

Akoya Zinna(Damac Hills 2)  
Townhouse ABC

TECHNICAL SNAGGING REPORT



3-BEDROOM TOWNHOUSE

## **CONTENTS**

- 1.0 EXECUTIVE SUMMARY
- 2.0 INTRODUCTION
- 3.0 PROPERTY SNAGGING TOOLS
- 4.0 DETAILED SNAG LIST
- 5.0 GENERAL OBSERVATION

## **1.0 EXECUTIVE SUMMARY**

DEVELOPER : Damac  
BUILDING LOCATION : Akoya Oxygen PROPERTY  
TYPE : Townhouse  
PROPERTY DESCRIPTION : 3 BEDROOM TOWNHOUSE  
INSPECTION DATE : 12<sup>th</sup> Feb 2022  
SNAGGING Team : Sahal

## **2.0 INTRODUCTION**

### **2.1 INSTRUCTION**

WE WERE INSTRUCTED BY THE INVESTOR TO CONDUCT A SCHEDULE OF CONDITION SURVEY ON THEIR BEHALF FOR THE MENTIONED PROPERTY.

### **2.2 SCOPE**

THIS SCHEDULE OF CONDITION WAS CONDUCTED ON BEHALF OF OUR CLIENT, HEREINAFTER AS THE (“INVESTOR”)

THIS REPORT SHOULD BE INTERPRETED AS A GENERAL COMMENT UPON THE OVERALL CONDITION OF THE PROPERTY AT TIME OF INSPECTION.

### **2.3 LIMITATIONS, EXEMPTIONS AND EXCLUSIONS AT THE TIME OF INSPECTION**

#### **A. GENERAL LIMITATION**

- THE INSPECTION IS NOT TECHNICALLY COMPREHENSIVE.
- THE INSPECTION WILL NOT IDENTIFY CONCEALED OR LATENT DEFECTS.
- THE INSPECTION WILL NOT DEAL WITH AESTHETIC CONCERN THAT IS DEEMED A MATTERS OF TASTE.
- THE INSPECTION WILL NOT DETERMINE THE SUITABILITY OF THE PROPERTY FOR ANY USE.
- THE INSPECTION WILL NOT DETERMINE THE MARKET VALUE OF THE PROPERTY OR ITS MARKETABILITY.
- THE INSPECTION DOES NOT DETERMINE THE INSURABILITY OF THE PROPERTY.
- THE INSPECTION DOES NOT DETERMINE THE ADVISABILITY OR INADVISABILITY OF THE PURCHASE OF THE INSPECTED PROPERTY.
- THE INSPECTION DOES NOT DETERMINE THE LIFE EXPECTANCY OF THE PROPERTY OR ANY COMPONENTS OR SYSTEMS THEREIN.
- THE INSPECTION DOES NOT INCLUDE ITEMS NOT PERMANENTLY INSTALLED.

B. SERVICES

- AIR CONDITIONING SYSTEM IS ENABLED AT THE TIME OF INSPECTION
- ELECTRICAL SYSTEM IS ENABLED AT THE TIME OF INSPECTION

C. FURNISHING & WHITE GOODS

- THERE WERE NO FURNITURE AT THE TIME OF INSPECTION
- THERE WERE NO APPLIANCES AT THE TIME OF INSPECTION

## Property Snagging Tools

		
<b>Voltage Detector:</b> Detect the Voltage of Power Sockets	<b>Sound Meter:</b> Detects the Sound of the Equipments	<b>Humidity Meter:</b> Detects the Humidity in the Unit

		
<b>Thermal Camera:</b> Used to Detect the seal condition around the frames and to detect the presence of Moisture on walls and ceiling.	<b>Moisture Meter:</b> Used to detect the dampness on the wall/ceiling and wooden furniture.	<b>Borescope:</b> Used to Inspect the Drainage systems and the AC duct systems

**Socket Tester:**

Tests the Polarity/Connections and working condition of Power Socket

**Anemometer:**

Detects the working condition/efficiency of the exhaust systems.

**Gas Leak Detector:**

Detects the possible leak in the gas systems.

**Infrared Thermometer:**

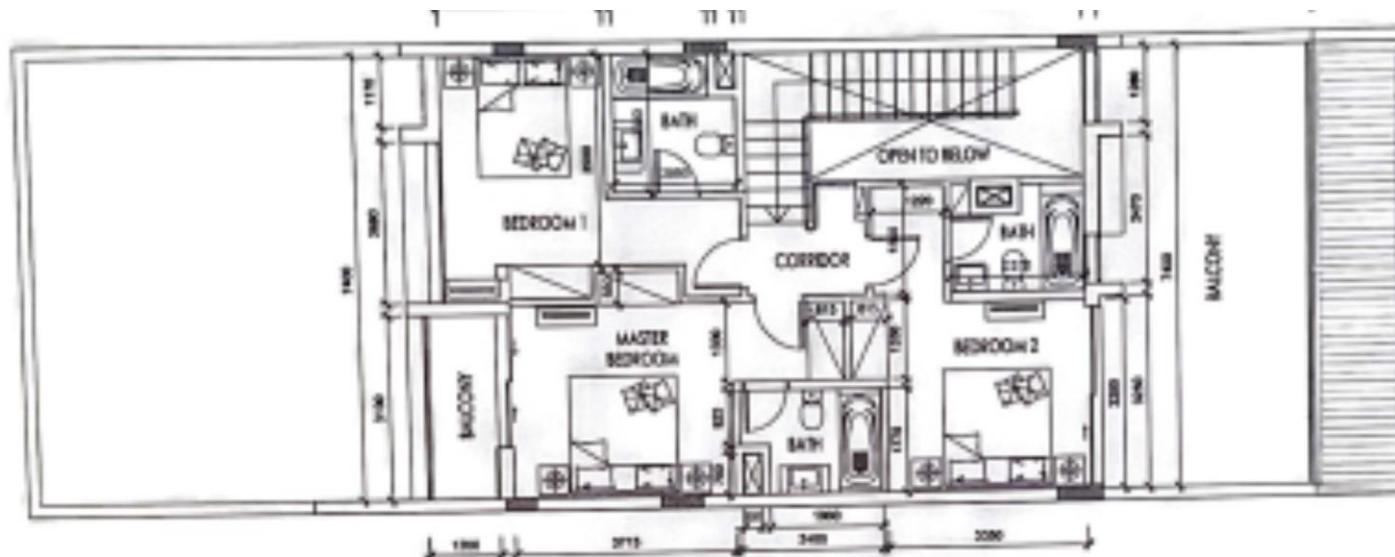
Detects the cooling capacity of the AC systems

**Tile Tapping Rod:**

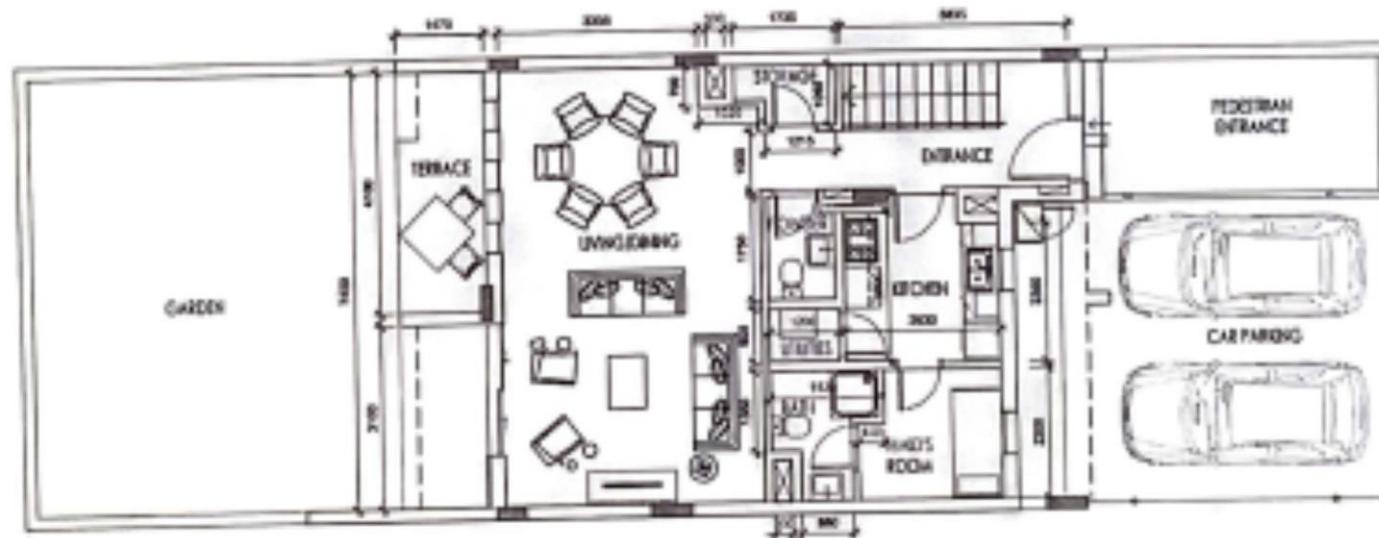
Used for Detecting the Hollow/Void in Tiles.

**Spirit Level:**

Used to Measure the Level



FIRST FLOOR PLAN



## Villa #ABC Snag List

SN	Room	Item	Snag Description	Snag Images
001	Exterior	Floor – Sewage	<ul style="list-style-type: none"> <li>• Sewage blocked. Filled and not cleaned whole system must be cleaned and flushed.</li> <li>• No proper sand filling around the interlocks in all area</li> <li>• Sewage cover needs cleaning and painting.</li> </ul>	     

## Villa #ABC Snag List

SN	Room	Item	Snag Description	Snag Images
002	Exterior	Floor	<ul style="list-style-type: none"> <li>• Gully trap needs to be cleaned properly.</li> <li>• No proper sand filling between the interlock.</li> <li>• No correct paint marking on the interlock.</li> <li>• Dirt all over the surface and needs to be cleaned.</li> <li>• No proper finish around the floor drain.</li> <li>• No cutout for gas cylinder pipe in the gas cylinder cabinet.</li> </ul>	     

## Villa #ABC Snag List

SN	Room	Item	Snag Description	Snag Images	
003	Exterior	Ceiling	<ul style="list-style-type: none"> <li>Leakage observed from the ceiling.</li> <li>Patches observed on the ceiling.</li> </ul>		
004	Backyard	Water tank	<ul style="list-style-type: none"> <li>Uncleaned area around the water tank.</li> <li>Molds observed in the water tank; must be deep cleaned and sanitized.</li> </ul>	 	 

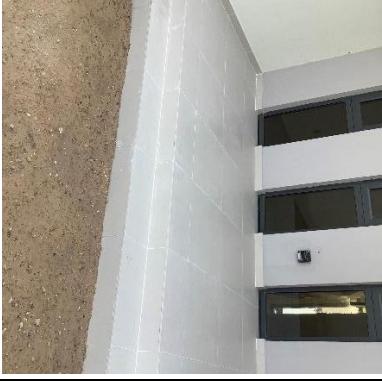
**Villa #ABC Snag List**

SN	Room	Item	Snag Description	Snag Images
005	Backyard	Water tank	<ul style="list-style-type: none"><li>• Float Valve faulty, does not open and close properly.</li><li>• Molds observed in the water tank; must be deep cleaned and sanitized.</li></ul>	   

**Villa #ABC Snag List**

SN	Room	Item	Snag Description	Snag Images
006	Backyard	Flooring	<ul style="list-style-type: none"><li>• No proper soil compaction.</li><li>• Area requires proper cleaning.</li></ul>	     

## Villa #ABC Snag List

SN	Room	Item	Snag Description	Snag Images
007	Backyard	Flooring	<ul style="list-style-type: none"> <li>• No proper finish around the floor skirting.</li> <li>• Area needs proper cleaning.</li> <li>• No proper grouting between the floor tiles.</li> <li>• Blackish stains on the grout.</li> <li>• Stains and scratches on the floor.</li> </ul>	     

## Villa #ABC Snag List

SN	Room	Item	Snag Description	Snag Images
008	Backyard – Entrance	Wall	<ul style="list-style-type: none"><li>• No proper finish around the at the wall junction.</li><li>• Rough surface of the wall.</li><li>• Cracked wall.</li><li>• Stains and scratches on the wall.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
009	Backyard – Entrance	Ceiling	<ul style="list-style-type: none"> <li>• Ceiling lamp is not working.</li> <li>• No proper finish on the ceiling.</li> <li>• No proper paint on the ceiling.</li> </ul>	 
010	Backyard – Entrance	Window	<ul style="list-style-type: none"> <li>• Stains and scratches on the window frame.</li> <li>• No proper finish around the window frame.</li> </ul>	   

Villa #				
SN	Room	Item	Snag Description	Snag Images
011	Backyard – Entrance	Window	<ul style="list-style-type: none"> <li>• Stains and scratches on and around the window frame.</li> <li>• Rough surface around the window frame.</li> <li>• Scratches on the window glass.</li> </ul>	     

## Villa #ABC Snag List

SN	Room	Item	Snag Description	Snag Images
012	Backyard	Pump Room	<ul style="list-style-type: none"> <li>Pump room cabinet is damaged.</li> <li>No proper finish around the pump room cabinet.</li> <li>No proper cutout for pipes on the cabinet.</li> <li>No proper sealant around the pipes.</li> <li>Heavy dirt around the pressure gauge and other electrical devices.</li> <li>Area needs proper cleaning.</li> </ul>	     

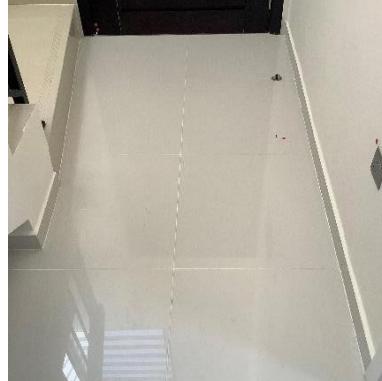
## Villa #ABC Snag List

SN	Room	Item	Snag Description	Snag Images
013	Main Entrance	Main door	<ul style="list-style-type: none"> <li>Whitish stains at the edges of the door.</li> <li>No proper finish around the door lock system.</li> <li>No proper finish on and around the door and the frame.</li> <li>No proper finish around the number plate.</li> <li>Eye view magnifier is not installed.</li> <li>Door is swelled at the left Bottom and door does not open and close correctly</li> </ul>	    

Villa #				
SN	Room	Item	Snag Description	Snag Images
014	Foyer	Electrical	<ul style="list-style-type: none"> <li>• No proper finish around the electrical fitting.</li> <li>• No proper finish around the Load Distribution Box.</li> <li>• Stains and scratches on and around the DB and IT box.</li> <li>• IT Box key is broken and needs to be replaced.</li> <li>• Blackish stain on the IT box.</li> </ul>	    

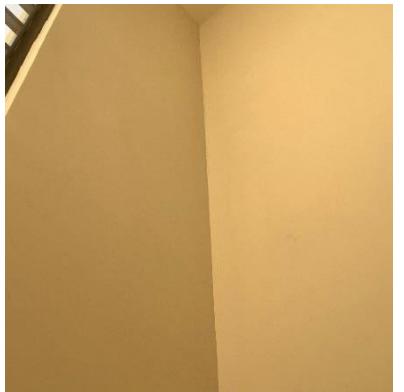
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #			
SN	Room	Item	Snag Description
015	Foyer	Flooring & floor skirting	<ul style="list-style-type: none"><li>• No proper finished grout between the tiles.</li><li>• Chipping of the floor tiles.</li><li>• No proper finish around the floor skirting.</li><li>• No proper grouting on the floor skirting.</li></ul>



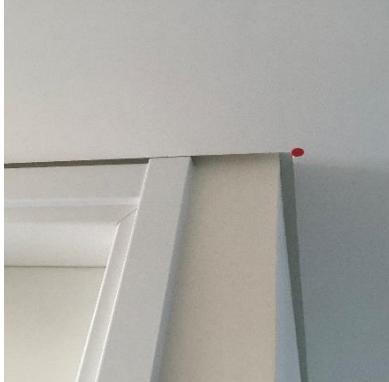
**AKOYA OXYGEN ZINNIA**

Snagging Date: 12-02-2022 02:00 PM

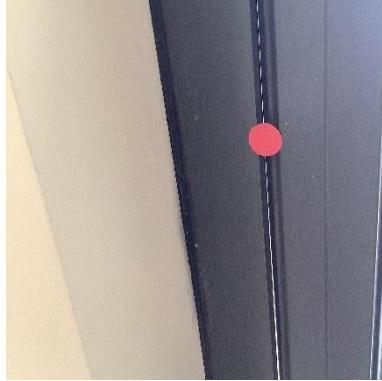
Villa #				
SN	Room	Item	Snag Description	Snag Images
016	Foyer	Wall	<ul style="list-style-type: none"><li>Major crack on the wall.</li></ul>	 
017	Foyer	Ceiling	<ul style="list-style-type: none"><li>Ceiling paint undulations.</li><li>No proper finished ceiling.</li><li>Ceiling lamp is not working.</li></ul>	 

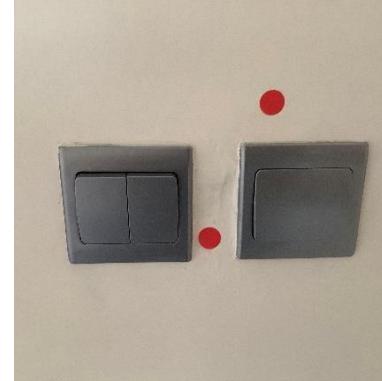
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

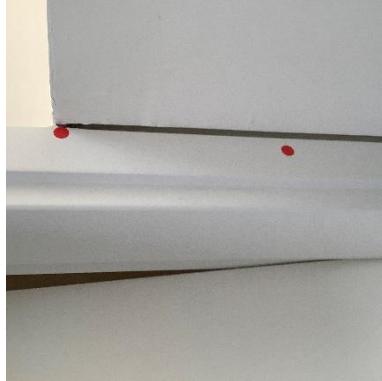
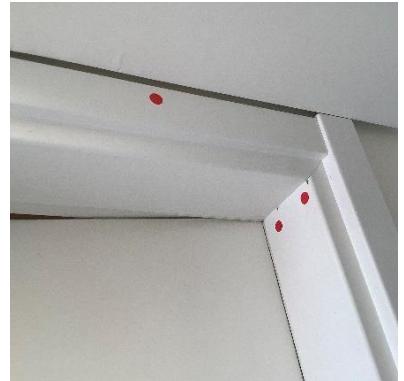
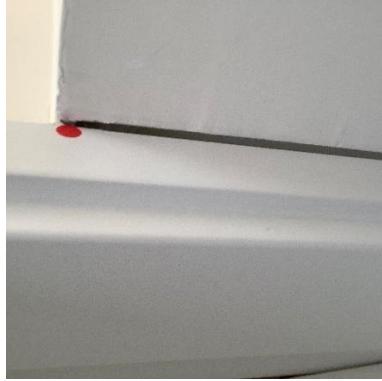
Villa #			
SN	Room	Item	Snag Description
018	Living	Floor	<ul style="list-style-type: none"><li>• No proper finished grout between the tiles.</li><li>• Chipping of the floor tiles.</li><li>• Cracked floor tile.</li><li>• Stains and scratches on the floor tiles.</li><li>• No proper finish around the floor skirting.</li></ul>

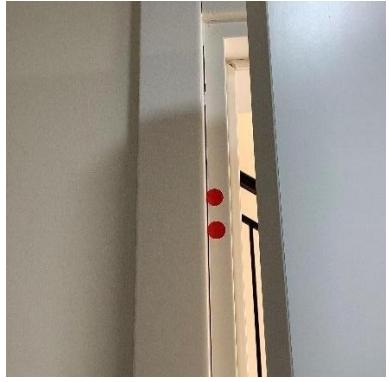
Villa #					
SN	Room	Item	Snag Description	Snag Images	
019	Living	Ceiling	<ul style="list-style-type: none"> <li>• Panels are not aligned properly.</li> <li>• Poor termination at the wall ceiling junction.</li> <li>• Poor paint finish around the termination.</li> </ul>	 	
020	Living	Window	<ul style="list-style-type: none"> <li>• Damaged window fly net.</li> <li>• No proper finish around the window frame.</li> <li>• Stains on the window frame.</li> </ul>	 	

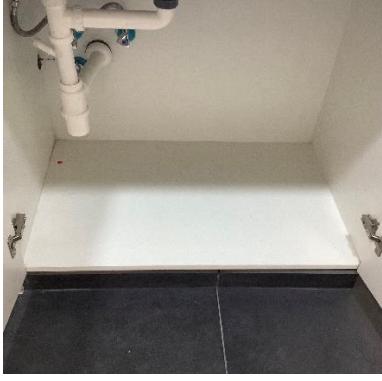
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
021	Living	Window	<ul style="list-style-type: none"><li>• Not well insulated and slight opening on the left side of both window.</li><li>• Stains and scratches on and around the window frame.</li><li>• No proper finish around the window frame.</li><li>• Stains on the fly net.</li><li>• Damaged flynet.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
022	Living	Electrical - A/C	<ul style="list-style-type: none"> <li>• Air condition is in working condition.</li> <li>• Grills and ducts needs to be cleaned and sanitized.</li> </ul>	 
023	Living	Electrical	<ul style="list-style-type: none"> <li>• Poor finish around the electrical fittings.</li> <li>• Stains and scratches on the electrical sockets and switches.</li> </ul>	   

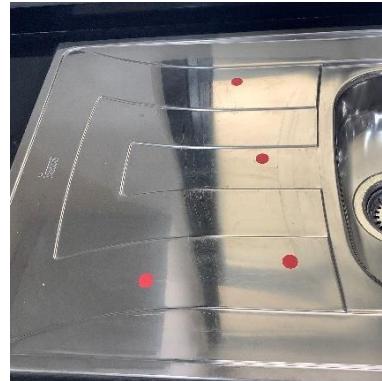
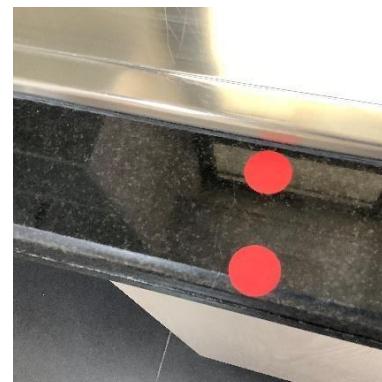
Villa #				
SN	Room	Item	Snag Description	Snag Images
024	Living	Corridor – Ceiling	<ul style="list-style-type: none"> <li>Poor termination between ceiling wall junction.</li> <li>Poor finish around the junction.</li> </ul>	   
025	Living	Corridor – Electrical	<ul style="list-style-type: none"> <li>No proper finish around the electrical fittings.</li> </ul>	 

Villa #				
SN	Room	Item	Snag Description	Snag Images
026	Kitchen	Door	<ul style="list-style-type: none"> <li>• No proper finish on the door and the door frame.</li> <li>• Stains on the door lock system.</li> <li>• Door does not open and shuts properly.</li> <li>• No proper finish around the door lock system.</li> <li>• Stains and scratches on the door and the door frame.</li> <li>• Paint stains on the door hinges.</li> </ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
027	Kitchen	Cabinets	<ul style="list-style-type: none"><li>• Stains and scratches in the cabinets.</li><li>• Blackish stains on the drawers.</li><li>• No proper finish around the cabinet edges.</li><li>• Dirt stains around the planks.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
028	Kitchen	Cabinet	<ul style="list-style-type: none"><li>• No cover caps for holes on the cabinet.</li><li>• No proper finish around the cabinet door.</li><li>• Stains on the drawers.</li><li>• Drawers does not open and shut smoothly.</li><li>• No proper sealant around the bottle trap.</li><li>• No proper finish around the cabinet.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
029	Kitchen	Wall	<ul style="list-style-type: none"><li>Poor finish around the wall edges.</li><li>Blackish stains on the wall.</li><li>No proper finish around the access panel.</li><li>No proper finish around the laundry area.</li><li>Silicon traces on the wall edges.</li><li>Poor finish around the laundry area.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
030	Kitchen	Sink & counter top	<ul style="list-style-type: none"><li>• Scratches on the sink and needs to be replaced.</li><li>• No proper sealant around the countertop.</li><li>• Stains and scratches on the countertop.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
031	Kitchen	Electrical	<ul style="list-style-type: none"> <li>• Power sockets are in working condition.</li> <li>• No proper finish around the electrical fittings.</li> <li>• Stains and scratches on and around the electrical fittings.</li> </ul>	   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
032	Kitchen	Electrical	<ul style="list-style-type: none"><li>Loud sound from the exhaust.</li></ul>	
033	Kitchen	Window	<ul style="list-style-type: none"><li>Untidy window pane and glass.</li><li>Stains and scratches on the window.</li></ul>	 

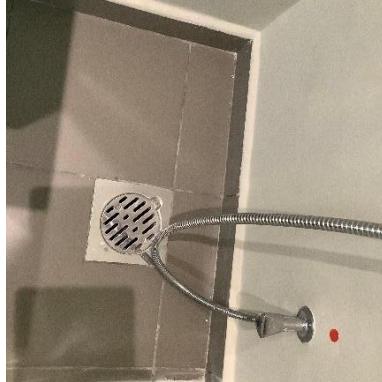
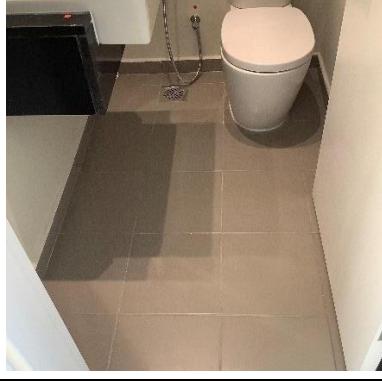
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
034	Kitchen	Utility Room – Door	<ul style="list-style-type: none"><li>• No proper finish on the door frame.</li><li>• Stains and scratches on the door and the door frame.</li><li>• Door does not open and shut smoothly.</li></ul>	     

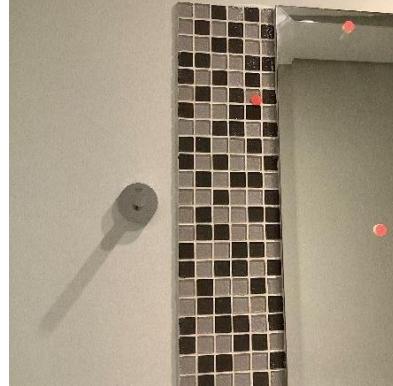
Villa #				
SN	Room	Item	Snag Description	Snag Images
035	Kitchen	Utility Room – Floor & Skirting	<ul style="list-style-type: none"><li>• Poor finish around the floor skirting.</li><li>• Rough edge of the floor skirting.</li><li>• No proper grouting on the floor tile.</li><li>• Paint stains and scratches on the floor drain.</li></ul>	  

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
036	Kitchen	Utility Room – Wall	<ul style="list-style-type: none"><li>Poor finish around the plumbing fixtures.</li><li>Paint stains and scratches on the electric fittings.</li></ul>	 
037	Guest's Washroom	Door	<ul style="list-style-type: none"><li>Stains and scratches on the door.</li><li>Poor finish around the door frame.</li></ul>	 

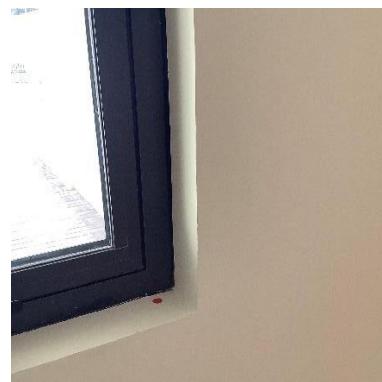
Villa #				
SN	Room	Item	Snag Description	Snag Images
038	Guest's Washroom	Flooring	<ul style="list-style-type: none"><li>• No proper finished grout.</li><li>• No proper finish around the floor skirting.</li><li>• Untidy corners of the washroom.</li><li>• Stains on the floor tiles.</li><li>• No proper grouting on the floor skirting.</li><li>• No proper finish around the floor drain.</li><li>• Stains on the floor drain.</li></ul>	     

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
039	Guest's Washroom	Sanitary & Accessories	<ul style="list-style-type: none"><li>• Stains and scratches on the mirror.</li><li>• No proper finish around the mirror.</li></ul>	 
040	Guest's Washroom	Sanitary & Accessories	<ul style="list-style-type: none"><li>• Paint stains and scratches on the wash basin counter.</li><li>• Silicon traces around the wash basin.</li></ul>	 

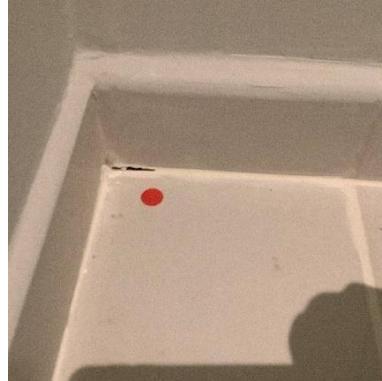
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
041	Maid's Room	Flooring	<ul style="list-style-type: none"><li>• No proper grouting between the floor tiles.</li><li>• No proper finish around the floor skirt.</li><li>• Untidy corners of the floor.</li><li>• Blackish stains and scratches on the floor tiles.</li><li>• Hollow tiles observed, void below the tiles - tiles to be removed &amp; filled with binding material &amp; laid again ( marked with red dots )</li></ul>	     

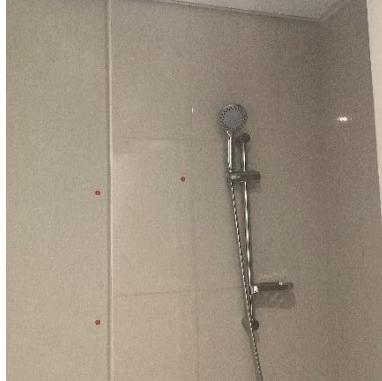
Villa #				
SN	Room	Item	Snag Description	Snag Images
042	Maid's Room	Window	<ul style="list-style-type: none"><li>• No proper finish around the window frame.</li><li>• Stains on the window glass.</li></ul>	   

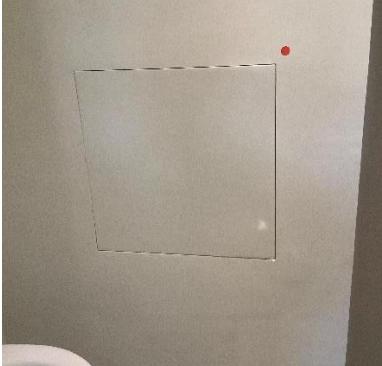
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
043	Maid's Room	Electrical	<ul style="list-style-type: none"><li>Poor finish around the electrical fittings.</li><li>Scratches on the electrical switch.</li></ul>	
044	Maid's Washroom	Door	<ul style="list-style-type: none"><li>No proper finish around the door frame.</li></ul>	

Villa #				
SN	Room	Item	Snag Description	Snag Images
045	Maid's Washroom	Flooring	<ul style="list-style-type: none"> <li>• No proper finish around the floor skirting.</li> <li>• No proper finished grout on the floor tiles.</li> <li>• Blackish stains on the floor.</li> <li>• Hollow tiles observed, void below the tiles - tiles to be removed &amp; filled with binding material &amp; laid again ( marked with red dots )</li> </ul>	   

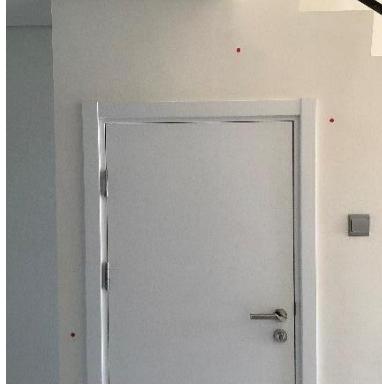
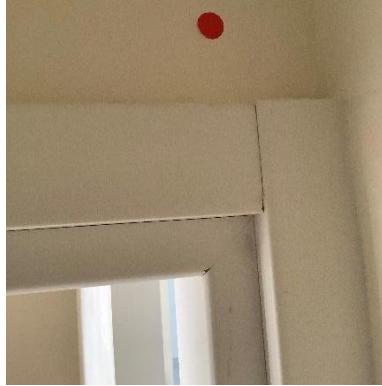
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
046	Maid's Washroom	Threshold	<ul style="list-style-type: none"><li>• Washroom threshold is not installed.</li></ul>	
047	Maid's Washroom	Wall	<ul style="list-style-type: none"><li>• No proper finish around the wall junction.</li><li>• Stains and scratches on the wall tiles.</li></ul>	   

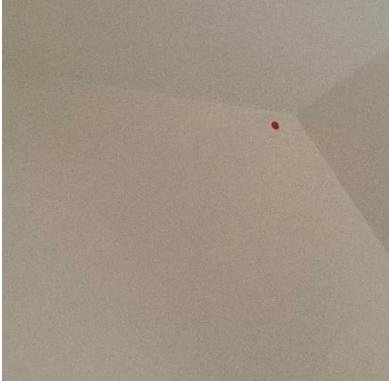
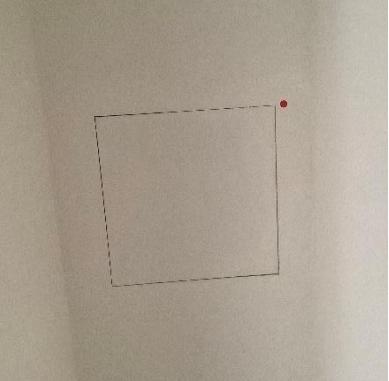
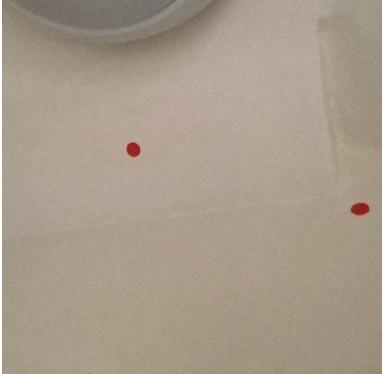
Villa #			
SN	Room	Item	Snag Description
048	Maid's Washroom	Ceiling	<ul style="list-style-type: none"><li>• Poor paint finish all around the ceiling.</li><li>• Poor finish around the ceiling corners.</li><li>• Access panels are not fixed properly.</li></ul>   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
049	Maid's Washroom	Sanitary	<ul style="list-style-type: none"><li>• No proper finish around the tissue holder.</li><li>• Poor finish around the wash basin.</li><li>• No proper sealant around the wash basin.</li></ul>	  

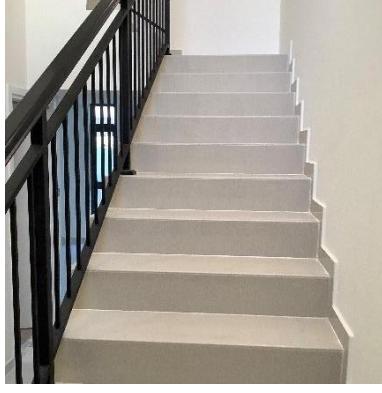
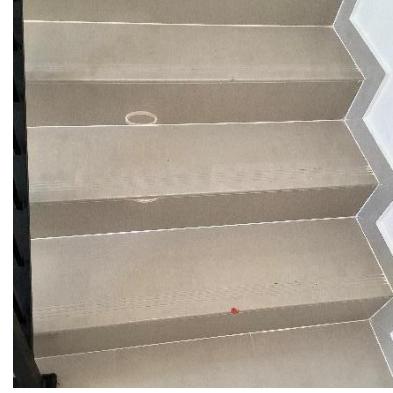
Villa #			
SN	Room	Item	Snag Description
050	Store Room	Door	<ul style="list-style-type: none"><li>• No proper finish around door frame.</li><li>• Blackish stains on the door frame.</li><li>• Stains on the door hinge.</li></ul>    

Villa #				
SN	Room	Item	Snag Description	Snag Images
051	Store Room	Floor	<ul style="list-style-type: none"><li>Poor finish around the floor skirting.</li><li>No proper finished grouting.</li><li>Blackish stains on the grout.</li></ul>	     

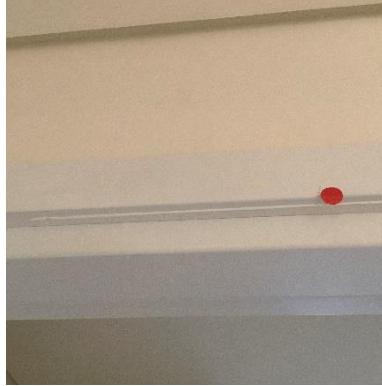
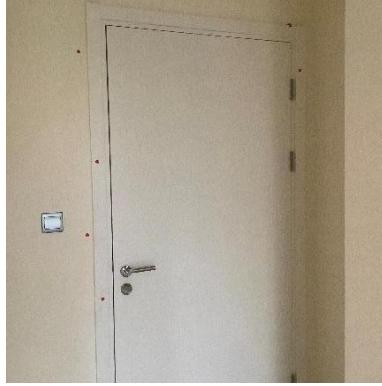
Villa #			
SN	Room	Item	Snag Description
052	Store Room	Ceiling	<ul style="list-style-type: none"><li>• Poor paint at termination all over the ceiling.</li><li>• Access panels are not fixed properly.</li><li>• No proper finish around the ceiling corners.</li></ul>      

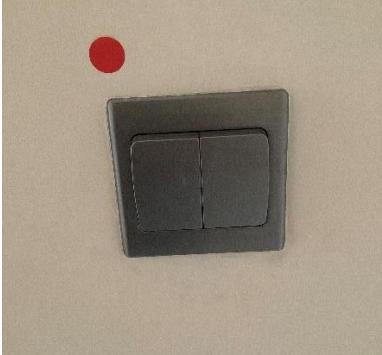
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #			
SN	Room	Item	Snag Description
053	Staircase	Steps	<ul style="list-style-type: none"><li>• No proper grouting throughout the staircase.</li><li>• No proper grout around the floor skirt.</li><li>• Blackish stains on the step floor tile.</li><li>• Chipping of the tile.</li><li>• No proper finished grout between the tiles.</li></ul>



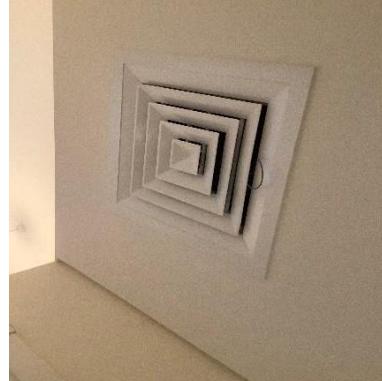
Villa #				
SN	Room	Item	Snag Description	Snag Images
054	1 <sup>st</sup> Floor Corridor	Floor	<ul style="list-style-type: none"> <li>Hollow tiles observed, void below the tiles - tiles to be removed &amp; filled with binding material &amp; laid again ( marked with red dots )</li> <li>Poor finish around the floor skirting.</li> <li>Stains on and around the floor skirting.</li> <li>No proper grout termination around the floor skirting.</li> </ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
055	Bedroom – 1	Door	<ul style="list-style-type: none"> <li>• No proper finish around the door lock system.</li> <li>• Chipped door frame.</li> <li>• No proper finish around the door hinges.</li> <li>• No proper finish on and around the door and the door frame.</li> <li>• Stains and scratches on the door and the door frame.</li> </ul>	     

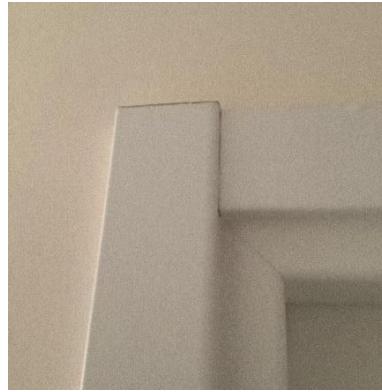
Villa #				
SN	Room	Item	Snag Description	Snag Images
056	Bedroom - 1	Electrical – A/C	<ul style="list-style-type: none"> <li>• Air Condition is in working condition and cools enough</li> <li>• A/C grills and ducts needs to be cleaned.</li> </ul>	
057	Bedroom – 1	Electrical	<ul style="list-style-type: none"> <li>• Poor finish around the electrical fittings.</li> <li>• Switches are fixed properly.</li> <li>• Stains and scratches on the electrical fittings.</li> </ul>	   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

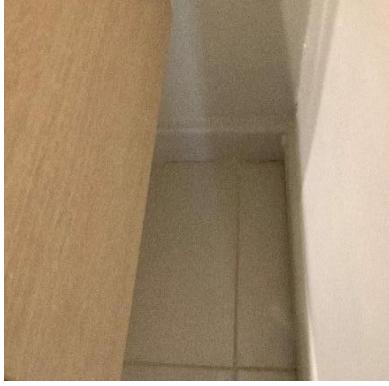
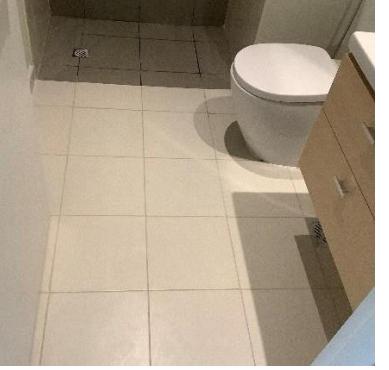
Villa #				
SN	Room	Item	Snag Description	Snag Images
058	Bedroom – 1	Wardrobe	<ul style="list-style-type: none"><li>• Rusty wardrobe door hinges.</li><li>• Scratches on the hanger rod.</li><li>• Dirt and stains in the wardrobe cabinets.</li></ul>	   

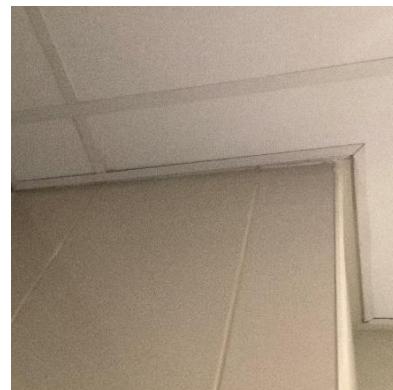
Villa #				
SN	Room	Item	Snag Description	Snag Images
059	Bedroom – 1	Ceiling	<ul style="list-style-type: none"> <li>• No proper cutout for the panel.</li> <li>• No proper finish around the exhaust.</li> </ul>	
060	Bedroom – 1	Floor	<ul style="list-style-type: none"> <li>• No proper grouting between the tiles.</li> <li>• Hollow tiles observed, void below the tiles - tiles to be removed &amp; filled with binding material &amp; laid again ( marked with red dots )</li> <li>• Blackish stains on the floor.</li> </ul>	   

Villa #			
SN	Room	Item	Snag Description
			Snag Images
061	Bedroom – 1	Window	<ul style="list-style-type: none"><li>• Stains and scratches on and around the window frame.</li><li>• No proper finish around the window frame.</li></ul> 

Villa #				
SN	Room	Item	Snag Description	Snag Images
062	Washroom - 1	Door	<ul style="list-style-type: none"><li>• Door does not open and shut smoothly.</li><li>• No proper finish around the door frame.</li><li>• No proper finish around the edges of the door.</li><li>• No proper sealant around the door frame.</li><li>• No proper finish around the door hinges.</li><li>• Stains and scratches on the door and the door frame.</li></ul>	   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

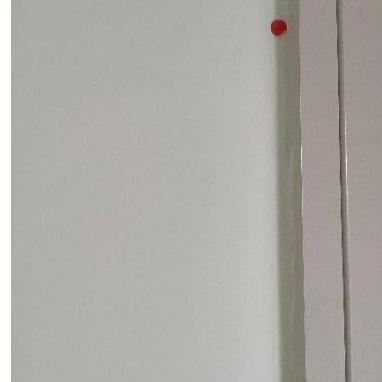
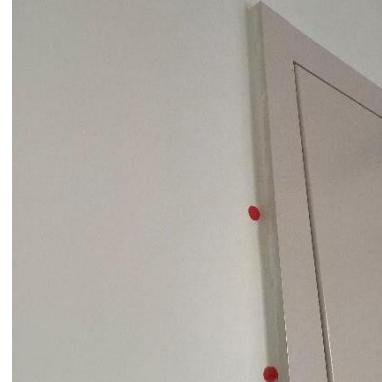
Villa #				
SN	Room	Item	Snag Description	Snag Images
063	Washroom -	Flooring	<ul style="list-style-type: none"><li>• Stains and scratches on the floor tiles.</li><li>• No proper finished grouting between the tiles.</li><li>• No proper grouting on and around the floor skirting.</li><li>• Blackish stains on the grout.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
064	Washroom - 1	Wall	<ul style="list-style-type: none"> <li>No proper finished grouting between the wall tiles.</li> <li>Stain and scratches on the wall.</li> <li>Blackish stains on the grout.</li> <li>Paint stains on the wall tiles.</li> </ul>	 
065	Washroom - 1	Ceiling	<ul style="list-style-type: none"> <li>Poor finish around the ceiling corners.</li> <li>No proper sealant around the ceiling corners.</li> <li>Stains on the ceiling.</li> </ul>	   

Villa #				
SN	Room	Item	Snag Description	Snag Images
066	Washroom - 1	Sanitary	<ul style="list-style-type: none"> <li>• No proper finish around the sanitary fittings.</li> <li>• Stains and scratches on the towel holder.</li> <li>• No proper sealant around the commode.</li> <li>• Blackish stains around the commode.</li> </ul>	  
067	Bedroom – 2	Door	<ul style="list-style-type: none"> <li>• Stains on the door and the door frame.</li> <li>• No proper finish around the door frame.</li> </ul>	 

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	
			Snag Images	
068	Bedroom – 2	Flooring	<ul style="list-style-type: none"><li>• No proper finished grout between the tiles.</li><li>• Chipped floor tile.</li><li>• Cracked tile near the threshold.</li><li>• Blackish stains on the grout.</li><li>• No proper finish around floor skirting.</li></ul>	   

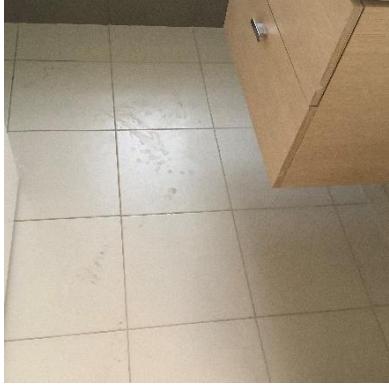
Villa #				
SN	Room	Item	Snag Description	Snag Images
069	Bedroom – 2	Electrical.	<ul style="list-style-type: none"> <li>• No proper finish around the electrical fittings.</li> <li>• Stains and scratches on and around the electrical fittings.</li> </ul>	 
070	Bedroom – 2	Wardrobe	<ul style="list-style-type: none"> <li>• No proper finish around the wardrobe frame.</li> <li>• Wardrobe drawers does not open and close smoothly.</li> <li>• Blackish stains around the drawer corners.</li> <li>• No proper hinge setting.</li> </ul>	   

Villa #			
SN	Room	Item	Snag Description
			Snag Images
071	Bedroom – 2	Wardrobe	<ul style="list-style-type: none"><li>• Stains and scratches on and around the drawer corners.</li><li>• Poor finish around the drawer corners.</li><li>• Stains around the wardrobe cabinets.</li><li>• High moisture content observed in the wardrobe.</li></ul>

**AKOYA OXYGEN ZINNIA**

**Snagging Date: 12-02-2022 02:00 PM**

<b>Villa #</b>			
<b>SN</b>	<b>Room</b>	<b>Item</b>	<b>Snag Description</b>
072	Washroom – 2	Door	<ul style="list-style-type: none"><li>• No proper finish around the door frame.</li><li>• Chipped corner of the door frame.</li><li>• Door does not open and close properly.</li><li>• Blackish stains on the door and the frame.</li></ul>    

Villa #				
SN	Room	Item	Snag Description	
Snag Images				
073	Washroom - 2	Floor	<ul style="list-style-type: none"><li>• Untidy floor surface and needs deep cleaning.</li><li>• Poor grout finish between the floor tiles.</li><li>• Blackish stains on the grout and tiles.</li><li>• No proper finish around the floor skirting.</li></ul>	  

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #			
SN	Room	Item	Snag Description
Snag Images			
074	Washroom – 2	Wall	<ul style="list-style-type: none"><li>• Poor grout between the wall tiles.</li><li>• Blackish stains on the grout.</li><li>• No proper finish around the wall termination.</li></ul>

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
075	Washroom - 2	Ceiling	<ul style="list-style-type: none"><li>• No proper finish around the ceiling.</li><li>• No proper sealant around the ceiling corners.</li><li>• Poor finish around the ceiling fixtures.</li><li>• Ceiling surface is untidy and requires cleaning.</li></ul>	   

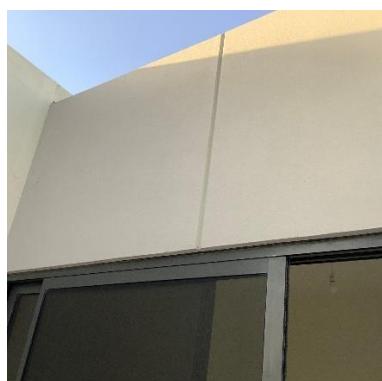
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

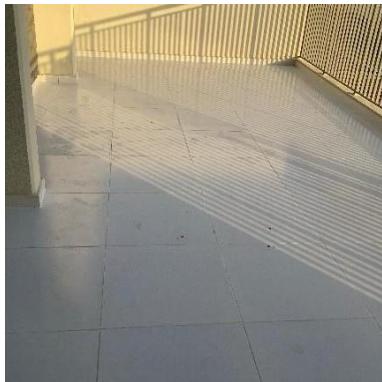
Villa #				
SN	Room	Item	Snag Description	Snag Images
076	Washroom – 2	Sanitary	<ul style="list-style-type: none"><li>• Poor finish around the bathtub.</li><li>• Stains and scratches on the bathtub.</li><li>• Blackish stains on the grout around the bathtub.</li><li>• Bathtub water outlet needs to be cleaned.</li></ul>	   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
077	Washroom - 2	Mirror	<ul style="list-style-type: none"><li>• Stains on the mirror and require cleaning.</li><li>• No proper finish around the mirror.</li></ul>	
078	Washroom - 2	Window	<ul style="list-style-type: none"><li>• Poor finish around the window frame.</li><li>• Poor sealant around the window and requires proper sealant application.</li><li>• Paint stains and scratches on and around the window and the frame.</li><li>• Untidy glass surface and needs to be cleaned properly.</li></ul>	

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
079	Balcony	Door	<ul style="list-style-type: none"><li>• Poor finish around the door frame.</li><li>• Balcony door does not open and close smoothly.</li><li>• Paint stains and scratches on the door frame.</li><li>• Untidy door glass and requires cleaning.</li></ul>	     

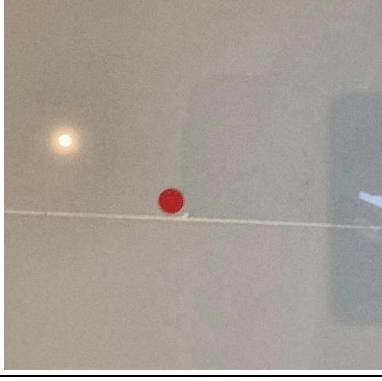
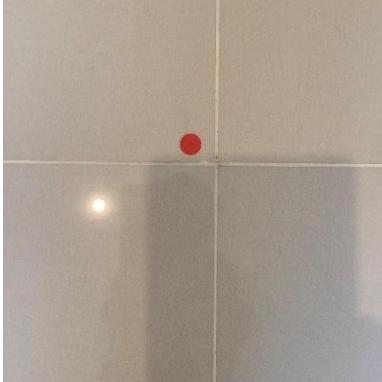
Villa #				
SN	Room	Item	Snag Description	Snag Images
080	Balcony	Floor	<ul style="list-style-type: none"> <li>Poor grout between the floor tiles.</li> <li>Blackish stains on the grout.</li> <li>Untidy floor surface and requires deep cleaning.</li> <li>No proper finish around the floor skirting.</li> <li>Poor finish around the rain water outlet.</li> <li>Rain water outlet needs to be cleaned prior to handover.</li> </ul>	     

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
081	Balcony	Wall	<ul style="list-style-type: none"><li>• Dust on the wall and needs cleaning prior to handover.</li><li>• Cracks on the wall.</li><li>• Patches, &amp; stains on the wall.</li></ul>	   

Villa #			
SN	Room	Item	Snag Description
082	Balcony	Electrical	<ul style="list-style-type: none"><li>Poor finish around the electrical fittings.</li><li>Paint stains and scratches on and around the switch boards.</li></ul>   

Villa #			
SN	Room	Item	Snag Description
083	Master's Bedroom	Door	<ul style="list-style-type: none"><li>• Stains on the door and the door frame.</li><li>• Poor finish around the door frame.</li><li>• Poor sealant around the door frame and requires proper sealant application.</li><li>• Silicon traces observed on the door and the frame.</li></ul>

Villa #				
SN	Room	Item	Snag Description	Snag Images
084	Master's Bedroom	Flooring	<ul style="list-style-type: none"><li>• No proper finished grout between the tiles.</li><li>• Blackish stains on the grout.</li><li>• Poor finish around floor skirting.</li><li>• Chipped floor tiles.</li></ul>	     

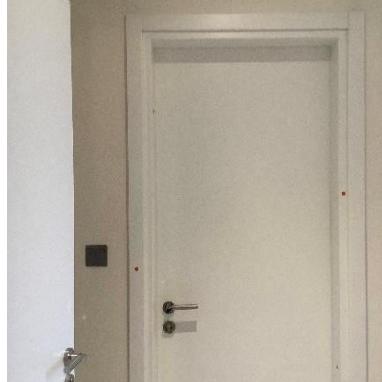
Villa #				
SN	Room	Item	Snag Description	Snag Images
085	Master's Bedroom	Electrical.	<ul style="list-style-type: none"> <li>• No proper finish around the electrical fittings.</li> <li>• Stains and scratches on and around the electrical fittings.</li> </ul>	
086	Master's Bedroom	Wardrobe	<ul style="list-style-type: none"> <li>• No proper finish around the wardrobe frame.</li> <li>• Wardrobe drawers does not open and close smoothly.</li> <li>• Blackish stains around the drawer corners.</li> <li>• No proper hinge setting.</li> </ul>	   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
087	Master's Bedroom	Wardrobe	<ul style="list-style-type: none"><li>• Stains and scratches on and around the drawer corners.</li><li>• Poor finish around the drawer corners.</li><li>• Stains around the wardrobe cabinets.</li><li>• High moisture content observed in the wardrobe.</li></ul>	    

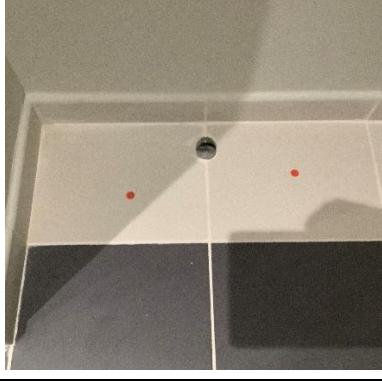
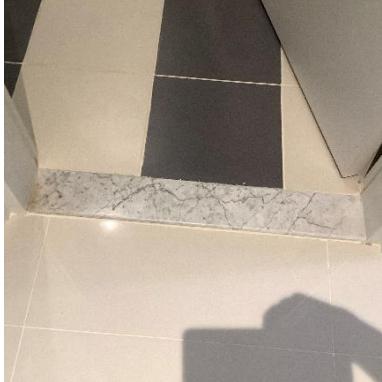
**AKOYA OXYGEN ZINNIA**

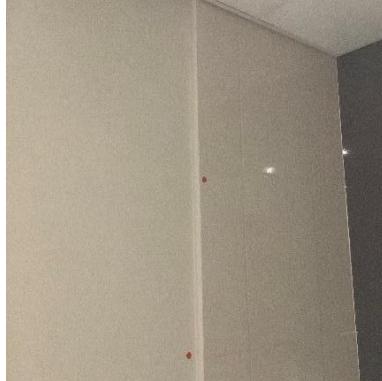
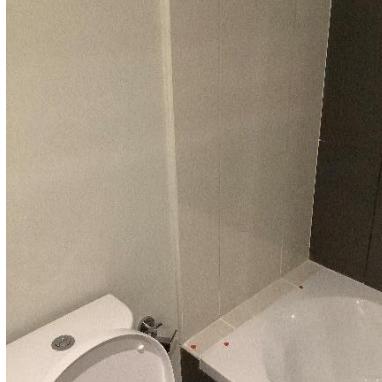
**Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
088	Master's Washroom	Door	<ul style="list-style-type: none"><li>• No proper finish around the door frame.</li><li>• Chipped corner of the door frame.</li><li>• Blackish stains on the door and the frame.</li></ul>	   

**AKOYA OXYGEN ZINNIA**

Snagging Date: 12-02-2022 02:00 PM

Villa #				
SN	Room	Item	Snag Description	
			Snag Images	
089	Master's Washroom	Floor	<ul style="list-style-type: none"><li>• Untidy floor surface and requires cleaning.</li><li>• Poor grout finish between the floor tiles.</li><li>• Blackish stains on the grout and tiles.</li><li>• No proper finish around the floor skirting.</li><li>• Poor finish around the threshold.</li></ul>	     

Villa #				
SN	Room	Item	Snag Description	Snag Images
090	Master's Washroom	Wall	<ul style="list-style-type: none"><li>• Poor grout between the wall tiles.</li><li>• Blackish stains on the grout.</li><li>• No proper finish around the wall termination.</li></ul>	   

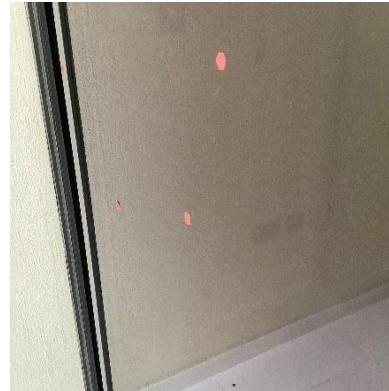
**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
091	Master's Washroom	Sanitary	<ul style="list-style-type: none"><li>• Poor finish around the bathtub.</li><li>• Stains and scratches on the bathtub.</li><li>• Blackish stains on the grout around the bathtub.</li><li>• No proper sealant around the commode.</li><li>• Paint stains on the shut off hose.</li><li>• Stains &amp; scratches on the glass divider.</li><li>• Poor finish around the glass divider.</li><li>• Poor finish around the angle valve.</li><li>• Paint stains on and around the angle valve.</li></ul>	     

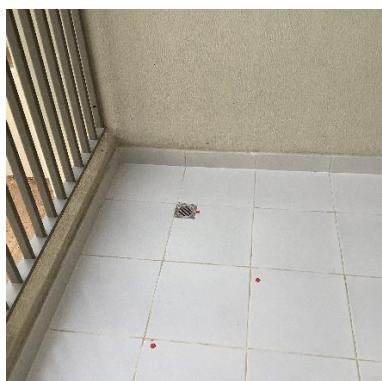
**AKOYA OXYGEN ZINNIA**

Snagging Date: 12-02-2022 02:00 PM

Villa #				
SN	Room	Item	Snag Description	Snag Images
092	Master's Washroom	Mirror	<ul style="list-style-type: none"><li>• Stains on the mirror and require cleaning.</li><li>• No proper finish around the mirror.</li></ul>	
093	Balcony	Door	<ul style="list-style-type: none"><li>• Poor finish around the door frame.</li><li>• Balcony door does not open and close smoothly.</li><li>• Paint stains and scratches on the door frame.</li><li>• Untidy door glass and requires cleaning.</li></ul>	

Villa #				
SN	Room	Item	Snag Description	
Snag Images				
094	Balcony	Door	<ul style="list-style-type: none"><li>• Scratches and stains on the door glass.</li><li>• Paint stains on the door glass.</li><li>• Dust on the glass surface and requires cleaning.</li></ul>	   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
095	Balcony	Floor	<ul style="list-style-type: none"><li>• Poor grout between the floor tiles.</li><li>• Blackish stains on the grout.</li><li>• Untidy floor surface and requires deep cleaning.</li><li>• No proper finish around the floor skirting.</li><li>• Poor finish around the rain water outlet.</li><li>• Rain water outlet needs to be cleaned prior to handover.</li><li>• Dust on the railing ad requires deep cleaning prior to handover.</li></ul>	     

Villa #			
SN	Room	Item	Snag Description
096	Rooftop	Floor	<ul style="list-style-type: none"><li>• Trash to be cleaned.</li><li>• Surfaces to be cleaned properly.</li></ul>    

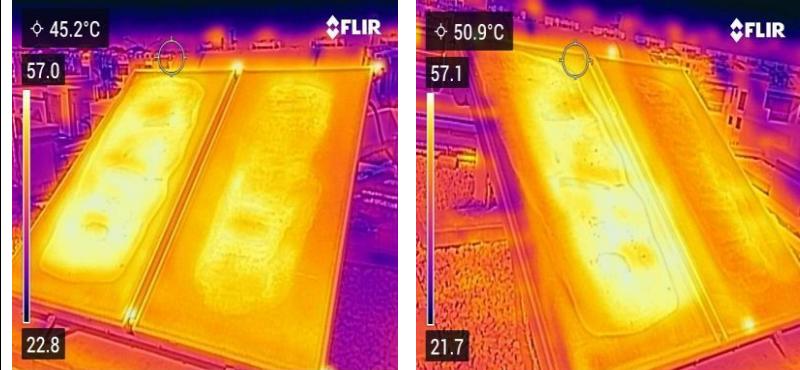
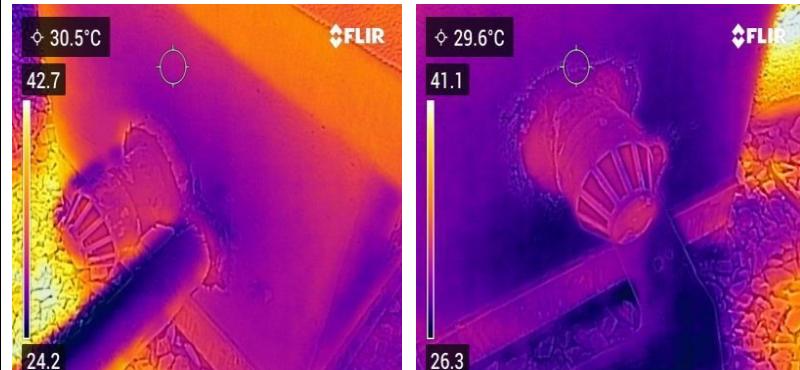
Villa #				
SN	Room	Item	Snag Description	Snag Images
097	Rooftop	Devices	<ul style="list-style-type: none"> <li>• Stains on the panels and needs to be replaced.</li> <li>• Dust on the electrical devices and requires cleaning.</li> <li>• Poor finish around the electrical fittings.</li> </ul>	   

**AKOYA OXYGEN ZINNIA****Snagging Date: 12-02-2022 02:00 PM**

Villa #				
SN	Room	Item	Snag Description	Snag Images
098	Rooftop	Plumbing	<ul style="list-style-type: none"><li>• No proper finish around the plumbing structures.</li><li>• Paint stains around the pipes.</li></ul>	     

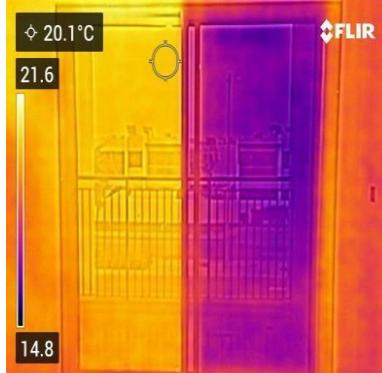
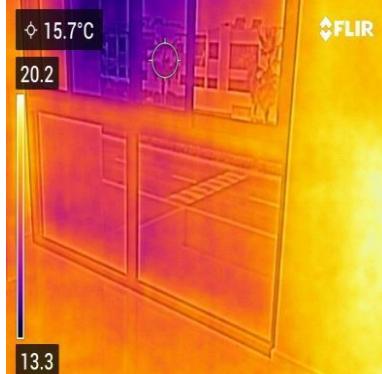
**AKOYA OXYGEN ZINNIA**

Snagging Date: 12-02-2022 02:00 PM

Villa #			
SN	Room	Item	Snag Description
Snag Images			
100	Rooftop	Devices	<ul style="list-style-type: none"><li>Solar panels are highly stained and must be cleaned and if cells are damaged, panel must be replaced.</li></ul>
			
101	Rooftop	Plumbing	<ul style="list-style-type: none"><li>Sealant around the opening is in good condition.</li></ul>
			

**AKOYA OXYGEN ZINNIA**

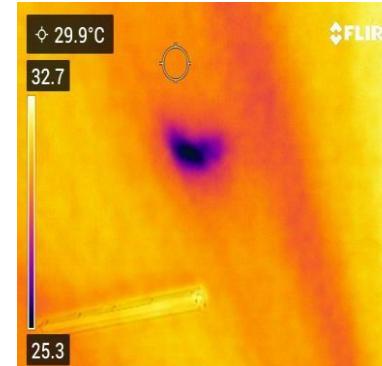
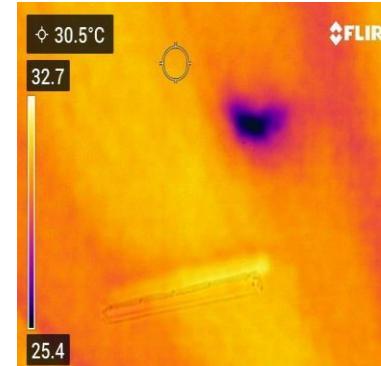
Snagging Date: 12-02-2022 02:00 PM

Villa #				
SN	Room	Item	Snag Description	
			Snag Images	
102	Balcony	Door frame	<ul style="list-style-type: none"><li>Insulation around the sliding door and window frames are in good condition.</li></ul>	   

**AKOYA OXYGEN ZINNIA**

Snagging Date: 12-02-2022 02:00 PM

Villa #			
SN	Room	Item	Snag Description
Snag Images			
103	Garage	Ceiling	<ul style="list-style-type: none"><li>Leakage observed on the ceiling.</li></ul>



## **5.0 GENERAL OBSERVATION**

### **5.1 CONDITION SUMMARY**

**The unit was found to be in Poor condition at the time of inspection.Below are General issues includingthe above mentioned specific snag points.**

- There is no proper paint finish and termination,requires proper surface termination 1 Fresh coat of paint is requiredon walls.
- The Whole Drain line requires flushing and cleaning.
- The Sewage system is blocked.
- There is leak observed on the ceiling in Garage Area.
- The Wardrobe in the 1st Floor has high moisture content and all the damaged wardrobe must be replaced.
- Several Floor have void under Tiles and must be replaced with new tiles.
- The Unit requires Pest control.
- The Water Tank requires cleaning and sanistisation prior to Handover.
- The Ac unit must be serviced and Ducts must be cleaned and santized prior to handover.
- There was No Hot water at the time of inspection.
- The Area above the false ceiling must be cleaned.
- Ther are no drain cover for all drains in all areas;Drain cover must be supplied.

## **5.2 GENERAL NOTES FROM THE INVESTOR**

### **FINAL DEEP CLEANING PRIOR TO HANDOVER FOR THE FOLLOWING BELOW:**

- TILE AND GROUT CLEANING
- CLOSET AND CABINET(INSIDE AND OUTSIDE)
- GLASS AND ALUMINIUM
- SANITARY FITTINGS AND ACCESSORIES

### **AC SERVICING TO INCLUDE:**

- FILTER CLEANING
- GRILLS AND DIFFUSER CLEANING
- DUCT CLEANING AND SANITISATION
- AIR BALANCING

### **DISCLAIMER:**

THE INSPECTION IS BASED ON THE OBSERVATION MADE ON THE DATE OF INSPECTION AND NOT A PREDICTION OF THE FUTURE CONDITIONS.

THE REPORT INCLUDES SIMPLY LIST OF SNAGS, MEANS THE REPORT WILL CONTAIN ONLY ITEMS THAT ARE FOUND TO BE NON-CONFORMANCE OR FAULTY, ANY ITEMS WHICH ARE FOUND TO BE WORKING OR IN WORKING CONDITION AT THE TIME OF INSPECTION ARE NOT IN THE REPORT.

THE GENERAL INSPECTION WILL NOT REVEAL EVERY ISSUE THAT EXIST OR EVER COULD EXIST, BUT ONLY MENTIONS THOSE MATERIAL DEFECT OBSERVED AT THE DATE AND TIME OF INSPECTION.