responsibility: Contractor	 SN-6 · Photo 1

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03 CIVIL & FINISHING WORKS

N	Observation & Recommendation	Photos
7	**Paint touch-up required on ceiling** OBSERVATION Small area of uneven paint finish visible on the ceiling near the fan mounting. RECOMMENDATION Sand affected area lightly and apply matching paint coat. MINOR Location: Master Bedroom Status: Open Responsibility: Contractor	 SN-7 · Photo 1

04 INTERIOR FINISHING, CABINETRY & SHELVING

N	Observation & Recommendation	Photos
8	**Cabinet door misaligned** OBSERVATION Upper kitchen cabinet door is not aligned with adjacent doors; visible gap along the top edge. RECOMMENDATION Adjust hinge cams to bring door flush with adjacent units. MINOR Location: Kitchen Status: In Progress Responsibility: Contractor	 SN-8 · Photo 1

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05 SWIMMING POOL & EXTERNAL WORKS

N	Observation & Recommendation	Photos
9	**Chipped pool coping stone** **OBSERVATION** One coping stone at the pool edge is chipped along its exposed corner. **RECOMMENDATION** Replace affected coping stone and re-point to match. MINOR Location: Swimming Pool Status: Open Responsibility: Contractor	 SN-9 · Photo 1

06 OTHER

N	Observation & Recommendation	Photos
10	**Roof balustrade loose** **OBSERVATION** Roof balustrade is loose at three base fixings and moves under lateral force, presenting a fall hazard. **RECOMMENDATION** Refix balustrade base plates to structural slab with approved anchors and verify stability. CRITICAL Location: Roof Status: Open Responsibility: Contractor	 SN-10 · Photo 1

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RECOMMENDATIONS

A consolidated summary of the required corrective works, grouped by discipline. Full details of each observation appear in the Detailed Findings section.

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A ELECTRICAL WORKS — 2 items

A1	Test lamp, driver, and switch continuity; replace defective component.	SN-001
A2	Isolate circuit immediately, re-terminate wiring correctly, and install approved faceplate.	SN-002

B PLUMBING & DRAINAGE WORKS — 4 items

B1	Investigate waterproofing at threshold, re-do membrane per specification, and conduct a 24h flood test.	SN-003
B2	Check refrigerant charge, filter condition, and thermostat calibration; rectify and retest.	SN-004
B3	Correct floor gradient toward drain, re-lay affected tiles, and retest for adequate drainage.	SN-005
B4	Tighten mounting nut from underside and re-seal with silicone.	SN-006

C CIVIL & FINISHING WORKS — 1 item

C1	Sand affected area lightly and apply matching paint coat.	SN-007

D INTERIOR FINISHING, CABINETRY & SHELVING — 1 item

D1	Adjust hinge cams to bring door flush with adjacent units.	SN-008

E SWIMMING POOL & EXTERNAL WORKS — 1 item

E1	Replace affected coping stone and re-point to match.	SN-009

F OTHER — 1 item

F1	Refix balustrade base plates to structural slab with approved anchors and verify stability.	SN-010

DISCLAIMER & TERMS

This report records visible and reasonably accessible observations made at the time of inspection. It is not a structural, legal, warranty, or regulatory compliance certification. SNAGOUT accepts no liability for hidden or concealed defects, or for conditions arising after the inspection date.

Report Prepared By

Yousef Rahman
Inspector, SNAGOUT

Reviewed / Approved
Administrator, SNAGOUT

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PROPERTY INSPECTION SERVICES

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