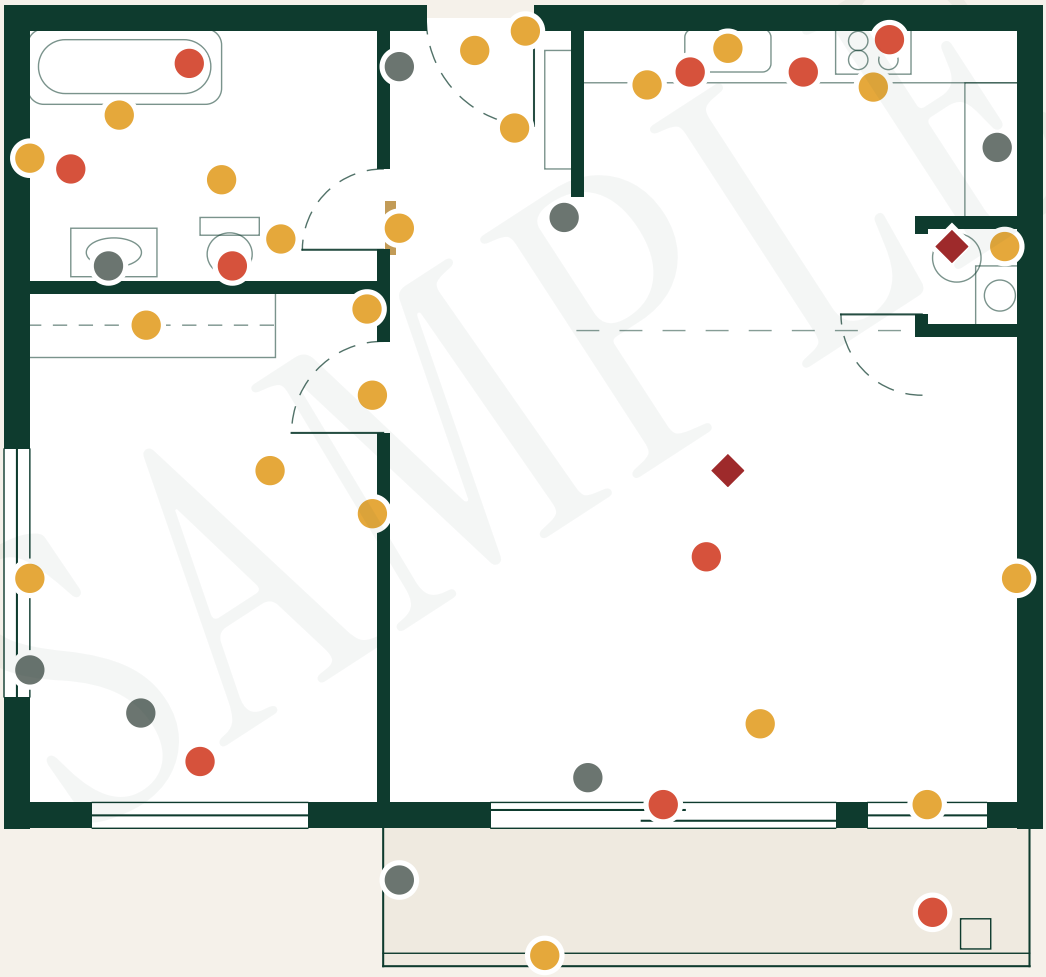
KeyDay
Handover, perfected.

SAMPLE REPORT

SNAGGING INSPECTION · KD-01

Sample Residence

1-Bedroom Apartment, *Dubai*



REPORT	INSPECTED	INSPECTOR	FINDINGS
KD-2026-S001 Version 1	8 Oct 2026 09:00 to 11:50	KeyDay Inspector Sample data	42 snags recorded 2 CRITICAL · 10 MAJOR 22 MINOR · 8 COSMETIC

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REPORT DETAILS

About this *inspection*

PROPERTY	Sample Residence, 1-Bedroom Apartment, Dubai (fictional)
UNIT SIZE IN THE SPA	803 sq ft (74.6 m²), including the balcony
SERVICE	Snagging Inspection (KD-01)
REPORT	KD-2026-S001 · version 1
INSPECTION	Thursday 8 October 2026, 09:00 to 11:50
REPORT ISSUED	Thursday 8 October 2026, 18:30 (within 24 hours)
INSPECTOR	KeyDay Inspector
CLIENT	Sample Client (fictional owner, living overseas)
ATTENDEES	Owner by video for the walk-through, 11:20 to 11:50. Developer's handover representative opened and closed the unit.
OCCUPANCY	Vacant and unfurnished
UTILITIES	Electricity on · water on · cooling on (district cooling) · gas: none installed
WATER HEATER	Switched on at 09:05; hot-water tests from 10:10
AIR-CONDITIONING	All rooms on from 09:10 at a 22 °C set-point
WEATHER	Clear and hot: 36 °C and 48% RH outdoors at 09:30
ACCESS	All rooms and the balcony. Common areas were not in scope.

Tools used

- Thermal camera
- Moisture meter
- Socket and RCD tester
- Laser distance meter
- Pressure gauge and flow cup
- Thermo-hygrometer and probe thermometer
- Water test kit (5 and 10 litres)
- Tapping tool, 2 m straightedge, digital level, torch

Not tested on the day

- **Window spray test.** Not carried out: the developer did not allow water on the façade side.
- **Washing machine.** Not supplied.
- **Gas.** None installed.

Everything else in the scope was inspected and tested as described on the tests page.

CONTENTS

01	Report details	2
02	Executive summary	3
03	How to read this report	4
04	Floor plan	5
05	Findings, room by room	6
06	Tests performed	11
07	Indicative area check	12
08	Developer submission	13
09	Before you sign: the handover certificate	14
10	Scope and limitations	15
11	Contact and next steps	16

About this sample

This is a sample report for a fictional property, written by KeyDay to show the structure, grading and level of detail of a real report. No real building, developer or person appears in it.

A real report carries dated photographs of every snag: a wide shot for context and a close-up. Here, each finding has a plan locator and a line illustration instead.

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Office #27C01, I-Rise Tower, Barsha Heights (TECOM), Dubai, UAE

SAMPLE

EXECUTIVE SUMMARY

What we *found*

Two safety items to fix before you accept.

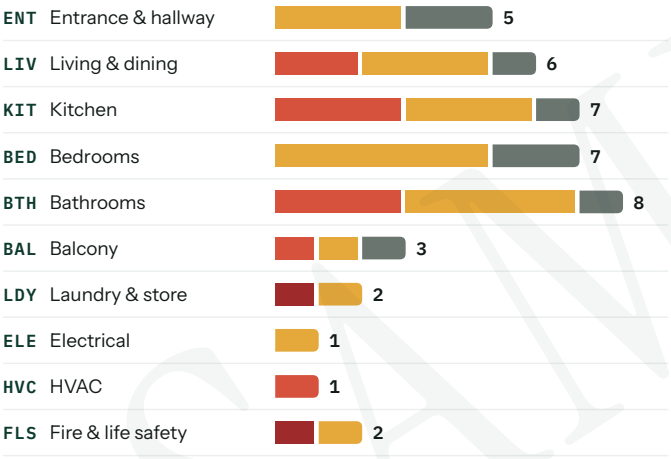
The water heater moves on its bracket (KD-LDY-001) and the living-room smoke detector still has its dust cover on (KD-FLS-001). Both are quick to put right; ask the developer to confirm in writing when they are done. Ten major items affect how the home works or could cause damage if left, including slow drainage from the bath, a WC cistern that keeps running and damp on the bathroom ceiling. The other 30 are workmanship and finishing items. Once the safety items are fixed, accepting the home with this list attached and referenced on the handover certificate keeps every remaining item on record.

42	2	10	22	8
SNAGS RECORDED	CRITICAL	MAJOR	MINOR	COSMETIC
10 areas · plan on page 5	Safety risk or serious damage now	Does not work, lets water in, or will cause damage	Works, but not to standard	Appearance only



CRITICAL 2 (5%) MAJOR 10 (24%) MINOR 22 (52%) COSMETIC 8 (19%)

Snags by area



Bars show each area's snags by severity, in the order Critical, Major, Minor, Cosmetic.

Deal with these first

KD-LDY-001	Water heater moves on its bracket	CRITICAL
KD-FLS-001	Dust cover left on the smoke detector	CRITICAL
KD-BTH-008	Dark spotting and damp on the ceiling	MAJOR
KD-BTH-004	WC cistern keeps running	MAJOR
KD-BTH-002	Bath drains slowly	MAJOR
KD-KIT-006	Sink trap joint weeps	MAJOR
KD-LIV-001	Water stands in the door track	MAJOR
KD-KIT-003	Wall unit moves under hand pressure	MAJOR
KD-HVC-001	Condensation on the supply grille	MAJOR

Tests: 24 test groups; 12 met the guide and 12 found something to fix, each linked to a snag (page 11).

What happens next

01 · SUBMIT
Send the Excel list and this PDF to the developer (page 13). Ask for the critical items to be made safe first.

02 · RE-INSPECT
When the developer confirms its repairs, we check every item and mark it Closed, Partly fixed or Open.

03 · SIGN
Sign the handover certificate with this list attached and referenced on it (page 14).

SAMPLE

HOW TO READ THIS REPORT

Every snag has an *address*.

GRADE	WHAT IT MEANS	WHAT TO DO
CRITICAL	Immediate risk to safety or of serious damage: for example exposed live parts, no earth, a loose balustrade, a fire door that will not close.	Tell the developer the same day. Do not accept handover until it is made safe.
MAJOR	A system or element does not work as intended, lets water in, or will cause damage if left: hollow tiles, wrong falls, leaks, AC not cooling.	Must be fixed. Re-test after the repair.
MINOR	Works but is not finished to standard; needs adjustment or a small repair: alignment, sealant gaps, loose fittings.	Fix during the developer's rectification.
COSMETIC	Appearance only: paint touch-ups, scratches, stains, cleaning.	Fix or clean before handover.
PASS	A test that meets the expected result. Recorded so you can see it was checked.	Nothing to do.

The snag ID

KD-KIT-004

KD KeyDay reference

KIT Area code: where, or which system

004 Number within the area, in the order found. Never reused.

Quote the ID in emails, on the handover certificate and when the developer confirms a repair.

Area codes in this report

ENT	Entrance & hallway
LIV	Living & dining
KIT	Kitchen
BED	Bedrooms
BTH	Bathrooms
BAL	Balcony
LDY	Laundry & store
ELE	Electrical
HVC	HVAC
FLS	Fire & life safety

Reading a finding

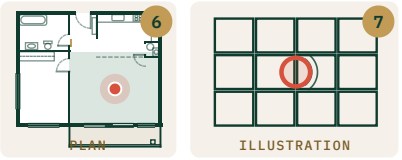
1 KD-LIV-003 **Two hollow floor tiles** 2 MAJOR

TILING

3 Living-room floor, centre of the room

4 Tap test gives a hollow sound on two neighbouring 600 × 600 mm tiles. The tiles around them sound solid.

5 ACTION Re-bed or replace both tiles and tap-test the tiles around them.



1 · ID and title
The reference and a plain name for the defect.

2 · Grade
Colour bar and chip, always with the word.

3 · Location and trade
Room and exact position; who should fix it.

4 · Evidence
What we saw or measured, with sizes and readings.

5 · Action
What a proper fix should achieve.

6 · Plan
The room, shaded, and a pin at the defect.

7 · Illustration
The element, with a ring where the defect is.

In a real report
Dated photos: a wide shot and a close-up.

AFTER A RE-INSPECTION — CLOSED: Fixed and checked · PARTLY FIXED: Improved, not finished · OPEN: Not yet fixed

Trades named in this report: Aluminium & glazing, Appliances, Cleaning, Doors & ironmongery, Electrical, Fire & life safety, HVAC, Joinery, Kitchen supplier, Metalwork, Painting, Plaster & drywall, Plumbing & drainage, Sanitaryware, Stone & marble, Tiling, Waterproofing. The grade and trade are our professional opinion, to help you and the developer prioritise; the developer may classify an item differently.

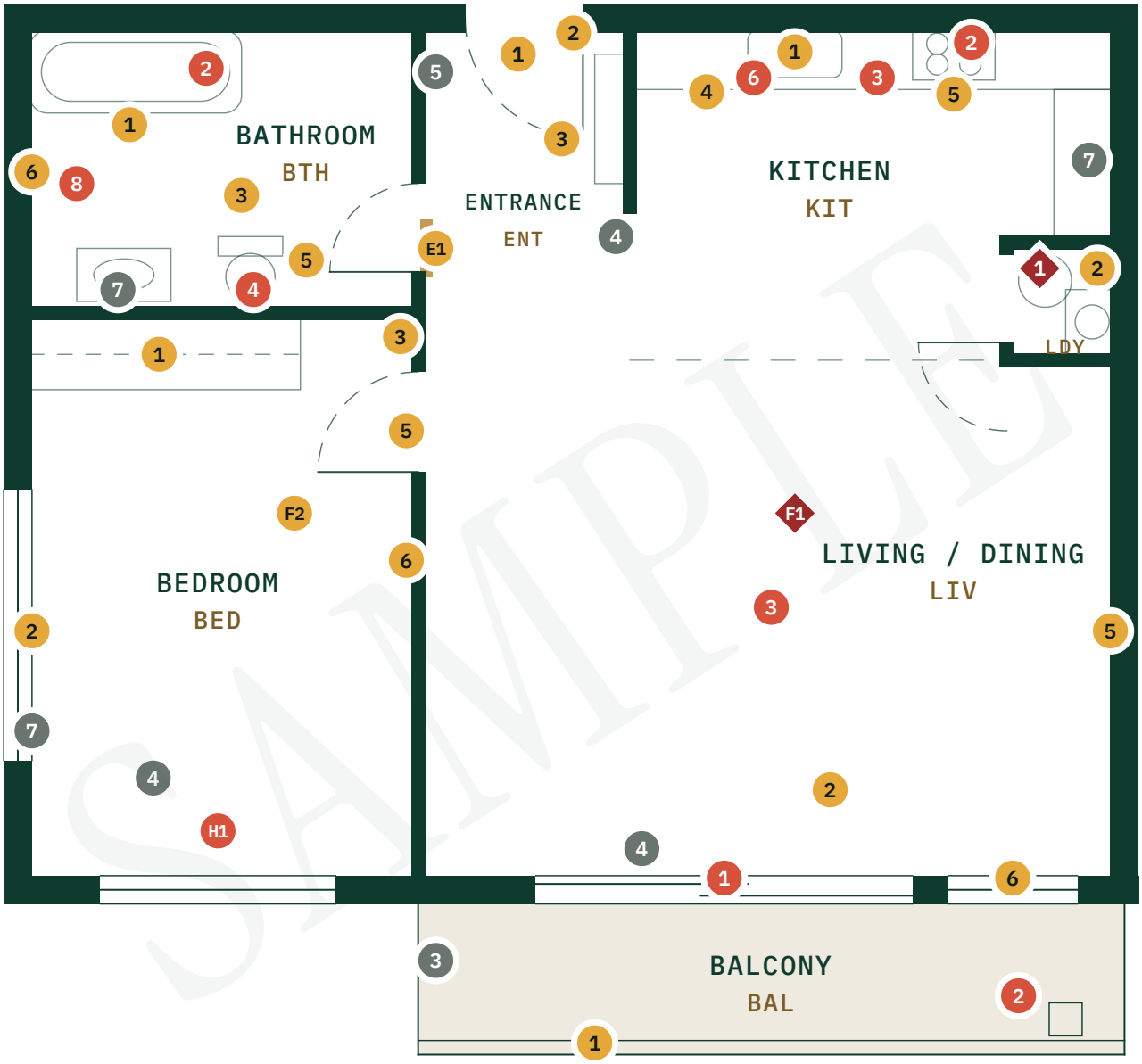
Guide values. Values marked "guide" are KeyDay working guides drawn from common practice. Where the project specification, approved drawings, the Dubai Building Code, authority rules or a manufacturer's instructions set a different value, that value governs.

SAMPLE

FLOOR PLAN

Where the snags *are*

Each pin marks a snag. The number is its sequence within the room's area code: pin 4 in the kitchen is KD-KIT-004. Pins starting E, H or F are electrical, HVAC and fire items, so E1 is KD-ELE-001.



CRITICAL 2 · MAJOR 10 · MINOR 22 · COSMETIC 8

Snags by room

Bedroom	9
Bathroom	8
Living / dining	7
Kitchen	7
Entrance	6
Balcony	3
Utility	2

A fictional layout. The plan is drawn for this sample and is not to scale for any real unit. In a real report we use the plan from your SPA or the developer's handover pack, and mark every snag on it.

FINDINGS

Room by *room*

In our inspection order, from the entrance to the building systems.

ENT Entrance & hallway

3 MINOR · 2 COSMETIC

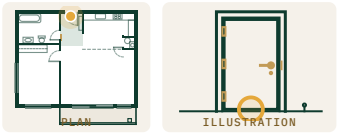
KD-ENT-001 Door brushes the threshold

MINOR · DOORS & IRONMONGERY

Entrance door, bottom edge

The door brushes the threshold over the last 150 mm of its swing and leaves a scuff line.

ACTION Adjust the hinges, or trim and reseal the bottom edge, so it clears.



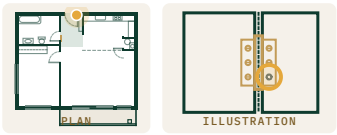
KD-ENT-002 Screw missing from the top hinge

MINOR · DOORS & IRONMONGERY

Entrance door, top hinge

One frame-side screw is missing from the top hinge. The other screws are tight.

ACTION Fit the missing screw to match the others.



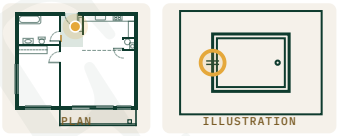
KD-ENT-003 Access panel sits below the ceiling

MINOR · PLASTER & DRYWALL

Foyer ceiling, access panel

The panel sits 3 mm below the ceiling line on one side, with a visible gap along the frame.

ACTION Adjust the frame so the panel closes flush with the ceiling.



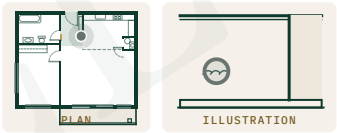
KD-ENT-004 Scuffs and paint touch-ups at hand height

COSMETIC · PAINTING

Foyer walls, 0.9 to 1.4 m above the floor

Scuff marks and patchy touch-ups on both foyer walls, visible from 2 m in daylight.

ACTION Repaint both walls corner to corner so the finish is even.



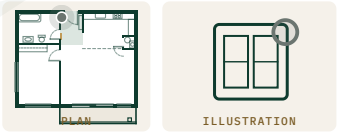
KD-ENT-005 Switch plate not flush

COSMETIC · ELECTRICAL

Light switch beside the entrance door

The two-gang switch plate stands 2 mm off the wall at its top edge.

ACTION Refix the switch so the plate sits flush with the wall.



LIV Living & dining

2 MAJOR · 3 MINOR · 1 COSMETIC

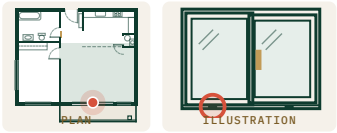
KD-LIV-001 Water stands in the door track

MAJOR · ALUMINIUM & GLAZING

Balcony sliding door, outer track

The track drainage slots are blocked with site debris. Water poured into the outer track stood there and did not drain.

ACTION Clear the drainage slots and repeat the water test in the track.



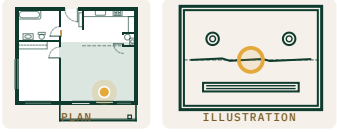
KD-LIV-002 Hairline crack in the ceiling

MINOR · PLASTER & DRYWALL

Living-room ceiling, parallel to the façade

A straight hairline crack about 1.1 m long runs parallel to the façade.

ACTION Rake out, tape and fill the crack, then repaint the ceiling.



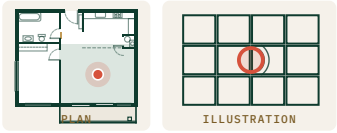
KD-LIV-003 Two hollow floor tiles

MAJOR · TILING

Living-room floor, centre of the room

Tap test gives a hollow sound on two neighbouring 600 × 600 mm tiles. The tiles around them sound solid.

ACTION Re-bed or replace both tiles and tap-test the tiles around them.



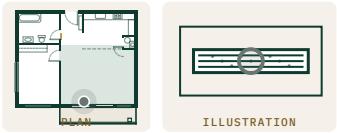
KD-LIV-004 Site dust inside the supply grille

COSMETIC · HVAC

Supply grille above the balcony door

Construction dust and debris lie inside the grille slots.

ACTION Clean the grille and check the duct behind it is clear.



SAMPLE

KD-LIV-005 **Gap above the skirting**

MINOR
PAINTING

TV wall, skirting

An open gap of up to 3 mm between the top of the skirting and the wall along 1.5 m.

ACTION Fill the gap with paintable sealant and touch in the paint.



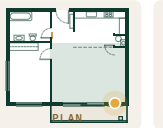
KD-LIV-006 **Scratch on the glass**

MINOR
ALUMINIUM & GLAZING

Fixed pane beside the balcony door

A 150 mm scratch on the inner face of the fixed pane, visible from 2 m in daylight.

ACTION Polish out the scratch, or replace the pane if it remains visible.



KIT Kitchen

3 MAJOR · 3 MINOR · 1 COSMETIC

KD-KIT-001 **Mixer loose on the worktop**

MINOR
PLUMBING & DRAINAGE

Kitchen sink mixer

The mixer turns about 10 degrees at its base under light hand pressure.

ACTION Tighten the fixing from below and check the connections for leaks.



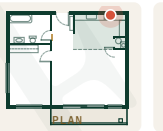
KD-KIT-002 **One hob zone does not heat**

MAJOR
APPLIANCES

Hob, rear right zone

The rear right zone lights up on the display but gives no heat after 5 minutes. The other three zones work.

ACTION Ask the appliance supplier to repair or replace the hob.



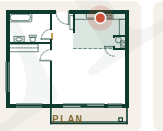
KD-KIT-003 **Wall unit moves under hand pressure**

MAJOR
KITCHEN SUPPLIER

Wall unit to the left of the hood

The wall unit moves about 3 mm when pressed upwards at its front edge.

ACTION Refix the unit to the wall with suitable fixings before it is loaded.



KD-KIT-004 **Chip in the worktop edge**

MINOR
STONE & MARBLE

Worktop front edge, left of the sink

A 12 mm chip in the front edge of the stone worktop.

ACTION Repair with colour-matched resin and polish.



KD-KIT-005 **Drawer stops short of closing**

MINOR
KITCHEN SUPPLIER

Top drawer below the hob

The top drawer below the hob stops 10 mm short of closing.

ACTION Adjust the runners so the drawer closes fully.



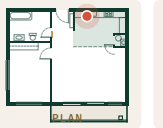
KD-KIT-006 **Sink trap joint weeps**

MAJOR
PLUMBING & DRAINAGE

Under the sink, trap

After the fill-and-drain test, a drop of water formed at the lower joint of the trap. The cabinet base is dry.

ACTION Remake the trap joint and repeat the fill-and-drain test.



KD-KIT-007 **Protective film left on cabinet fronts**

COSMETIC
CLEANING

Wall units and tall unit

Protective film is still on two wall-unit doors and part of the tall unit.

ACTION Remove the film and clean the surfaces.



BED Bedrooms

5 MINOR · 2 COSMETIC

KD-BED-001 **Wardrobe doors rub each other**

MINOR
JOINERY

Bedroom wardrobe, left doors

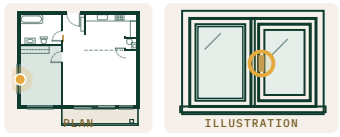
The left door rubs its neighbour when closing and has marked the edge.

ACTION Adjust the hinges so the doors clear each other; repair the edge.

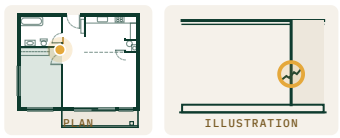


SAMPLE

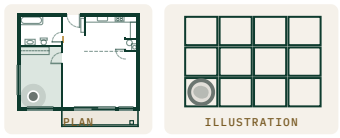
KD-BED-002 **Window handle stiff; locks on the second turn**
MINOR
Bedroom window, handle
ALUMINIUM & GLAZING
The handle needs firm pressure and locks only on the second turn.
ACTION Adjust and lubricate the lock so it turns smoothly and locks first time.



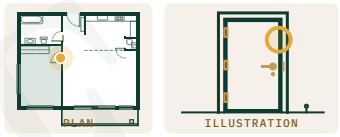
KD-BED-003 **Hairline crack in the corner**
MINOR
Bedroom, internal corner beside the bathroom wall
PLASTER & DRYWALL
A vertical hairline crack about 1.4 m long in the internal corner. Under 0.2 mm wide on a crack gauge.
ACTION Rake out and fill with a flexible filler, then repaint.



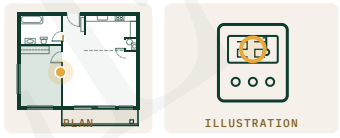
KD-BED-004 **Stain in a floor tile**
COSMETIC
Bedroom floor near the window
TILING
A dark stain about 40 mm across on one floor tile. It does not clean off with water.
ACTION Try a cleaner suited to the tile; replace the tile if the stain remains.



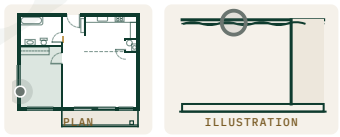
KD-BED-005 **Veneer lifting on the door edge**
MINOR
Bedroom door, lock edge
DOORS & IRONMONGERY
The veneer is lifting along 80 mm of the lock edge.
ACTION Re-glue the veneer, or replace the leaf if it will not hold.



KD-BED-006 **Thermostat reads 2 °C high**
MINOR
Bedroom thermostat
HVAC
The thermostat shows 26 °C while a reference thermometer beside it reads 24 °C.
ACTION Calibrate or replace the thermostat.



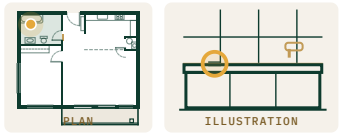
KD-BED-007 **Wavy paint line at the ceiling**
COSMETIC
Bedroom, window wall at the ceiling line
PAINTING
The line where wall meets ceiling wanders by up to 5 mm along the window wall.
ACTION Recut the line straight.



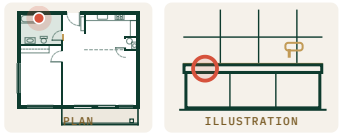
BTH Bathrooms

3 MAJOR · 4 MINOR · 1 COSMETIC

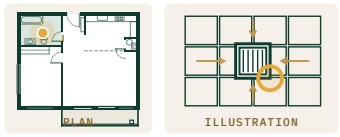
KD-BTH-001 **Silicone stops short of the corner**
MINOR
Bath, silicone to the wall tiles
TILING
The silicone between the bath and the wall tiles stops 120 mm short of the corner.
ACTION Reseal the full length of the bath in one continuous bead.



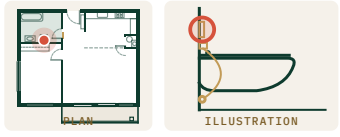
KD-BTH-002 **Bath drains slowly**
MAJOR
Bath waste
PLUMBING & DRAINAGE
A 10 cm fill took 4 minutes to drain and the waste gurgles.
ACTION Clear or correct the waste and its vent, then repeat the drain test.



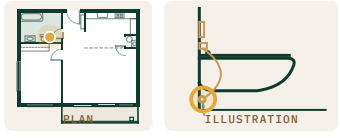
KD-BTH-003 **Grout missing around the floor drain**
MINOR
Bathroom floor drain
TILING
The grout around the drain is incomplete, with open joints on two sides.
ACTION Complete the grout and seal around the drain.



KD-BTH-004 **WC cistern keeps running**
MAJOR
WC cistern
PLUMBING & DRAINAGE
After flushing, the cistern keeps filling and water runs into the pan for more than 2 minutes.
ACTION Adjust or replace the fill valve so the cistern stops when full.



KD-BTH-005 **Bidet spray drips when closed**
MINOR
Bidet spray
PLUMBING & DRAINAGE
The spray head drips about once every 3 seconds when closed.
ACTION Replace the spray head or its washer.



SAMPLE

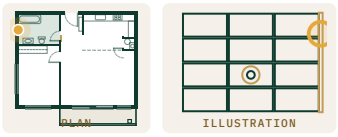
KD-BTH-006 **No trim on the niche corner**

MINOR · TILING

Tiled niche, external corner

The external corner of the tiled niche has no trim, and the tile edges are sharp.

ACTION Fit a trim or finish the edge so it is safe to touch.



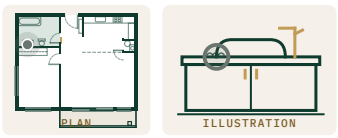
KD-BTH-007 **Sealant smeared on the countertop**

COSMETIC · SANITARYWARE

Basin to countertop joint

The sealant where the basin meets the countertop is smeared onto the stone.

ACTION Remove the smears and reseal neatly.



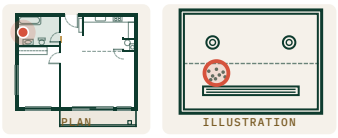
KD-BTH-008 **Dark spotting and damp on the ceiling**

MAJOR · WATERPROOFING

Bathroom ceiling above the bath

Dark spotting about 200 × 150 mm. The moisture meter reads 31 against 12 on dry ceiling nearby.

ACTION Find and fix the moisture source, then treat and repaint the ceiling.



BAL Balcony

1 MAJOR · 1 MINOR · 1 COSMETIC

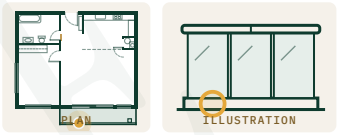
KD-BAL-001 **Cover strip missing from the base channel**

MINOR · METALWORK

Balustrade base channel, left end

The cover strip is missing from 1.2 m of the base channel, leaving the glass fixings exposed.

ACTION Fit the missing cover strip.



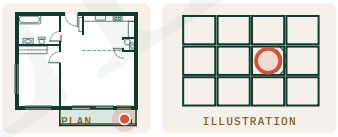
KD-BAL-002 **Hollow tile next to the drain**

MAJOR · TILING

Balcony floor, tile next to the drain

Tap test gives a hollow sound on one tile beside the drain.

ACTION Re-bed the tile and check the waterproofing at the drain where visible.



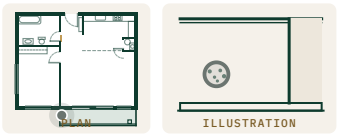
KD-BAL-003 **Paint splashes on the balcony wall**

COSMETIC · PAINTING

Balcony wall beside the door

Paint splashes up to 1 m above the floor on the wall beside the door.

ACTION Clean off the splashes, or touch in the wall paint.



LDY Laundry & store

1 CRITICAL · 1 MINOR

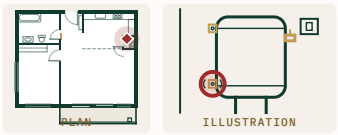
KD-LDY-001 **Water heater moves on its bracket**

CRITICAL · PLUMBING & DRAINAGE

Utility cupboard, water heater

The heater moves about 5 mm when pushed by hand. One of the two lower bracket bolts is missing.

ACTION Secure the heater now with every bracket fixing, then check the pipes for strain.



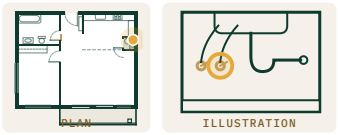
KD-LDY-002 **Washing-machine valve turns only with a tool**

MINOR · PLUMBING & DRAINAGE

Washing-machine supply valve

The supply valve turns only with a tool, not by hand.

ACTION Free or replace the valve so it turns by hand.



ELE Electrical

1 MINOR

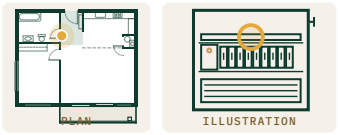
KD-ELE-001 **Four breakers unlabelled**

MINOR · ELECTRICAL

Distribution board in the foyer

Four of the fourteen breakers are not named on the circuit schedule.

ACTION Complete the schedule so every breaker is identified.



SAMPLE

HVC HVAC

1 MAJOR

KD-HVC-001 Condensation on the supply grille

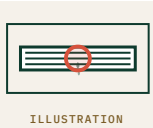
MAJOR
HVAC

Bedroom supply grille

Droplets form on the grille after 40 minutes. Supply air 11.2 °C, 13.6 °C below return; guide 8 to 12 °C.

ACTION Check the plenum insulation and the supply temperature, then retest.





FLS Fire & life safety

1 CRITICAL 1 MINOR

KD-FLS-001 Dust cover left on the smoke detector

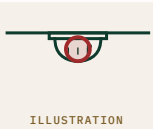
CRITICAL
FIRE & LIFE SAFETY

Living-room smoke detector

The protective cover is still fitted, so the detector may not sense smoke.

ACTION Remove the cover and ask the developer to confirm the detector works.





KD-FLS-002 Sprinkler cover plate missing

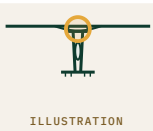
MINOR
FIRE & LIFE SAFETY

Bedroom sprinkler

The cover plate is missing, leaving a gap in the ceiling around the head.

ACTION Fit the specified cover plate without disturbing the head.





End of findings. 42 snags in 10 areas. The tests behind them are on page 11.

KD-2026-S001

SAMPLE

TESTS PERFORMED

Measured, not *assumed*.

WATER AT EACH OUTLET

OUTLET	PRESSURE, BAR	FLOW, L/MIN	HOT WATER	DRAINAGE	RESULT	SNAG
Kitchen sink	3.6	8.8	50 °C at 31 s (max 57 °C)	Emptied in 16 s; drop at the trap joint	OUTSIDE GUIDE	KD-KIT-006
Bathroom basin	3.5	6.2	50 °C at 27 s (max 58 °C)	Emptied in 10 s	PASS	
Bath	3.4	12.4	50 °C at 33 s (max 57 °C)	10 cm fill took 4 min; gurgles	OUTSIDE GUIDE	KD-BTH-002
Bidet spray	3.5	n/a	n/a	Drips when closed	OUTSIDE GUIDE	KD-BTH-005
Washer valve	3.6	n/a	n/a	Trapped drain point; dry	PASS	

Guides: static pressure 1.0 to 5.5 bar (building design governs) · hot water at least 50 °C within 60 seconds (UK HSE Legionella guidance) · no ponding 5 minutes after the test. Simultaneous use, bath and basin: bath flow fell from 12.4 to 11.1 L/min (no major drop): Pass.

AIR-CONDITIONING

ROOM	SUPPLY	RETURN	DIFF.	RH	RESULT
Living	13.2 °C	24.4 °C	**11.2 °C**	51%	PASS
Bedroom	11.2 °C	24.8 °C	**13.6 °C**	55%	OUTSIDE GUIDE

Measured after at least 40 minutes of running. Guides: supply air 8 to 12 °C below return air; humidity 60% RH or less. Snag: KD-HVC-001.

MOISTURE

LOCATION	READING	DRY REF.	RESULT
Behind the bath (bedroom side)	15	15	PASS
Bathroom ceiling above the bath	31	12	OUTSIDE GUIDE
Sink cabinet base	13	13	PASS
Living door threshold	16	15	PASS
Bedroom window sill	14	14	PASS

Readings on the meter's reference scale, compared with a dry area of the same material. A reading shows where there may be moisture; it does not prove what lies behind the surface. Snags: KD-BTH-008.

ELECTRICAL AND OTHER CHECKS

CHECK	READING	RESULT	SNAG
Socket outlets, plug-in tester	18 tested · 18 correct	PASS	
RCD test button at the board	Tripped and reset (with the developer's permission)	PASS	
RCD, plug-in test at 30 mA	Tripped in 19 ms (recorded)	PASS	
Light points and switching	12 checked · 12 working	PASS	
Circuit schedule	10 of 14 breakers named	OUTSIDE GUIDE	KD-ELE-001
Leak check at the water meter	Meter moved while the WC cistern ran; still once it was isolated	OUTSIDE GUIDE	KD-BTH-004
Thermal sweep after 40 minutes of cooling	Cool patch on the bathroom ceiling; confirmed damp	OUTSIDE GUIDE	KD-BTH-008
Tap test: every floor tile and wet-area wall tile	Three hollow tiles	OUTSIDE GUIDE	KD-LIV-003 · KD-BAL-002
Balcony water test, 10 litres	Water ran to the drain; none at the door	PASS	
Sliding-door track water test	Water stood in the outer track	OUTSIDE GUIDE	KD-LIV-001
Hob, oven and hood	One hob zone does not heat; oven and hood work	OUTSIDE GUIDE	KD-KIT-002
Doors and windows, operated three times	2 faults found	OUTSIDE GUIDE	KD-ENT-001 · KD-BED-002

SAMPLE

AREA CHECK

Indicative area check against the *SPA*

We measured each room between finished internal faces with a laser distance meter and compared the total with the area stated in the SPA. This check is indicative only: it is not a certified measurement survey.

ROOM	MEASURED, M	AREA, M²
Entrance	1.68 × 2.48	4.17
Kitchen	4.08 × 2.78 − 0.98	10.36
Living and dining	5.88 × 4.38	25.75
Bedroom	3.28 × 4.78	15.68
Bathroom	3.28 × 2.38	7.81
Utility cupboard	0.88 × 0.88	0.77
Internal rooms		**64.54**
Balcony	5.88 × 1.28	7.53
Total measured	**776 sq ft**	**72.07**
Area stated in the SPA (sample)	803 sq ft	74.60
Difference	**-3.4%**	**-2.53**

Ceiling height, living room: 2.73 m measured (2.75 m on the SPA drawing). Layout matches the SPA floor plan.

RESULT

3.4% below the SPA figure

A small shortfall is expected: our figure excludes wall thicknesses, which SPA areas often include. On this measurement the difference is inside 5%, but worth keeping on file.

Why 5% matters. Under Dubai's rules, a developer must compensate a buyer where a unit is more than 5% smaller than the net area in the sale agreement (Executive Council Resolution No. 6 of 2010, Article 13). Your SPA may also have its own tolerance clause. General information, not legal advice.



How areas differ. Developers and authorities may measure to wall centrelines or outer faces, include balconies or a share of common areas, and use different rounding. Two correct methods can give different totals.

If it matters to you. Ask a qualified surveyor to measure the property before you act on a difference. The registered area is set by the Dubai Land Department.

SAMPLE

DEVELOPER SUBMISSION

Sending the list to the *developer*

Developers' repair teams work from spreadsheets, so every report comes with the same list in Excel: `keyday-sample-1br-snagging-snaglist.xlsx`. One row per snag, with the ID, location, grade, trade and recommended action, plus columns for the developer's response, the status and the date closed.

Snags by trade

TRADE	CRITICAL	MAJOR	MINOR	COSMETIC	ALL
Plumbing & drainage	1	3	3	·	**7**
Tiling	·	2	3	1	**6**
Painting	·	·	1	3	**4**
Aluminium & glazing	·	1	2	·	**3**
Doors & ironmongery	·	·	3	·	**3**
HVAC	·	1	1	1	**3**
Plaster & drywall	·	·	3	·	**3**
Electrical	·	·	1	1	**2**
Fire & life safety	1	·	1	·	**2**
Kitchen supplier	·	1	1	·	**2**
Appliances	·	1	·	·	**1**
Cleaning	·	·	·	1	**1**
Joinery	·	·	1	·	**1**
Metalwork	·	·	1	·	**1**
Sanitaryware	·	·	·	1	**1**
Stone & marble	·	·	1	·	**1**
Waterproofing	·	1	·	·	**1**
Total	**2**	**10**	**22**	**8**	**42**

How to submit

1. Send the Excel list and this PDF to the developer's customer-care team or portal. If you prefer, authorise us in writing and we send it for you.
2. Ask for written acknowledgement, the developer's reference number and a rectification schedule.
3. Ask for the critical items to be made safe first, and to be told when they are.
4. When the developer confirms the repairs, book a re-inspection. We check every item and update the list.
5. Keep every email and the reference number with your handover documents.

COVERING NOTE (EXAMPLE)

Please find attached the snag list for Sample Residence, 1-bedroom apartment, inspected on 8 Oct 2026: 42 items (2 critical, 10 major, 22 minor, 8 cosmetic). Please confirm receipt, make the critical items safe as a priority, share your rectification schedule, and tell us when the unit is ready for re-inspection.

Critical and major items (12)

- **KD-LDY-001** Water heater moves on its bracket
- **KD-LIV-001** Water stands in the door track
- **KD-KIT-002** One hob zone does not heat
- **KD-KIT-006** Sink trap joint weeps
- **KD-BTH-004** WC cistern keeps running
- **KD-BAL-002** Hollow tile next to the drain
- **KD-FLS-001** Dust cover left on the smoke detector
- **KD-LIV-003** Two hollow floor tiles
- **KD-KIT-003** Wall unit moves under hand pressure
- **KD-BTH-002** Bath drains slowly
- **KD-BTH-008** Dark spotting and damp on the ceiling
- **KD-HVC-001** Condensation on the supply grille

Columns in the Excel list

SNAG ID · AREA · LOCATION · ELEMENT · DESCRIPTION · SEVERITY · TRADE · RECOMMENDED ACTION · DEVELOPER RESPONSE · STATUS · DATE CLOSED

The developer fills in its response; we update the status after each re-inspection: **Open**, **Partly fixed** or **Closed**, with the date closed.

Developers are not obliged to adopt an independent report word for word, and most check the items themselves. If the developer disputes an item, ask for its reasons in writing and keep them with this report.

SAMPLE

BEFORE YOU SIGN

The handover *certificate*

Signing the handover certificate records that you accept the home. This one-page checklist keeps your position clear. It is general information, not legal advice.

Before the appointment

- ☐ Read this report and the Excel list, and send the list to the developer.
- ☐ Ask which items will be fixed before handover and which after, in writing.
- ☐ Check the critical items have been made safe.
- ☐ Bring your ID, the developer's notice and any power of attorney you rely on.

At the appointment

- ☐ Walk the home again. Look at every critical and major item.
- ☐ Count keys, access cards, parking permits and remotes against the developer's list.
- ☐ Photograph the electricity, water and cooling meter readings, with the date.
- ☐ Collect manuals, warranties and the handover pack.

On the certificate

- ☐ Do not tick a box that says there are no defects if there are.
- ☐ If you sign with items still open, write a reference to this list on the certificate and attach it.
- ☐ Keep a copy signed by both sides.

SUGGESTED WORDING

"Accepted subject to the attached KeyDay snag list KD-2026-S001 dated 8 Oct 2026, 42 items."

After you sign

- ☐ Book the re-inspection once the developer confirms its repairs.
- ☐ Note your defects liability period in your calendar and book a month-11 check.
- ☐ Questions about withholding payment or disputes: ask a lawyer.

The order that protects you

01
Notice
The developer tells you the unit is ready. Book the inspection inside its window.

02
Inspection
We test and record every defect we find, with its grade and trade.

03
Report
PDF and Excel within 24 hours. You send the list to the developer.

04
Repairs
The developer fixes the items; we re-inspect and update the list.

05
Sign and collect
Sign with the list attached and referenced. Then take your keys.

The first year. For homes in jointly owned property, Dubai Law No. 6 of 2019 (Article 40) makes the developer responsible for repairing or replacing defective installations for one year from handover of the unit, and for structural defects for ten years from the completion certificate. Check your SPA for your own defects liability terms.

SAMPLE

SCOPE AND LIMITATIONS

What this inspection *covers*

Visual and non-destructive

We inspected the parts of the property that were visible and safely accessible on the day, and carried out the tests shown in this report with hand-held instruments: a thermal camera, moisture meter, socket and RCD tester, laser distance meter, pressure gauge, thermometers and a spirit level.

What we did not do

- Remove, open up or dismantle anything, including panels, coverings, sealed ducts and appliances.
- Inspect locked, concealed or unsafe areas, voids and shafts, or spaces above false ceilings beyond what an access hatch shows.
- Inspect common areas, shared building systems or the external façade.
- Test gas installations, water or air quality, or test for mould, asbestos or other hazardous materials.
- Assess structural adequacy, or check compliance with regulations, approved drawings or permits.
- Estimate repair costs, value the property or check legal documents.

Not a structural survey

This inspection is not a structural survey or an engineering assessment. Where we see signs of a structural or specialist problem, we say so and recommend specialist advice.

Conditions on the day

Findings reflect conditions during the visit: the home was vacant and unfurnished, all utilities and cooling were on, and the weather was clear and hot (36 °C). No inspection can find every defect. Some appear only at certain times, for example in heavy rain or at peak summer load, and some develop later.

Not tested on this visit

- **Window spray test.** Not carried out: the developer did not allow water on the façade side.
- **Washing machine.** Not supplied.
- **Gas.** None installed.

Thermal images and moisture readings

They show where there may be a problem. They do not prove what lies behind a surface, and are recorded to guide further investigation.

Area check, grades and trades

The area check is indicative, not a certified measurement. Grades and trades are our professional opinion; the developer may classify items differently.

Using this report

This report is prepared for the client named on it. It may be shared with the developer and its contractors to investigate and fix the items listed, but it should not be published. Full terms: keyday.ae/terms.

What we inspected

Every room and the balcony: doors, windows and ironmongery; joinery and wardrobes; walls, ceilings, floors, tiles and paint; kitchen units, worktop and appliances; sanitaryware, taps, drains and visible pipework; sockets, switches, lights and the distribution board (from the outside only); air-conditioning outlets, thermostats and fan-coil units seen through access panels; smoke detectors and sprinkler heads (visual only).

KeyDay guide values used

Water	1.0 to 5.5 bar; hot water at least 50 °C within 60 s
Drainage	No ponding 5 minutes after the test
Cooling	Supply 8 to 12 °C below return; 60% RH or less
Tiles	Step over 1 mm flagged; 3 mm under a 2 m straightedge
Cracks	Over 2 mm, or active: refer to a structural engineer
Finishes	Judged from 2 m in normal daylight

SAMPLE

KeyDay

QUESTIONS ABOUT THIS REPORT

We stay with you until every snag is *closed*.

Every report includes a 15-minute call to walk you through the findings. Reply to your report email or message us on WhatsApp to book it.

CONTACT

EMAIL info@keyday.ae

BOOKINGS bookings@keyday.ae

WHATSAPP +971 52 585 9770

WEB keyday.ae

Office #27C01, I-Rise Tower, Barsha Heights (TECOM), Dubai, UAE

WHAT HAPPENS NEXT

KD-02	De-snagging re-inspection Every item re-checked after the developer's repairs	from AED 600
KD-03	Handover representation We attend the handover appointment, with you or for you	from AED 900
KD-06	End-of-DLP (month-11) inspection What a year of living reveals, while the developer is responsible	from AED 1,000

From prices are for the smallest size band. Your fixed price is confirmed in writing before you book.

SAMPLE

Handover, perfected.

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Snagging & Handover Inspections – Dubai