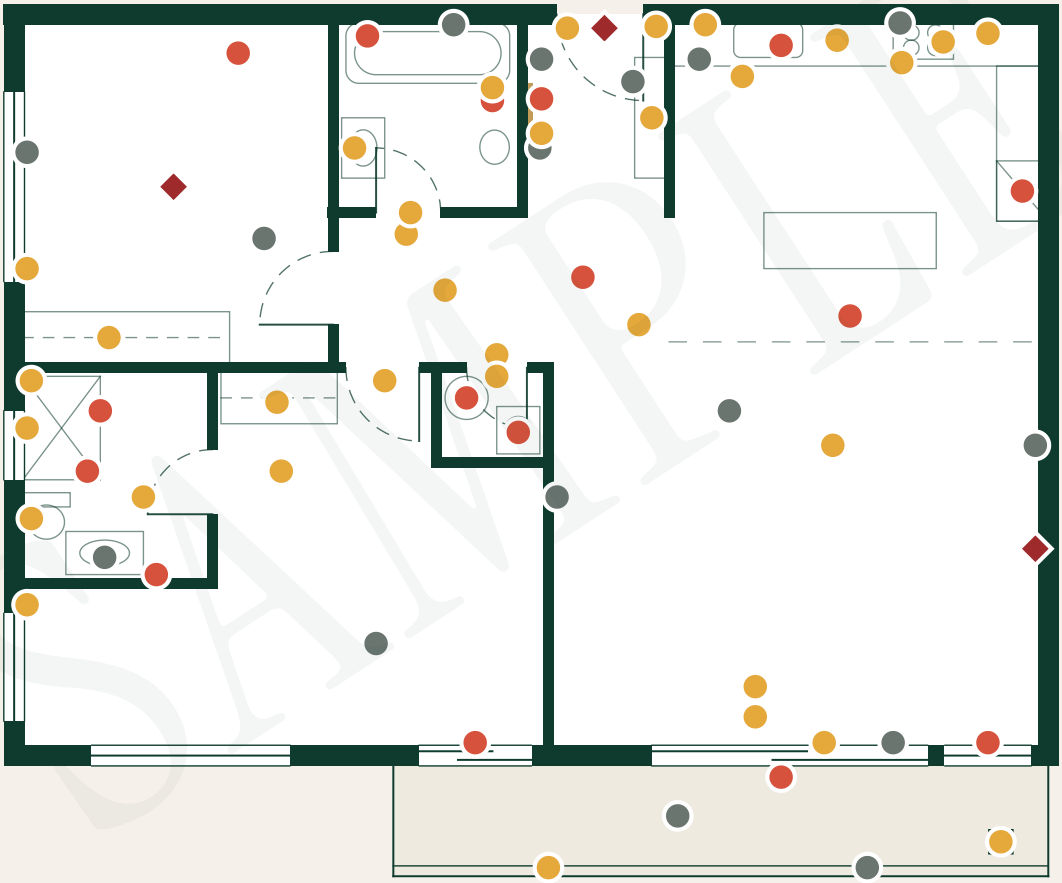
KeyDay
Handover, perfected.

SAMPLE REPORT

SNAGGING INSPECTION · KD-01

Sample Residence

2-Bedroom Apartment, *Dubai*



REPORT	INSPECTED	INSPECTOR	FINDINGS
KD-2026-S002 Version 1	13 Oct 2026 09:30 to 13:10	KeyDay Inspector Sample data	69 snags recorded 3 CRITICAL · 16 MAJOR 34 MINOR · 16 COSMETIC

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REPORT DETAILS

About this *inspection*

PROPERTY	Sample Residence, 2-Bedroom Apartment, Dubai (fictional)
UNIT SIZE IN THE SPA	1,184 sq ft (110.0 m²), including the balcony
SERVICE	Snagging Inspection (KD-01)
REPORT	KD-2026-S002 · version 1
INSPECTION	Tuesday 13 October 2026, 09:30 to 13:10
REPORT ISSUED	Wednesday 14 October 2026, 10:00 (within 24 hours)
INSPECTOR	KeyDay Inspector
CLIENT	Sample Client (fictional owner)
ATTENDEES	Owner by video for the walk-through, 12:40 to 13:10. Developer's handover representative at arrival and departure.
OCCUPANCY	Vacant and unfurnished. Protective film still on some surfaces.
UTILITIES	Electricity on · water on · cooling on (district cooling) · gas: none installed
WATER HEATERS	Switched on at 09:35; hot-water tests from 10:40
AIR-CONDITIONING	All rooms on from 09:40 at a 22 °C set-point
WEATHER	Clear and humid: 34 °C and 61% RH outdoors at 10:00
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

- **Dishwasher.** Not run: the developer did not allow a wash cycle.
- **Washing machine.** Not supplied.
- **Video intercom.** Screen and handset checked; no call could be made from the lobby panel during the visit.
- **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	13
07	Indicative area check	14
08	Developer submission	15
09	Before you sign: the handover certificate	16
10	Scope and limitations	17
11	Contact and next steps	18

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*

Not ready to accept as it stands.

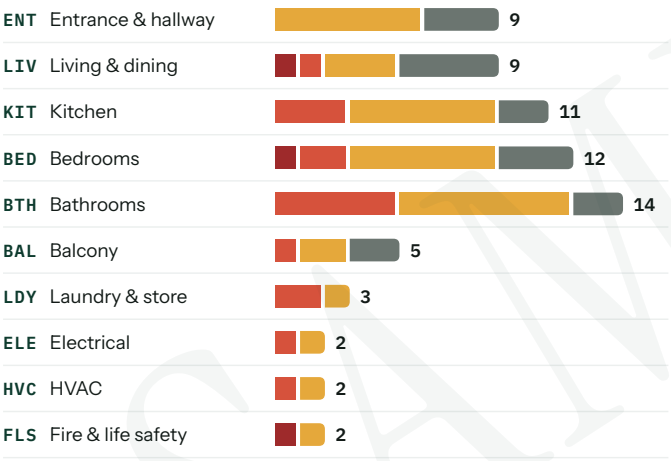
Three items are a safety risk: the reversed socket in the living room (KD-LIV-001), the exposed live conductors in Bedroom 2 (KD-BED-001) and the entrance door that does not close by itself (KD-FLS-001). Ask the developer to make them safe before you accept the home. Sixteen major items affect how the home works or could cause damage if left, including a slow leak under the sink, a damp ceiling beside the fan-coil unit and two drainage faults. The other 50 are workmanship and finishing items. Once the critical items are safe, accepting the home with this snag list attached and referenced on the handover certificate keeps every remaining item on record for the developer to fix.

69	3	16	34	16
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 3 (4%) MAJOR 16 (23%) MINOR 34 (49%) COSMETIC 16 (23%)

Snags by area



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

Deal with these first

KD-LIV-001	Live and neutral reversed at a socket	CRITICAL
KD-BED-001	Exposed live conductors at the light point	CRITICAL
KD-FLS-001	Entrance door does not close and latch by itself	CRITICAL
KD-KIT-003	Drip at the hot-water valve; cabinet base damp	MAJOR
KD-HVC-001	Damp patch next to the fan-coil unit	MAJOR
KD-BAL-002	Balcony floor falls towards the door	MAJOR
KD-BTH-007	Water stands at the screen end of the tray	MAJOR
KD-BTH-008	Fixed glass panel moves under hand pressure	MAJOR
KD-LDY-001	Relief valve has no discharge pipe	MAJOR

Tests: 27 test groups; 14 met the guide and 13 found something to fix, each linked to a snag (page 13).

What happens next

01 · SUBMIT
Send the Excel list and this PDF to the developer (page 15). 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 16).

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

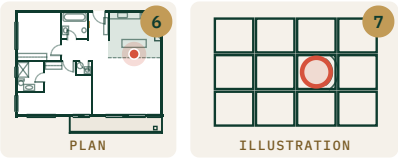
Reading a finding

1 KD-KIT-004 **Hollow floor tile near the island** 2 MAJOR

3 Kitchen floor, second row of tiles from the island — TILING

4 Tap test gives a hollow sound across most of one 600 × 600 mm tile. The tiles around it sound solid.

5 ACTION Re-bed or replace the tile and check the tiles around it.



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. The grade and trade are our professional opinion, to help you and the developer prioritise; the developer may classify an item differently.

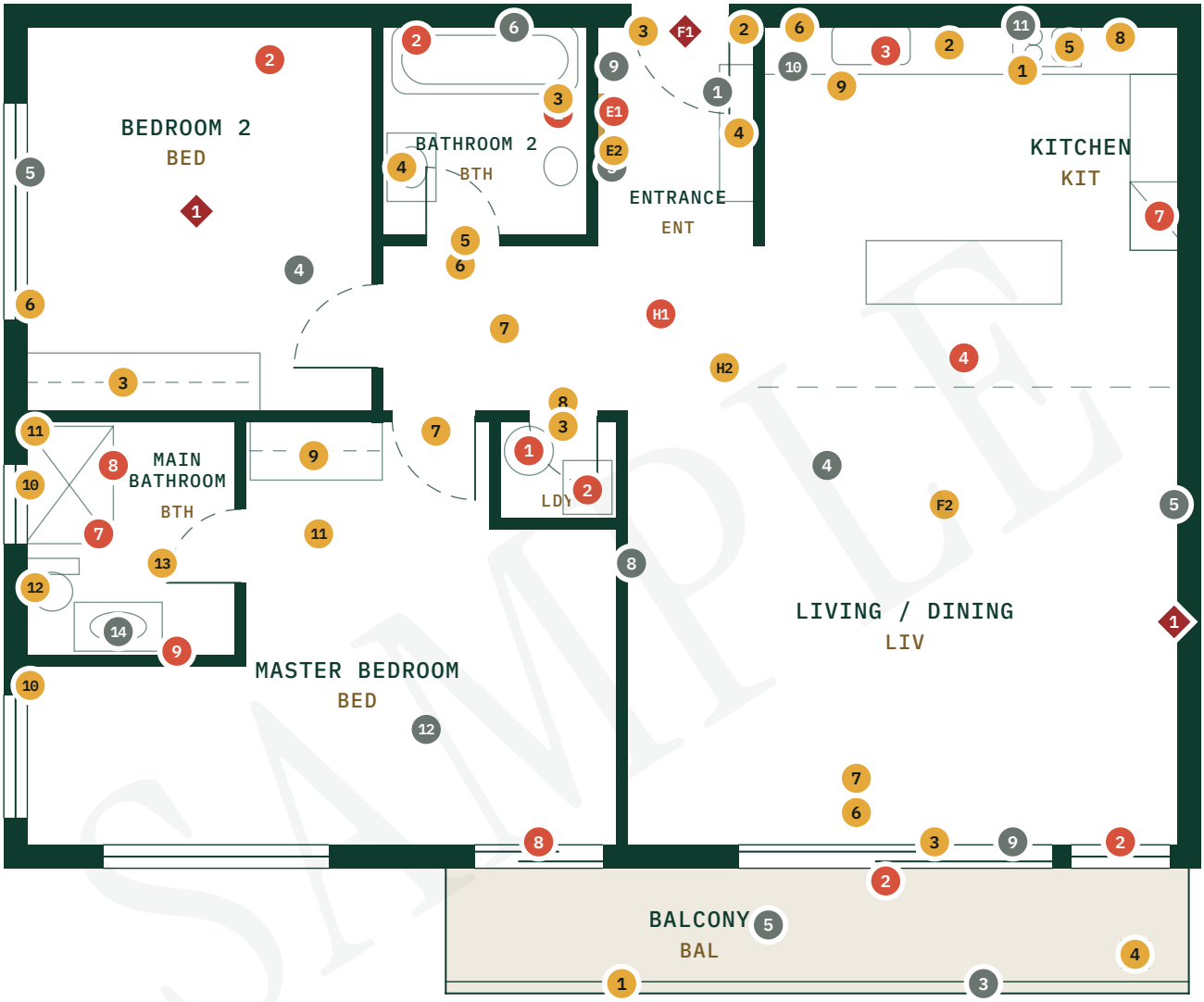
Guide values. Values marked "guide" are KeyDay working guides drawn from common practice. Where the project specification, approved drawings, the Dubai Building Code, authority rules or a manufacturer's instructions set a different value, that value governs.

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.



Snags by room

Entrance	14
Kitchen	11
Living / dining	10
Main bathroom	8
Bedroom 2	6
Master bedroom	6
Bathroom 2	6
Balcony	5
Utility	3

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

6 MINOR · 3 COSMETIC

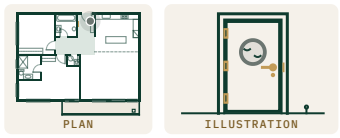
KD-ENT-001 Two dents in the door face

COSMETIC · DOORS & IRONMONGERY

Entrance door, inner face, lock side, 1.1 m above the floor

Two shallow dents, each about 10 mm across, in the inner face of the entrance door.

ACTION Fill and refinish to match the leaf, or replace the facing if the dents still show.



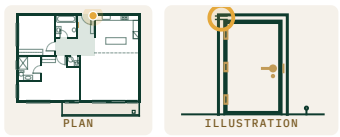
KD-ENT-002 Open joint at the frame head

MINOR · JOINERY

Entrance door frame, top corner on the hinge side

The joint at the top corner of the frame has opened by about 1.5 mm, with cracked paint along it.

ACTION Close and fill the joint, then refinish the frame.



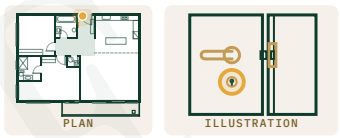
KD-ENT-003 One of three keys will not turn the lock

MINOR · DOORS & IRONMONGERY

Entrance door lock

Keys 1 and 3 operate the lock. Key 2 enters the cylinder but will not turn it.

ACTION Replace key 2, or the cylinder if a new key does not work, and check every supplied key.



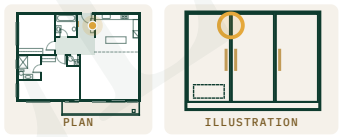
KD-ENT-004 Shoe cabinet doors out of line

MINOR · JOINERY

Foyer, shoe cabinet

The two cabinet doors are 3 mm out of line along the top edge, and the right-hand door drifts open.

ACTION Adjust the hinges so the doors line up and stay closed.



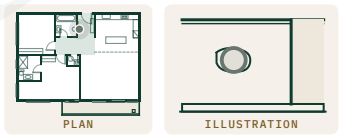
KD-ENT-005 Paint patch with a different sheen

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.

ACTION Repaint the whole wall panel, corner to corner, so the sheen is even.



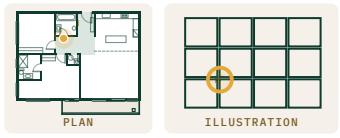
KD-ENT-006 Chipped tile corner

MINOR · TILING

Hall floor at the Bathroom 2 doorway

One corner of the floor tile at the doorway is chipped, about 8 × 5 mm.

ACTION Repair with a colour-matched filler, or replace the tile if the repair shows.



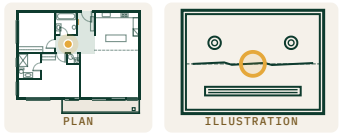
KD-ENT-007 Hairline crack along a ceiling board joint

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.

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



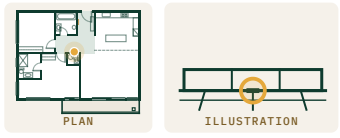
KD-ENT-008 Open joint below the skirting tile

MINOR · TILING

Hall, skirting outside the utility cupboard

The joint between the skirting tile and the floor is open and unfilled over a 1.2 m run.

ACTION Clean out and fill the joint with matching grout or sealant.



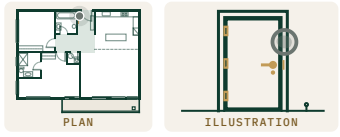
KD-ENT-009 Adhesive residue on the frame

COSMETIC · CLEANING

Entrance door frame, lock side

Adhesive from the protective film is left on the lock side of the frame over about 400 mm.

ACTION Remove the residue with a cleaner that suits the frame finish.



SAMPLE

LIV Living & dining

1 CRITICAL · 1 MAJOR · 3 MINOR · 4 COSMETIC

KD-LIV-001 Live and neutral reversed at a socket

CRITICAL · ELECTRICAL

Living room, twin socket on the TV wall, 300 mm above the floor

The plug-in tester shows live and neutral reversed at both outlets of this twin socket. The other sockets in the room test correctly.

ACTION Stop using it. Isolate, correct the wiring and retest every outlet on the circuit.





KD-LIV-002 Glazing gasket pulled back at a corner

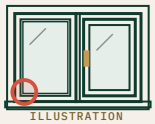
MAJOR · ALUMINIUM & GLAZING

Living room, fixed window right of the balcony door

The glazing gasket has shrunk back 15 mm from the lower corner of the fixed pane.

ACTION Replace the gasket in one length and check the corner for draughts.





KD-LIV-003 Sliding door drags before it closes

MINOR · ALUMINIUM & GLAZING

Balcony sliding door, living room

The panel needs extra force over its last 300 mm, and the lock catches only on a second try.

ACTION Adjust the rollers and the keeper so the panel runs freely and locks first time.





KD-LIV-004 Downlight bezel not flush

COSMETIC · ELECTRICAL

Dining area ceiling, downlight nearest the kitchen

One downlight bezel stands 3 mm proud of the ceiling on one side.

ACTION Reseat the fitting so the bezel sits flush with the ceiling.





KD-LIV-005 Roller marks and uneven sheen

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.

ACTION Lightly sand and apply a finishing coat to both walls.





KD-LIV-006 Gap between the grille frame and the ceiling

MINOR · HVAC

Living room, supply grille above the balcony door

A gap of up to 4 mm shows between the linear grille frame and the ceiling along its lower edge.

ACTION Refix the grille tight to the ceiling and seal the joint.





KD-LIV-007 Step between two floor tiles

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.

ACTION Grind or re-lay to remove the step, then check the joint by hand.





KD-LIV-008 Thermostat plate not flush

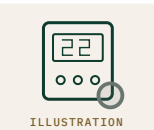
COSMETIC · HVAC

Living room thermostat

The thermostat stands 3 mm off the wall at its lower edge.

ACTION Refix the backplate so the thermostat sits flush with the wall.





KD-LIV-009 Paint spots on the glass and frame

COSMETIC · CLEANING

Balcony sliding door, lower glazing bead

Paint spots on the lower glazing bead and the bottom 200 mm of glass of the sliding panel.

ACTION Clean the glass and frame with a method that will not scratch them.





KIT Kitchen

3 MAJOR · 6 MINOR · 2 COSMETIC

KD-KIT-001 Wall-unit doors out of line

MINOR · KITCHEN SUPPLIER

Wall unit above the hob

The left door of the wall unit above the hob sits 4 mm lower than the right door.

ACTION Adjust the hinges so both doors line up.





SAMPLE

KD-KIT-002 Open joint in the stone worktop

MINOR · STONE & MARBLE

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.

ACTION Refill and polish the joint so it is flush and colour-matched.



KD-KIT-003 Drip at the hot-water valve; cabinet base damp

MAJOR · PLUMBING & DRAINAGE

Under the sink, hot-water isolation valve

A slow drip forms at the hot-water isolation valve. The cabinet base reads 42 on the meter scale against 14 in the next cabinet, and the board edge has begun to swell.

ACTION Replace the valve, dry the cabinet, and replace the base panel if it stays swollen.



KD-KIT-004 Hollow floor tile near the island

MAJOR · TILING

Kitchen floor, second row of tiles from the island

Tap test gives a hollow sound across most of one 600 × 600 mm tile. The tiles around it sound solid.

ACTION Re-bed or replace the tile and check the tiles around it.



KD-KIT-005 Hood off-centre and not level

MINOR · APPLIANCES

Cooker hood above the hob

The hood sits 12 mm off-centre over the hob and drops 3 mm from left to right.

ACTION Re-hang the hood centred over the hob and level.



KD-KIT-006 Breaks in the sealant bead

MINOR · KITCHEN SUPPLIER

Worktop to backsplash joint along the sink run

The sealant between worktop and backsplash has three breaks, each 20 to 40 mm long.

ACTION Remove the bead and reseal the full length in one continuous run.



KD-KIT-007 Fridge door does not close by itself

MAJOR · APPLIANCES

Integrated fridge door

The door stops about 10 mm open unless pushed, and its decor panel rubs the unit beside it.

ACTION Realign the decor panel so the door closes and seals on its own; check the full seal.



KD-KIT-008 Cracked socket faceplate

MINOR · ELECTRICAL

Twin socket right of the hob

The faceplate has a hairline crack at its upper fixing screw.

ACTION Replace the faceplate.



KD-KIT-009 Kickboard loose at one end

MINOR · KITCHEN SUPPLIER

Kickboard under the sink run

The kickboard is loose at its left end and stands 6 mm forward of the line.

ACTION Refix the kickboard clips and seal the kickboard to the floor.



KD-KIT-010 Scratch on a cabinet door

COSMETIC · KITCHEN SUPPLIER

Base unit, second door from the left

A 60 mm scratch through the finish on the second base-unit door from the left.

ACTION Repair the finish, or replace the door front if the repair shows.



KD-KIT-011 Grout haze on the backsplash

COSMETIC · CLEANING

Backsplash tiles behind the hob

A dull cement film remains on the backsplash tiles behind the hob.

ACTION Clean the tiles with a grout-haze remover suited to the tile.



SAMPLE

BED Bedrooms

1 CRITICAL · 2 MAJOR · 6 MINOR · 3 COSMETIC

KD-BED-001 Exposed live conductors at the light point

CRITICAL · ELECTRICAL

Bedroom 2, central ceiling light point

No fitting is installed. Three conductors hang from the ceiling opening with no connector or cover, and a voltage detector shows the circuit is live.

ACTION Make safe now: isolate, terminate the conductors in an enclosure and fit the light.



KD-BED-002 Room does not cool to the guide

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%.

ACTION Check this room's fan-coil unit, filter, valve and thermostat, then retest.



KD-BED-003 Drawer catches and will not close

MINOR · JOINERY

Bedroom 2 wardrobe, lower internal drawer

The lower drawer catches on its left runner and stops 80 mm short of closing.

ACTION Realign or replace the runner so the drawer runs and closes smoothly.



KD-BED-004 No door stop fitted

COSMETIC · DOORS & IRONMONGERY

Bedroom 2 door

No door stop is fitted, so the handle strikes the wall when the door opens fully.

ACTION Fit a door stop and repair any mark on the wall.



KD-BED-005 Chipped skirting tile

COSMETIC · TILING

Bedroom 2, skirting below the window

A chip about 10 × 4 mm on the top edge of one skirting tile.

ACTION Fill the chip with a colour-matched repair, or replace the tile.



KD-BED-006 Break in the sealant around the window

MINOR · ALUMINIUM & GLAZING

Bedroom 2 window, perimeter sealant

The sealant between the frame and the wall reveal is missing for 150 mm at the lower corner.

ACTION Reseal the full perimeter joint in one continuous bead.



KD-BED-007 Door rubs the frame and does not latch

MINOR · DOORS & IRONMONGERY

Master bedroom door

The door rubs the top of the frame as it closes and needs a firm push before it latches.

ACTION Adjust the hinges and the strike plate so the door closes freely and latches first time.



KD-BED-008 Sliding door will not lock

MAJOR · ALUMINIUM & GLAZING

Master bedroom, balcony sliding door

The handle turns, but the lock hook does not reach the keeper, so the door cannot be locked.

ACTION Adjust or replace the keeper and lock so the door locks from inside.



KD-BED-009 Wardrobe door proud; soft-close not working

MINOR · JOINERY

Master bedroom wardrobe, centre door

The centre door stands 5 mm proud of the doors either side and closes without the soft-close action.

ACTION Adjust or replace the hinge so the door sits flush and closes softly.



KD-BED-010 Hairline crack at the window corner

MINOR · PLASTER & DRYWALL

Master bedroom, wall beside the window

A 250 mm hairline crack runs from the window's upper corner; under 0.2 mm wide on a gauge.

ACTION Rake out, fill and redecorate; recheck it before the defects liability period ends.



SAMPLE

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

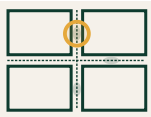
MINOR
TILING

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.

ACTION Rake out and regrout the affected joints.





KD-BED-012 **Patchy paint and roller laps**

COSMETIC
PAINTING

Master bedroom ceiling, beside the supply grille

Patchy paint with visible roller laps over about 1 m² of ceiling.

ACTION Apply a finishing coat to the whole ceiling.





BTH Bathrooms

5 MAJOR · 7 MINOR · 2 COSMETIC

KD-BTH-001 **Extract fan does not run**

MAJOR
HVAC

Bathroom 2, ceiling extract fan

The fan does not start from its switch. The room has no window.

ACTION Check the supply and the fan, restore extraction, and confirm the airflow with a tissue test.





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

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.

ACTION Check the heater thermostat and element and the pipe run to this outlet, then retest.





KD-BTH-003 **Bath panel loose**

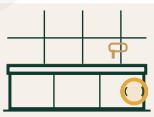
MINOR
SANITARYWARE

Bathroom 2, bath front panel

The front panel moves about 10 mm at its right-hand end and is not clipped to its frame.

ACTION Refix the panel to its frame so it is firm and aligned.





KD-BTH-004 **Basin plug does not hold water**

MINOR
PLUMBING & DRAINAGE

Bathroom 2 basin

The pop-up plug does not seal. A full basin empties in about 2 minutes.

ACTION Adjust or replace the pop-up waste so it holds water.





KD-BTH-005 **Emergency release will not turn**

MINOR
DOORS & IRONMONGERY

Bathroom 2 door lock

The emergency release will not turn from outside, so a locked door cannot be opened.

ACTION Adjust or replace the lock so the release works from outside.





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

COSMETIC
CLEANING

Bathroom 2, wall tiles above the bath

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

ACTION Clean the tiles with a suitable grout-haze remover.





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

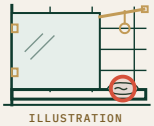
MAJOR
SANITARYWARE

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.

ACTION Re-bed the tray so it falls to the waste, reseal it, and repeat the shower test.





KD-BTH-008 **Fixed glass panel moves under hand pressure**

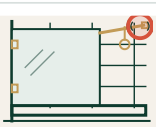
MAJOR
ALUMINIUM & GLAZING

Main bathroom, shower screen

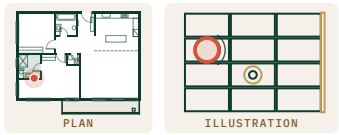
The panel flexes about 5 mm at its free edge under light hand pressure. The stabiliser bar is not fixed at the wall end.

ACTION Fix the stabiliser bar to the wall and check the clamps before the shower is used.

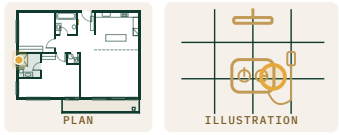




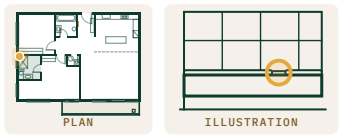
KD-BTH-009 **Hollow wall tile**
MAJOR · TILING
Main bathroom, wall tile beside the basin, 1.2 m above the floor
Tap test finds one hollow wall tile beside the basin. The tiles around it sound solid.
ACTION Remove and re-fix the tile, then tap-test the tiles around it.



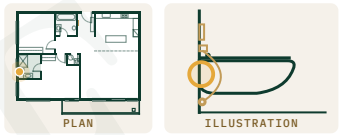
KD-BTH-010 **Mixer cover plate stands off the wall**
MINOR · PLUMBING & DRAINAGE
Main bathroom, shower mixer
The cover plate stands 4 mm off the tiles on one side, leaving the tile cut exposed.
ACTION Refit the plate tight to the tiles and seal its edge.



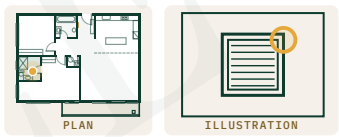
KD-BTH-011 **Silicone gap at the shower tray**
MINOR · TILING
Main bathroom, shower tray, back corner
The silicone between the tray and the wall tiles has a 35 mm gap at the back corner.
ACTION Remove the old bead and reseal the tray in one continuous run.



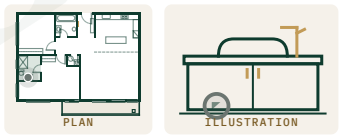
KD-BTH-012 **No silicone at the WC-to-wall joint**
MINOR · SANITARYWARE
Main bathroom WC
There is no silicone between the back of the wall-hung WC and the tiles, leaving a 2 mm open joint.
ACTION Seal the joint with sanitary silicone.



KD-BTH-013 **Extract grille drops below the ceiling**
MINOR · HVAC
Main bathroom, extract grille
The grille drops about 5 mm below the ceiling on one side. The fan runs.
ACTION Refix the grille flush with the ceiling.



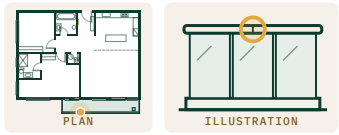
KD-BTH-014 **Chipped edge on the vanity door**
COSMETIC · JOINERY
Main bathroom, vanity door
A 6 mm chip in the lower edge of the vanity door.
ACTION Repair the edge, or replace the door if the repair shows.



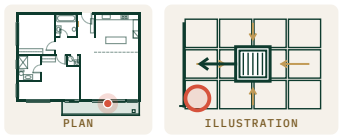
BAL Balcony

1 MAJOR · 2 MINOR · 2 COSMETIC

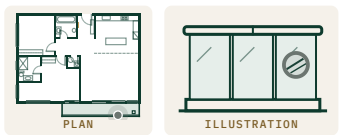
KD-BAL-001 **Handrail joint open with a slight step**
MINOR · METALWORK
Balcony handrail, 1.8 m from the left end
The joint between two handrail sections is open by 2 mm, with a 1 mm step you can feel by hand.
ACTION Close and dress the joint so it is smooth, and check the fixings either side.



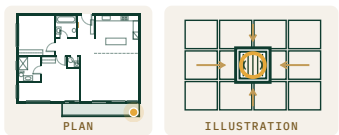
KD-BAL-002 **Balcony floor falls towards the door**
MAJOR · TILING
Balcony floor, in front of the living-room door
In a 10-litre test, water ran back to the living-room door instead of the drain.
ACTION Re-lay the tiles to fall to the drain and repeat the water test.



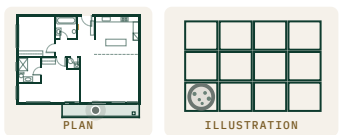
KD-BAL-003 **Scratches on a glass panel**
COSMETIC · ALUMINIUM & GLAZING
Balcony, third glass panel from the left
Two scratches, 80 mm and 120 mm long, on the inner face of the panel.
ACTION Polish out the scratches, or replace the panel if they remain visible.



KD-BAL-004 **Drain grating loose**
MINOR · PLUMBING & DRAINAGE
Balcony floor drain
The grating is loose in its frame and rattles underfoot.
ACTION Fit a grating that sits firmly in its frame.



KD-BAL-005 **Paint splashes on the floor tiles**
COSMETIC · CLEANING
Balcony floor tiles near the living-room door
Paint splashes on five floor tiles.
ACTION Clean the tiles without damaging the surface.



SAMPLE

LDY Laundry & store

2 MAJOR · 1 MINOR

KD-LDY-001 Relief valve has no discharge pipe

MAJOR · PLUMBING & DRAINAGE

Utility cupboard, water heater

The relief valve has no pipe to a drain; any discharge would spill into the cupboard.

ACTION Pipe the relief valve to a drain, as the heater's manufacturer specifies.



KD-LDY-002 Open drain point with sewer odour

MAJOR · PLUMBING & DRAINAGE

Utility cupboard, washing-machine drain point

The drain point is open, with no cap or trap seal, and a sewer odour is noticeable in the cupboard.

ACTION Cap the drain point, or fit a trapped connection, until a machine is installed.



KD-LDY-003 Door scrapes the floor

MINOR · JOINERY

Utility cupboard door

The door scrapes the floor tile over the last 100 mm of its swing.

ACTION Rehang or trim the door so it clears the floor.



ELE Electrical

1 MAJOR · 1 MINOR

KD-ELE-001 No circuit schedule at the board

MAJOR · ELECTRICAL

Distribution board in the foyer

No schedule and no breaker labels: circuits cannot be identified quickly or safely.

ACTION Label every breaker and fix a circuit schedule inside the board door.



KD-ELE-002 Board door will not stay closed

MINOR · ELECTRICAL

Distribution board door

The cover door does not stay shut; its catch misses the keeper by about 3 mm.

ACTION Adjust or replace the catch so the door closes and stays shut.



HVC HVAC

1 MAJOR · 1 MINOR

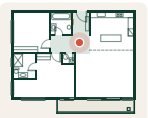
KD-HVC-001 Damp patch next to the fan-coil unit

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.

ACTION Clear the drain pan and condensate line, fix any leak, then dry and repaint the ceiling.



KD-HVC-002 Filter dusty and out of its guide

MINOR · HVAC

Hall ceiling, living-room fan-coil unit

Through the access panel: the filter is coated with site dust and sits out of its guide.

ACTION Clean or replace the filter and seat it in its guides.



FLS Fire & life safety

1 CRITICAL · 1 MINOR

KD-FLS-001 Entrance door does not close and latch by itself

CRITICAL · FIRE & LIFE SAFETY

Entrance door, overhead closer

Released from 20°, the door stops 50 mm short of the frame; from 90° it closes but does not latch. This door is part of the fire protection.

ACTION Adjust or replace the closer so the door closes and latches from any angle.



KD-FLS-002 Paint on a sprinkler cover plate

MINOR · FIRE & LIFE SAFETY

Dining area, sprinkler head

Paint overspray on the cover plate of one sprinkler. The bulb and deflector are clean.

ACTION Clean the plate without disturbing the head; replace the head if paint reaches the bulb.



End of findings. 69 snags in 10 areas. The tests behind them are on page 13.

KD-2026-S002

SAMPLE

TESTS PERFORMED

Measured, not *assumed*.

WATER AT EACH OUTLET

OUTLET	PRESSURE, BAR	FLOW, L/MIN	HOT WATER	DRAINAGE	RESULT	SNAG
Kitchen sink	3.4	9.2	50 °C at 34 s (max 56 °C)	Emptied in 18 s; dry below	PASS	
Bathroom 2 basin	3.2	6.0	50 °C at 41 s (max 55 °C)	Emptied in 11 s	PASS	
Bathroom 2 bath	3.1	11.8	47 °C at 60 s; 49 °C at 2 min	10 cm fill emptied in 2 min 40 s	OUTSIDE GUIDE	KD-BTH-002
Main bathroom basin	3.3	6.4	50 °C at 29 s (max 57 °C)	Emptied in 12 s	PASS	
Main bathroom shower	3.0	9.6	50 °C at 36 s (max 55 °C)	Water stood 3 mm at the screen end	OUTSIDE GUIDE	KD-BTH-007
Washer valve	3.4	n/a	n/a	Open drain point; sewer odour	OUTSIDE GUIDE	KD-LDY-002

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, main shower and basin: shower flow fell from 9.6 to 8.5 L/min (no major drop): Pass.

AIR-CONDITIONING

ROOM	SUPPLY	RETURN	DIFF.	RH	RESULT
Living	13.9 °C	24.6 °C	**10.7 °C**	52%	PASS
Master bed	13.6 °C	24.2 °C	**10.6 °C**	54%	PASS
Bedroom 2	18.9 °C	25.3 °C	**6.4 °C**	63%	OUTSIDE GUIDE

Measured after at least 45 minutes of running. Guides: supply air 8 to 12 °C below return air; humidity 60% RH or less. Snag: KD-BED-002.

MOISTURE

LOCATION	READING	DRY REF.	RESULT
Behind the main shower	16	15	PASS
Beside the Bathroom 2 WC	14	14	PASS
Sink cabinet base	42	14	OUTSIDE GUIDE
Hall ceiling at fan-coil	38	12	OUTSIDE GUIDE
Living door threshold	17	15	PASS
Master door threshold	15	15	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-HVC-001, KD-KIT-003.

ELECTRICAL AND OTHER CHECKS

CHECK	READING	RESULT	SNAG
Socket outlets, plug-in tester	28 tested · 26 correct · 2 reversed (one twin socket)	OUTSIDE GUIDE	KD-LIV-001
RCD test button at the board	Tripped and reset (with the developer's permission)	PASS	
RCD, plug-in test at 30 mA	Tripped in 22 ms (recorded)	PASS	
Light points and switching	21 checked · 20 working · 1 not fitted	OUTSIDE GUIDE	KD-BED-001
Isolators: cooker, heaters, AC	Labelled; each isolates its appliance	PASS	
Leak check at the water meter	No movement with all outlets closed for 10 minutes	PASS	
Thermal sweep after 45 minutes of cooling	One cool anomaly in the hall ceiling; confirmed damp	OUTSIDE GUIDE	KD-HVC-001
Tap test: every floor tile and wet-area wall tile	Two hollow tiles	OUTSIDE GUIDE	KD-KIT-004 · KD-BTH-009
Balcony water test, 10 litres	Water ran towards the living-room door	OUTSIDE GUIDE	KD-BAL-002
Hob, oven and hood	All zones heat; oven reached 180 °C; hood runs at 3 speeds	PASS	
Fridge and freezer after 30 minutes	5 °C and −14 °C; door does not close by itself	OUTSIDE GUIDE	KD-KIT-007
Doors and windows, operated three times	2 faults found	OUTSIDE GUIDE	KD-BED-008 · KD-LIV-003

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 and hall	1.58 × 2.18 + 3.78 × 1.68	9.79
Kitchen	4.28 × 3.68	15.75
Living and dining	5.72 × 4.76	27.23
Master bedroom	3.78 × 4.38 + 2.18 × 1.88 − 1.16	19.23
Main bathroom	2.18 × 2.38	5.19
Bedroom 2	3.58 × 3.98	14.25
Bathroom 2	2.08 × 2.18	4.53
Utility cupboard	1.18 × 0.98	1.16
Internal rooms		**97.13**
Balcony	7.48 × 1.36	10.17
Total measured	**1,155 sq ft**	**107.30**
Area stated in the SPA (sample)	1,184 sq ft	110.00
Difference	**-2.5%**	**-2.70**

Ceiling height, living room: 2.72 m measured (2.75 m on the SPA drawing). Layout matches the SPA floor plan.

RESULT

2.5% 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 well inside 5%.

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-2br-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
Tiling	·	3	5	1	**9**
HVAC	·	3	3	1	**7**
Plumbing & drainage	·	4	3	·	**7**
Aluminium & glazing	·	3	2	1	**6**
Electrical	2	1	2	1	**6**
Joinery	·	·	5	1	**6**
Cleaning	·	·	·	5	**5**
Doors & ironmongery	·	·	3	2	**5**
Kitchen supplier	·	·	3	1	**4**
Painting	·	·	·	3	**3**
Sanitaryware	·	1	2	·	**3**
Appliances	·	1	1	·	**2**
Fire & life safety	1	·	1	·	**2**
Plaster & drywall	·	·	2	·	**2**
Metalwork	·	·	1	·	**1**
Stone & marble	·	·	1	·	**1**
Total	**3**	**16**	**34**	**16**	**69**

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, 2-bedroom apartment, inspected on 13 Oct 2026: 69 items (3 critical, 16 major, 34 minor, 16 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 (19)

- **KD-LIV-001** Live and neutral reversed at a socket
- **KD-FLS-001** Entrance door does not close and latch by itself
- **KD-KIT-003** Drip at the hot-water valve; cabinet base damp
- **KD-KIT-007** Fridge door does not close by itself
- **KD-BED-008** Sliding door will not lock
- **KD-BTH-002** Hot water below the guide temperature
- **KD-BTH-008** Fixed glass panel moves under hand pressure
- **KD-BAL-002** Balcony floor falls towards the door
- **KD-LDY-002** Open drain point with sewer odour
- **KD-HVC-001** Damp patch next to the fan-coil unit
- **KD-BED-001** Exposed live conductors at the light point
- **KD-LIV-002** Glazing gasket pulled back at a corner
- **KD-KIT-004** Hollow floor tile near the island
- **KD-BED-002** Room does not cool to the guide
- **KD-BTH-001** Extract fan does not run
- **KD-BTH-007** Water stands at the screen end of the tray
- **KD-BTH-009** Hollow wall tile
- **KD-LDY-001** Relief valve has no discharge pipe
- **KD-ELE-001** No circuit schedule at the board

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-S002 dated 13 Oct 2026, 69 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. 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

- **Dishwasher.** Not run: the developer did not allow a wash cycle.
- **Washing machine.** Not supplied.
- **Video intercom.** Screen and handset checked; no call could be made from the lobby panel during the visit.
- **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

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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