

Handover Inspection Report

4-Bedroom Townhouse, Dubai · Sample Report

Inspection Date: 24 May 2026 Inspector: Mustafa Al Omari (Inspecto)

52

Total Snags

24

High Priority

25

Medium Priority

3

Low Priority

Snag Count by Location

Main Entrance	6	Terrace	1
Kitchen	7	Bathroom	4
Bedroom	4	Master Bedroom	6
Bedroom 2	9	Master Bathroom	4
Laundry/Storage	1	Balcony	3
Dining/Living	2	Patio	2
Staircase	1	Outdoor Parking	2

Key Findings

- URGENT** Low water pressure throughout entire unit — MEP issue (#222)
- URGENT** Outdoor power socket non-functional (#236)
- URGENT** Multiple hollow floor tiles in balcony — require re-fixing (#239)
- URGENT** Abnormal humming/vibrating noise in master bathroom (#232)
- HIGH** Weak cooker hood / extractor fan (#241) | Loose entrance peephole & handle (#194)
- HIGH** Widespread wood flooring colour variation in bedrooms and hallway (#211, #225)
- MED** Misaligned ceiling panels in bathroom, bedroom 2 (#221, #216)
- MED** Pervasive paint, grout, and sealant inconsistencies across all rooms

Sample Townhouse, Dubai / Balcony

#233 - Balcony Door makes a squeaking sound when opening/closing

Open

Assigned To : **Inspecto QA**

x:861 / y:668

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Doors

General Snag

Location :

Created by/on :

Balcony

Mustafa Al Omari (Inspecto)

24/05/2026 20:08



#234 - Inconsistent paint texture seen throughout the balcony of the master bedroom. Hand rails to be cleaned and free of any marks and scuffs

Open

Assigned To : **Inspecto QA**

x:907 / y:633

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - General

General Snag

Location :

Created by/on :

Balcony

Mustafa Al Omari (Inspecto)

24/05/2026 20:09



#239 - GENERAL

multiple tiles have hollow sound- marked with a red sticker

Open

Assigned To : **Inspecto QA**

x:794 / y:734

High

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Floors

Hollow sound / cavity in fixing

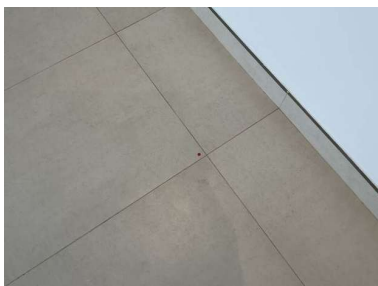
Location :

Created by/on :

Balcony

Mustafa Al Omari (Inspecto)

24/05/2026 20:27



Sample Townhouse, Dubai / Bathroom

#219 - Inconsistent finishing around electric panel and bathroom door frame.

Open

Assigned To : **Inspecto QA**

x:801 / y:495

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Acoustic Walling

General Snag

Location :

Created by/on :

Bathroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:17



#220 - Minor scuffs and marks present throughout the bathroom, minor gaps/cracks seen inside sealer between multiple tiles (shown in above photos). Door hinge and other fittings to be cleaned thoroughly

Open

Assigned To : **Inspecto QA**

x:837 / y:509

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Ceramic Wall Tile

General Snag

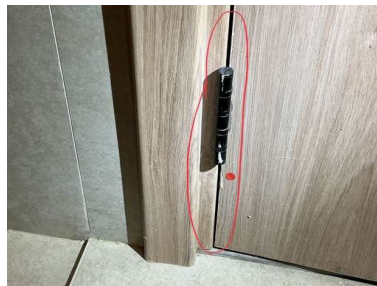
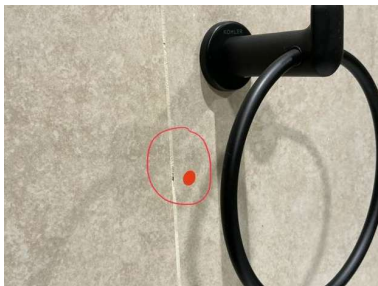
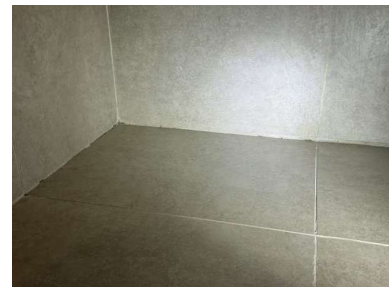
Location :

Created by/on :

Bathroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:26



#221 - Ceiling panel in bathroom is misaligned- has uneven gap

Open

Assigned To : **Inspecto QA**

x:819 / y:508

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - General

General

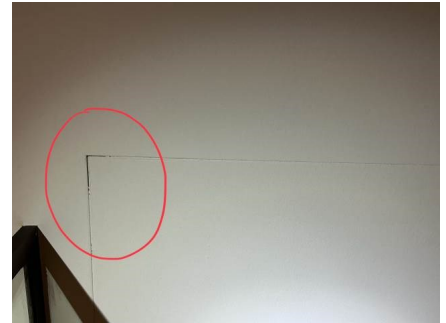
Location :

Created by/on :

Bathroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:27



#222 - Water pressure is noticeably low in all water supplied throughout the entire unit

Open

Assigned To : **Inspecto QA**

x:848 / y:465

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- MEP-Mechanical - General Snag

General Snag

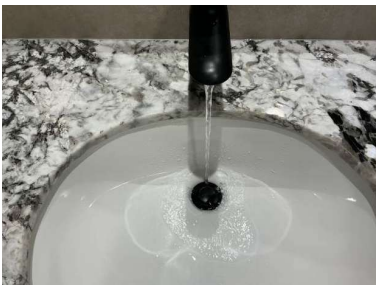
Location :

Created by/on :

Bathroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:29



Sample Townhouse, Dubai / Bedroom

#196 - Bedroom door handles slightly loose, marks and scuffs seen on/around the wardrobe. Finishing between wardrobe and wall is poor, needs to be rectified

Open

Assigned To : **Inspecto QA**

x:471 / y:605

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - General

General

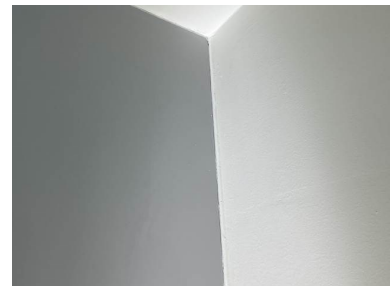
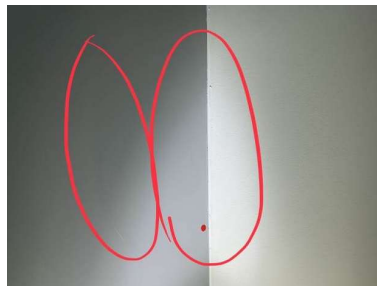
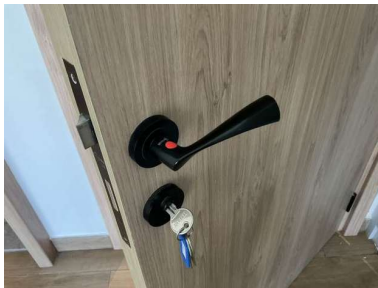
Location :

Bedroom

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 15:33



#197 - Inconsistent finishing of wood flooring, excess material to be cleaned and rectified including light switches

Open

Assigned To : **Inspecto QA**

x:401 / y:645

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Floors

Adjacent stone shades are not matching

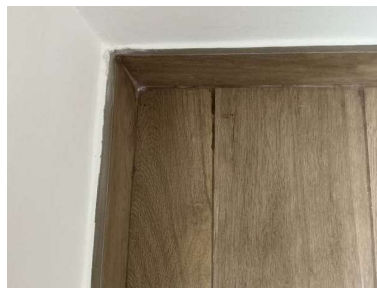
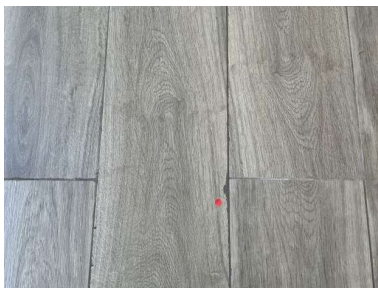
Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 15:36



#198 - Minor scuffs and marks seen throughout the bathroom, poor finishing seen around door frame and shower divider, false ceiling also misaligned and not flush

Open

Assigned To : **Inspecto QA**

x:440 / y:635

High

Due Date: **Sunday, May 31, 2026**

6 days

- Architectural - Acoustic Walling

General Snag

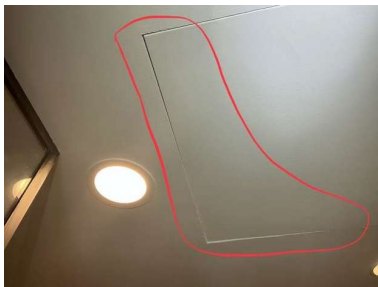
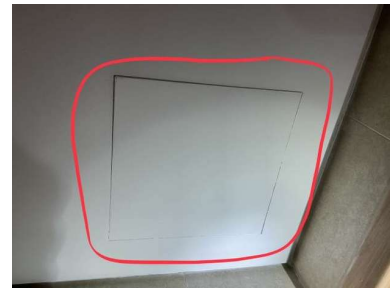
Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 15:42



#199 - Minor inconsistencies seen in finishing

Open

Assigned To : **Inspecto QA**

x:415 / y:557

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - General

General

Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 15:45



Sample Townhouse, Dubai / Bedroom

#209 - Poor finishing and inconsistent texture seen on/around the bedroom door frame, window frame, power socket and skirting

Open

Assigned To : **Inspecto QA**

x:801 / y:268

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Wall

General Snag

Location :

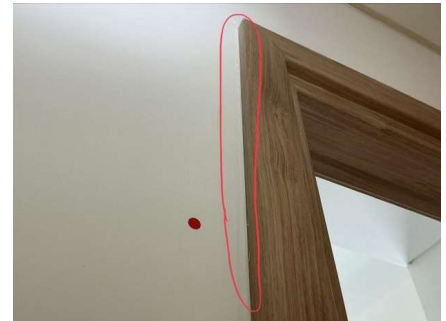
Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

Cost : 0

24/05/2026 18:44



#210 - One cabinet is slightly loose causing it to move slightly when in use. Also minor stain present on wall

Open

Assigned To : **Inspecto QA**

x:752 / y:282

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - Joinery - Wardrobe

General

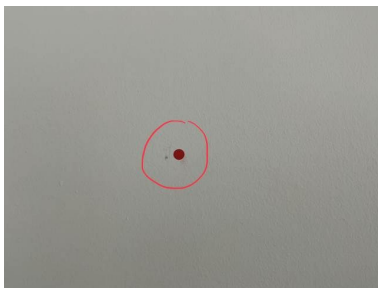
Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 18:52



#211 - Visible color variation seen on wooden flooring, present in multiple areas such as the hallway and bedrooms

Open

Assigned To : **Inspecto QA**

x:783 / y:314

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Floors

Colour variation in the Grouting.

Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

Cost : 0

24/05/2026 18:55



#212 - Window and window frame to be cleaned thoroughly, must be free of marks and stains

Open

Assigned To : **Inspecto QA**

x:796 / y:202

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - General

General

Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 18:56



#214 - Handle slightly loose

Open

Assigned To : **Inspecto QA**

x:755 / y:299

Low

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Doors

General Snag

Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:01



#215 - excess paint residue seen on/around the AC panel in the hallway

Open

Assigned To : **Inspecto QA**

x:796 / y:356

Low

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - General

General

Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:03



#216 - Ceiling panel is slightly misaligned, needs to be flush with the ceiling and all gaps the same

Open

Assigned To : **Inspecto QA**

x:798 / y:429

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - General

General

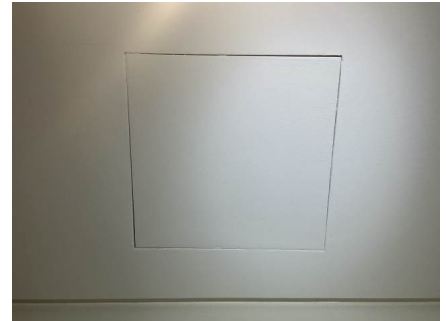
Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:05



#217 - Inconsistent finishing between wall and door/window. Minor gap seen in door frame and in sealer. All windows, doors and wall to be cleaned and rectified

Open

Assigned To : **Inspecto QA**

x:835 / y:383

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Wall

Clean and correct defects in wall covering

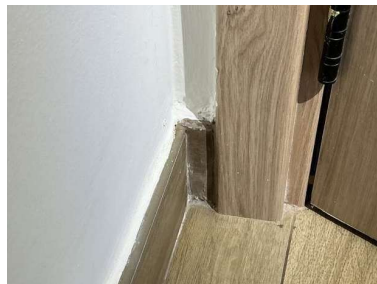
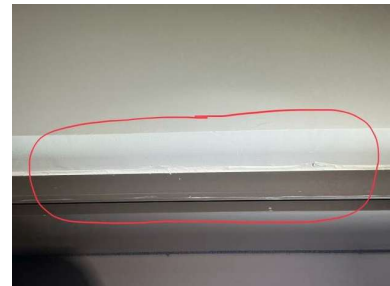
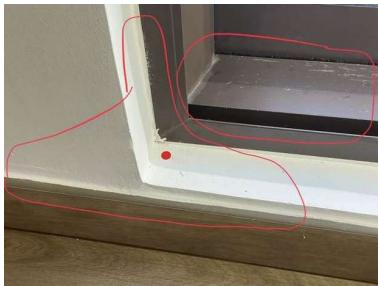
Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:15



#218 - Door handle is slightly loose

Open

Assigned To : **Inspecto QA**

x:866 / y:388

Low

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Doors

General Snag

Location :

Created by/on :

Bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:16



Sample Townhouse, Dubai / Dining/living

#206 - Minor inconsistency in finish above the electric panel, around the switches. Weather stripping/sealant on glass door has minor damages to it

Open

Assigned To : **Inspecto QA**

x:467 / y:300

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - Wall - paint

General

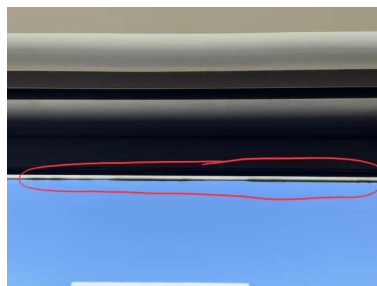
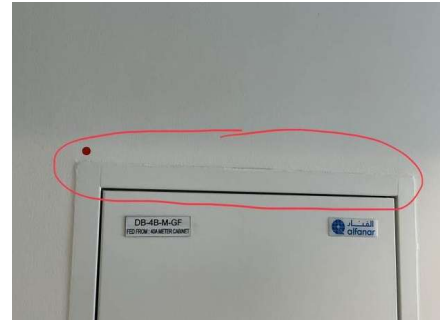
Location :

Created by/on :

Dining/living

Mustafa Al Omari (Inspecto)

24/05/2026 18:18



#207 - Minor color variations seen on multiple tiles in the living area and inconsistent finish/texture seen between tile and wall

Open

Assigned To : **Inspecto QA**

x:515 / y:241

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Floor tiles

Colour variations not acceptable

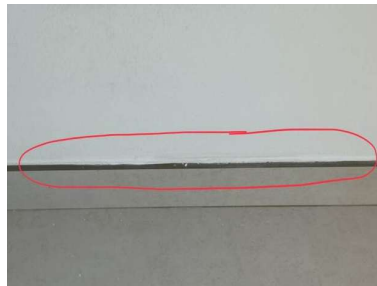
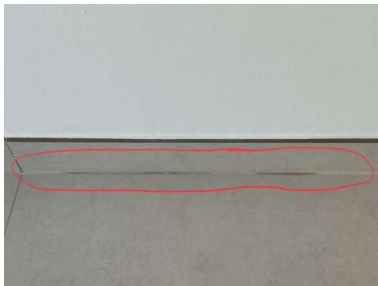
Location :

Created by/on :

Dining/living

Mustafa Al Omari (Inspecto)

24/05/2026 18:20



Sample Townhouse, Dubai / Kitchen

#201 - Gas detector is slightly misaligned

Open

Assigned To : **Inspecto QA**

x:496 / y:386

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- MEP-Electrical - General Snag

General Snag

Location :

Created by/on :

Kitchen

Mustafa Al Omari (Inspecto)

24/05/2026 17:49



#202 - Inconsistent finishing in multiple areas in kitchen, primarily seen on/around the tiling. Minor gaps seen between tiles and presence of minor scuffs/marks throughout the kitchen. Also minor stains seen inside the kitchen cabinet - to be rectified and cleaned thoroughly

Open

Assigned To : **Inspecto QA**

x:540 / y:368

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - Wall - Decorative plaster finish

Termination between finishes to be rectified

Location :

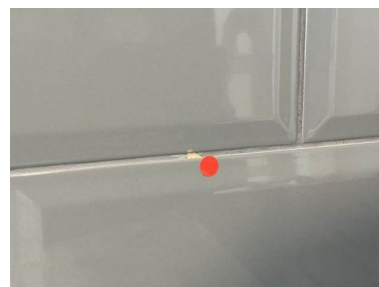
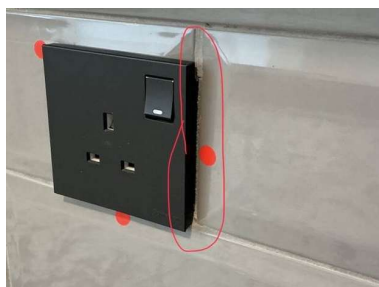
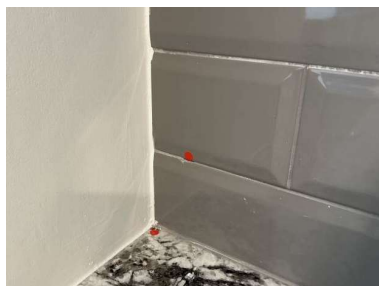
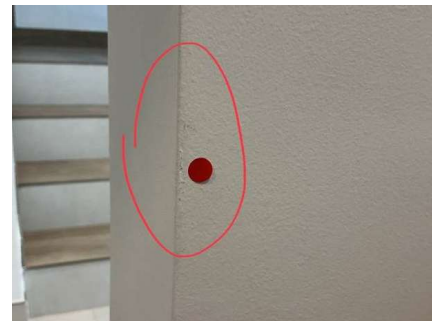
Created by/on :

Kitchen

Mustafa Al Omari (Inspecto)

Cost : 0

24/05/2026 17:55



#203 - Inconsistent wall texture seen near window hinge. Excess paint seen on lightswitch and sealant seems to be inconsistent

Open

Assigned To : **Inspecto QA**

x:512 / y:403

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - General

Area below bath tub not cleaned/finished.

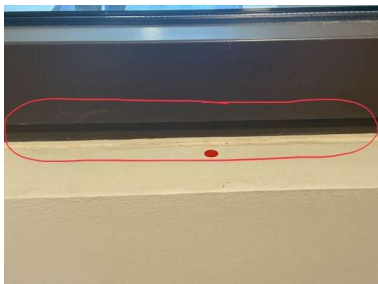
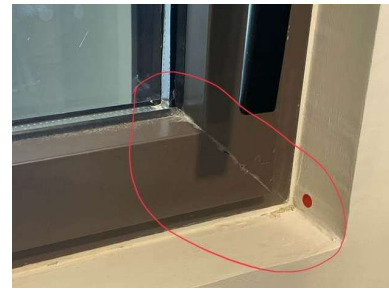
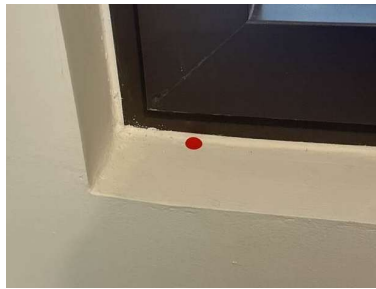
Location :

Created by/on :

Kitchen

Mustafa Al Omari (Inspecto)

24/05/2026 18:06



#204 - Poor finishing around the kitchen cabinets

Open

Assigned To : **Inspecto QA**

x:554 / y:400

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - Kitchen - Cabinet / carcass

General

Location :

Created by/on :

Kitchen

Mustafa Al Omari (Inspecto)

24/05/2026 18:07



#205 - Poor finishing seen between the wall and skirting

Open

Assigned To : **Inspecto QA**

x:457 / y:370

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Wall Painting

Overall finishes

Location :

Created by/on :

Kitchen

Mustafa Al Omari (Inspecto)

24/05/2026 18:15



#240 - Uneven gap and visible color variation of the kitchen drain

Open

Assigned To : **Inspecto QA**

x:548 / y:413

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Floor tiles

Colour variations not acceptable

Location :

Created by/on :

Kitchen

Mustafa Al Omari (Inspecto)

24/05/2026 20:28



#241 - Cooker Hood/ Extractor fan is very weak

Open

Assigned To : **Inspecto QA**

x:569 / y:398

High

Due Date: **Sunday, June 14, 2026**

20 days

- MEP-Electrical - General Snag

General Snag

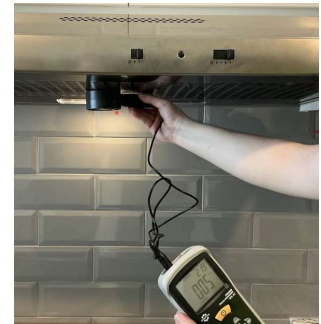
Location :

Created by/on :

Kitchen

Mustafa Al Omari (Inspecto)

24/05/2026 22:28



Sample Townhouse, Dubai / Laundry/storage

#200 - Poor finishing seen on/around door and frame, walls and electric panel and drain, door handle is also slightly loose

Open

Assigned To : **Inspecto QA**

x:422 / y:440

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - General

General

Location :

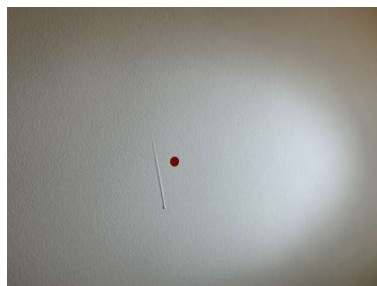
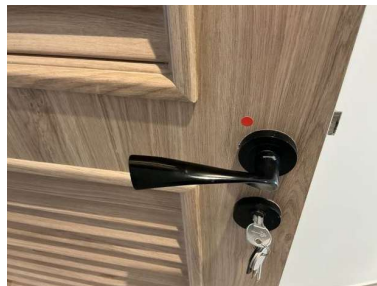
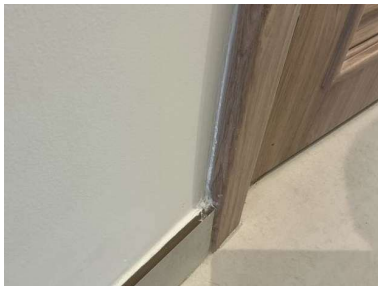
Laundry/storage

Cost : 0

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 15:53



Sample Townhouse, Dubai / Main entrance

#190 - Sealant between tiles in entrance way not consistent, excess material seen on multiple tiles- to be rectified and clean from any scuffs, marks present

Open

Assigned To : **Inspecto QA**

x:559 / y:650

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Floor tiles

General Snag

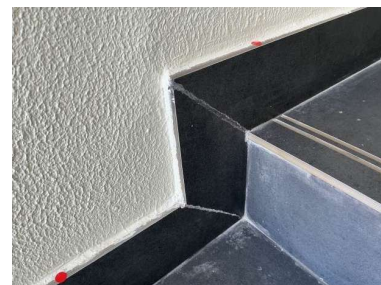
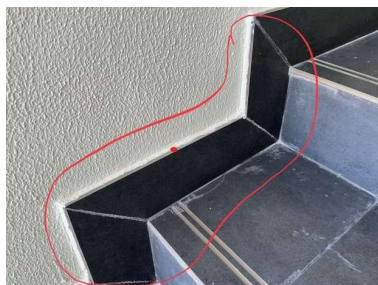
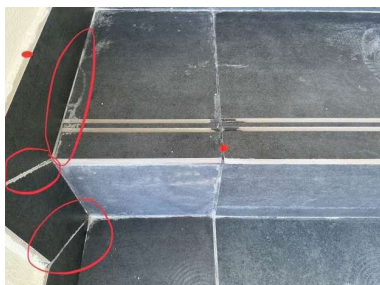
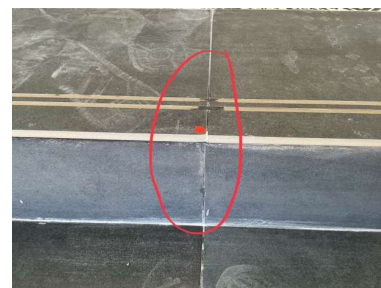
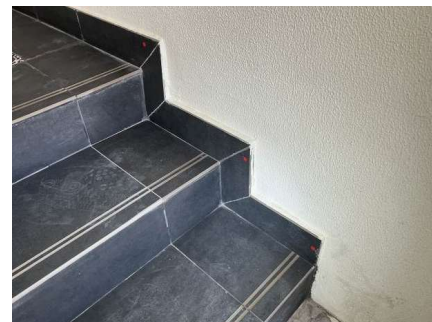
Location :

Main entrance

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 15:09



#191 - Excess paint residue seen - to be cleaned

Open

Assigned To : **Inspecto QA**

x:517 / y:614

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - General

General

Location :

Main entrance

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 15:11



#192 - Exterior window in entrance, has visual inconsistencies seen in the sealant - window frame to be cleaned and free of scuffs

Open

Assigned To : **Inspecto QA**

x:538 / y:511

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - General

Area below bath tub not cleaned/finished.

Location :

Created by/on :

Main entrance

Mustafa Al Omari (Inspecto)

24/05/2026 15:14



#193 - Minor scuffs and chips seen on the main entrance door and frame, to be cleaned and free from any marks/scuffs, visible scratches seen

Open

Assigned To : **Inspecto QA**

x:505 / y:516

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Entrance Door

Colour Variation on frame/shutter/architrave

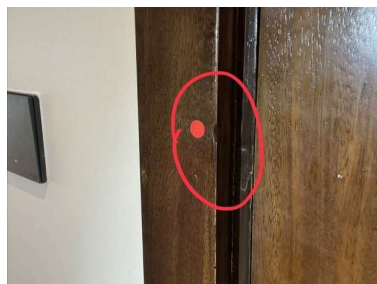
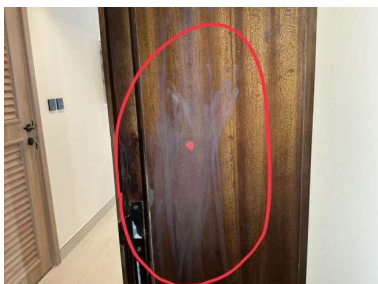
Location :

Created by/on :

Main entrance

Mustafa Al Omari (Inspecto)

24/05/2026 15:20



#194 - Door 'peephole' is loose and needs to be fixed securely, door handle is also slightly loose

Open

Assigned To : **Inspecto QA**

x:514 / y:543

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Doors

Ironmongery not working

Location :

Created by/on :

Main entrance

Mustafa Al Omari (Inspecto)

24/05/2026 15:22



#195 - Minor inconsistencies seen in wall paint and finishing surrounding the bedroom door and wall

Open

Assigned To : **Inspecto QA**

x:479 / y:526

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - General

General

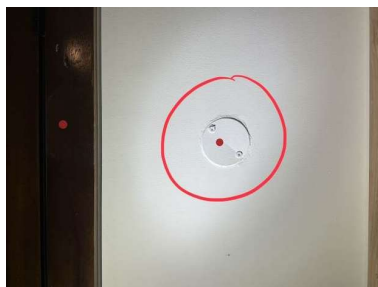
Location :

Created by/on :

Main entrance

Mustafa Al Omari (Inspecto)

24/05/2026 15:25



Sample Townhouse, Dubai / Master bedroom

#223 - Minor scuffs on master bedroom door and frame

Open

Assigned To : **Inspecto QA**

x:798 / y:588

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Doors

Dent/scratch on frame/shutter/architrave

Location :

Created by/on :

Master bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:36



#224 - Inconsistent finishing and poor texture seen near door frame, power socket and wall. Minor crack on floor tile and inconsistent gap between tile and wood flooring

Open

Assigned To : **Inspecto QA**

x:760 / y:593

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - Wall - paint

General

Location :

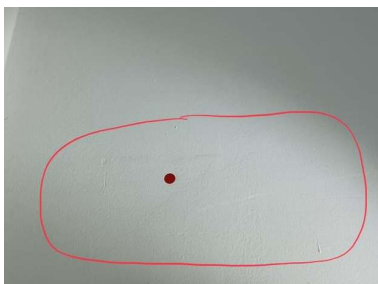
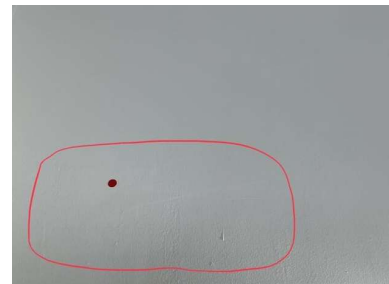
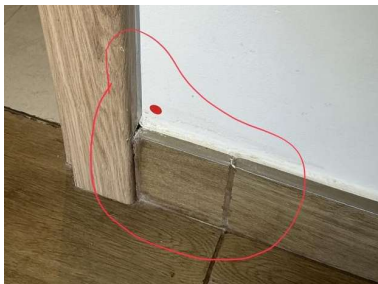
Created by/on :

Master bedroom

Mustafa Al Omari (Inspecto)

Cost : 0

24/05/2026 19:38



#225 - Color variation seen in wooden flooring throughout the unit

Open

Assigned To : **Inspecto QA**

x:805 / y:638

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Floors

Colour variation in the Grouting.

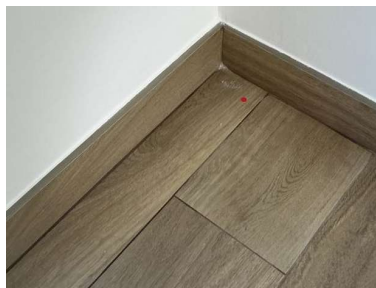
Location :

Created by/on :

Master bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:46



#226 - Wall edge between window and flooring is not straight, visual gap and warping seen. Window and window frame to be cleaned from any marks or excess paint residue

Open

Assigned To : **Inspecto QA**

x:768 / y:636

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - General

General Snag

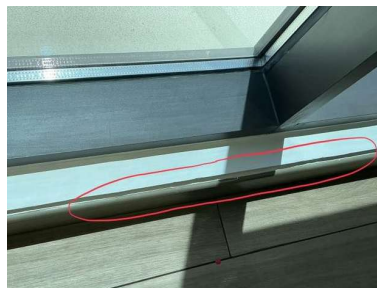
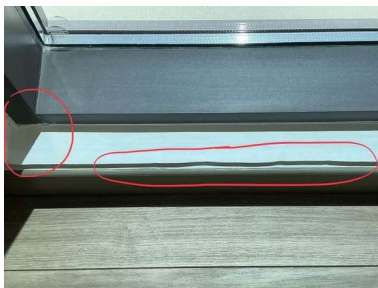
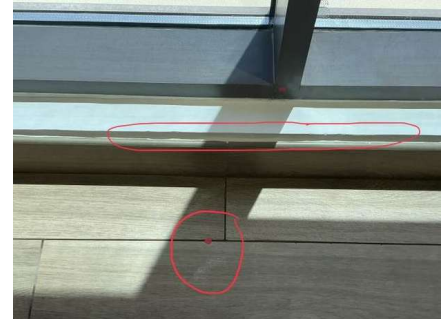
Location :

Created by/on :

Master bedroom

Mustafa Al Omari (Inspecto)

24/05/2026 19:48



#227 - Inconsistent finishing

Open

Assigned To : **Inspecto QA**

x:823 / y:647

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - General

General

Location :

Master bedroom

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 19:50



#228 - Minor scuff seen on left side of wardrobe. Also minor damage seen inside the wardrobe drawer

Open

Assigned To : **Inspecto QA**

x:796 / y:661

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - Joinery - Wardrobe

General

Location :

Master bedroom

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 19:52



Sample Townhouse, Dubai / Master bedroom

#229 - Inconsistent finishing seen near the master bathroom door frame, shower fittings and between the wall and wall tiles

Open

Assigned To : **Inspecto QA**

x:901 / y:526

High

Due Date: **Sunday, June 14, 2026**

20 days

- Interior Design - General

General

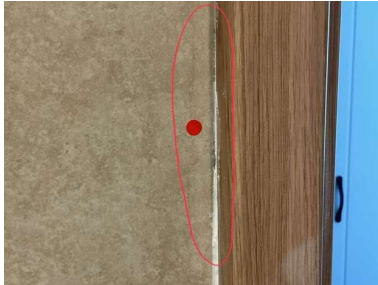
Location :

Master bedroom bathroom

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 19:59



#230 - Minor scuffs/marks seen throughout the bathroom, primarily on wall tiles and near the drain

Open

Assigned To : **Inspecto QA**

x:881 / y:526

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Interior Design - General

General

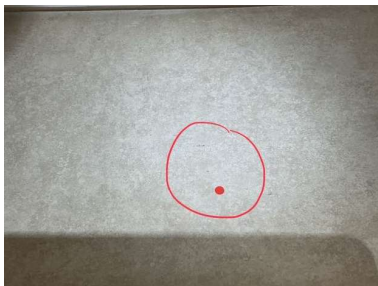
Location :

Master bedroom bathroom

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 20:01



#231 - Ceiling panel has uneven gaps

Open

Assigned To : **Inspecto QA**

x:900 / y:497

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - General

General Snag

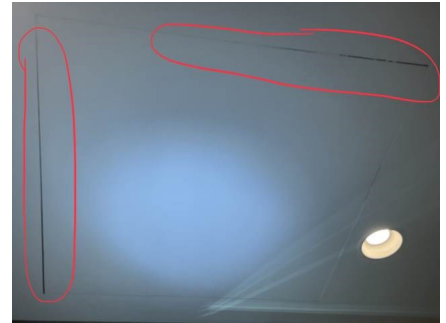
Location :

Created by/on :

Master bedroom bathroom

Mustafa Al Omari (Inspecto)

24/05/2026 20:02



#232 - Abnormal sound coming from above the bathroom in the master room, sound is similar to a humming/vibrating noise.(no photo as not visible)

Open

Assigned To : **Inspecto QA**

x:876 / y:496

High

Due Date: **Sunday, June 14, 2026**

20 days

- MEP-Mechanical - General Snag

General Snag

Location :

Created by/on :

Master bedroom bathroom

Mustafa Al Omari (Inspecto)

24/05/2026 20:05

Sample Townhouse, Dubai / Outdoor parking

#236 - Outdoor power socket not functional

Open

Assigned To : **Inspecto QA**

x:512 / y:111

High

Due Date: **Sunday, June 14, 2026**

20 days

- MEP-Electrical - General Snag

General Snag

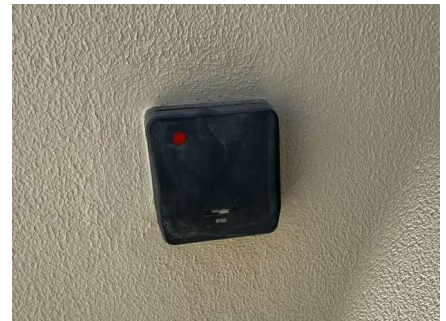
Location :

Created by/on :

Outdoor parking

Mustafa Al Omari (Inspecto)

24/05/2026 20:19



#238 - Minor scuffs/ marks seen outdoors near the entrance.
Power socket, house numbering and window frame to be cleaned thoroughly.
Minor gap seen between the brick

Open

Assigned To : **Inspecto QA**

x:524 / y:731

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - General

General Snag

Location :

Created by/on :

Outdoor parking

Mustafa Al Omari (Inspecto)

24/05/2026 20:25



Sample Townhouse, Dubai / Patio

#235 - Minor gap seen between tiles.

Inconsistent finishing around exterior water supply, power socket and door frame

Open

Assigned To : **Inspecto QA**

x:554 / y:141

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - General

General Snag

Location :

Patio

Cost : 0

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 20:14



#237 - Sliding Door handle is slightly loose, partially affecting door closure

Open

Assigned To : **Inspecto QA**

x:543 / y:169

Medium

Due Date: **Wednesday, June 3, 2026**

9 days

- Architectural - Doors

General Snag

Location :

Patio

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 20:20



Sample Townhouse, Dubai / Staircase

#208 - Inconsistency in finish seen around the staircase fittings, poor texture and presence of minor irregularities such as excess paint, minor scuffs/marks also present - to be rectified and cleaned thoroughly

Open

Assigned To : **Inspecto QA**

x:744 / y:411

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Staircase

General Snag

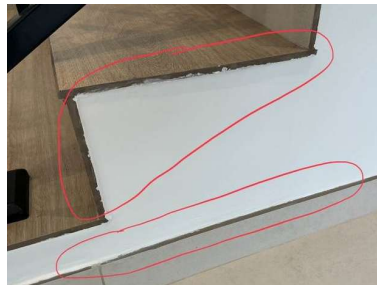
Location :

Staircase

Created by/on :

Mustafa Al Omari (Inspecto)

24/05/2026 18:33



Sample Townhouse, Dubai / Terrace

#213 - Minor gap seen in the balcony, and poor finishing seen between the door and wall

Open

Assigned To : **Inspecto QA**

x:853 / y:267

High

Due Date: **Sunday, June 14, 2026**

20 days

- Architectural - Wall

Clean and correct defects in wall covering

Location :

Created by/on :

Terrace

Mustafa Al Omari (Inspecto)

24/05/2026 18:59

