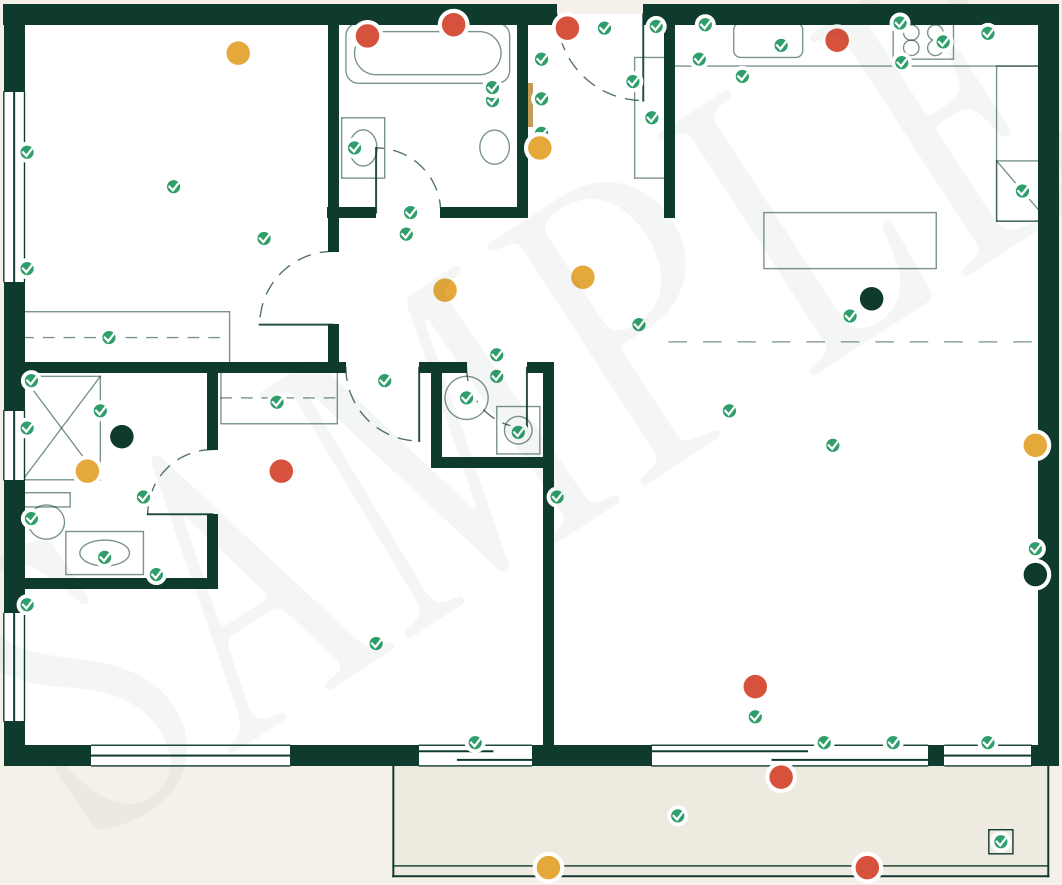
KeyDay
Handover, perfected.

SAMPLE REPORT

DE-SNAGGING RE-INSPECTION · KD-02

Sample Residence

2-Bedroom Apartment, *Dubai*



REPORT	INSPECTED	INSPECTOR	RESULT
KD-2026-S002-R1 Version 1	24 Nov 2026 10:00 to 11:40	KeyDay Inspector Sample data	54 of 69 items closed 54 CLOSED · 7 PARTLY FIXED · 8 OPEN · 3 NEW

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RE-INSPECTION DETAILS

About this *re-inspection*

PROPERTY	Sample Residence, 2-Bedroom Apartment, Dubai (fictional)
SERVICE	De-snagging Re-inspection (KD-02)
REPORT	KD-2026-S002-R1 · version 1
ORIGINAL REPORT	KD-2026-S002, inspected Tuesday 13 October 2026 (69 items)
RE-INSPECTION	Tuesday 24 November 2026, 10:00 to 11:40, six weeks after the original inspection
REPORT ISSUED	Tuesday 24 November 2026, 17:00 (within 24 hours)
INSPECTOR	KeyDay Inspector
CLIENT	Sample Client (fictional owner)
DEVELOPER NOTICE	Repairs reported complete by the developer on 19 November 2026 (sample)
ATTENDEES	Developer's handover representative for the whole visit. Owner by video for the last 15 minutes.
UTILITIES	Electricity on · water on · cooling on · gas: none installed
WEATHER	Clear: 29 °C and 55% RH outdoors at 10:00
SCOPE	Every item in the original list, plus obvious new defects seen during the visit

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

- **Balcony water test.** Not repeated: the balcony tiles have not been re-laid yet (KD-BAL-002).
- **Dishwasher.** Not run: outside the original scope for this unit.

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

CONTENTS

01	Re-inspection details	2
02	Close-out summary	3
03	How to read this re-inspection	4
04	Floor plan: what is left	5
05	Status register: every item	6
06	Outstanding items	8
07	Tests repeated	10
08	What happens next	11
09	Scope and limitations	12
10	Contact	13

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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SAMPLE

CLOSE-OUT SUMMARY

What the developer *fixed*

Ready to accept with the updated list attached.

All three critical items are closed and safe, and 54 of the 69 original items are closed. Fifteen remain: 7 partly fixed and 8 open, five of them major. We also recorded three new cosmetic items left by the repairs. None of the remaining items is a safety risk. Accepting the home with this updated list attached and referenced on the handover certificate keeps all 18 on record for the developer to finish.

54 / 69
CLOSED
Fixed and checked today

7
PARTLY FIXED
Improved, not finished

8
OPEN
Not yet fixed

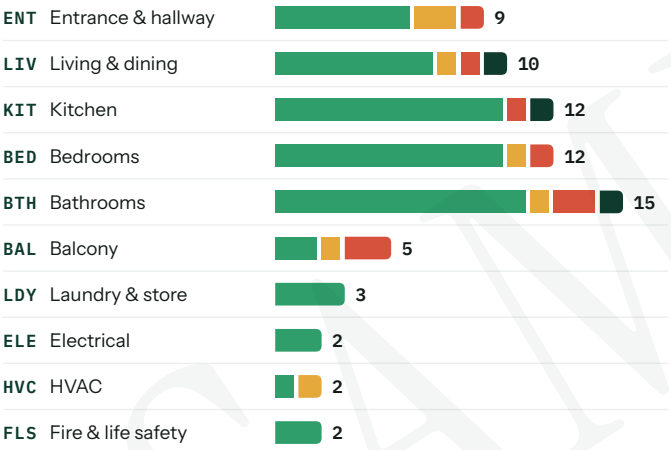
3
NEW
Seen today, left by repairs

18
REMAINING
0 critical · 5 major · 6 minor · 7 cosmetic



CLOSED 54 PARTLY FIXED 7 OPEN 8 NEW 3

Status by area



Bars show every item in each area: closed, partly fixed, open and new.

Major items still to finish

KD-BED-002 — **Room does not cool to the guide** — PARTLY FIXED
Now a 7.6 °C difference (was 6.4 °C); guide 8 to 12 °C.

KD-BTH-002 — **Hot water below the guide temperature** — OPEN
47.5 °C at 60 s. Developer: new heater element on order.

KD-BTH-007 — **Water stands at the screen end of the tray** — PARTLY FIXED
Tray re-bedded; a 1 mm film remains at one corner after 5 minutes.

KD-BAL-002 — **Balcony floor falls towards the door** — OPEN
Not started. The developer plans to re-lay the tiles; no date given.

KD-HVC-001 — **Damp patch next to the fan-coil unit** — PARTLY FIXED
Drain pan cleared; ceiling now dry (14 against 12) but the stain is not repainted.

Every item, with today's note, is in the status register (page 6). The 18 remaining items are detailed from page 8.

What happens next

01 · SEND THE UPDATE
Send the updated Excel list to the developer and ask for a date for the remaining 18 items.

02 · CHOOSE
Book one more re-inspection when the developer confirms, or accept the remaining items and track them.

03 · SIGN
Sign the handover certificate with this updated list attached and referenced (page 11).

SAMPLE

HOW TO READ THIS RE-INSPECTION

Every item, *checked again*.

We took the original snag list, KD-2026-S002, and checked every item in the same order. Each keeps its original ID and grade, and gets a status and a short note on what we found today.

Status

CLOSED	Fixed, and the fix checked today. Tests repeated where the item had a test.
PARTLY FIXED	Work has been done, but the item does not yet meet the standard. The note says what remains.
OPEN	Not fixed, or the repair did not work. The note records what we saw and any developer response.
NEW	An obvious defect seen today that was not in the original report, often left by a repair. It gets the next number in its area.

Grade (from the original report)

CRITICAL	Immediate risk to safety or of serious damage.
MAJOR	Does not work as intended, lets water in, or will cause damage if left.
MINOR	Works, but is not finished to standard.
COSMETIC	Appearance only.

A partly fixed or open item keeps its original grade. A closed item needs nothing more.

What a re-inspection covers

A re-inspection checks whether the items in the earlier report have been fixed. We repeat the original test wherever an item had one, such as a socket test, a moisture reading or a shower test, and record the new reading.

It is not a new full inspection. We record obvious new defects we notice, like damage left by a repair, but we do not search for new ones. Each booking covers one visit.

Photos in a real report

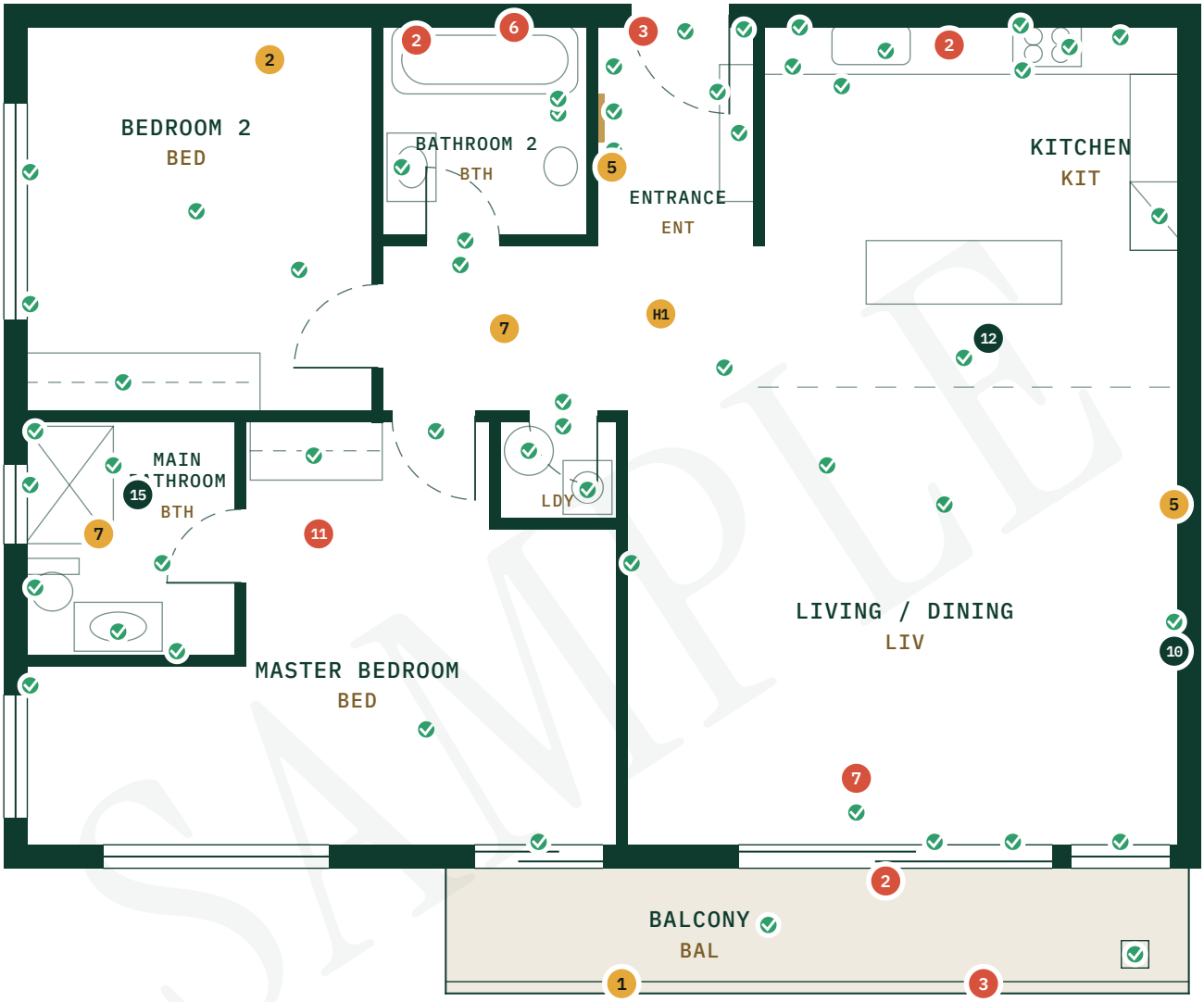
In a real re-inspection, each item gets a new photograph taken from the same angle as the original, so you can compare before and after side by side. This sample uses the plan locator and illustration instead.

SAMPLE

FLOOR PLAN

What is *left*

Numbered pins are the 18 items still to finish, coloured by status. Small green ticks mark the 54 closed items. Numbers follow the original IDs: pin 2 in the balcony is KD-BAL-002.



CLOSED 54 · PARTLY FIXED 7 · OPEN 8 · NEW 3

Remaining items by room

Entrance	4
Living / dining	3
Balcony	3
Kitchen	2
Bathroom 2	2
Main bathroom	2
Bedroom 2	1
Master bedroom	1

A fictional layout. The plan is drawn for this sample. In a real report we use the plan from your SPA or the developer's handover pack.

STATUS REGISTER

Every item, *today*

All 72 items in the order of the original report, followed by the new items. The Excel list carries the same statuses and dates.

SNAG ID	ITEM	GRADE	STATUS	NOTE FROM TODAY
KD-ENT-001	Two dents in the door face	COSMETIC	CLOSED	Facing refinished; no dents visible from 2 m.
KD-ENT-002	Open joint at the frame head	MINOR	CLOSED	Joint closed, filled and repainted.
KD-ENT-003	One of three keys will not turn the lock	MINOR	OPEN	Key 2 still does not turn the cylinder.
KD-ENT-004	Shoe cabinet doors out of line	MINOR	CLOSED	Hinges adjusted; doors aligned and stay closed.
KD-ENT-005	Paint patch with a different sheen	COSMETIC	PARTLY FIXED	Repainted; the sheen still differs slightly in raking light.
KD-ENT-006	Chipped tile corner	MINOR	CLOSED	Tile replaced; colour matches.
KD-ENT-007	Hairline crack along a ceiling board joint	MINOR	PARTLY FIXED	Crack filled and taped; ceiling not yet repainted.
KD-ENT-008	Open joint below the skirting tile	MINOR	CLOSED	Joint filled with matching grout.
KD-ENT-009	Adhesive residue on the frame	COSMETIC	CLOSED	Residue removed.
KD-LIV-001	Live and neutral reversed at a socket	CRITICAL	CLOSED	Rewired; both outlets now test correctly. See new item KD-LIV-010.
KD-LIV-002	Glazing gasket pulled back at a corner	MAJOR	CLOSED	Gasket replaced in one length; no daylight at the corner.
KD-LIV-003	Sliding door drags before it closes	MINOR	CLOSED	Rollers adjusted; runs freely and locks first time.
KD-LIV-004	Downlight bezel not flush	COSMETIC	CLOSED	Bezel reseated flush.
KD-LIV-005	Roller marks and uneven sheen	COSMETIC	PARTLY FIXED	Kitchen-side wall redone; roller marks remain on the TV wall.
KD-LIV-006	Gap between the grille frame and the ceiling	MINOR	CLOSED	Grille refixed and sealed.
KD-LIV-007	Step between two floor tiles	MINOR	OPEN	Step unchanged at 2 mm.
KD-LIV-008	Thermostat plate not flush	COSMETIC	CLOSED	Thermostat refixed flush.
KD-LIV-009	Paint spots on the glass and frame	COSMETIC	CLOSED	Glass and frame cleaned.
KD-KIT-001	Wall-unit doors out of line	MINOR	CLOSED	Hinges adjusted; doors line up.
KD-KIT-002	Open joint in the stone worktop	MINOR	OPEN	Joint unchanged; repair not started.
KD-KIT-003	Drip at the hot-water valve; cabinet base damp	MAJOR	CLOSED	Valve and base panel replaced; base reads 13 against 13.
KD-KIT-004	Hollow floor tile near the island	MAJOR	CLOSED	Tile replaced; tap test solid. See new item KD-KIT-012.
KD-KIT-005	Hood off-centre and not level	MINOR	CLOSED	Hood re-hung centred and level.
KD-KIT-006	Breaks in the sealant bead	MINOR	CLOSED	Sealant renewed in one run.
KD-KIT-007	Fridge door does not close by itself	MAJOR	CLOSED	Door now closes and seals on its own.
KD-KIT-008	Cracked socket faceplate	MINOR	CLOSED	Faceplate replaced.
KD-KIT-009	Kickboard loose at one end	MINOR	CLOSED	Kickboard refixed and sealed.
KD-KIT-010	Scratch on a cabinet door	COSMETIC	CLOSED	Door front replaced.
KD-KIT-011	Grout haze on the backsplash	COSMETIC	CLOSED	Backsplash cleaned.
KD-BED-001	Exposed live conductors at the light point	CRITICAL	CLOSED	Light fitted; conductors enclosed; circuit tested.
KD-BED-002	Room does not cool to the guide	MAJOR	PARTLY FIXED	Now a 7.6 °C difference (was 6.4 °C); guide 8 to 12 °C.
KD-BED-003	Drawer catches and will not close	MINOR	CLOSED	Runner replaced; drawer closes.
KD-BED-004	No door stop fitted	COSMETIC	CLOSED	Door stop fitted.
KD-BED-005	Chipped skirting tile	COSMETIC	CLOSED	Skirting tile replaced.
KD-BED-006	Break in the sealant around the window	MINOR	CLOSED	Perimeter resealed.
KD-BED-007	Door rubs the frame and does not latch	MINOR	CLOSED	Hinges and strike adjusted; latches first time.

SNAG ID	ITEM	GRADE	STATUS	NOTE FROM TODAY
KD-BED-008	Sliding door will not lock	MAJOR	CLOSED	Keeper replaced; the door locks from inside.
KD-BED-009	Wardrobe door proud; soft-close not working	MINOR	CLOSED	Hinge replaced; flush and soft-closing.
KD-BED-010	Hairline crack at the window corner	MINOR	CLOSED	Filled and redecorated. Recheck before the DLP ends.
KD-BED-011	Low, part-filled grout joints	MINOR	OPEN	Joints unchanged.
KD-BED-012	Patchy paint and roller laps	COSMETIC	CLOSED	Ceiling repainted.
KD-BTH-001	Extract fan does not run	MAJOR	CLOSED	Fan replaced; tissue test passes.
KD-BTH-002	Hot water below the guide temperature	MAJOR	OPEN	47.5 °C at 60 s. Developer: new heater element on order.
KD-BTH-003	Bath panel loose	MINOR	CLOSED	Panel clipped to its frame.
KD-BTH-004	Basin plug does not hold water	MINOR	CLOSED	Pop-up waste replaced; basin holds water.
KD-BTH-005	Emergency release will not turn	MINOR	CLOSED	Lock replaced; release works from outside.
KD-BTH-006	Grout haze on the wall tiles	COSMETIC	OPEN	Haze unchanged.
KD-BTH-007	Water stands at the screen end of the tray	MAJOR	PARTLY FIXED	Tray re-bedded; a 1 mm film remains at one corner after 5 minutes.
KD-BTH-008	Fixed glass panel moves under hand pressure	MAJOR	CLOSED	Stabiliser bar fixed; panel firm. See new item KD-BTH-015.
KD-BTH-009	Hollow wall tile	MAJOR	CLOSED	Tile re-fixed; tap test solid.
KD-BTH-010	Mixer cover plate stands off the wall	MINOR	CLOSED	Plate refitted and sealed.
KD-BTH-011	Silicone gap at the shower tray	MINOR	CLOSED	Tray resealed in one run.
KD-BTH-012	No silicone at the WC-to-wall joint	MINOR	CLOSED	Joint sealed.
KD-BTH-013	Extract grille drops below the ceiling	MINOR	CLOSED	Grille refixed flush.
KD-BTH-014	Chipped edge on the vanity door	COSMETIC	CLOSED	Vanity door replaced.
KD-BAL-001	Handrail joint open with a slight step	MINOR	PARTLY FIXED	Joint closed; a 0.5 mm step remains, felt by hand.
KD-BAL-002	Balcony floor falls towards the door	MAJOR	OPEN	Not started. The developer plans to re-lay the tiles; no date given.
KD-BAL-003	Scratches on a glass panel	COSMETIC	OPEN	Developer's response: within its acceptance standard. Still visible from 1 m.
KD-BAL-004	Drain grating loose	MINOR	CLOSED	Grating replaced; firm.
KD-BAL-005	Paint splashes on the floor tiles	COSMETIC	CLOSED	Tiles cleaned.
KD-LDY-001	Relief valve has no discharge pipe	MAJOR	CLOSED	Discharge pipe fitted to the drain.
KD-LDY-002	Open drain point with sewer odour	MAJOR	CLOSED	Drain point capped; no odour.
KD-LDY-003	Door scrapes the floor	MINOR	CLOSED	Door trimmed; clears the floor.
KD-ELE-001	No circuit schedule at the board	MAJOR	CLOSED	Schedule fixed inside the board door; matches the breakers.
KD-ELE-002	Board door will not stay closed	MINOR	CLOSED	Catch adjusted; door stays shut.
KD-HVC-001	Damp patch next to the fan-coil unit	MAJOR	PARTLY FIXED	Drain pan cleared; ceiling now dry (14 against 12) but the stain is not repainted.
KD-HVC-002	Filter dusty and out of its guide	MINOR	CLOSED	Filter cleaned and seated.
KD-FLS-001	Entrance door does not close and latch by itself	CRITICAL	CLOSED	Closer adjusted; closes and latches from 20° and from 90°.
KD-FLS-002	Paint on a sprinkler cover plate	MINOR	CLOSED	Cover plate cleaned; bulb and deflector clean.
KD-LIV-010	Unpainted patch around the socket	COSMETIC	NEW	New at re-inspection: left by the socket repair.
KD-KIT-012	Grout around the replaced tile is darker	COSMETIC	NEW	New at re-inspection: left by the tile replacement.
KD-BTH-015	New scratch on the shower glass	COSMETIC	NEW	New at re-inspection: next to the repair of KD-BTH-008.

SAMPLE

OUTSTANDING ITEMS

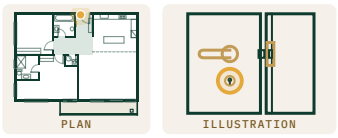
Still to *finish*

The 18 items that are partly fixed, open or new, with the original evidence and today's note.

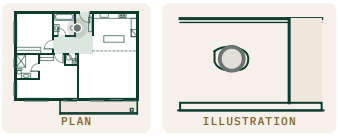
ENT Entrance & hallway

2 PARTLY FIXED · 1 OPEN

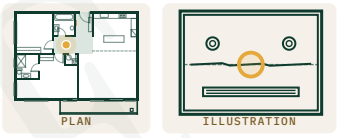
KD-ENT-003 One of three keys will not turn the lock
OPEN · MINOR · DOORS & IRONMONGERY
Entrance door lock
Keys 1 and 3 operate the lock. Key 2 enters the cylinder but will not turn it.
TODAY Key 2 still does not turn the cylinder.



KD-ENT-005 Paint patch with a different sheen
PARTLY FIXED · COSMETIC · PAINTING
Foyer wall beside the distribution board
A repaired patch about 300 × 200 mm is glossier than the wall around it and shows from 2 m in daylight.
TODAY Repainted; the sheen still differs slightly in raking light.



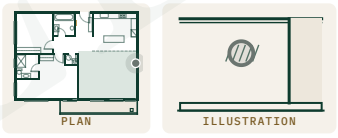
KD-ENT-007 Hairline crack along a ceiling board joint
PARTLY FIXED · MINOR · PLASTER & DRYWALL
Hall ceiling, between the foyer and Bedroom 2
A straight hairline crack about 900 mm long follows a board joint in the hall ceiling.
TODAY Crack filled and taped; ceiling not yet repainted.



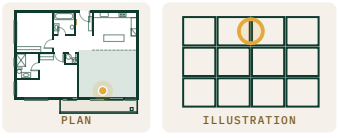
LIV Living & dining

1 PARTLY FIXED · 1 OPEN · 1 NEW

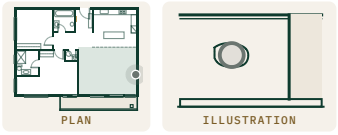
KD-LIV-005 Roller marks and uneven sheen
PARTLY FIXED · COSMETIC · PAINTING
Living room, TV wall and the wall beside the kitchen
Roller marks and patchy sheen across both walls, visible from 2 m in daylight.
TODAY Kitchen-side wall redone; roller marks remain on the TV wall.



KD-LIV-007 Step between two floor tiles
OPEN · MINOR · TILING
Living room floor, 600 mm in from the balcony door
A 2 mm step between two neighbouring tiles. KeyDay guide: flag any step over 1 mm.
TODAY Step unchanged at 2 mm.



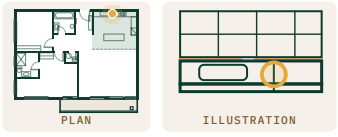
KD-LIV-010 Unpainted patch around the socket
NEW · COSMETIC · PAINTING
Living room, wall around the corrected socket (KD-LIV-001)
The wall around the corrected socket has been patched but not painted.
NEW TODAY New at re-inspection: left by the socket repair.



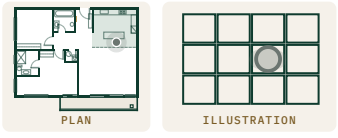
KIT Kitchen

1 OPEN · 1 NEW

KD-KIT-002 Open joint in the stone worktop
OPEN · MINOR · STONE & MARLE
Worktop joint, 400 mm right of the sink
The joint is open by about 1 mm and has a small step you can feel by hand.
TODAY Joint unchanged; repair not started.



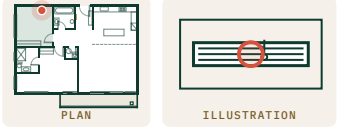
KD-KIT-012 Grout around the replaced tile is darker
NEW · COSMETIC · TILING
Kitchen floor, joints around the replaced tile (KD-KIT-004)
The new grout around the replaced tile is visibly darker than the joints around it.
NEW TODAY New at re-inspection: left by the tile replacement.



BED Bedrooms

1 PARTLY FIXED · 1 OPEN

KD-BED-002 Room does not cool to the guide
PARTLY FIXED · MAJOR · HVAC
Bedroom 2, air-conditioning
After 45 minutes, supply air was 18.9 °C against a return of 25.3 °C: a difference of 6.4 °C. KeyDay guide: 8 to 12 °C. Humidity 63%.
TODAY Now a 7.6 °C difference (was 6.4 °C); guide 8 to 12 °C.



SAMPLE

KD-BED-011 **Low, part-filled grout joints**

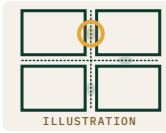
OPEN · MINOR · TILING

Master bedroom floor, in front of the wardrobe

Grout in two rows of joints is low and part-filled, with voids up to 2 mm deep.

TODAY Joints unchanged.





BTH Bathrooms

1 PARTLY FIXED · 2 OPEN · 1 NEW

KD-BTH-002 **Hot water below the guide temperature**

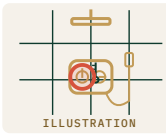
OPEN · MAJOR · PLUMBING & DRAINAGE

Bathroom 2, bath mixer

Water reached 47 °C after 60 seconds and 49 °C after 2 minutes, with the heater at its maximum setting. KeyDay guide: at least 50 °C within 1 minute.

TODAY 47.5 °C at 60 s. Developer: new heater element on order.





KD-BTH-006 **Grout haze on the wall tiles**

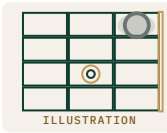
OPEN · COSMETIC · CLEANING

Bathroom 2, wall tiles above the bath

A dull grout film remains on the wall tiles above the bath.

TODAY Haze unchanged.





KD-BTH-007 **Water stands at the screen end of the tray**

PARTLY FIXED · MAJOR · SANITARYWARE

Main bathroom, shower tray

Five minutes after a 5-minute shower test, water stood up to 3 mm deep at the screen end, away from the waste. The tray falls 2 mm towards the screen over 900 mm.

TODAY Tray re-bedded; a 1 mm film remains at one corner after 5 minutes.





KD-BTH-015 **New scratch on the shower glass**

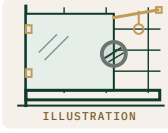
NEW · COSMETIC · ALUMINIUM & GLAZING

Main bathroom, shower glass beside the stabiliser bar

A 40 mm scratch on the glass next to the re-fixed stabiliser bar.

NEW TODAY New at re-inspection: next to the repair of KD-BTH-008.





BAL Balcony

1 PARTLY FIXED · 2 OPEN

KD-BAL-001 **Handrail joint open with a slight step**

PARTLY FIXED · MINOR · METALWORK

Balcony handrail, 1.8 m from the left end

The joint between two handrail sections is open by 2 mm, with a 1 mm step you can feel by hand.

TODAY Joint closed; a 0.5 mm step remains, felt by hand.





KD-BAL-002 **Balcony floor falls towards the door**

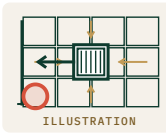
OPEN · MAJOR · TILING

Balcony floor, in front of the living-room door

In a 10-litre test, water ran back to the living-room door instead of the drain.

TODAY Not started. The developer plans to re-lay the tiles; no date given.





KD-BAL-003 **Scratches on a glass panel**

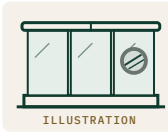
OPEN · COSMETIC · ALUMINIUM & GLAZING

Balcony, third glass panel from the left

Two scratches, 80 mm and 120 mm long, on the inner face of the panel.

TODAY Developer's response: within its acceptance standard. Still visible from 1 m.





HVC HVAC

1 PARTLY FIXED

KD-HVC-001 **Damp patch next to the fan-coil unit**

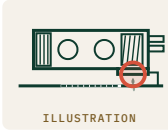
PARTLY FIXED · MAJOR · HVAC

Hall ceiling beside the fan-coil access panel

Thermal imaging shows a cool patch about 400 × 300 mm. The moisture meter reads 38 against a dry reference of 12, and water is visible in the drain pan through the panel.

TODAY Drain pan cleared; ceiling now dry (14 against 12) but the stain is not repainted.





TESTS REPEATED

Before and *after*

Where an item was found by a test, we repeated the same test today with the same instrument and method, so the readings compare like with like.

TEST	13 OCT 2026	TODAY	RESULT	SNAG
Living-room twin socket, plug-in tester	Live and neutral reversed	Correct at both outlets	PASS	KD-LIV-001
Bedroom 2 light point, voltage detector	Live conductors exposed	Fitting installed; nothing exposed	PASS	KD-BED-001
Entrance door closer, released from 20° and 90°	Stopped 50 mm short; no latch	Closes and latches from both	PASS	KD-FLS-001
Kitchen sink cabinet base, moisture	42 against 14	13 against 13	PASS	KD-KIT-003
Hall ceiling beside the fan-coil, moisture	38 against 12	14 against 12	PASS	KD-HVC-001
Bedroom 2 supply and return air	18.9 / 25.3 °C (6.4 °C)	17.2 / 24.8 °C (7.6 °C)	OUTSIDE GUIDE	KD-BED-002
Bathroom 2 bath mixer, time to 50 °C	47 °C at 60 s	47.5 °C at 60 s	OUTSIDE GUIDE	KD-BTH-002
Main shower tray, 5-minute shower test	3 mm standing water	1 mm film at one corner	OUTSIDE GUIDE	KD-BTH-007
Kitchen floor tile, tap test	Hollow	Solid	PASS	KD-KIT-004
Main bathroom wall tile, tap test	Hollow	Solid	PASS	KD-BTH-009
Bathroom 2 extract fan, tissue test	Fan did not run	Tissue held by airflow	PASS	KD-BTH-001
Fridge door, closing	Stopped 10 mm open	Closes and seals	PASS	KD-KIT-007
Master bedroom sliding door lock	Would not lock	Locks first time	PASS	KD-BED-008
Utility drain point, odour	Open; sewer odour	Capped; no odour	PASS	KD-LDY-002
Water heater relief valve discharge	No pipe to a drain	Piped to the drain	PASS	KD-LDY-001
Balcony water test, 10 litres	Ran towards the door	Not repeated: tiles not re-laid	NOT TESTED	KD-BAL-002

Guides as in the original report: hot water at least 50 °C within 60 seconds (UK HSE Legionella guidance); supply air 8 to 12 °C below return; no ponding 5 minutes after a water test; moisture readings compared with a dry reference of the same material.

Not repeated today

- **Balcony water test.** Not repeated: the balcony tiles have not been re-laid yet (KD-BAL-002).
- **Dishwasher.** Not run: outside the original scope for this unit.

Leak check

Water meter: no movement with every outlet closed for 10 minutes. The kitchen valve replaced under KD-KIT-003 is dry.

SAMPLE

WHAT HAPPENS NEXT

Closing the *last items*

Eighteen items remain. None is a safety risk. You can finish them before handover or after it; either way, keep them on record.

OPTION A

Wait for the last repairs

Send the updated Excel list and ask the developer for a date. When it confirms, book one more re-inspection. We check the 18 items and issue a final list.

OPTION B

Accept now, track the rest

Sign the handover certificate with this updated list attached and referenced, and ask the developer to confirm in writing when each item is done.

EITHER WAY

Keep the record

Keep the original report, this re-inspection and every developer email together. They show what was found, when, and what was fixed.

On the handover certificate

- ☐ Do not tick a box that says there are no defects.
- ☐ Write a reference to this updated list on the certificate and attach it.
- ☐ Keep a copy signed by both sides.

SUGGESTED WORDING

"Accepted subject to the attached KeyDay re-inspection list KD-2026-S002-R1 dated 24 Nov 2026, 18 items outstanding."

General information, not legal advice. Questions about withholding payment or disputes: ask a lawyer.

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.

Some defects only show with use: a slow leak, a door that drops, a crack that grows. We recheck the hairline crack in the master bedroom (KD-BED-010) and the damp-prone areas at the month-11 inspection.

Month-11 reminder. If you would like it, we send a reminder in month 10 so the inspection happens while the developer is still responsible.

SAMPLE

SCOPE AND LIMITATIONS

What this re-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.

Re-inspections

A re-inspection checks whether the items in our earlier report have been fixed and marks each one Closed, Partly fixed or Open. It is not a new full inspection: we record obvious new defects we notice, but we do not search for them. Each booking covers one visit.

Conditions on the day

Findings reflect conditions during the visit: the home was vacant, all utilities and cooling were on, and the weather was clear (29 °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

- **Balcony water test.** Not repeated: the balcony tiles have not been re-laid yet (KD-BAL-002).
- **Dishwasher.** Not run: outside the original scope for this unit.

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.

Grades and trades

Grades and trades are carried over from the original report and 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 item in the original report KD-2026-S002, in the same order and at the same positions, with the original test repeated wherever an item had one. We also looked at the surfaces and fittings around each repair for damage left by the work, which is how the three new items were found.

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.

SAMPLE

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	**Second re-inspection** One visit to check the 18 remaining items	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.

Handover, perfected.

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Snagging & Handover Inspections – Dubai