



mypropertysnagging.com

# Property Snagging Report Card

**YOUR FIRST STEP TOWARDS SECURING YOUR INVESTMENT**





## CONGRATULATION ON TAKING FIRST STEP TOWARDS PROTECTING YOUR INVESTMENT

We would like to take a moment to guide you through our inspection principles and standards

### **ABOUT INSPECTION:**

A home inspection is intended to assist in evaluation of the overall condition of the property. At mypropertysnagging.com we aim to excel in our snagging services, maintaining highest quality and standards. This Inspection report describe and identify in written & in pictorial format the inspected objects, area, structures, and components of the property and identify material defects observed. Property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

### **OUR SNAGGING MECHANISM:**

We take pride in our inspector's ability and skills, supported by industries most advanced tools and softwares that we use to inspect your property. Our focus is to prioritize and identify the most **CRITICAL** defects followed by **MODERATE** and **MINOR**. We prioritize inspection from living and usability perspective that could impact your usage of house than doing cosmetic checks. If you see only MINOR or No Defects for any area /rooms that means, there is No Major or Moderate defects identified.

### **OUR REPORTING:**

We are one of the very few professional snagging companies in the UAE using licensed reporting tool (SPECTORA) following Real Estate and Snagging industry standards. Our report offers a structured mechanism for inspector to inspect and report each and every area and its objects. The Report is based on an inspection of the visible portion of the structure during a snapshot of time and not the prediction of future conditions, nor any issues that could arise post-handover of the report. We try our best to report the most critical defects and if there is anything not reported specifically then that means there was no defect reported for that object in that point in time. The Report also categorize the findings in simplest way with supporting pictures for you and the developers ease of understanding.

Next page you will understand various annotation used for ease of reading the report card.

We are always happy to explain our findings and reports in detail on call or meet face to face for having better understanding of your property health. You can reach us at mypropertysnagging.com or at +971554121205.



## 4 BEDROOM TOWNHOUSE

Project Name BXXX  
Dubai, Dubai .

First Name Last Name  
26/08/2025

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# SUMMARY

198

ITEMS INSPECTED

39

MINOR

51

MODERATE

6

CRITICAL

-  2.2.1 Main Entrance & Hallway - Doors: Hinges Loose
-  2.2.2 Main Entrance & Hallway - Doors: Minor scratches and impact damage
-  2.2.3 Main Entrance & Hallway - Doors: Gap between the door and floor
-  2.2.4 Main Entrance & Hallway - Doors: Corrosion on component
-  2.3.1 Main Entrance & Hallway - Floors: Moderate Wear
-  2.4.1 Main Entrance & Hallway - Walls: Poor Patching
-  2.5.1 Main Entrance & Hallway - Ceilings: Hairline cracks
-  2.9.1 Main Entrance & Hallway - Electrical: Scratch marks on distribution board
-  2.9.2 Main Entrance & Hallway - Electrical: Cover Plates Damaged
-  3.2.1 Guest Bedroom - Doors: Minor scratches and impact damage
-  3.3.1 Guest Bedroom - Floors: Floor tile color shade difference
-  3.4.1 Guest Bedroom - Walls: Poor Patching
-  3.8.1 Guest Bedroom - Built-In Storage : Termination gap between panel and wall
-  3.8.2 Guest Bedroom - Built-In Storage : Misaligned door handle
-  4.2.1 Guest Bathroom - Doors: Door Sticks
-  4.2.2 Guest Bathroom - Doors: Noticeable Gap
-  4.2.3 Guest Bathroom - Doors: Minor scratches and impact damage
-  4.2.4 Guest Bathroom - Doors: Locking mechanism not properly functioning
-  4.3.1 Guest Bathroom - Floors: Floor tile color shade difference
-  4.8.1 Guest Bathroom - Sanitary Fixtures: Loose sanitary fixture
-  4.8.2 Guest Bathroom - Sanitary Fixtures: Sanitary fixtures premature corrosion
-  4.10.1 Guest Bathroom - HVAC: Insufficient AC performance
-  4.11.1 Guest Bathroom - Plumbing internal: Bathroom slow draining
-  4.11.2 Guest Bathroom - Plumbing internal: Drain clogged by debris
-  5.3.1 Kitchen - Floors: Moderate Wear
-  5.3.2 Kitchen - Floors: Creaking floorboards
-  5.4.1 Kitchen - Walls: Poor paint finishes
-  5.4.2 Kitchen - Walls: Misaligned skirting

- 🔧 5.5.1 Kitchen - Ceilings: Stain(s) on Ceiling
- 🔧 5.8.1 Kitchen - Built-In Storage : Warped door edges
- 🚫 5.8.2 Kitchen - Built-In Storage : Unstable wardrobe shelves
- ⚠️ 5.10.1 Kitchen - Electrical: Socket testing error
- ⚠️ 5.13.1 Kitchen - Plumbing internal: Defective washbasin drain stopper
- 🔧 6.3.1 Living Area - Floors: Cracked tile
- 🔧 6.3.2 Living Area - Floors: Floor tile color shade difference
- 🚫 6.3.3 Living Area - Floors: Hollow tile installation
- 🔧 6.4.1 Living Area - Walls: Poor Patching
- ⚠️ 6.7.1 Living Area - Sliding Doors: Defective locking mechanism
- 🔧 6.9.1 Living Area - Electrical: Electrical fixture at an uneven angle
- ⚠️ 7.2.1 Dining Area - Doors: Locking mechanism not properly functioning
- 🔧 7.4.1 Dining Area - Walls: Poor Patching
- 🚫 7.6.1 Dining Area - Windows: Glass scratches
- 🚫 7.7.1 Dining Area - Sliding Doors: Defective locking mechanism
- 🔧 7.9.1 Dining Area - Electrical: Electrical fixture at an uneven angle
- 🔧 8.2.1 Utility & Laundry Room - Doors: Minor scratches and impact damage
- 🔧 8.3.1 Utility & Laundry Room - Floors: Floor tile color shade difference
- 🔧 8.4.1 Utility & Laundry Room - Walls: Poor Patching
- 🚫 8.9.1 Utility & Laundry Room - Electrical: Socket testing error
- 🚫 10.4.1 Master Bedroom - Walls: Poor Patching
- 🚫 10.6.1 Master Bedroom - Windows: Poor window seals with thermal photo evidence
- 🚫 11.3.1 Master Bathroom - Floors: Moderate Wear
- 🚫 11.5.1 Master Bathroom - Ceilings: Minor Damage
- 🚫 11.5.2 Master Bathroom - Ceilings: Possible Mold
- 🚫 11.10.1 Master Bathroom - HVAC: Insufficient AC performance
- 🔧 12.3.1 Bedroom 1 - Floors: Moderate Wear
- 🚫 12.3.2 Bedroom 1 - Floors: Hollow tile installation
- 🔧 12.4.1 Bedroom 1 - Walls: Poor Patching
- 🔧 12.4.2 Bedroom 1 - Walls: Poor paint finishes
- 🔧 12.8.1 Bedroom 1 - Built-In Storage : Scratches and impact damage
- 🔧 12.8.2 Bedroom 1 - Built-In Storage : Termination gap between panel and wall
- 🚫 12.8.3 Bedroom 1 - Built-In Storage : Door hitting the adjacent door
- 🚫 12.8.4 Bedroom 1 - Built-In Storage : Panel discoloration
- 🔧 13.3.1 Bathroom 1 - Floors: Moderate Wear
- 🔧 13.4.1 Bathroom 1 - Walls: Poor Patching
- 🚫 13.4.2 Bathroom 1 - Walls: Poor paint finishes
- 🔧 13.5.1 Bathroom 1 - Ceilings: Stain(s) on Ceiling
- 🔧 13.8.1 Bathroom 1 - Sanitary Fixtures: Loose sanitary fixture
- 🔧 13.8.2 Bathroom 1 - Sanitary Fixtures: Sanitary fixtures premature corrosion
- 🔧 14.3.1 Bedroom 2 - Floors: Moderate Wear

- 🔧 14.4.1 Bedroom 2 - Walls: Poor Patching
- 🚫 14.4.2 Bedroom 2 - Walls: Poor paint finishes
- 🚫 14.6.1 Bedroom 2 - Windows: Defective locking mechanism
- 🔧 15.4.1 Balcony 1 - Ceilings: Minor Damage
- ⚠️ 15.6.1 Balcony 1 - Sliding Doors: Defective locking mechanism
- 🔧 16.2.1 Balcony 2 - Floors: Floor tile color shade difference
- 🚫 16.6.1 Balcony 2 - Sliding Doors: Defective locking mechanism
- 🔧 17.1.1 Garage - Ceiling: Poor paint finishes
- 🚫 17.2.1 Garage - Floor: Cracking
- 🔧 17.3.1 Garage - Walls & Firewalls: Poor paint finishes
- 🚫 17.6.1 Garage - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 🚫 18.3.1 Exterior - Boundary walls: Poor paint finishes with impact damage
- 🚫 18.3.2 Exterior - Boundary walls: Poor application and separation of expansion joint material
- 🚫 18.4.1 Exterior - Floors: Cracked floor tile
- 🚫 18.5.1 Exterior - Walkways and Patio: Poor installation of interlock with gaps
- ⚠️ 18.7.1 Exterior - Plumbing - External : Clogged roof drains
- 🚫 18.11.1 Exterior - Decks, Balconies, Porches & Steps: Stairs - Deteriorated
- 🚫 18.15.1 Exterior - Pump Room: Pump room
- 🚫 19.1.1 Roof - Coverings: Delamination
- 🚫 19.2.1 Roof - Access - Floor - Wall - Debris: Debris
- 🚫 19.3.1 Roof - Flashings: Loose/Separated
- 🚫 19.4.1 Roof - Electrical: Protruding cables
- 🔧 19.4.2 Roof - Electrical: Dirty conduit
- 🚫 19.5.1 Roof - HVAC: Thick dust on fins
- 🚫 19.6.1 Roof - Plumbing: Premature deterioration
- 🚫 19.8.1 Roof - Roof Drainage Systems: Debris on gutters
- 🚫 19.9.1 Roof - Solar: Solar panel

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Damac Lagoons  
Home Owner

**Occupancy**

Damac Lagoons  
Vacant

**Style**

Bungalow

**Temperature (approximate)**

46 Celsius (C)

**Type of Building**

Attached

**Weather Conditions**

Clear, Dry, Hot

## 2: MAIN ENTRANCE & HALLWAY

		IN	NI	NP	D
2.1	General	X			
2.2	Doors	X			X
2.3	Floors	X			
2.4	Walls	X			
2.5	Ceilings	X			
2.6	Windows			X	
2.7	Sliding Doors and Windows			X	
2.8	Built-In Storage			X	
2.9	Electrical	X			
2.10	HVAC	X			
2.11	Fire Safety			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

### Information

#### Floors: Floor Coverings

Tile

#### Walls: Wall Material

Plaster

#### Ceilings: Ceiling Material

Plaster

#### Sliding Doors and Windows: Window Type

Single Pane

#### Sliding Doors and Windows: Window Manufacturer

Unknown

#### Sliding Doors and Windows: Heat Entrance

Checked

#### Electrical: Sockets

Entrance

All checked



Ok



Ok

### Electrical: Lights

Entrance

All checked.



Ok



Ok

### Electrical: DB Board



Ok

**HVAC: AC**

Entrance

Cooling ok.



Scanning



Ok



Scanning



Ok

**Observations**

2.2.1 Doors

**HINGES LOOSE**

 Minor

Loose hinges can cause door to stick or eventually fall out of place. This should be rectified by contractor.

Recommendation

Contact a qualified handyman.



2.2.2 Doors

**MINOR SCRATCHES AND IMPACT DAMAGE**



The door was seen to have instances of impact damage and scratches. This should be redecorated.

Recommendation

Contact a qualified carpenter.





### 2.2.3 Doors

#### **GAP BETWEEN THE DOOR AND FLOOR**

— Moderate

A large gap between the door and floor was noted, allowing external air and dust to enter the room. This should be checked and rectified.

#### Recommendation

Contact a qualified carpenter.



### 2.2.4 Doors

#### **CORROSION ON COMPONENT**

— Moderate

A door component was observed to have corrosion marks.

#### Recommendation

Contact a qualified professional.



2.3.1 Floors

**MODERATE WEAR**

Entire floor grout has colour variations.

Need to regrout

Recommendation

Contact a qualified flooring contractor

 Moderate



2.4.1 Walls

**POOR PATCHING**

Sub-standard drywall patching observed at time of inspection. Re-patching should be done.

Recommendation

Contact a qualified drywall contractor.

 Moderate



2.5.1 Ceilings

**HAIRLINE CRACKS**

Moderate

The ceiling was discovered to have several small hairline cracks.

Recommendation

Contact a qualified painting contractor.



2.9.1 Electrical

**SCRATCH MARKS ON DISTRIBUTION BOARD**

Moderate

Scorch marks were noted on the distribution board, indicating that there was an overheating issue that needs to be addressed.

Recommendation

Contact a qualified professional.



2.9.2 Electrical

 Moderate

**COVER PLATES DAMAGED**

One or more receptacles have a damaged cover plate. Replacement of the unit is recommended.

Switch cover

Recommendation

Contact a qualified electrical contractor.



### 3: GUEST BEDROOM

		IN	NI	NP	D
3.1	General	X			
3.2	Doors	X			
3.3	Floors	X			X
3.4	Walls	X			X
3.5	Ceilings	X			
3.6	Windows	X			
3.7	Sliding Doors			X	
3.8	Built-In Storage	X			X
3.9	Electrical	X			
3.10	HVAC	X			
3.11	Fire Safety		X		

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#### Information

#### General: Socket



**General: Lights**



**Floors: Tile testing**

Bedroom

All checked. Ok



Ok

**Walls: Wall Material**

Plaster

**Ceilings: Ceiling Material**

Plaster

**Windows: Window Type**

Single Pane

**Windows: Window Manufacturer**

Unknown

**Electrical: Sockets**

Bedroom

All checked.

**Electrical: Lights**

### HVAC: AC

Panel ok, cooling also ok



Ok



Scanning



Ok



Scanning



Ok

## Observations

### 3.2.1 Doors

#### MINOR SCRATCHES AND IMPACT DAMAGE

 Moderate

The door was chipped. Need to rectify.

#### Recommendation

Contact a qualified carpenter.



### 3.3.1 Floors

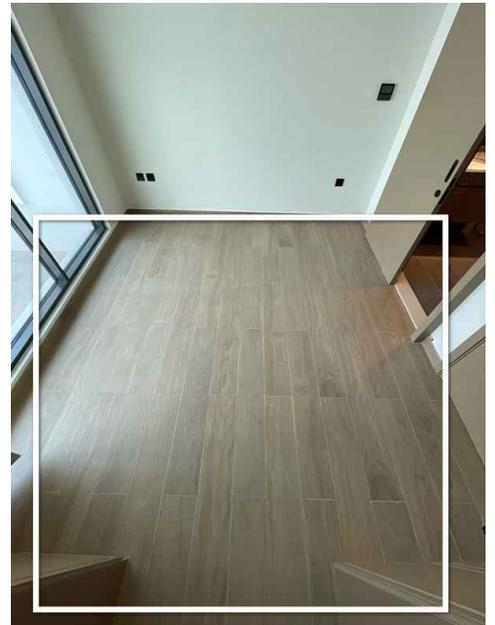
#### **FLOOR TILE COLOR SHADE DIFFERENCE**

 Moderate

The floor tiles were noted to have color shade difference. This needs to be checked and rectified by the contractor. Need to regrout

#### Recommendation

Contact a qualified flooring contractor



### 3.4.1 Walls

#### **POOR PATCHING**

 Moderate

Sub-standard drywall patching observed at time of inspection. Re-patching should be done.

#### Recommendation

Contact a qualified drywall contractor.



### 3.8.1 Built-In Storage

#### **TERMINATION GAP BETWEEN PANEL AND WALL**

 Moderate

The installed unit was discovered to be experiencing issues due to inadequate craftsmanship, with termination gaps present between the side panel and wall connection.

#### Recommendation

Contact a qualified professional.



### 3.8.2 Built-In Storage

#### **MISALIGNED DOOR HANDLE**

BEDROOM GUEST

 Moderate

The cupboard door handle alignment was discovered to be affected by inadequate installation, causing them not to close properly.

#### Recommendation

Contact a qualified professional.



Handle misaligned

# 4: GUEST BATHROOM

		IN	NI	NP	D
4.1	General	X			
4.2	Doors	X			X
4.3	Floors	X			X
4.4	Walls	X			
4.5	Ceilings	X			
4.6	Windows			X	
4.7	Built-In Storage	X			
4.8	Sanitary Fixtures	X			X
4.9	Electrical	X			
4.10	HVAC	X			X
4.11	Plumbing internal	X			X

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## Information

### General: Water testing

Bathroom powder

Ok



### Floors: Floor Coverings

Tile

### Ceilings: Ceiling Material

Gypsum Board

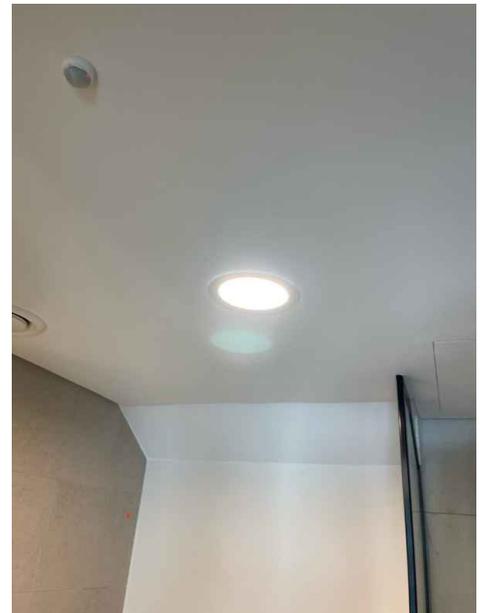
### Walls: Wall Material

Tile

### Electrical: Lights

Bathroom

Ok



Ok

## Plumbing internal: Wash basin

Bathroom

Ok for drainage



Before



After

## Observations

4.2.1 Doors

### DOOR STICKS

BATHROOM

Door sticks and is tough to open. Sanding down offending sides is recommended. This should be rectified by contractor.

Making sound

Recommendation

Contact a qualified handyman.



Moderate



Bathroom

4.2.2 Doors

### NOTICEABLE GAP

One or more gaps could result in energy loss. This should be rectified by contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Minor



4.2.3 Doors

**MINOR SCRATCHES AND IMPACT DAMAGE**

BATHROOM



The door was seen to have instances of impact damage and scratches. This should be redecorated.

Recommendation

Contact a qualified carpenter.





#### 4.2.4 Doors

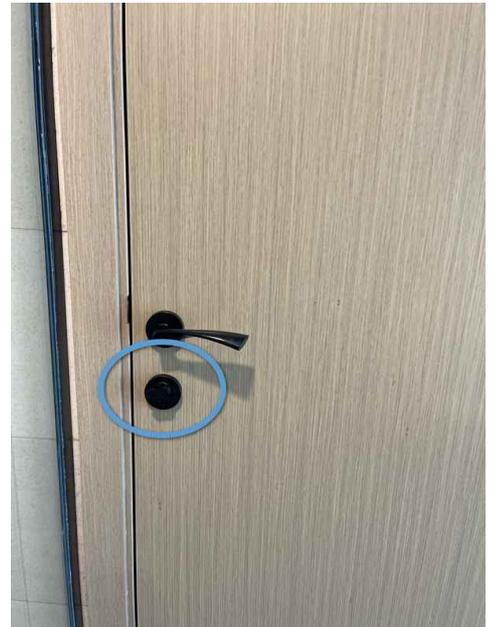
### LOCKING MECHANISM NOT PROPERLY FUNCTIONING

Moderate

The door locking mechanism was not properly functioning and stiffed to operate. This needs to be rectified by a contractor.

#### Recommendation

Contact a qualified handyman.



#### 4.3.1 Floors

### FLOOR TILE COLOR SHADE DIFFERENCE

Minor

#### BATHROOM

The floor tiles were noted to have color shade difference. This needs to be checked and rectified by the contractor. Need regrout the shower

#### Room floor

#### Recommendation

Contact a qualified flooring contractor



4.8.1 Sanitary Fixtures

**LOOSE SANITARY FIXTURE**

A sanitary fixture was loose.

Recommendation

Contact a qualified professional.



4.8.2 Sanitary Fixtures

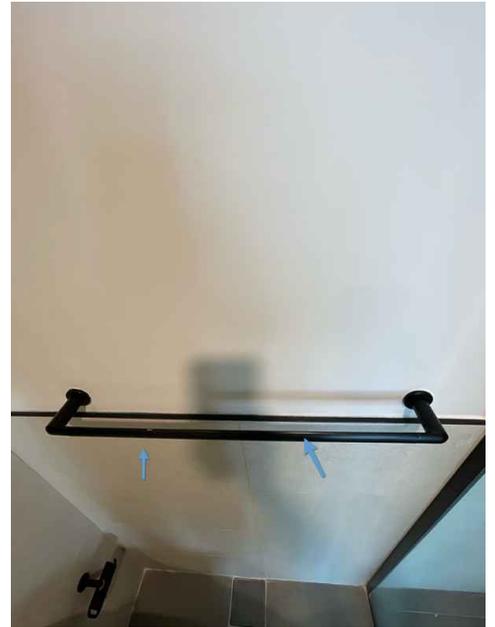
**SANITARY FIXTURES PREMATURE CORROSION**

The sanitary fixture was discovered to be experiencing early corrosion.



Recommendation

Contact a qualified professional.



4.10.1 HVAC

### INSUFFICIENT AC PERFORMANCE

BATHROOM GUEST

Ceiling exhaust is not functioning properly

Recommendation

Contact a qualified professional.

Moderate



Bathroom

4.11.1 Plumbing internal

### BATHROOM SLOW DRAINING

The water was noticed not to be draining properly in the bathroom.

Recommendation

Contact a qualified professional.

Moderate



4.11.2 Plumbing internal

### **DRAIN CLOGGED BY DEBRIS**

BATHROOM

The floor drain was discovered to be blocked by foreign items that need to be removed to prevent future drainage issues.

Recommendation

Contact a qualified professional.



Moderate



# 5: KITCHEN

		IN	NI	NP	D
5.1	General	X			
5.2	Doors			X	
5.3	Floors	X			X
5.4	Walls	X			X
5.5	Ceilings	X			
5.6	Windows			X	
5.7	Sliding Doors			X	
5.8	Built-In Storage	X			X
5.9	Sanitary Fixtures and White Goods	X			
5.10	Electrical	X			X
5.11	HVAC	X			
5.12	Fire Safety		X		
5.13	Plumbing internal	X			X

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## Information

### Floors: Floor Coverings

Tile

### Walls: Wall Material

Tile

### Ceilings: Ceiling Material

Gypsum Board

### Ceilings: Moisture

Kitchen

Checked

### Electrical: Sockets



Ok



Ok

### Electrical: Lights



Ok

**Electrical: Gas switch**

Kitchen

All connections checked



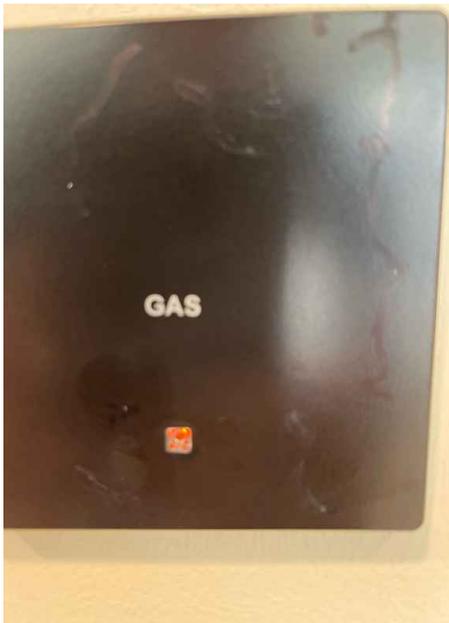
Ok



Ok



Ok



Ok

**Electrical: Dish washer**

Kitchen

Checked. Ok



Ok



Ok

**HVAC: AC**

Kitchen



All checked. Ok



Scanning



Ok



Scanning



Ok



Scanning



Ok

### Plumbing internal: Water testing

Kitchen

Hot water coming



Temperature hot



Water temperature hot

## Observations

5.3.1 Floors

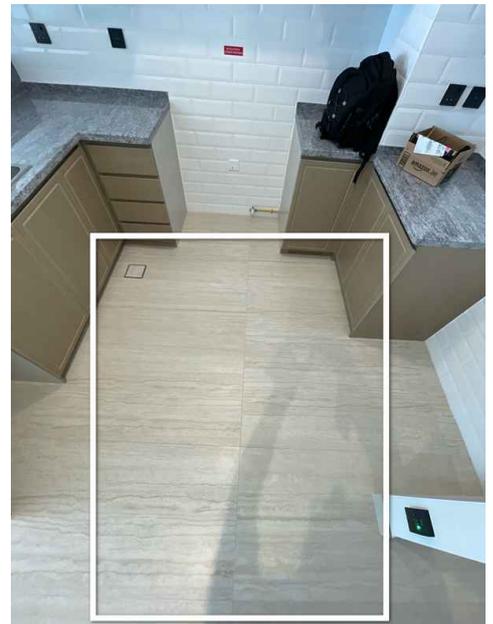
### MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish. Need to regrout.

Recommendation

Contact a qualified flooring contractor

 Minor



5.3.2 Floors

### CREAKING FLOORBOARDS

Poor finishing at joints

Recommendation

Contact a qualified flooring contractor

 Minor



#### 5.4.1 Walls

### POOR PAINT FINISHES

The painting was observed to have flaws due to substandard craftsmanship, featuring excess paint stains and inadequate detailing.

#### Recommendation

Contact a qualified painting contractor.



#### 5.4.2 Walls

### MISALIGNED SKIRTING

The trim surrounding the skirting recess was observed to have inadequate finishing and was not even.

#### Recommendation

Contact your builder.





#### 5.5.1 Ceilings

### STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint.  
Source of staining should be determined to prevent further damage to the material.

Recommendation

Contact a qualified professional.



Minor



#### 5.8.1 Built-In Storage

### WARPED DOOR EDGES

The installed unit door was noted to be distorted at the edges, resulting in an irregular surface.

Recommendation

Contact a qualified professional.



Minor



### 5.8.2 Built-In Storage

Moderate

## UNSTABLE WARDROBE SHELVES

The shelves in the wardrobe were discovered to be extremely unstable when under pressure.

Recommendation

Contact a qualified professional.



### 5.10.1 Electrical

Critical

## SOCKET TESTING ERROR

The socket testing apparatus indicated a fault during the socket resistance assessment and needs to be examined by a certified electrician.

It's below the kitchen window.

Recommendation

Contact a qualified professional.



Not working

5.13.1 Plumbing internal

### DEFECTIVE WASHBASIN DRAIN STOPPER

KITCHEN

The drain stopper of the wash basin was malfunctioning during the inspection.

Recommendation

Contact a qualified professional.



Not working

## 6: LIVING AREA

		IN	NI	NP	D
6.1	General	X			
6.2	Doors			X	
6.3	Floors	X			X
6.4	Walls	X			X
6.5	Ceilings	X			
6.6	Windows			X	
6.7	Sliding Doors	X			X
6.8	Built-In Storage			X	
6.9	Electrical	X			
6.10	HVAC	X			
6.11	Fire Safety		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

### Information

#### Floors: Floor Coverings

Tile

#### Walls: Wall Material

Plaster

#### Ceilings: Ceiling Material

Plaster

#### Sliding Doors: Window Type

Single Pane

#### Sliding Doors: Window Manufacturer

Unknown

#### Sliding Doors: Heat

Bedroom

Checked for outside heat.

### Electrical: Sockets

Living Room

All Checked.



Ok



Ok



Ok



Ok

**Electrical: Lights**

Living Room

All checked.



Ok



Ok

### HVAC: Air Conditioning

Living Room



Air Condition in Living and other Rooms, common areas and Kitchen is functioning as expected. Cooling was good. Air Flow from the vent was also good for all rooms. No Stain smells either. Good



usable Condition



Panel ok



Scanning



Ok

### Observations

## 6.3.1 Floors

**CRACKED TILE**

A floor tile was found to be cracked. This should be replaced by the contractor.

## Recommendation

Contact a qualified handyman.



## 6.3.2 Floors

**FLOOR TILE COLOR SHADE DIFFERENCE**

## LIVING ROOM



The floor tiles were noted to have color shade difference. This needs to be checked and rectified by the contractor. Need to regrout.

## Recommendation

Contact a qualified flooring contractor



Living Room

## 6.3.3 Floors

**HOLLOW TILE INSTALLATION**

## LIVING ROOM



A tile was discovered to contain a detectable void beneath it, situated between the tile and the leveling screed. This will face the risk of breaking in the future if left unaddressed.

## Recommendation

Contact a qualified flooring contractor



6.4.1 Walls

**POOR PATCHING**

 Minor

Sub-standard drywall patching observed at time of inspection. Re-patching should be done.

Recommendation

Contact a qualified drywall contractor.



6.7.1 Sliding Doors

**DEFECTIVE LOCKING MECHANISM**

 Critical

LIVING ROOM DINING ROOM

The mechanism for locking the sliding doors was found to be defective and was not shutting.

Recommendation

Contact a qualified window repair/installation contractor.



Lock not working

6.9.1 Electrical

**ELECTRICAL FIXTURE AT AN UNEVEN ANGLE**



LIVING ROOM DINING ROOM

An electrical fixture was noted to be positioned at an uneven angle.

Recommendation

Contact a qualified professional.



# 7: DINING AREA

		IN	NI	NP	D
7.1	General	X			
7.2	Doors	X			X
7.3	Floors	X			
7.4	Walls	X			X
7.5	Ceilings	X			
7.6	Windows	X			X
7.7	Sliding Doors	X			X
7.8	Built-In Storage			X	
7.9	Electrical	X			X
7.10	HVAC	X			
7.11	Fire Safety		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### Walls: Wall Material

Plaster

### Ceilings: Ceiling Material

Plaster

### Windows: Window Type

Single Pane, Sliders

### Windows: Window Manufacturer

Unknown

### Sliding Doors: Window Type

Single Pane, Sliders

### Sliding Doors: Window Manufacturer

Unknown

### Electrical: Sockets

Dining Room



Ok



Ok

**Electrical: Lights**

Dining Room

All ok

**HVAC: AC**

Dining Room

All ok.



Scanning



Ok

**Observations**

## 7.2.1 Doors

**LOCKING MECHANISM NOT PROPERLY FUNCTIONING**

DINING ROOM

 Critical

The door locking mechanism was not properly functioning and stiffed to operate. This needs to be rectified by a contractor.

## Recommendation

Contact a qualified handyman.

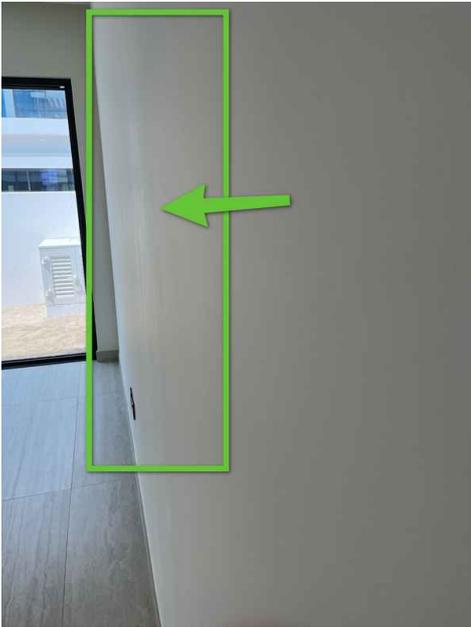
## 7.4.1 Walls

**POOR PATCHING** Minor

Sub-standard drywall patching observed at time of inspection. Re-patching should be done.

## Recommendation

Contact a qualified drywall contractor.



7.6.1 Windows

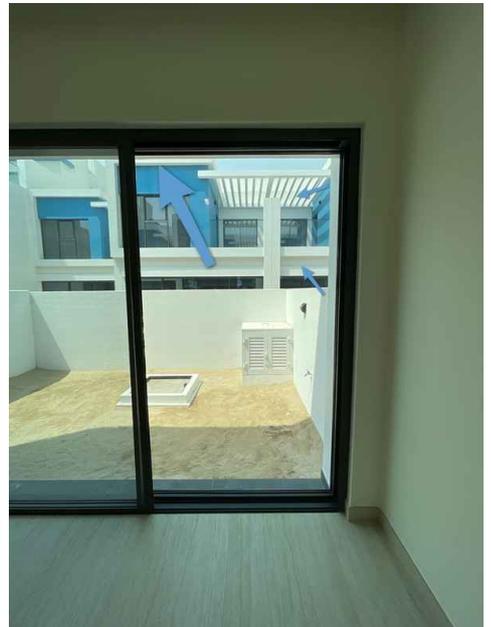
**GLASS SCRATCHES**

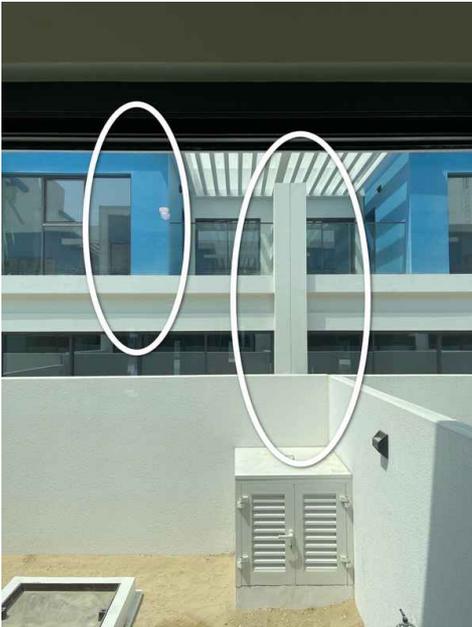
Moderate

The glass of the window was observed to have several minor scratches.

Recommendation

Contact a qualified professional.





#### 7.7.1 Sliding Doors

### DEFECTIVE LOCKING MECHANISM

— Moderate

The mechanism for locking the sliding doors was found to be defective and was not shutting.

#### Recommendation

Contact a qualified window repair/installation contractor.



#### 7.9.1 Electrical

### ELECTRICAL FIXTURE AT AN UNEVEN ANGLE

🔧 Minor

An electrical fixture was noted to be positioned at an uneven angle.

Need to fix

#### Recommendation

Contact a qualified professional.



Dining Room

# 8: UTILITY & LAUNDRY ROOM

		IN	NI	NP	D
8.1	General	X			
8.2	Doors	X			
8.3	Floors	X			X
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Windows			X	
8.7	Built-In Storage			X	
8.8	Sanitary Fixtures	X			
8.9	Electrical	X			X
8.10	HVAC			X	
8.11	Fire Safety		X		
8.12	Plumbing internal	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

## Information

### Floors: Floor Coverings

Tile

### Walls: Wall Material

Plaster

### Ceilings: Ceiling Material

Plaster

### Electrical: Sockets

Laundry room

All are Ok



Ok



Ok



Not working

## Observations

## 8.2.1 Doors

**MINOR SCRATCHES AND IMPACT DAMAGE**

The door was seen to have instances of impact damage and scratches. This should be redecorated.

## Recommendation

Contact a qualified carpenter.



## 8.3.1 Floors

**FLOOR TILE COLOR SHADE DIFFERENCE**

The floor tiles were noted to have color shade difference. This needs to be regouted

## Recommendation

Contact a qualified flooring contractor



## 8.4.1 Walls

**POOR PATCHING**

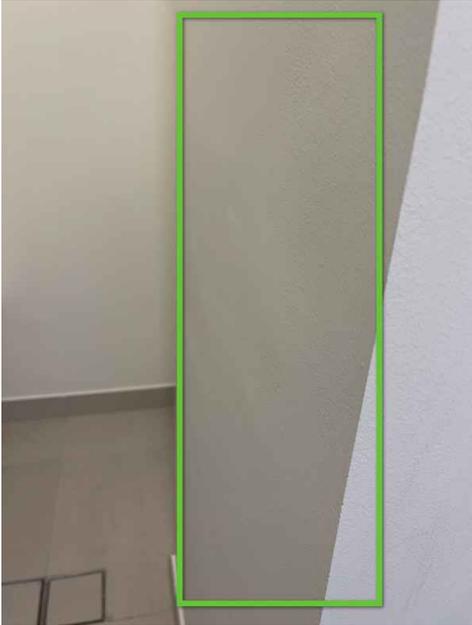
## LAUNDRY



Sub-standard drywall patching observed at time of inspection. Re-patching should be done.

## Recommendation

Contact a qualified drywall contractor.



8.9.1 Electrical

**SOCKET TESTING ERROR**

LAUNDRY

The wall plug insert not working

Recommendation

Contact a qualified professional.

 Moderate



No power

# 9: STAIRCASE AND LANDING AREA

		IN	NI	NP	D
9.1	Floors	X			
9.2	Walls	X			
9.3	Ceilings	X			
9.4	Windows			X	
9.5	Sliding Doors			X	
9.6	Staircase and balustrade	X			
9.7	Electrical	X			
9.8	HVAC	X			
9.9	Fire Safety		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### Electrical: Lights

Lights working



### Electrical: Sockets

Working



### HVAC: AC

Cooling



# 10: MASTER BEDROOM

		IN	NI	NP	D
10.1	General				
10.2	Doors	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Windows	X			X
10.7	Sliding Doors			X	
10.8	Built-In Storage	X			
10.9	Electrical	X			
10.10	HVAC	X			
10.11	Fire Safety		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

**Electrical: Sockets**

Master Bedroom

All okay. Che

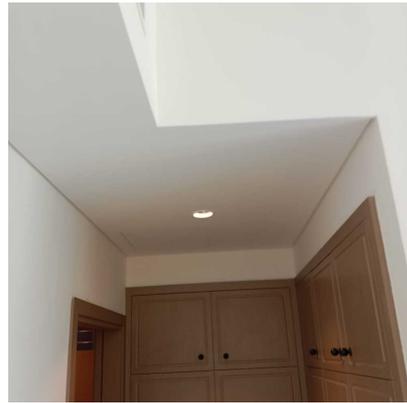


cked.



**Electrical: Lights**

Master bedroom



All



ok

**HVAC: AC**



Control panel ok.

Cooling ok from vents.



All checked.





## Observations

10.4.1 Walls

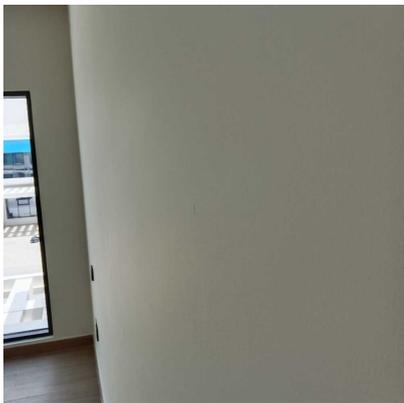
### **POOR PATCHING**

MASTER BEDROOM

 Moderate



Discolouration of paints on the walls shown in pictures, needs to be repa



inted.

Recommendation

Contact a qualified painting contractor.

10.6.1 Windows

### **POOR WINDOW SEALS WITH THERMAL PHOTO EVIDENCE**

MASTER BEDROOM

 Moderate



The window was discovered to have sections with weak seals, permitting outside air to infiltrate the building envelope, as shown by thermal imaging.

Recommendation

Contact a qualified window repair/installation contractor.

# 11: MASTER BATHROOM

		IN	NI	NP	D
11.1	General	X			
11.2	Doors	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Windows			X	
11.7	Built-In Storage	X			
11.8	Sanitary Fixtures	X			
11.9	Electrical	X			
11.10	HVAC	X			
11.11	Plumbing internal	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### Ceilings: Ceiling Material

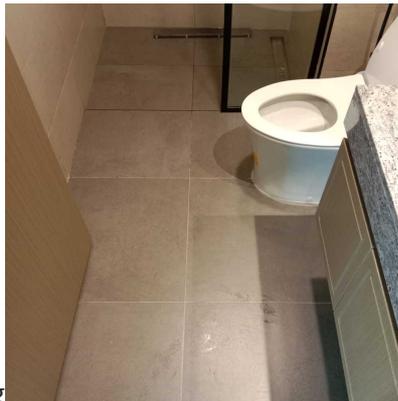
Gypsum Board

## Observations

11.3.1 Floors

### MODERATE WEAR

— Moderate



Floor joints has colour mismatch. Need grouting

Recommendation

Contact a qualified flooring contractor

11.5.1 Ceilings

### MINOR DAMAGE

— Moderate

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



Loose



Dirty



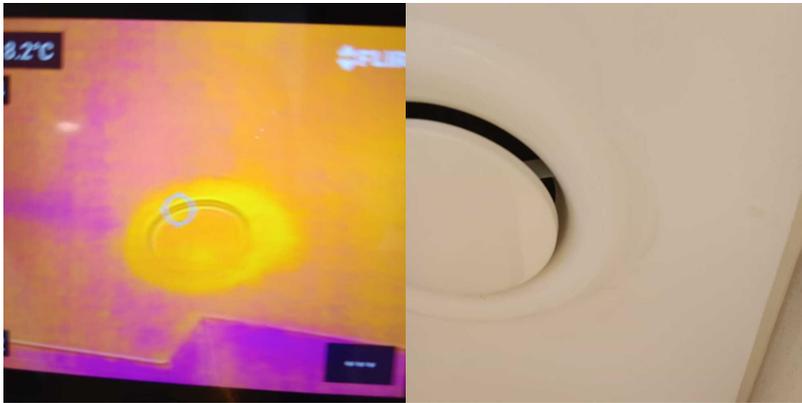
Debris

11.5.2 Ceilings

**POSSIBLE MOLD**

BATHROOM MASTER

Moderate



There are possible signs of fungi growth on ceiling. Dampness observed around exhaust area

Recommendation

Contact a qualified mold inspection professional.

11.10.1 HVAC

**INSUFFICIENT AC PERFORMANCE**

Moderate



Exhaust unit not working well. No suction power.

Recommendation

Contact a qualified professional.

# 12: BEDROOM 1

		IN	NI	NP	D
12.1	General	X			
12.2	Doors	X			
12.3	Floors	X			X
12.4	Walls	X			X
12.5	Ceilings	X			
12.6	Windows			X	
12.7	Sliding Doors	X			
12.8	Built-In Storage	X			X
12.9	Electrical	X			
12.10	HVAC	X			
12.11	Fire Safety		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### Floors: Floor Coverings

Tile

### Walls: Wall Material

Plaster

### Ceilings: Ceiling Material

Plaster

### Sliding Doors: Window Type

Single Pane

### Sliding Doors: Window Manufacturer

Unknown

### Electrical: Sockets

All ok



Ok



Ok



Ok

### Electrical: Lights

Bedroom 1st Floor



Ok

**HVAC: AC**

Bedroom 1st Floor

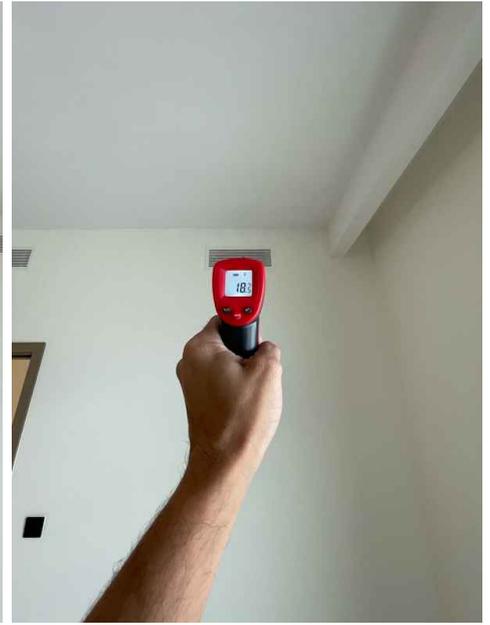
All ok



Scanning



Ok



Scanning



Ok

**Observations**

12.3.1 Floors

**MODERATE WEAR**

BEDROOM 1

Need to regrout

Recommendation

Contact a qualified flooring contractor





RegROUT

12.3.2 Floors

Moderate

**HOLLOW TILE INSTALLATION**

BEDROOM 1

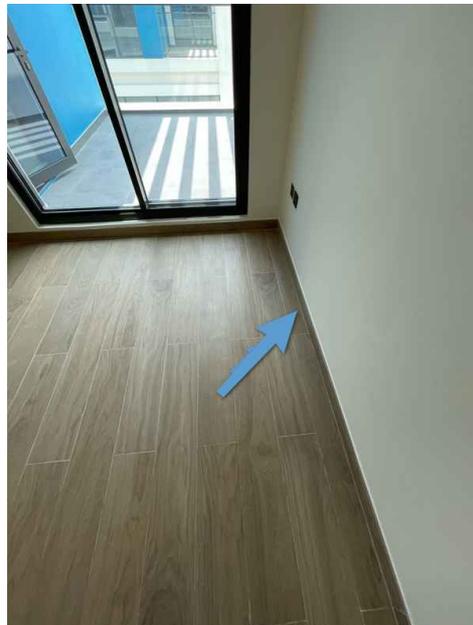
A tile was discovered to contain a detectable void beneath it, situated between the tile and the leveling screed. This will face the risk of breaking in the future if left unaddressed.

Recommendation

Contact a qualified flooring contractor



Hollow tile



Hollow tile

12.4.1 Walls

Minor

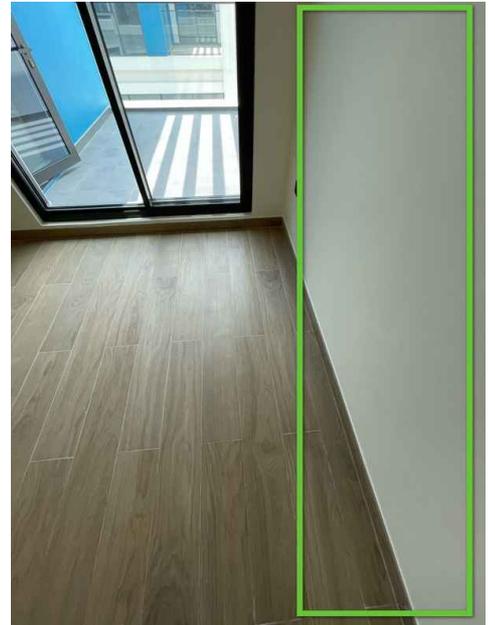
**POOR PATCHING**

BEDROOM 1

Sub-standard drywall patching observed at time of inspection. Re-patching should be done.

Recommendation

Contact a qualified drywall contractor.



Bedroom

#### 12.4.2 Walls

### POOR PAINT FINISHES

BEDROOM 1

The painting was observed to have flaws due to substandard craftsmanship, featuring excess paint stains and inadequate detailing.

Recommendation

Contact a qualified painting contractor.



#### 12.8.1 Built-In Storage

### SCRATCHES AND IMPACT DAMAGE

BEDROOM

The fitted unit was discovered to have occurrences of slight scratching and impact damage.

Recommendation

Contact a qualified professional.



#### 12.8.2 Built-In Storage

### TERMINATION GAP BETWEEN PANEL AND WALL

BEDROOM



The installed unit was discovered to be experiencing issues due to inadequate craftsmanship, with termination gaps present between the side panel and wall connection.

Recommendation

Contact a qualified professional.



Joint gap

12.8.3 Built-In Storage

### DOOR HITTING THE ADJACENT DOOR

BEDROOM

The installed unit door was noted to be hitting the adjacent door upon opening; the hinge needs to be adjusted to avoid additional damage to the material.

Recommendation

Contact a qualified professional.

 Moderate



Misaligned

12.8.4 Built-In Storage

### PANEL DISCOLORATION

BEDROOM 2

Discoloration of rail

Recommendation

Contact a qualified professional.

 Moderate



# 13: BATHROOM 1

		IN	NI	NP	D
13.1	General	X			
13.2	Doors	X			
13.3	Floors	X			
13.4	Walls	X			
13.5	Ceilings	X			X
13.6	Windows			X	
13.7	Built-In Storage	X			
13.8	Sanitary Fixtures	X			X
13.9	Electrical	X			
13.10	HVAC	X			
13.11	Plumbing internal	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### Floors: Floor Coverings

Tile

### Walls: Wall Material

Tile

### HVAC: Exhaust

Bathroom 1

Exhaust works well



Ok

### Plumbing internal: Bath tub

Bathroom 1

Bathtub drainage ok. Stopper opening closing properly



Before



After

## Observations

13.3.1 Floors

### MODERATE WEAR

BATHROOM 1

Need to be regouted.

Recommendation

Contact a qualified flooring contractor



Minor



RegROUT

13.4.1 Walls

### POOR PATCHING

BATHROOM 1

Need to regROUT

Recommendation

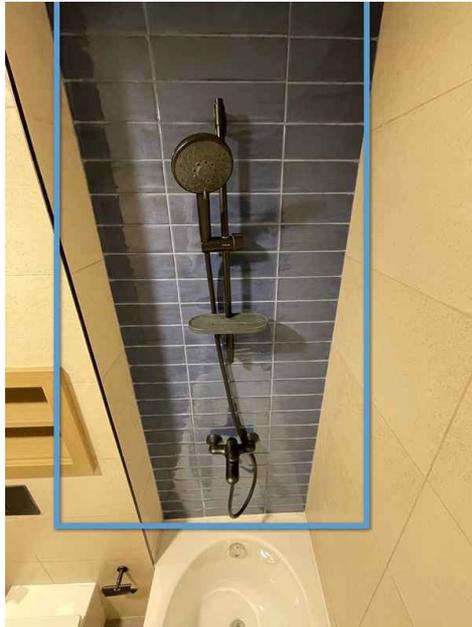
Contact a qualified drywall contractor.



Minor



RegROUT



RegROUT

13.4.2 Walls

Moderate

**POOR PAINT FINISHES**

BATHROOM 1

The painting was observed to have flaws due to substandard craftsmanship, featuring excess paint stains and inadequate detailing.

Recommendation

Contact a qualified painting contractor.



13.5.1 Ceilings

Minor

**STAIN(S) ON CEILING**

There is a stain on ceiling/wall that requires repair and paint.  
Source of staining should be determined to prevent further damage to the material.

Recommendation

Contact a qualified professional.



13.8.1 Sanitary Fixtures

### **LOOSE SANITARY FIXTURE**

BATHROOM

A sanitary fixture was loose.

Recommendation

Contact a qualified professional.



Loose

13.8.2 Sanitary Fixtures

### **SANITARY FIXTURES PREMATURE CORROSION**

BATHROOM 1

The sanitary fixture was discovered to be experiencing early corrosion.

Recommendation

Contact a qualified professional.





Scratches

## 14: BEDROOM 2

		IN	NI	NP	D
14.1	General	X			
14.2	Doors	X			
14.3	Floors	X			
14.4	Walls	X			X
14.5	Ceilings	X			
14.6	Windows	X			X
14.7	Sliding Doors			X	
14.8	Built-In Storage	X			
14.9	Electrical	X			
14.10	HVAC	X			
14.11	Fire Safety		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

## Information

### Floors: Floor Coverings

Tile

### Walls: Wall Material

Plaster

### Ceilings: Ceiling Material

Plaster

### Windows: Window Type

Single Pane

### Windows: Window Manufacturer

Unknown

### Electrical: Sockets

Bedroom 2

All ok



Ok



Ok



Ok



Ok

**Electrical: Lights**

Bedroom 2

Light ok



Ok

**HVAC: AC**

2Bedroom

Control panel, grill temperature ok



Ok



Scanning



Ok



Scanning



Ok

**Observations**

14.3.1 Floors

**MODERATE WEAR**

BEDROOM 2

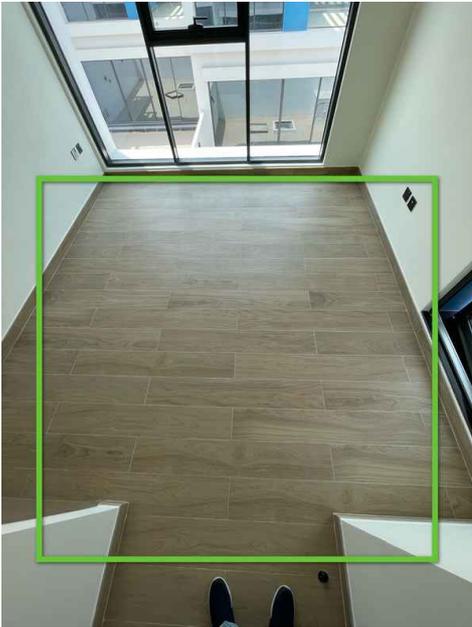


Silicon missing from the edges on wardrobe sode. Recommend a qualified flooring contractor evaluate for possible re-finish.

Need to regrout

Recommendation

Contact a qualified flooring contractor



RegROUT

14.4.1 Walls

**POOR PATCHING**

BEDROOM 2

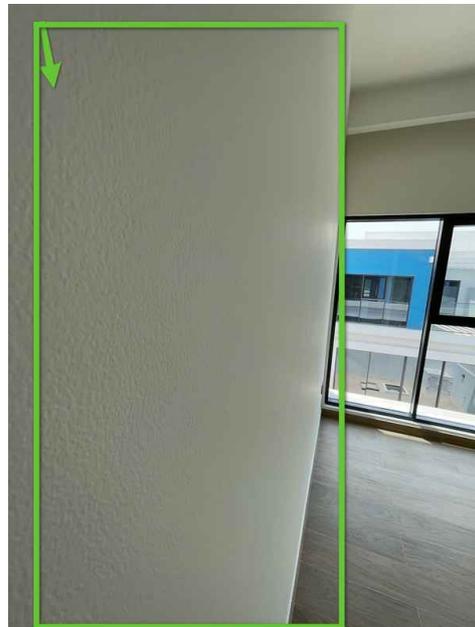
Uneven painting. Need to repaint.

Recommendation

Contact a qualified painting contractor.



Paint touch up



Paint touch up

14.4.2 Walls

**POOR PAINT FINISHES**

2 BEDROOM

Discolouration of paints on the side wall. Needs to be repainted.



Recommendation

Contact a qualified painting contractor.



Remove paint



Remove

14.6.1 Windows

**DEFECTIVE LOCKING MECHANISM**

2BEDROOM

The mechanism for locking the window was found to be defective and was not shutting.

Recommendation

Contact a qualified window repair/installation contractor.

 Moderate



Loose

## 15: BALCONY 1

		IN	NI	NP	D
15.1	General	X			
15.2	Floors	X			
15.3	Walls	X			
15.4	Ceilings	X			X
15.5	Windows			X	
15.6	Sliding Doors	X			X
15.7	Balustrade	X			
15.8	Electrical	X			
15.9	Fire Safety		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

## Information

### Floors: Floor Coverings

Tile

### Walls: Wall Material

Plaster

### Ceilings: Ceiling Material

Plaster

### Sliding Doors: Window Type

Casement

### Electrical: Light

Balcony master

Light works

## Observations

15.4.1 Ceilings

### MINOR DAMAGE

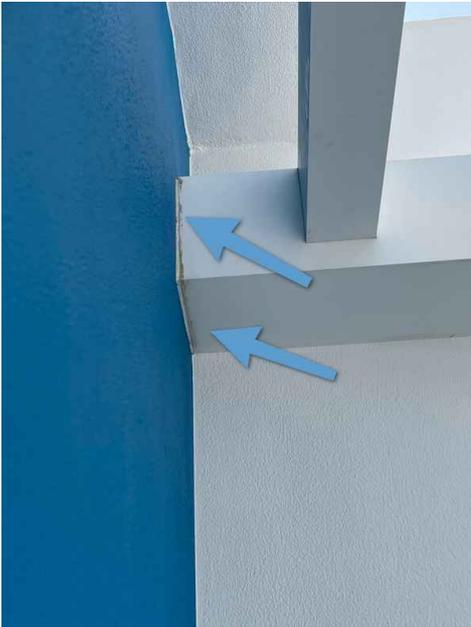
BALCONY MASTER

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.





Paint touch up



Plaster

15.6.1 Sliding Doors

**DEFECTIVE LOCKING MECHANISM**

BALCONY MASTER



The mechanism for locking the sliding doors was found to be defective and was not shutting.

Recommendation

Contact a qualified window repair/installation contractor.



Latch broken



Latch broken

## 16: BALCONY 2

		IN	NI	NP	D
16.1	General	X			
16.2	Floors	X			
16.3	Walls	X			
16.4	Ceilings	X			
16.5	Windows			X	
16.6	Sliding Doors	X			X
16.7	Balustrade	X			
16.8	Electrical	X			
16.9	Fire Safety		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Defect

## Information

**Floors: Floor Coverings**

Tile

**Walls: Wall Material**

Plaster

**Ceilings: Ceiling Material**

Plaster

**Sliding Doors: Window Type**

Single Pane

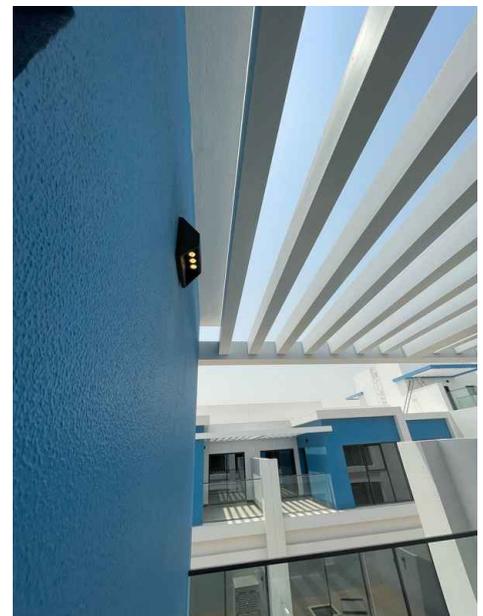
**Sliding Doors: Window Manufacturer**

Unknown

**Electrical: Light**

Balconies 2

Ok



Ok

## Observations

16.2.1 Floors

**FLOOR TILE COLOR SHADE DIFFERENCE**

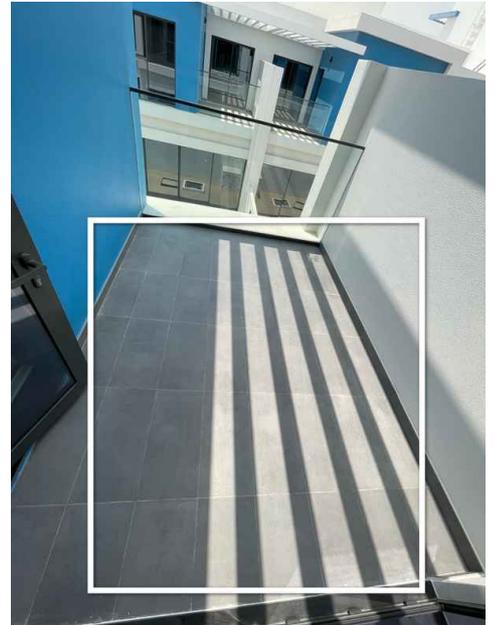
BALCONY 2



The floor tiles were noted to have color shade difference. This needs to be checked and rectified by the contractor. Need to regrout

Recommendation

Contact a qualified flooring contractor



Regrout

16.6.1 Sliding Doors

**DEFECTIVE LOCKING MECHANISM**

BALCONY 2

Moderate

The mechanism for locking the sliding doors was found to be defective and was not shutting.

Recommendation

Contact a qualified window repair/installation contractor.



Lock to check



Lock tight

# 17: GARAGE

		IN	NI	NP	D
17.1	Ceiling	X			
17.2	Floor	X			
17.3	Walls & Firewalls	X			
17.4	Garage Door			X	
17.5	Garage Door Opener			X	
17.6	Walkways, Patios & Driveways	X			
17.7	Occupant Door (From garage to inside of home)			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### Walkways, Patios & Driveways:

#### Driveway Material

Pavers, Concrete

## Observations

17.1.1 Ceiling



### POOR PAINT FINISHES

The ceiling of the garage was discovered to have inadequate finishing and paint quality.

#### Recommendation

Contact a qualified professional.



17.2.1 Floor

Moderate

**CRACKING**

GARAGE

Cracking visible in the garage floor. I recommend a structural engineer to evaluate.

Recommendation

Contact a qualified structural engineer.



Minor gap

17.3.1 Walls & Firewalls

Minor

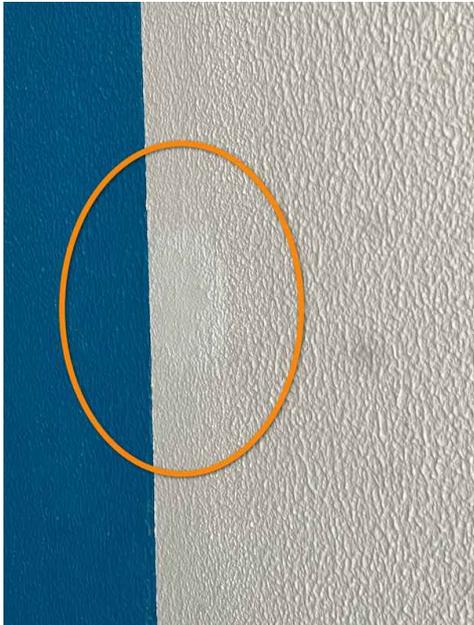
**POOR PAINT FINISHES**

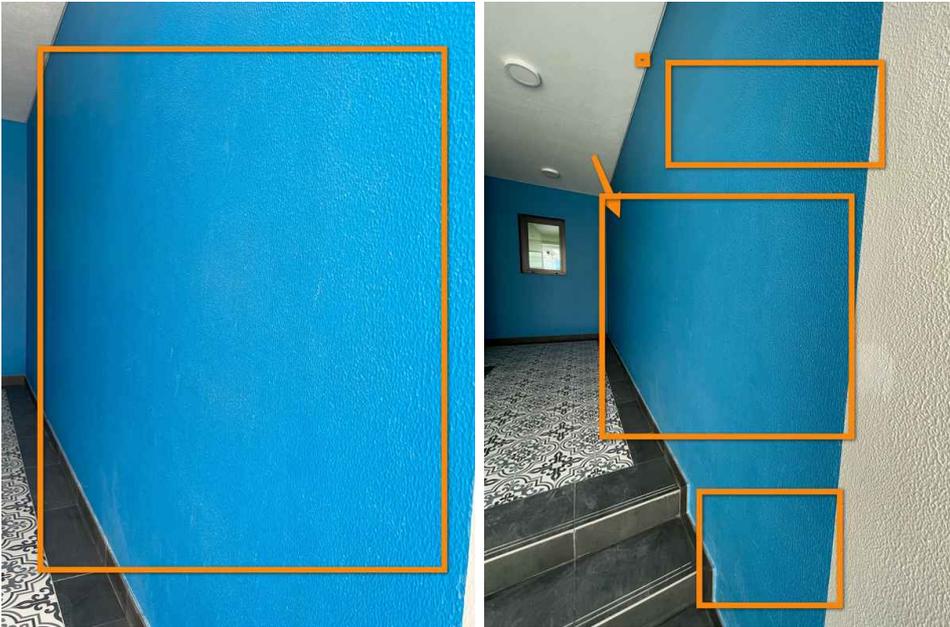
GARAGE

The garage wall was discovered to have inadequate finishing and paint quality.

Recommendation

Contact a qualified professional.





17.6.1 Walkways, Patios & Driveways

**DRIVEWAY CRACKING - MINOR**

GARAGE

 Moderate



Cracks observed. I recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



Garage

# 18: EXTERIOR

		IN	NI	NP	D
18.1	General	X			
18.2	Facade	X			
18.3	Boundary walls	X			X
18.4	Floors	X			X
18.5	Walkways and Patio	X			X
18.6	Electrical - External	X			
18.7	Plumbing - External	X			X
18.8	Exterior Doors and Windows	X			
18.9	Foundation	X			
18.10	Siding, Flashing & Trim	X			
18.11	Decks, Balconies, Porches & Steps	X			X
18.12	Eaves, Soffits & Fascia				
18.13	Vegetation, Grading, Drainage & Retaining Walls	X			
18.14	Recommendation				
18.15	Pump Room	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### General: Inspection Method

Attic Access

### Walkways and Patio: Driveway Material

Concrete, Cobblestone

### Exterior Doors and Windows:

#### Exterior Entry Door

Glass

### Foundation: Material

Concrete

### Siding, Flashing & Trim: Siding Material

Masonry

### Decks, Balconies, Porches &

#### Steps: Appurtenance

Deck with Steps

### Decks, Balconies, Porches &

#### Steps: Material

Concrete

## Observations

18.3.1 Boundary walls

### POOR PAINT FINISHES WITH IMPACT DAMAGE

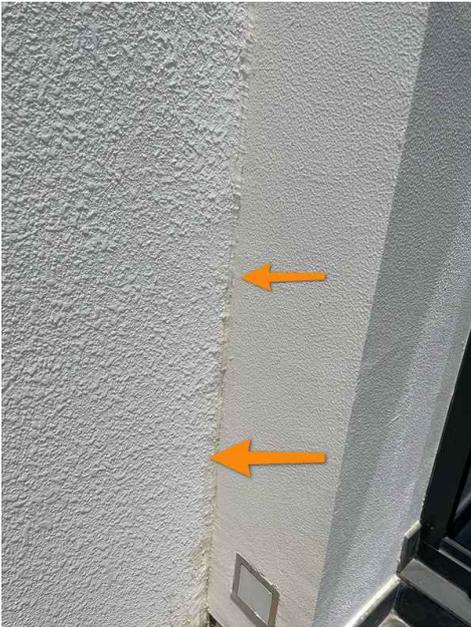
BOUNDARY WALL

The boundary wall was observed to be experiencing issues in several spots due to impact damage, inadequate finishing, and paint quality.

Recommendation

Contact a qualified professional.

 Moderate



Dirty



18.3.2 Boundary walls

**POOR APPLICATION AND SEPARATION OF EXPANSION JOINT MATERIAL**

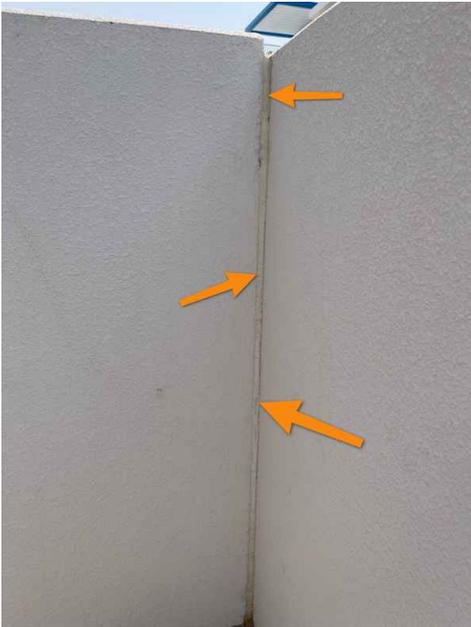
Moderate

WALL BOUNDARY

The expansion joint material for the boundary wall was observed to be inadequately applied and/or detaching in certain expansion joints.

Recommendation

Contact a qualified professional.



Wall joints

## 18.4.1 Floors

**CRACKED FLOOR TILE** Moderate

A cracked floor tile was seen on the patio. This should be replaced.

Recommendation

Contact a qualified professional.



## 18.5.1 Walkways and Patio

**POOR INSTALLATION OF INTERLOCK WITH GAPS** Moderate

EXTERIOR

Interlock and facade wall joint was seen have poor finishing. Need to fill in gaps.

Recommendation

Contact a qualified masonry professional.



Steps



Steps

18.7.1 Plumbing - External

**CLOGGED ROOF DRAINS**

FACADE

The roof drains were discovered to be clogged with foreign materials that need to be removed to prevent future blockages.

Recommendation

Contact a qualified professional.



Roof drain

18.11.1 Decks, Balconies, Porches & Steps

**STAIRS - DETERIORATED**

One or more sections of the exterior stairs are deteriorated. This should be checked by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.





18.15.1 Pump Room

**PUMP ROOM**

Bad finishing

Moderate



Pump room

# 19: ROOF

		IN	NI	NP	D
19.1	Coverings	X			X
19.2	Access - Floor - Wall - Debris	X			
19.3	Flashings	X			X
19.4	Electrical	X			X
19.5	HVAC	X			X
19.6	Plumbing	X			X
19.7	Skylights, Chimneys & Other Roof Penetrations	X			
19.8	Roof Drainage Systems	X			X
19.9	Solar	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Defect

## Information

### Inspection Method

Roof

Roof, Ladder, Physical inspection



Roof checked



### Roof Type/Style

Combination, Flat

### Coverings: Material

Asbestos

### Flashings: Material

Foam, Asphalt

**Electrical: Conduits**

Roof

Checked. Condition satisfactory



Ok



Ok

**Plumbing: Pipes**

Roof

Checked. Ok



Ok



Ok



Ok



Ok



Ok

### Skylights, Chimneys & Other Roof Penetrations: Chimney

Roof

Chimney condition checked. Satisfactory



Ok



Ok



Ok



Ok



Ok

### Roof Drainage Systems: Gutter

Material

Steel

## Observations

19.1.1 Coverings

### DELAMINATION

ROOF

Moderate

The roof covering material shows signs of delamination. Delamination is separation of the surface layer of the covering. A qualified roofing contractor is recommended to evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



Delamination

19.2.1 Access - Floor - Wall - Debris

### DEBRIS

ROOF

Debris from the contractor was spotted in the roof section and needs to be cleared away.

Recommendation

Contact a qualified professional.



19.3.1 Flashings

### LOOSE/SEPARATED

ROOF

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. This should be rectified.

Recommendation

Contact a qualified roofing professional.



Crack

19.4.1 Electrical

### PROTRUDING CABLES

ROOF





Damaged cabling was seen extending from the solar panel base.



Recommendation

Contact a qualified professional.

19.4.2 Electrical

### **DIRTY CONDUIT**

ROOF

The conduit was discovered to be dirty

Recommendation

Contact a qualified professional.

 Minor



Dirty

19.5.1 HVAC

### **THICK DUST ON FINS**

ROOF

The fins of the outdoor condenser units were observed to be covered in a thick layer of dust and grime. This places additional strain on the units, potentially resulting in premature failure if not addressed.

 Moderate

Recommendation

Contact a qualified professional.



Dirty



Dirty



Dirty



Dirty



Dirty

19.6.1 Plumbing

**PREMATURE DETERIORATION**

ROOF

The plumbing connections were observed to have deteriorated early due to UV exposure, leading to the premature corrosion of the exposed piping.

Recommendation

Contact a qualified professional.



Moderate



Damage



Damage

19.8.1 Roof Drainage Systems

**DEBRIS ON GUTTERS**

GROUND EXTERIOR

Debris has accumulated in the gutters. Cleaning is advised to facilitate water flow.

Recommendation

Contact a qualified roofing professional.

 Moderate



Blocked

19.9.1 Solar

**SOLAR PANEL**

ROOF

Solar panel dusty. Need cleaning

 Moderate



Dirty



Dirty