

Property Snagging Checklist for Dubai Buyers

Use it at handover to spot defects before you accept your keys.

Property / unit no.

Developer / project

Date of inspection

Type (apartment / villa)

Inspected by

Handover date

How to use this checklist

1. Go room by room. Mark **OK** or **Defect** for every line.
2. Photograph every defect and note its exact location in the Notes column.
3. Test what you can: switches, sockets, taps, flushes, doors, windows and AC.
4. Do not sign the handover until you have recorded everything, and re-check repairs before you consider an item closed.

1. Walls, ceilings and floors

Item	OK	Defect	Notes / location
Cracks, chips and damaged surfaces	☐	☐	
Uneven paint or unfinished areas	☐	☐	
Damaged or poorly aligned tiles	☐	☐	
Gaps around skirting	☐	☐	
Flooring that appears uneven	☐	☐	
Poor grout or sealant	☐	☐	

2. Doors, windows and cabinets

Item	OK	Defect	Notes / location
Doors open and close smoothly	☐	☐	
Locks, handles and hinges work properly	☐	☐	
Windows open, close and lock	☐	☐	
Glass has no visible damage	☐	☐	
Frames are properly finished	☐	☐	
Wardrobe and kitchen cabinet doors align correctly	☐	☐	

3. Kitchen and bathrooms

Item	OK	Defect	Notes / location
Kitchen cabinets and worktops	☐	☐	
Bathroom fittings	☐	☐	
Grout and silicone sealant	☐	☐	
Shower drainage	☐	☐	
Water flow	☐	☐	
Appliance connections where accessible	☐	☐	

4. Electrical, plumbing and air conditioning

Item	OK	Defect	Notes / location
Accessible switches, lights and sockets work	☐	☐	
Electrical fittings are secure, with no visible damage	☐	☐	
Taps run and toilets flush properly	☐	☐	
Drainage works, with no slow or blocked drains	☐	☐	
No signs of leakage under sinks or around visible pipework	☐	☐	
Each AC unit runs, with good airflow and working controls	☐	☐	
No unusual AC noise, and the unit appears to cool correctly	☐	☐	

5. Waterproofing, balcony / terrace and external elements

Item	OK	Defect	Notes / location
Waterproofing and wet areas show no stains or damp	☐	☐	
Balcony or terrace finishes and drainage	☐	☐	
External elements (villas: additional rooms, outdoor areas, service areas)	☐	☐	

Villa buyers: the process is the same, but there is usually more to check: terraces, external areas, additional rooms and larger service areas.

6. Record every defect

1. Take a clear photograph of each defect, plus a wider shot showing where it is.
2. Write down the exact location (room, wall, floor level or fitting).
3. Give each defect a short description and keep one list for the whole property.
4. Send the list to the developer and keep a copy of everything.

7. Before you accept the keys

Step	Done	Notes
All defects photographed and listed with locations	☐	
Defect list sent to the developer	☐	
Repair status tracked for each defect	☐	
Final re-inspection completed after repairs	☐	
Inspection records saved for future reference	☐	

Want a professional to inspect it for you?

Baseera 360 carries out snagging and pre-handover inspections in Dubai and Abu Dhabi.
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