ELUMEX

PROPERTY INSPECTION & SNAGGING
IN DUBAI, ABU DHABI AND RAS AL KHAIMAH

INSPECT · REPORT · VERIFY

Snagging *inspection report*

SAMPLE REPORT · DETAILS ANONYMISED



PROPERTY
2-bedroom townhouse · Dubai

WEATHER CONDITION
Sunny · 32°C

INSPECTION DATE
Sample report

PROPERTY TYPE
Townhouse · 2 bedrooms

INSPECTED BY
ELUMEX inspection team

REPORT REFERENCE
ELX-SAMPLE-02

This sample is an excerpt from a real ELUMEX handover inspection: 16 of the 198 items recorded in the full report. The address, names, dates and identifying labels have been removed; the findings, photos and floor plans are from the actual report.

Property inspection overview

This section summarises the purpose, scope, methodology and limitations of the inspection. It sets out what you need to know to understand how this report was prepared and what it covers.

01 / INTRODUCTION

This report presents the observations recorded during the visual inspection of the property. The assessment identifies visible defects, incomplete works, workmanship deficiencies and items requiring further attention or rectification.

02 / PURPOSE OF INSPECTION

To assess the observable condition of accessible building elements and identify deficiencies that may affect functionality, appearance, safety or overall workmanship quality.

03 / SCOPE OF INSPECTION

The inspection covers accessible architectural finishes, doors, windows, sanitary fixtures, electrical fittings, plumbing fixtures and other visible components, subject to site conditions and the agreed scope.

04 / INSPECTION LIMITATIONS

A non-destructive inspection of accessible areas. Specialist tools (such as thermal imaging or a drain camera) are used where the agreed scope includes them. Concealed components and inaccessible areas are excluded. Findings reflect conditions at the time of the inspection.

INSPECTION NOTE
Identified defects and recommended corrective actions are documented in the following sections of this report.

How findings are prioritised

HIGH	Affects safety or basic function. Rectify as a priority.
MEDIUM	A functional or workmanship defect that needs rectification.
LOW	Minor or cosmetic. Rectify as part of finishing works.
OBSERVATION	Noted for your awareness. Not a defect at the time of inspection.

Executive summary

A concise summary of the inspection findings, including the overall condition of the property and the total number of items requiring attention.

PROPERTY TYPE Townhouse · 2 bedrooms	INSPECTION DATE Sample report
PROPERTY 2-bedroom townhouse · Dubai	INSPECTED BY ELUMEX inspection team
REPORT REFERENCE ELX-SAMPLE-02	WEATHER CONDITIONS Sunny · 32°C

Summary of findings

4 HIGH	7 MEDIUM
3 LOW	2 OBSERVATION



High	4
Medium	7
Low	3
Observation	2

BY LEVEL

Ground floor	7
First floor	6
Roof	3

BY TRADE

Plumbing & water	3
HVAC	3
Electrical	2
Structure & roof	2
Doors & windows	2
Kitchen & joinery	2
Finishes	2

Overall condition

General condition
16 OF 198 ITEMS SHOWN

Based on the visible areas inspected, the property is generally in good condition. In this excerpt, 4 items are rated High (electrical, stair safety, roof drainage, water). The full report lists every item with its photo, location and priority.

Inspected areas & categories

A record of the areas and visible components included in the property inspection, subject to accessibility and the agreed scope.

01 / INSPECTED AREAS

GROUND FLOOR	
Main Entrance	1 FINDING
Foyer & Electrical Room	1 FINDING
Guest Toilet	
Laundry & Storage	
Garage	1 FINDING
Living Room & Stairs	1 FINDING
Dining Room	1 FINDING
Kitchen	2 FINDINGS
Patio	

FIRST FLOOR	
Bedroom 1	3 FINDINGS
Bedroom 2	
Bathroom 1	3 FINDINGS
Bathroom 2	
Balcony 1	
Balcony 2	
Passageway	
Staircase	
Roof	3 FINDINGS

Inspected · the count shows findings included in this excerpt

02 / INSPECTION CATEGORIES

- Civil & Architectural
- Doors & Windows
- Floor, Wall & Ceiling Finishes
- Joinery & Cabinetry
- Plumbing & Sanitary
- Electrical Fixtures
- HVAC / Air Conditioning
- Waterproofing (Visible)
- Kitchen Fixtures & Appliances
- External Works

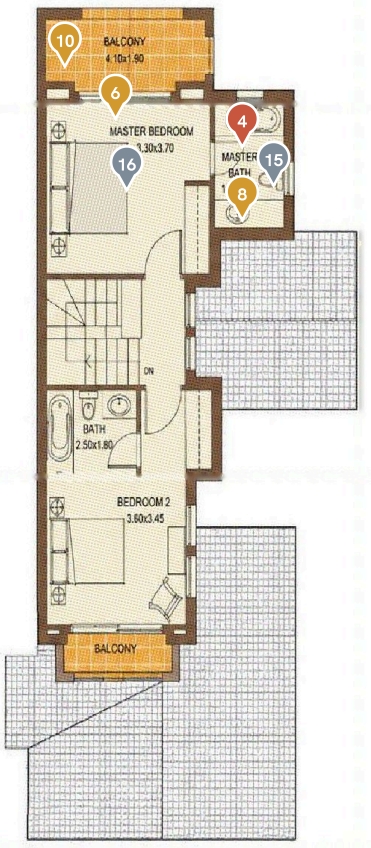
Coverage is limited to accessible areas and visible components at the time of inspection.

Floor plans & finding locations

Each marker shows where a finding was recorded. Numbers match the finding cards that follow; colours show priority.



GROUND FLOOR



FIRST FLOOR

High · Medium · Low · Observation

Ground floor

7 FINDINGS

- 1 Breaker running hot: 49.3 °C
- 2 Stair balustrade loose, moves in use
- 5 Heat leakage at window
- 9 Weak cooker hood extraction
- 11 Ceiling crack and uneven finish
- 12 Doorbell not working
- 14 Cabinet door opens beyond 90°

First floor

6 FINDINGS

- 4 Water leaking from shower head
- 6 Heat loss at sliding door
- 8 Sealant gaps: water ingress
- 10 Cracks on exterior wall
- 15 Old water stains, no active leak
- 16 Cooling working effectively

Roof

3 FINDINGS

- 3 Roof drain blocked by gravel
- 7 AC pipe insulation damaged and incomplete
- 13 AC condenser fins damaged

Developer plans, for reference only · not to scale. Roof items are listed, not plotted.

Detailed findings

ITEMS 1-3 OF 16

Prepared using ONSite



PHOTO 01

#01

HIGH · OPEN

Breaker running hot: 49.3 °C

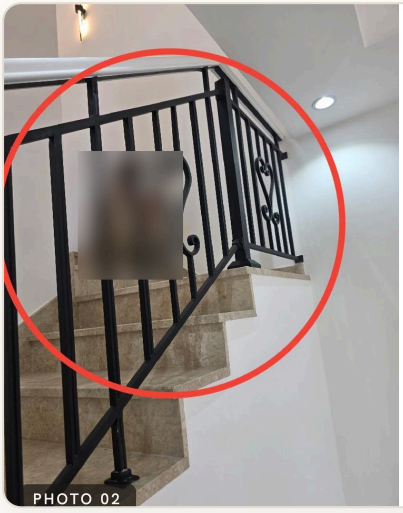
LOCATION
Foyer · electrical room

CATEGORY
MEP · Electrical

RECORDED BY
ELUMEX QA

ON PLAN
Marker 1 · page 05

INSPECTOR'S NOTE
Thermal camera reading of 49.3 °C on a breaker in the distribution board. Potential defect: to be checked and corrected by the developer's electrician.


PHOTO 02

#02

HIGH · OPEN

Stair balustrade loose, moves in use

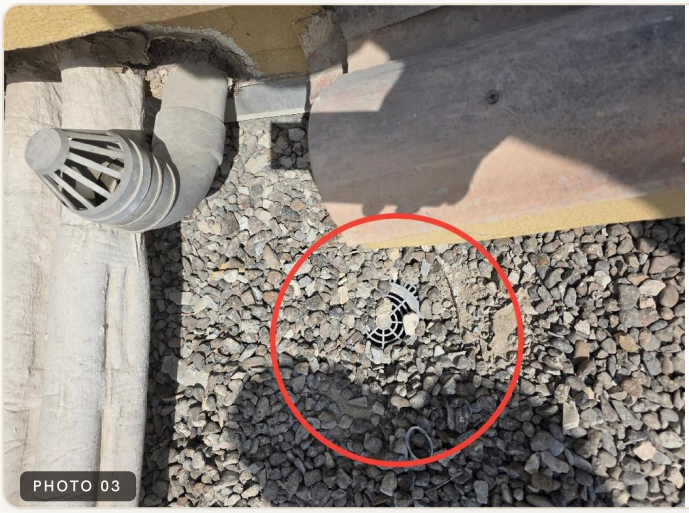
LOCATION
Living room · staircase

CATEGORY
Safety · Balustrade

RECORDED BY
ELUMEX QA

ON PLAN
Marker 2 · page 05

INSPECTOR'S NOTE
The stair balustrade moves when used. Fixings to be checked and secured.


PHOTO 03

#03

HIGH · OPEN

Roof drain blocked by gravel

LOCATION
Roof

CATEGORY
External · Drainage

RECORDED BY
ELUMEX QA

ON PLAN
Roof · listed on page 05

INSPECTOR'S NOTE
Roof drain fully obstructed by gravel, restricting drainage. Clear the outlet and protect it with a gravel guard.

Detailed findings

ITEMS 4-6 OF 16

Prepared using ONSITE



#04

HIGH · OPEN

Water leaking from shower head

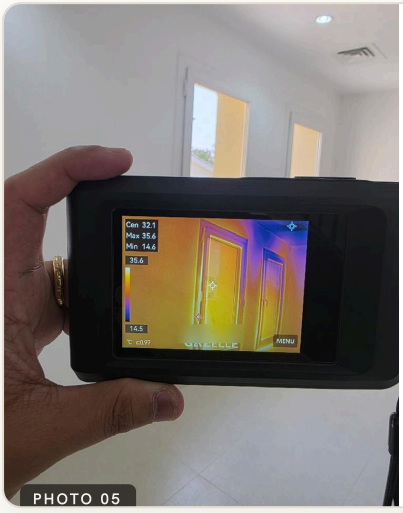
LOCATION
Bathroom 1

CATEGORY
MEP · Plumbing

RECORDED BY
ELUMEX QA

ON PLAN
Marker 4 · page 05

INSPECTOR'S NOTE
Water leaks from the shower head connection. Reseal or replace the fitting.



#05

MEDIUM · OPEN

Heat leakage at window

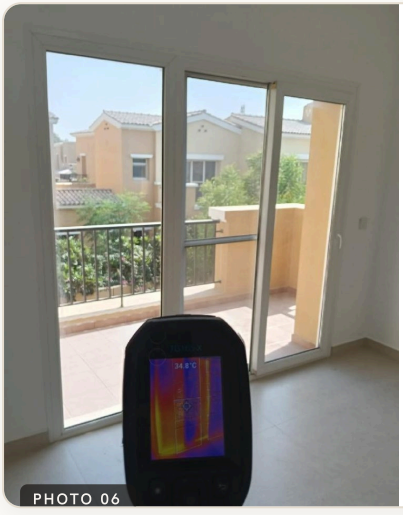
LOCATION
Dining room

CATEGORY
Doors & windows · Thermal

RECORDED BY
ELUMEX QA

ON PLAN
Marker 5 · page 05

INSPECTOR'S NOTE
Thermal image shows elevated temperature along the window frame, indicating possible heat or air leakage. Seals and termination to be checked.



#06

MEDIUM · OPEN

Heat loss at sliding door

LOCATION
Bedroom 1

CATEGORY
Doors & windows · Thermal

RECORDED BY
ELUMEX QA

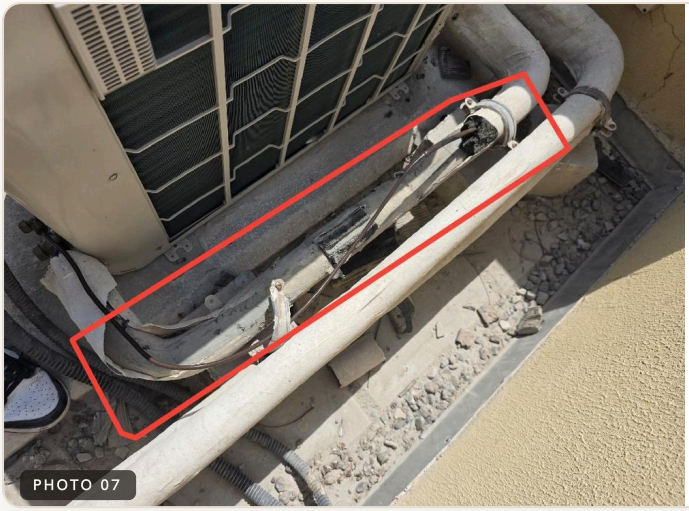
ON PLAN
Marker 6 · page 05

INSPECTOR'S NOTE
Thermal image shows elevated temperature around the sliding door frame, indicating possible heat or air leakage. Seals and gaps to be checked.

Detailed findings

ITEMS 7-9 OF 16

Prepared using ONSite



#07

MEDIUM · OPEN

AC pipe insulation damaged and incomplete

LOCATION
Roof

CATEGORY
MEP · HVAC

RECORDED BY
ELUMEX QA

ON PLAN
Roof · listed on page 05

INSPECTOR'S NOTE
Insulation on the refrigerant lines is torn and missing in places. Replace and seal.



#08

MEDIUM · OPEN

Sealant gaps: water ingress

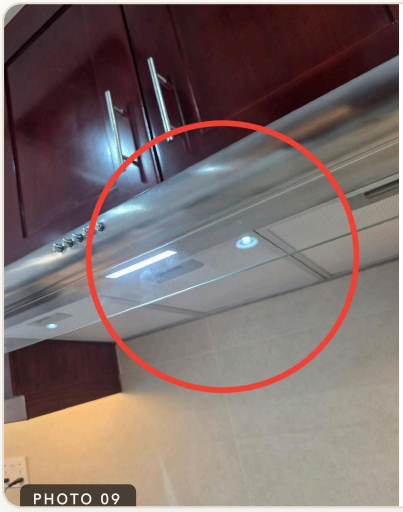
LOCATION
Bathroom 1

CATEGORY
Waterproofing (visible)

RECORDED BY
ELUMEX QA

ON PLAN
Marker 8 · page 05

INSPECTOR'S NOTE
Improper sealant at wet-area terminations, with water ingress. Remove, clean and reseal.



#09

MEDIUM · OPEN

Weak cooker hood extraction

LOCATION
Kitchen

CATEGORY
Kitchen · Appliances

RECORDED BY
ELUMEX QA

ON PLAN
Marker 9 · page 05

INSPECTOR'S NOTE
Inadequate suction from the cooker hood. Check the motor, ducting and outlet.

Detailed findings

ITEMS 10-12 OF 16

Prepared using ONSite



#10

MEDIUM · OPEN

Cracks on exterior wall

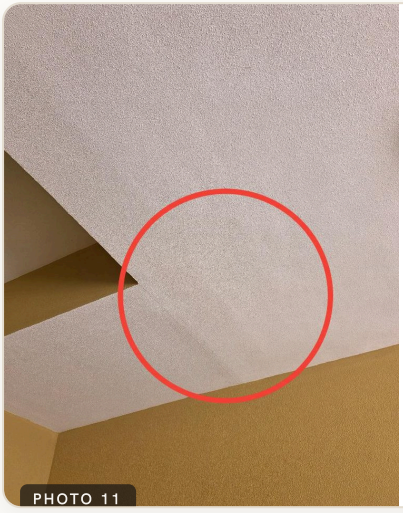
LOCATION
Bedroom 1 · balcony side

CATEGORY
Civil · Finishes

RECORDED BY
ELUMEX QA

ON PLAN
Marker 10 · page 05

INSPECTOR'S NOTE
Multiple cracks observed on the exterior wall surface. Fill, seal and repaint.



#11

MEDIUM · OPEN

Ceiling crack and uneven finish

LOCATION
Garage

CATEGORY
Floor, wall & ceiling finishes

RECORDED BY
ELUMEX QA

ON PLAN
Marker 11 · page 05

INSPECTOR'S NOTE
Visible crack and undulation along the ceiling. Fill, align and repaint.



#12

LOW · OPEN

Doorbell not working

LOCATION
Main entrance

CATEGORY
MEP · Electrical

RECORDED BY
ELUMEX QA

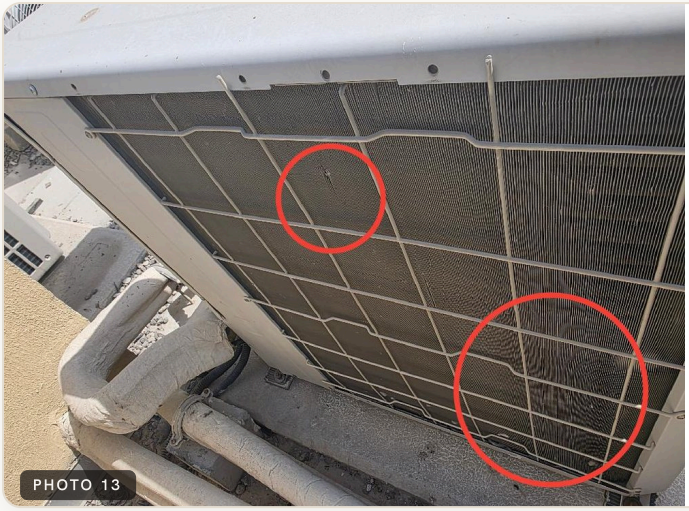
ON PLAN
Marker 12 · page 05

INSPECTOR'S NOTE
Doorbell does not operate when pressed.

Detailed findings

ITEMS 13-15 OF 16

Prepared using ONSite



#13

LOW · OPEN

AC condenser fins damaged

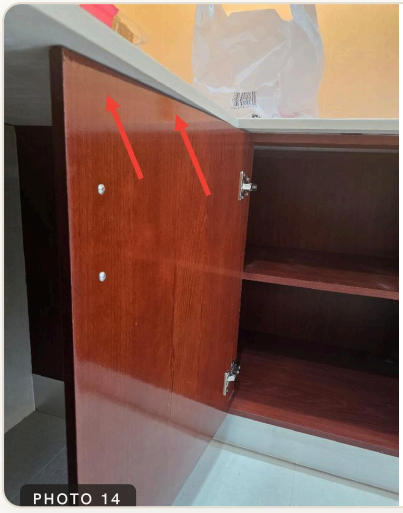
LOCATION
Roof

CATEGORY
MEP · HVAC

RECORDED BY
ELUMEX QA

ON PLAN
Roof · listed on page 05

INSPECTOR'S NOTE
Bent fins on the outdoor unit coil. Comb straight or fit a coil guard.



#14

LOW · OPEN

Cabinet door opens beyond 90°

LOCATION
Kitchen

CATEGORY
Joinery & cabinetry

RECORDED BY
ELUMEX QA

ON PLAN
Marker 14 · page 05

INSPECTOR'S NOTE
Cabinet door opens beyond 90°. Adjust the hinge or fit a restrictor.



#15

OBSERVATION · NOTED

Old water stains, no active leak

LOCATION
Bathroom 1

CATEGORY
Plumbing · Observation

RECORDED BY
ELUMEX QA

ON PLAN
Marker 15 · page 05

INSPECTOR'S NOTE
Stains from a previous leak were observed. No active leakage at the time of inspection. Recheck before the end of the defects-liability period.

Detailed findings

ITEMS 16 OF 16

Prepared using OnSite



#16

OBSERVATION · NOTED

Cooling working effectively

LOCATION
Bedroom 1

CATEGORY
HVAC · Observation

RECORDED BY
ELUMEX QA

ON PLAN
Marker 16 · page 05

INSPECTOR'S NOTE
Infrared reading of 15.6 °C at the AC diffuser. Cooling effective at the time of inspection. Recorded for reference.

What happens next

STEP 01
Report
You receive this report: every finding numbered, photographed, located on the plan and given a priority.

STEP 02
Raise with developer
Share the report with your developer or the responsible party and ask for each item to be rectified.

STEP 03
Verify
Once the work is reported done, we re-inspect the listed items and update each status, as set in your quotation.

ELUMEX

Book your inspection

Handover, snagging and re-inspection for apartments, townhouses and villas in Dubai, Abu Dhabi and Ras Al Khaimah.

info@elumex.ae
+971 50 235 4300
elumex.ae

END OF SAMPLE REPORT · ELX-SAMPLE-02 · FULL REPORT: 198 ITEMS