



Zia Luxury Property Observer Est.

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Villa N41 sustainable city

Prepared by: Zia Ur Rehman

Job Title: Snagging Inspector



Villa N41

Property Inspection Summary

Inspection Date: 14-12-2024

Property Details:



1. Master bedroom
2. Master bathroom
3. Kitchen
4. Living room
5. Entrance area
6. Bedroom 2
7. Bathroom 2
8. Bedroom 3
9. Bathroom 3
10. Family sitting
11. Maid room
12. Maid bathroom
13. Dining rooms
14. Powder room
15. Laundry room
16. Bedroom 4

INTRODUCTION

OBJECTIVE:

The aim of this snagging inspection is to identify any defects in your property for rectification by the developer. This detailed inspection involves a thorough physical examination and results in a report outlining the condition of all installed components, as well as any defects or maintenance concerns. A snagging inspection provides a comprehensive understanding of the property, aiding in its upkeep.

DETAILS:

This report details a visual inspection of the property to assess workmanship quality against construction standards, focusing on the interior spaces. Areas not inspected for any reason will be noted, but we cannot guarantee that they are free from defects.

LIMITATIONS:

The inspection is confined to visible and accessible parts of the building. No paneling, furniture, or floor coverings were removed. External features were inspected from available ground-level viewpoints, which limits our ability to report on any unexposed or inaccessible areas.

4-bedroom villa is in fair condition, with 152 issues noted during the snagging inspection.

SIGNIFICANT POINTS:

Walls & Ceiling

- Paint touch up needs to be done

Joinery:

- finish needs to be improved of the wardrobes

Tiles & grout:

- Tiles needs cleaning



- Grout defects

Window

- Living sliding door needs alignment
- Lock not working properly

Plumbing

Accessories shaking needs adjustment

General Remarks

Water Supply: not connected

Electricity: not connected

(1)



1454.jpg

Created: Sat 14 Dec 15:09 2024

Room: Entrance area

Status: Open

Comments:

Door wobbling

(2)



1455.jpg

Created: Sat 14 Dec 15:10 2024

Room: Entrance area

Status: Open

Comments:

Damage frame to be rectified

(3)



1456.jpg

Created: Sat 14 Dec 15:11 2024

Room: Entrance area

Status: Open

Comments:

Dp door not closed properly

(4)



1457.jpg

Created: Sat 14 Dec 15:12 2024

Room: powder room

Status: Open

Comments:

Silicone needs to be done

(5)



1458.jpg

Created: Sat 14 Dec 15:13 2024

Room: powder room

Status: Open

Comments:

Paintmark, needs cleaning

(6)



1459.jpg

Created: Sat 14 Dec 15:14 2024

Room: powder room

Status: Open

Comments:

Door lock not working smoothly



1460.jpg

Created: Sat 14 Dec 15:15 2024

Room: powder room

Status: Open

Comments:

All damage Screw needs replaced



1461.jpg

Created: Sat 14 Dec 15:16 2024

Room: Living room

Status: Open

Comments:

Gap between fitting and wall



1462.jpg

Created: Sat 14 Dec 15:17 2024

Room: Living room

Status: Open

Comments:

Socket not aligned straight

(10)



1463.jpg

Created: Sat 14 Dec 15:17 2024

Room: Living room

Status: Open

Comments:

Stains to be cleaned

(11)



1464.jpg

Created: Sat 14 Dec 15:18 2024

Room: Living room

Status: Open

Comments:

Fly screen damage

(12)



1465.jpg

Created: Sat 14 Dec 15:20 2024

Room: Dining room

Status: Open

Comments:

Staimark on the tile needs to be cleaned

(13)



1466.jpg

Created: Sat 14 Dec 15:26 2024

Room: Exterior area

Status: Open

Comments:

Stains on the needs to be cleaned

(14)



1467.jpg

Created: Sat 14 Dec 15:27 2024

Room: Kitchen

Status: Open

Comments:

Gap between fitting and wall

(15)



1468.jpg

Created: Sat 14 Dec 15:28 2024

Room: Dining room

Status: Open

Comments:

Stainmark, needs cleaning

(16)



1469.jpg

Created: Sat 14 Dec 15:29 2024

Room: Dining room

Status: Open

Comments:

Fly screen very hard to move,needs to be rectified

(17)



1470.jpg

Created: Sat 14 Dec 15:30 2024

Room: Dining room

Status: Open

Comments:

Gap between fitting and wall

(18)



1471.jpg

Created: Sat 14 Dec 15:33 2024

Room: Kitchen

Status: Open

Comments:

Uneven ceiling acces panel

(19)



1472.jpg

Created: Sat 14 Dec 15:34 2024

Room: kitchen
Status: Open
Comments:

Screw missing

(20)



1473.jpg

Created: Sat 14 Dec 15:35 2024

Room: Lundry room
Status: Open
Comments:

Door wobbling

(21)



1474.jpg

Created: Sat 14 Dec 15:37 2024

Room: Lundry room
Status: Open
Comments:

Scratches found

(22)



1475.jpg

Created: Sat 14 Dec 15:39 2024

Room: Kitchen

Status: Open

Comments:

Ceiling channel should be free from the paint

(23)



1476.jpg

Created: Sat 14 Dec 15:40 2024

Room: Kitchen

Status: Open

Comments:

Hinges needs to be adjustment, misaligned door touch with frame

(24)



1477.jpg

Created: Sat 14 Dec 15:41 2024

Room: Kitchen

Status: Open

Comments:

Mark found to be cleaned

(25)



1478.jpg

Created: Sat 14 Dec 15:43 2024

Room: Kitchen

Status: Open

Comments:

Grout needs cleaning

(26)



1479.jpg

Created: Sat 14 Dec 15:44 2024

Room: maid room

Status: Open

Comments:

Not aligned straight

(27)



1480.jpg

Created: Sat 14 Dec 15:45 2024

Room: maid room

Status: Open

Comments:

Damage Screw needs replaced

(28)



1481.jpg

Created: Sat 14 Dec 15:46 2024

Room: maid room

Status: Open

Comments:

Damage wall to be rectified

(29)



1482.jpg

Created: Sat 14 Dec 15:47 2024

Room: maid room

Status: Open

Comments:

Lock defective not working

(30)



1483.jpg

Created: Sat 14 Dec 15:48 2024

Room: maid bathroom

Status: Open

Comments:

Chipped found

(31)



1484.jpg

Created: Sat 14 Dec 15:49 2024

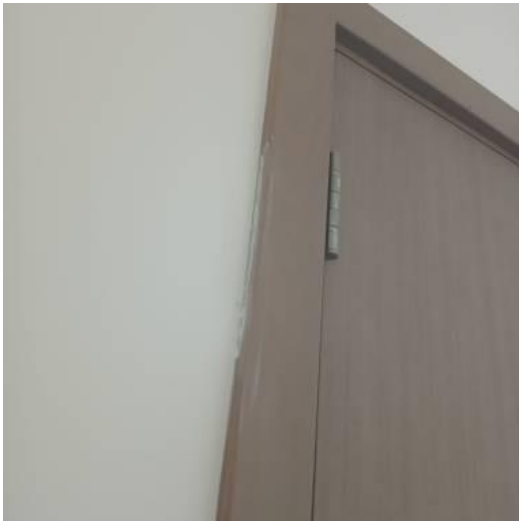
Room: maid bathroom

Status: Open

Comments:

Ceiling access door uneven

(32)



1485.jpg

Created: Sat 14 Dec 15:51 2024

Room: master bedroom

Status: Open

Comments:

Door frame free from the paint

(33)



1486.jpg

Created: Sat 14 Dec 15:52 2024

Room: master bedroom

Status: Open

Comments:

Chipped found to be rectified

(34)



1487.jpg

Created: Sat 14 Dec 15:54 2024

Room: master bedroom

Status: Open

Comments:

Poor finishing to be improved

(35)



1488.jpg

Created: Sat 14 Dec 15:57 2024

Room: master bedroom

Status: Open

Comments:

Poor finishing, Stainmark

(36)



1489.jpg

Created: Sat 14 Dec 15:59 2024

Room: master bedroom

Status: Open

Comments:

Stainmark, needs cleaning

(37)



1490.jpg

Created: Sat 14 Dec 16:05 2024

Room: master bathroom

Status: Open

Comments:

Grout colour variation, grout needs replaced

(38)



1491.jpg

Created: Sat 14 Dec 16:09 2024

Room: master bedroom

Status: Open

Comments:

Glass door stopper missing

(39)



1492.jpg

Created: Sat 14 Dec 16:10 2024

Room: master bedroom

Status: Open

Comments:

Door stopper not installed correctly door touching with Bidet

(40)



1493.jpg

Created: Sat 14 Dec 16:12 2024

Room: family seating

Status: Open

Comments:

Paint touch up needs to be done

(41)



1494.jpg

Created: Sat 14 Dec 16:13 2024

Room: family seating

Status: Open

Comments:

Paint needs to be done

(42)



1495.jpg

Created: Sat 14 Dec 16:13 2024

Room: master bedroom

Status: Open

Comments:

Dp door doesn't close properly

(43)



1497.jpg

Created: Sat 14 Dec 16:14 2024

Room: family seating

Status: Open

Comments:

Not aligned straight

(44)



1498.jpg

Created: Sat 14 Dec 16:15 2024

Room: Bedroom 2

Status: Open

Comments:

Lock not working

(45)



1499.jpg

Created: Sat 14 Dec 16:16 2024

Room: Bedroom 2

Status: Open

Comments:

Paint stain

(46)



1500.jpg

Created: Sat 14 Dec 16:17 2024

Room: Bedroom 2

Status: Open

Comments:

Stains to be cleaned

(47)



1501.jpg

Created: Sat 14 Dec 16:19 2024

Room: Bedroom 2

Status: Open

Comments:

Paintmark

(48)



1502.jpg

Created: Sat 14 Dec 16:19 2024

Room: bathroom 2

Status: Open

Comments:

Crack found

(49)



1503.jpg

Created: Sat 14 Dec 16:20 2024

Room: Bathroom 2

Status: Open

Comments:

Grout colour variation, grout needs replaced

(50)



1504.jpg

Created: Sat 14 Dec 16:20 2024

Room: bathroom 2

Status: Open

Comments:

Crack to be rectified

(51)



1505.jpg

Created: Sat 14 Dec 16:20 2024

Room: Bathroom 2

Status: Open

Comments:

Shower glass door stopper missing

(52)



1506.jpg

Created: Sat 14 Dec 16:22 2024

Room: Bedroom 3

Status: Open

Comments:

Door wobbling

(53)



1507.jpg

Created: Sat 14 Dec 16:23 2024

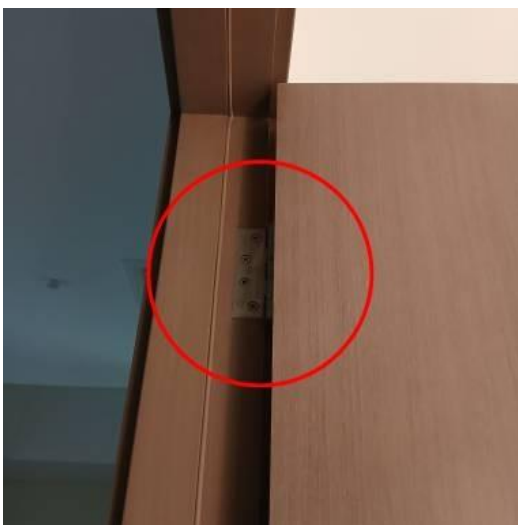
Room: Bedroom 3

Status: Open

Comments:

Scratches found

(54)



1508.jpg

Created: Sat 14 Dec 16:23 2024

Room: Bedroom 2

Status: Open

Comments:

Damage Screw needs replaced

(55)



1509.jpg

Created: Sat 14 Dec 16:24 2024

Room: Bedroom 3

Status: Open

Comments:

Stains needs cleaning

(56)



1510.jpg

Created: Sat 14 Dec 16:25 2024

Room: Bedroom 3

Status: Open

Comments:

Gap between fitting and wall

(57)



1511.jpg

Created: Sat 14 Dec 16:25 2024

Room: Bedroom 3

Status: Open

Comments:

Lock very hard to open,needs to be rectified

(58)



1512.jpg

Created: Sat 14 Dec 16:26 2024

Room: pantry

Status: Open

Comments:

Mark found , needs cleaning

(59)



1513.jpg

Created: Sat 14 Dec 16:27 2024

Room: pantry

Status: Open

Comments:

Stains to be cleaned

(60)



1514.jpg

Created: Sat 14 Dec 16:28 2024

Room: bathroom 3

Status: Open

Comments:

Grout needs cleaning

(61)



1515.jpg

Created: Sat 14 Dec 16:29 2024

Room: Bathroom 3

Status: Open

Comments:

Shower glass door stopper missing

(62)



1516.jpg

Created: Sat 14 Dec 16:29 2024

Room: Bathroom 3

Status: Open

Comments:

Stainmark found on tile

(63)



1517.jpg

Created: Sat 14 Dec 16:30 2024

Room: Bathroom 3

Status: Open

Comments:

Silicone missing

(64)



1518.jpg

Created: Sat 14 Dec 16:33 2024

Room: Bedroom 4

Status: Open

Comments:

Damage Screw

(65)



1519.jpg

Created: Sat 14 Dec 16:34 2024

Room: Bedroom 4

Status: Open

Comments:

Lock not working smoothly

(66)



1520.jpg

Created: Sat 14 Dec 16:35 2024

Room: Bedroom 4

Status: Open

Comments:

Damage found

(67)



1521.jpg

Created: Sat 14 Dec 16:36 2024

Room: Bedroom 4

Status: Open

Comments:

Paint needs to be done

(68)



1522.jpg

Created: Sat 14 Dec 16:37 2024

Room: staircase

Status: Open

Comments:

Paintmark