



**RAMI**  
Property  
Inspections

# RAMI

## Property Inspection Report

# Property Inspections

Sample report



**RAMI**  
Property  
Inspections

**Ref: RTSC-2024037**  
**Dubai, UAE.**

Dear Client,

Thank you for commissioning our company to perform the inspection for your property, We hope that our services are up to your expectations, and we are looking forward to working with you in the future.

Yours faithfully,

Rasheed Almoujald  
Managing Director

Sample report

## Table of contents

- 1- Introduction
- 2- Inspection Standards
- 3- Inspection Equipment Used based on availability
- 4- Findings

### 1. Introduction:

1. We were instructed by the owner of the unit, or their representative, to conduct an inspection on their behalf to generate a detailed inspection report highlighting defects and areas of poor workmanship.
2. This report can only be used by the contractor to ensure these items are rectified before the official handover of the property is performed.
3. The following report is the recorded output of said inspection and provides an insight to understand the current state of the property and to pursue any identified issues.
4. This report should be interpreted as a general comment upon the overall condition of the property inspected.

### 2. Inspection Standards:

The inspection consists of checks across a range of categories within a property at the time of the inspection. This service provides the benefit of an in-depth report on the 'as-found conditions at the property, offering a comprehensive assessment to the client which follows the best elements found in technical inspection methodology from around the world.



### 3. Inspection Equipment:

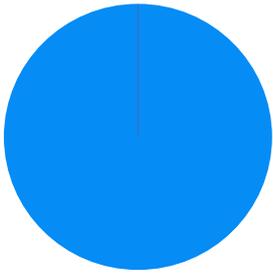


# VILLA

Description	Client : Dubai 0000
Address :	Dubai
Generated on	- 10/12/2024
Stages	- Comprehensive Handover Snagging
Building trades	<ul style="list-style-type: none"><li>- About</li><li>- Air conditioning</li><li>- Aluminium joinery</li><li>- Bathroom Accessories, interiors and Fittings</li><li>- Electricity</li><li>- General Works</li><li>- Glass</li><li>- Gypsum &amp; Acoustic Ceiling</li><li>- Humidity</li><li>- Interior joinery</li><li>- Kitchen</li><li>- Noise Level</li><li>- Paint</li><li>- Paving</li><li>- Plaster</li><li>- Plumbing and heating</li><li>- Thermography</li><li>- Tiling, Wooden Floorings and stairs.</li><li>- Water Networks</li><li>- Water/ Moisture Intrusion</li></ul>
Stakeholders	
Drawings	- 2024-11-29 (Comprehensive Handover Snagging)

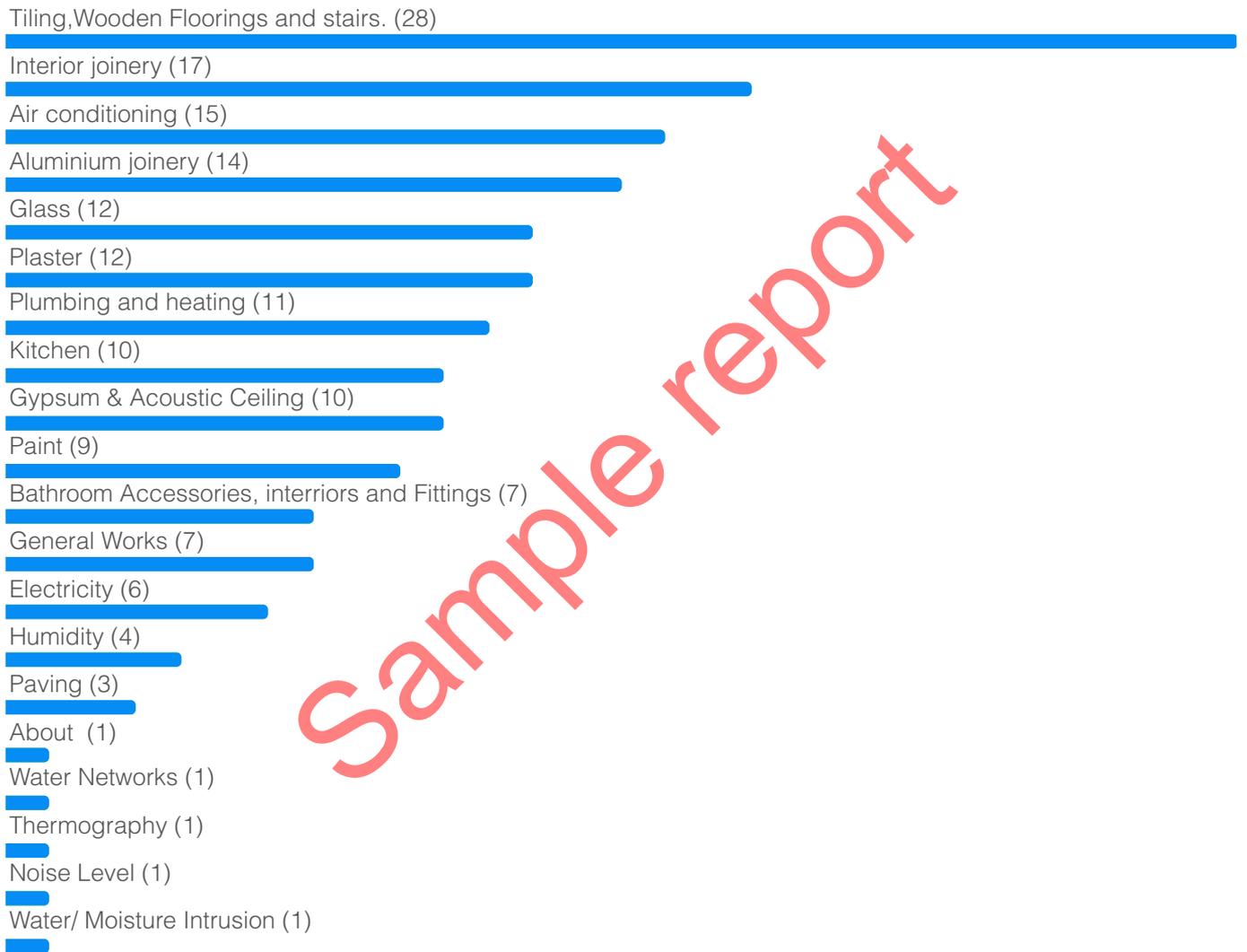
Sample report

Global distribution



- 0 completed observation(s)
- 170 observation(s) not completed
- 0 late observation(s)

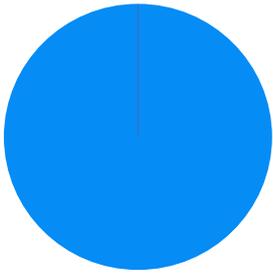
Distribution by building trades



- Completed
- Not Completed
- Late



Global distribution



- 0 completed observation(s)
- 170 observation(s) not completed
- 0 late observation(s)

Distribution by building trades

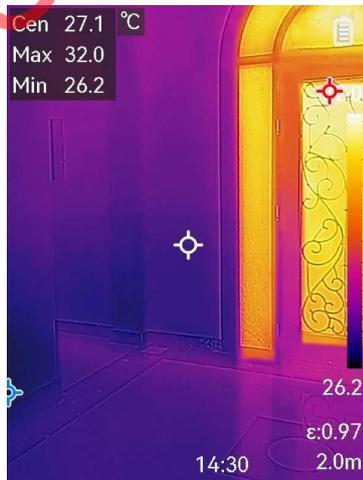
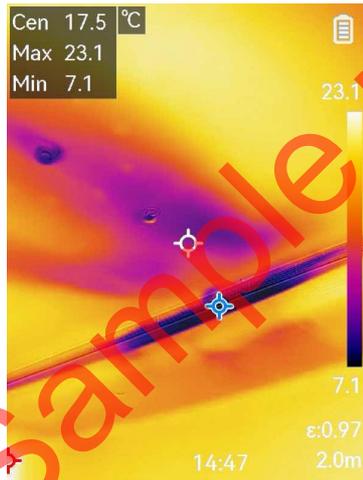
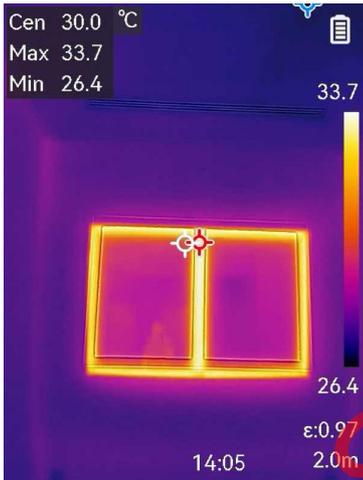


- Completed
- Not Completed
- Late

Thermography

38 12/10/2024 Not attributed No deadline Not completed

The property has undergone a comprehensive thermal scan, which was conducted using advanced infrared thermography technology. This technique allows for the detection of temperature variations on surfaces, identifying areas of potential concern that may not be visible to the naked eye. The scan assessed the property's structural integrity, insulation efficiency, and overall thermal performance. Throughout the inspection, no significant anomalies were detected. Specifically, there were no indications of moisture ingress, air leaks, or thermal bridging that could suggest insulation deficiencies or compromised building materials. All temperature variations were within normal ranges, confirming that the property is thermally efficient and does not exhibit any issues related to energy loss, dampness, or structural irregularities. This thorough examination ensures that the property is in optimal condition from a thermal performance perspective.





### Water Networks

33    11/10/2024    Not attributed    No deadline    Not completed

External drainage points to be tested for blockage, debris have been observed which raises the possibility.



### Water/ Moisture Intrusion

28    11/10/2024    Not attributed    No deadline    Not completed

New waterproofing to be installed on the roof. Current installation is not sufficient to protect from water leakage.



37    11/10/2024    Not attributed    No deadline    Not completed

Damp surface as per the Moisture meter ( Reading above 18% is considered damp).

Excess moisture coming in due to condensation, leaks, insufficient exhaust at bathrooms and inadequate drainage, all to be checked by developer.



About

1 29/11/2024 Not attributed No deadline Not completed

General overview of the property.



Air conditioning

5    29/11/2024    Not attributed    No deadline    Not completed

AC filters are dusty to be cleaned at all units, this helps in avoiding high DEWA bills and mechanical problems down the road.



7    29/11/2024    Not attributed    No deadline    Not completed

Damage ducting to be replaced



Sample report

25 + 29/11/2024 Not attributed No deadline Not completed

The temperature readings at the air vents are elevated, exceeding acceptable levels, and should ideally be no higher than 12°C, given that the thermostat is set to 20°C. This discrepancy suggests potential inefficiencies in the HVAC system. A comprehensive diagnostic should be performed to investigate the underlying causes, starting with a thorough inspection of the chilled water supply, ductwork, and piping for potential leaks, blockages, or insulation issues. Additionally, the performance of the compressor units should be assessed to ensure they are functioning optimally and maintaining the correct refrigerant pressure and airflow. Any faults in these areas could be contributing to the system's inability to regulate the interior temperature effectively.



27 + 29/11/2024 Not attributed No deadline Not completed

The temperature readings at the air vents are elevated, exceeding acceptable levels, and should ideally be no higher than 12°C, given that the thermostat is set to 20°C. This discrepancy suggests potential inefficiencies in the HVAC system. A comprehensive diagnostic should be performed to investigate the underlying causes, starting with a thorough inspection of the chilled water supply, ductwork, and piping for potential leaks, blockages, or insulation issues. Additionally, the performance of the compressor units should be assessed to ensure they are functioning optimally and maintaining the correct refrigerant pressure and airflow. Any faults in these areas could be contributing to the system's inability to regulate the interior temperature effectively.



29 + 29/11/2024 Not attributed No deadline Not completed

The temperature readings at the air vents are elevated, exceeding acceptable levels, and should ideally be no higher than 12°C, given that the thermostat is set to 20°C. This discrepancy suggests potential inefficiencies in the HVAC system. A comprehensive diagnostic should be performed to investigate the underlying causes, starting with a thorough inspection of the chilled water supply, ductwork, and piping for potential leaks, blockages, or insulation issues. Additionally, the performance of the compressor units should be assessed to ensure they are functioning optimally and maintaining the correct refrigerant pressure and airflow. Any faults in these areas could be contributing to the system's inability to regulate the interior temperature effectively.



30 + 29/11/2024 Not attributed No deadline Not completed

The temperature readings at the air vents are elevated, exceeding acceptable levels, and should ideally be no higher than 12°C, given that the thermostat is set to 20°C. This discrepancy suggests potential inefficiencies in the HVAC system. A comprehensive diagnostic should be performed to investigate the underlying causes, starting with a thorough inspection of the chilled water supply, ductwork, and piping for potential leaks, blockages, or insulation issues. Additionally, the performance of the compressor units should be assessed to ensure they are functioning optimally and maintaining the correct refrigerant pressure and airflow. Any faults in these areas could be contributing to the system's inability to regulate the interior temperature effectively.



31 29/11/2024 Not attributed No deadline Not completed

The temperature readings at the air vents are elevated, exceeding acceptable levels, and should ideally be no higher than 12°C, given that the thermostat is set to 20°C. This discrepancy suggests potential inefficiencies in the HVAC system. A comprehensive diagnostic should be performed to investigate the underlying causes, starting with a thorough inspection of the chilled water supply, ductwork, and piping for potential leaks, blockages, or insulation issues. Additionally, the performance of the compressor units should be assessed to ensure they are functioning optimally and maintaining the correct refrigerant pressure and airflow. Any faults in these areas could be contributing to the system's inability to regulate the interior temperature effectively.



84 29/11/2024 Not attributed No deadline Not completed

I see with error message and not calling to be checked



Sample report

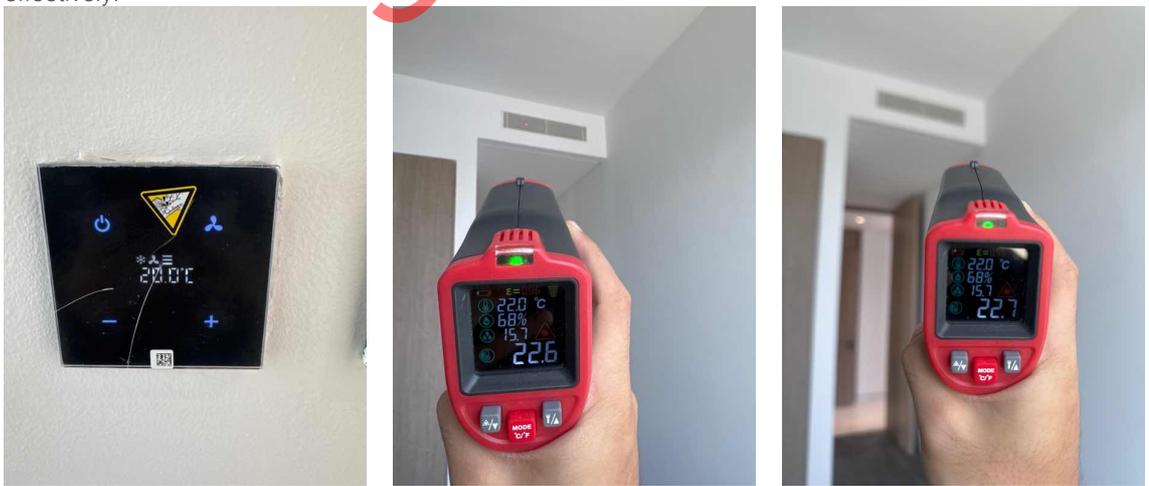
89 + 29/11/2024 Not attributed No deadline Not completed

Temperature recordings are within the acceptable levels and as per British standard.



91 + 29/11/2024 Not attributed No deadline Not completed

The temperature readings at the air vents are elevated, exceeding acceptable levels, and should ideally be no higher than 12°C, given that the thermostat is set to 20°C. This discrepancy suggests potential inefficiencies in the HVAC system. A comprehensive diagnostic should be performed to investigate the underlying causes, starting with a thorough inspection of the chilled water supply, ductwork, and piping for potential leaks, blockages, or insulation issues. Additionally, the performance of the compressor units should be assessed to ensure they are functioning optimally and maintaining the correct refrigerant pressure and airflow. Any faults in these areas could be contributing to the system's inability to regulate the interior temperature effectively.



130 + 29/11/2024 Not attributed No deadline Not completed

Complete cleaning for AC external units to be conducted, construction debris have been observed inside all units.



131 + 29/11/2024 Not attributed No deadline Not completed

AC units not fixed directly to the slab making noise while operating to be rectified



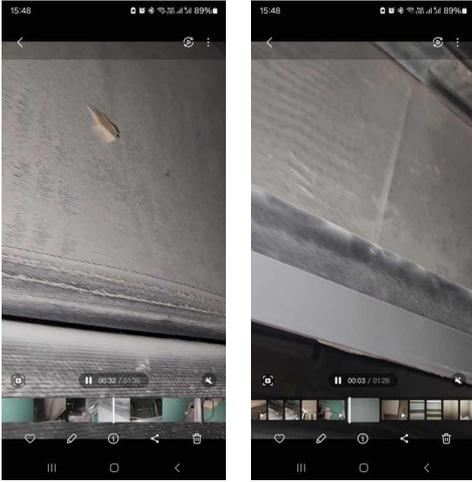
137 + 29/11/2024 Not attributed No deadline Not completed

Damaged Covers of AC external units to be replaced.



145 + 05/12/2024 Not attributed No deadline Not completed

All AC filters inside the unit needs to be cleaned with no exceptions



165 + 05/12/2024 Not attributed No deadline Not completed

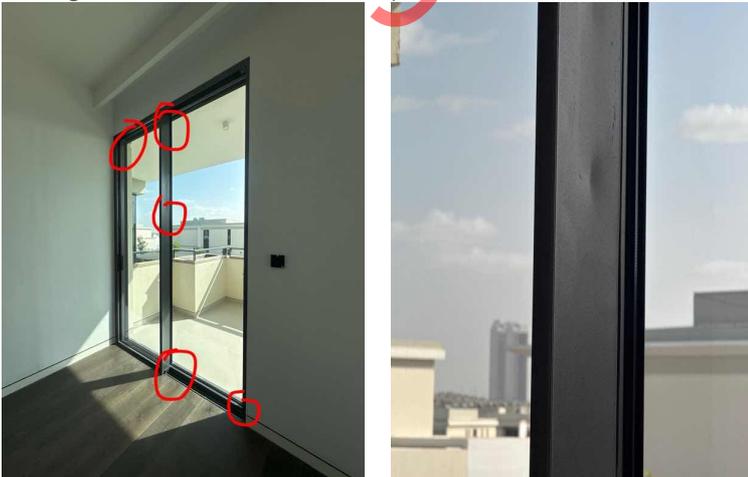
AC Duct not Insulated Above the Laundry Room



Aluminium joinery

41 + 29/11/2024 Not attributed No deadline Not completed

Damaged aluminum frames to be replaced at all areas.



44 + 29/11/2024 Not attributed No deadline Not completed

Damaged aluminum frames to be replaced at all areas.



49 + 29/11/2024 Not attributed No deadline Not completed

Aluminum panels to be cleaned and polished.



Sample report

66 + 29/11/2024 Not attributed No deadline Not completed

Damaged aluminum frames to be replaced at all areas.



67 + 29/11/2024 Not attributed No deadline Not completed

Issue with the door lock to be replaced



80 + 29/11/2024 Not attributed No deadline Not completed

Aluminum panels to be cleaned and polished.



100 + 29/11/2024 Not attributed No deadline Not completed

Aluminum panels to be cleaned and polished.



101 + 29/11/2024 Not attributed No deadline Not completed

Damaged aluminum frames to be replaced at all areas.



106 + 29/11/2024 Not attributed No deadline Not completed

Damaged aluminum frames to be replaced at all areas.



116 + 29/11/2024 Not attributed No deadline Not completed

Aluminum panels to be cleaned and polished.



Sample report

126 + 29/11/2024 Not attributed No deadline Not completed

Aluminum panels to be cleaned and polished.



153 + 05/12/2024 Not attributed No deadline Not completed

Annex Main Room Garden Access Door: Left Side Door (from the side of the villa 130) does not close until the end



155 + 05/12/2024 Not attributed No deadline Not completed

Guest bedroom: terrace door, right side handle and opening mechanism not working



Bathroom Accessories, interiors and Fittings

17 29/11/2024 Not attributed No deadline Not completed

Scratched and damaged fixtures to be replaced.



20 + 29/11/2024 Not attributed No deadline Not completed

Damaged pushed to flush mechanism to be replaced



82 + 29/11/2024 Not attributed No deadline Not completed

Scratched and damaged fixtures to be replaced.



149 + 05/12/2024 Not attributed No deadline Not completed

Water shower cap in master bedroom bathroom not fixed well. Wobbly



171 + 05/12/2024 Not attributed No deadline Not completed

Annex-Maid Room Shower is Leaking



172 + 05/12/2024 Not attributed No deadline Not completed

In many bathrooms (i.e. in this picture this is the guest bedroom), just wood ply was used instead of water proof MDF under the sinks.



Sample report

173 05/12/2024 Not attributed No deadline Not completed

Annex - Maid Room Shower No Slope led to Water Cumulation after 3 mins of running shower



Sample report

Electricity

8 + 29/11/2024 Not attributed No deadline Not completed  
Damaged wiring to be replaced, any exposed to be checked and connected through a connector not tape, DEWA regulations for electrical installation to be followed ( 2017 edition).



32 + 29/11/2024 Not attributed No deadline Not completed  
All sockets have been tested in the floor and shows no issues.



Sample report

95 + 29/11/2024 Not attributed No deadline ✓ Not completed

All sockets have been tested in the room and shows no issues.



96 + 29/11/2024 Not attributed No deadline ✓ Not completed

Remote controller is not provided to test the TV.



Sample report

97 + 29/11/2024 Not attributed No deadline Not completed

No power in electrical socket as per the shown location



148 + 05/12/2024 Not attributed No deadline Not completed

LED Stripe in the Bathroom from Bedroom 1st Floor Front Right Street Side (when facing the street) - led strip channel is bulging and curved. Not fixed well



Sample report

General Works

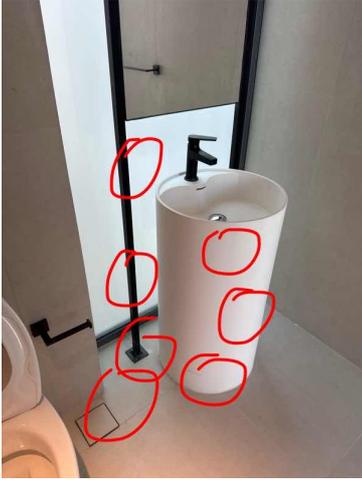
6 + 29/11/2024 Not attributed No deadline Not completed

All left materials and debris to be removed .



81 + 29/11/2024 Not attributed No deadline Not completed

For finishing with damages, excessive paint and scratches to be rectified and replaced material with applicable



132 + 29/11/2024 Not attributed No deadline Not completed

All left materials and debris to be removed .



Sample report

135 + 29/11/2024 Not attributed No deadline Not completed

Corrosion was noted on different locations with different levels of severity. All affected parts to be treated with rust inhibitors ( WD-40) before repainting.



141 + 29/11/2024 Not attributed No deadline Not completed

Cover to be replaced.



161 + 05/12/2024 Not attributed No deadline Not completed

Rooftop - piping ends and ventilation covers insulated unevenly with very thick layer of silicone instead of concrete and silicon.



169 + 05/12/2024 Not attributed No deadline Not completed

Garage, Annex and Entrance Roof Surface is Not Even and Leveled. There is no Slope for Draining the Water that may lead to water cumulations and water penetrating the house through the windows





Glass

15 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



16 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



Sample report

42 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



57 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



60 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



Sample report

62 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



83 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



Sample report

98 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



103 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



107 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched glass to be replaced.



Sample report

143 + 05/12/2024 Not attributed No deadline Not completed

Bedroom 1st floor street facig right side when facing street-bathroom water leaking behind the glass partition and the wall and entering the bathroom area



156 + 05/12/2024 Not attributed No deadline Not completed

Guest bedroom: water leaking between the glass partition frame and wall joint. No silicone insulation applied



### Gypsum & Acoustic Ceiling

3 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched gypsum ceiling, to be rectified and repainted.



9 + 29/11/2024 Not attributed No deadline Not completed



50 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched gypsum ceiling, to be rectified and repainted.



58 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched gypsum ceiling, to be rectified and repainted.



69 + 29/11/2024 Not attributed No deadline Not completed

Shadow gap trim to be redone and painted.



71 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched gypsum ceiling, to be rectified and repainted.



120 + 29/11/2024 Not attributed No deadline Not completed

Shadow gap trim to be redone and painted.



Sample report

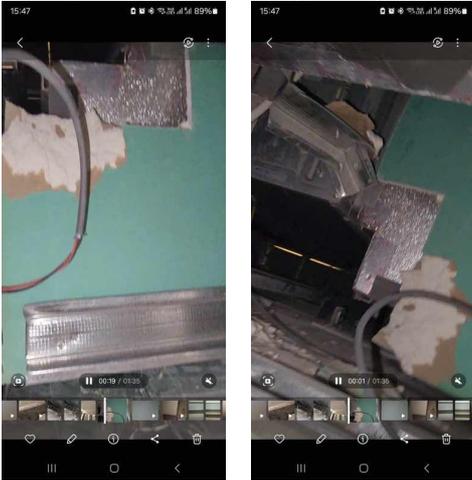
127 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched gypsum ceiling, to be rectified and repainted.



146 + 05/12/2024 Not attributed No deadline Not completed

Damaged and scratched gypsum partitions to be replaced in above bathroom ceiling.



Sample report

151 + 05/12/2024 Not attributed No deadline Not completed

1st floor gypsum ceiling above staircase: uneven corner, uneven paint



Humidity

26 + 29/11/2024 Not attributed No deadline Not completed

Levels of Ambient humidity values are below 70% across the property, figures recorded are ideal for comfortable environment and prevention of mould growth.



28 + 29/11/2024 Not attributed No deadline Not completed

Levels of Ambient humidity values are below 70% across the property, figures recorded are ideal for comfortable environment and prevention of mould growth.



90 + 29/11/2024 Not attributed No deadline Not completed

Levels of Ambient humidity values are below 70% across the property, figures recorded are ideal for comfortable environment and prevention of mould growth.



Sample report

93 + 29/11/2024 Not attributed No deadline Not completed

Levels of Ambient humidity values are below 70% across the property, figures recorded are ideal for comfortable environment and prevention of mould growth.



Interior joinery.

10 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched door handle, to be replaced.



Sample report

11 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



37 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



47 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched door handle, to be replaced.



51 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



53 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



54 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



Sample report

55 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



56 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched door handle, to be replaced.



59 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



Sample report

74 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



99 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



110 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.



Sample report

117 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched wood frames, to be replaced and rectified at all areas, damages been observed at all doors and cabinets at a higher rate.

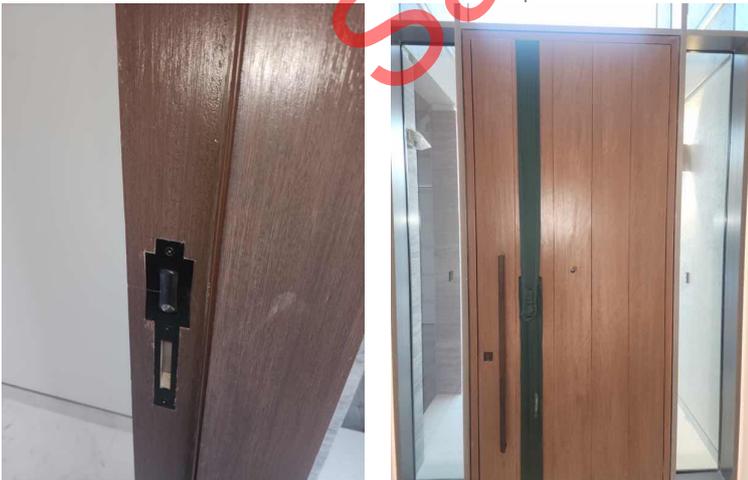


122 + 29/11/2024 Not attributed No deadline Not completed



142 + 05/12/2024 Not attributed No deadline Not completed

Main entrance door scratched and does not keep closed unless it is closed with a key



164 + 05/12/2024 Not attributed No deadline Not completed

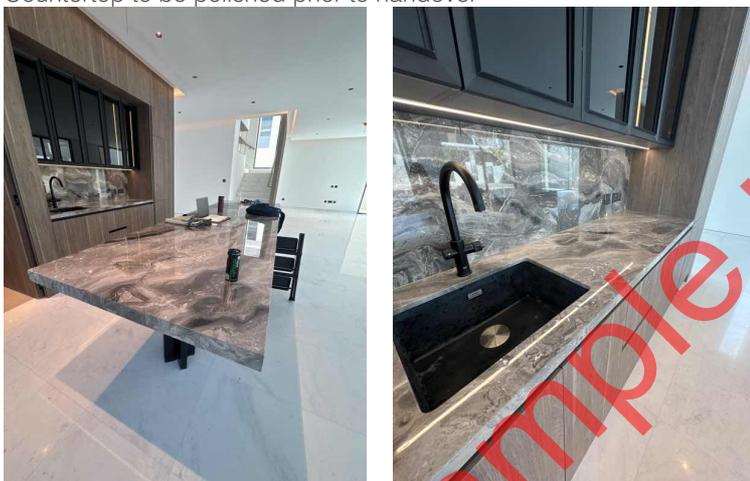
Guest bedroom downstairs - door to bathroom: scree is used as workaround to keep in balance the above door part



### Kitchen

88 + 29/11/2024 Not attributed No deadline Not completed

Countertop to be polished prior to handover



102 + 29/11/2024 Not attributed No deadline Not completed



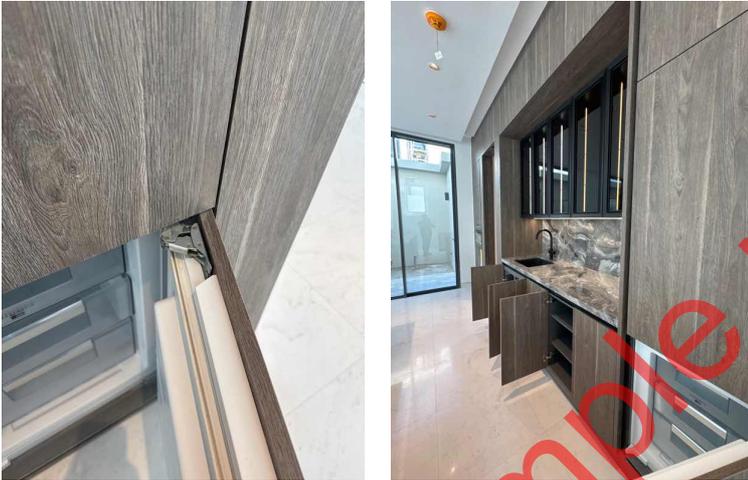
104 + 29/11/2024 Not attributed No deadline Not completed

Damaged and scratched marble top to be replaced.



105 + 29/11/2024 Not attributed No deadline Not completed

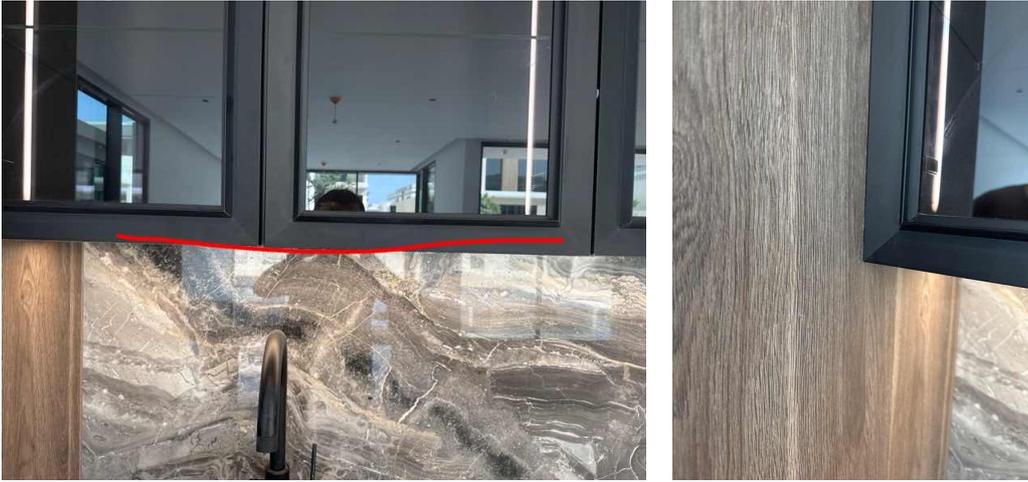
All hinges to be checked movement is not smooth



Sample report

109 + 29/11/2024 Not attributed No deadline Not completed

Frame alignment to be rectified all of the cabinets hinges are loose and touching other elements when opening



113 + 29/11/2024 Not attributed No deadline Not completed

Damage and scratches on all cabinet handles to be replaced



Sample report

154 + 05/12/2024 Not attributed No deadline Not completed

Showkitchen: different temperature and color tone LED Strips



162 + 05/12/2024 Not attributed No deadline Not completed

Scratched and damaged front kitchen island leg



166 + 05/12/2024 Not attributed No deadline Not completed

Kitchen hood not working



Sample report

167 + 05/12/2024 Not attributed No deadline Not completed

Kitchn Lose Wires and Hole in the Wall Above Hood



Noise Level

2 + 29/11/2024 Not attributed No deadline Not completed

Noise levels for various areas are identified across the unit. Levels of 45 decibels are the average with max level identified around 55 for certain areas. No level of 70 decibels is identified for all areas which lead to hearing loss on the long term.



Sample report

Paint

13 + 29/11/2024 Not attributed No deadline Not completed

Masking tape to be removed from all areas



43 + 29/11/2024 Not attributed No deadline Not completed

Damages on the wall, a final layer of paint to be applied.



48 + 29/11/2024 Not attributed No deadline Not completed

Damages on the wall, a final layer of paint to be applied.



68 + 29/11/2024 Not attributed No deadline Not completed

Damages on the wall, a final layer of paint to be applied.



79 + 29/11/2024 Not attributed No deadline Not completed

Damages on the wall, a final layer of paint to be applied.



114 + 29/11/2024 Not attributed No deadline Not completed

Excessive paint on kitchen equipment to be removed



125 + 29/11/2024 Not attributed No deadline Not completed

Damages on the wall, a final layer of paint to be applied.



Sample report

129 + 29/11/2024 Not attributed No deadline Not completed

Damages on the wall, a final layer of paint to be applied.



163 + 05/12/2024 Not attributed No deadline Not completed

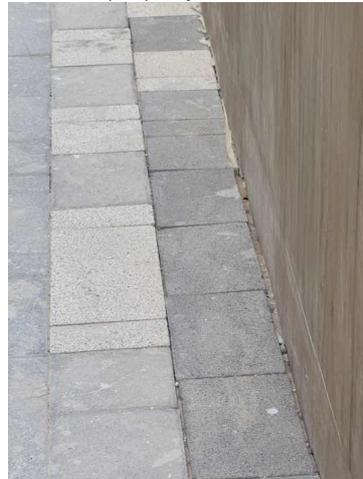
Damages on the wall, a final layer of paint to be applied.



### Paving

76 + 29/11/2024 Not attributed No deadline Not completed

All interlock is wavy and not leveled to be removed put on a same level and filled properly



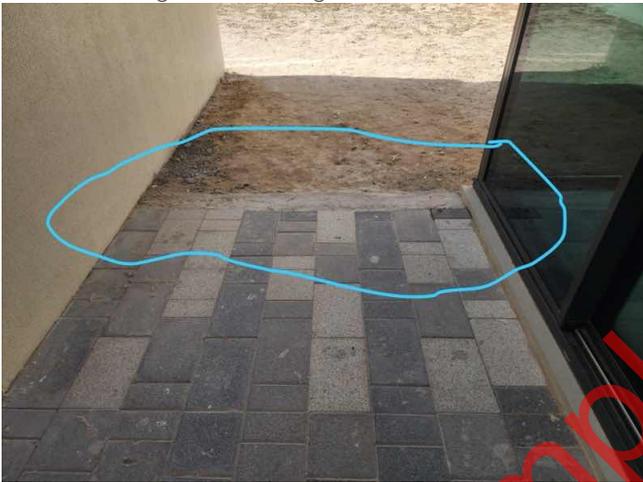
160 + 05/12/2024 Not attributed No deadline Not completed

Uneven, uneven gaps in the interlock cladding outdoors. Dirty and with no sloping towards edges.



168 + 05/12/2024 Not attributed No deadline Not completed

Stone Cladding Concrete Edge is Eroded and Not Even



Plaster

38 + 29/11/2024 Not attributed No deadline Not completed

Damages and scratches, to be replastered and a final layer of paint to be applied.



Sample report

40 + 29/11/2024 Not attributed No deadline Not completed

Damages and scratches, to be replastered and a final layer of paint to be applied.



61 + 29/11/2024 Not attributed No deadline Not completed

Damages and scratches, to be replastered and a final layer of paint to be applied.



Sample report

65 + 29/11/2024 Not attributed No deadline Not completed

Damages and scratches, to be replastered and a final layer of paint to be applied.



78 + 29/11/2024 Not attributed No deadline Not completed

For finishing and termination to be rectified



85 + 29/11/2024 Not attributed No deadline Not completed

Damages and scratches, to be replastered and a final layer of paint to be applied.



87 + 29/11/2024 Not attributed No deadline Not completed

Damages and scratches, to be replastered and a final layer of paint to be applied.



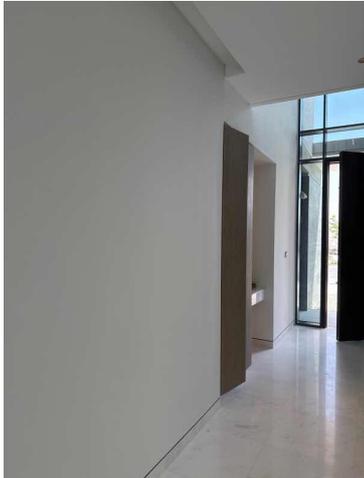
112 + 29/11/2024 Not attributed No deadline Not completed

Damages and scratches, to be replastered and a final layer of paint to be applied.



119 + 29/11/2024 Not attributed No deadline Not completed

Plaster to be smoothed out and a new fresh layers of paint to be applied afterwards.



123 + 29/11/2024 Not attributed No deadline Not completed

Hairline cracks been identified at multiple locations, to be rectified.



Sample report

139 + 29/11/2024 Not attributed No deadline Not completed

Poor plaster, finishing off tops of garage and extensions to be redone



Sample report

170 + 05/12/2024 Not attributed No deadline Not completed

Bubbling and exfoliating paint are all over the house. Look at these pictures with the light on them.



Plumbing and heating

18 + 29/11/2024 Not attributed No deadline Not completed

Water not draining, to be checked for blockage.  
A high pressure flushing to be conducted to all drain holes.



19 + 29/11/2024 Not attributed No deadline Not completed

Water not draining, to be checked for blockage.  
A high pressure flushing to be conducted to all drain holes.



21 + 29/11/2024 Not attributed No deadline Not completed

Leaking showerhead to be replaced



22 + 29/11/2024 Not attributed No deadline Not completed

Fixture alignment to be rectified



23 + 29/11/2024 Not attributed No deadline Not completed

Water pressure at outlets is as per normal levels.



Sample report

24 + 29/11/2024 Not attributed No deadline Not completed

Hot water to achieve 40-45 degrees Celsius at all taps in the unit, thermostat and piping to be checked, thermostat and heater commissioning report to be issued.



108 + 29/11/2024 Not attributed No deadline Not completed

Water filter not working.



133 + 29/11/2024 Not attributed No deadline Not completed

Solar panels to be cleaned inside out, commissioning report and warranty documents to be provided.



134 + 29/11/2024 Not attributed No deadline Not completed

Exposed parts of piping to be insulated and sealed with foam and covering sleeve.



138 + 29/11/2024 Not attributed No deadline Not completed

Tap not operating.



140 + 29/11/2024 Not attributed No deadline Not completed

Faucet not operating on closing and opening

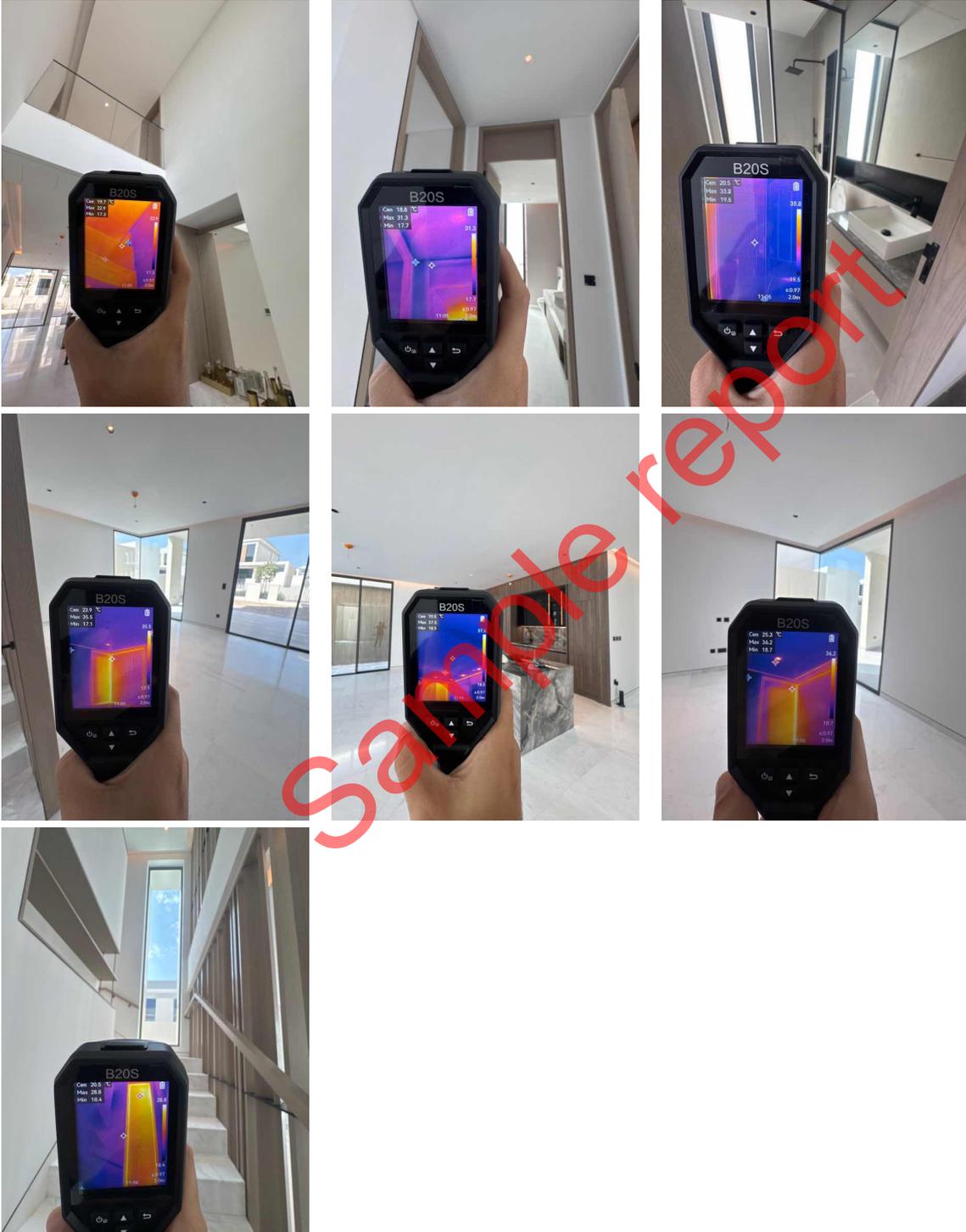


Sample report

Thermography

73 + 29/11/2024 Not attributed No deadline Not completed

The property has undergone a comprehensive thermal scan, which was conducted using advanced infrared thermography technology. This technique allows for the detection of temperature variations on surfaces, identifying areas of potential concern that may not be visible to the naked eye. The scan assessed the property's structural integrity, insulation efficiency, and overall thermal performance. Throughout the inspection, no significant anomalies were detected. Specifically, there were no indications of moisture ingress, air leaks, or thermal bridging that could suggest insulation deficiencies or compromised building materials. All temperature variations were within normal ranges, confirming that the property is thermally efficient and does not exhibit any issues related to energy loss, dampness, or structural irregularities. This thorough examination ensures that the property is in optimal condition from a thermal performance perspective.

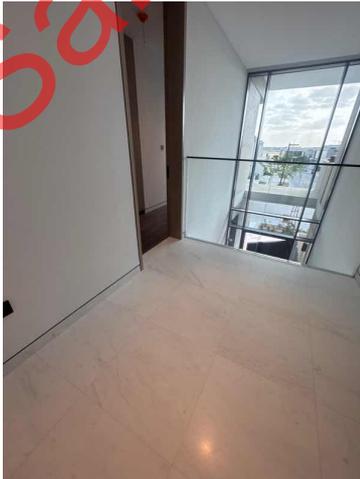
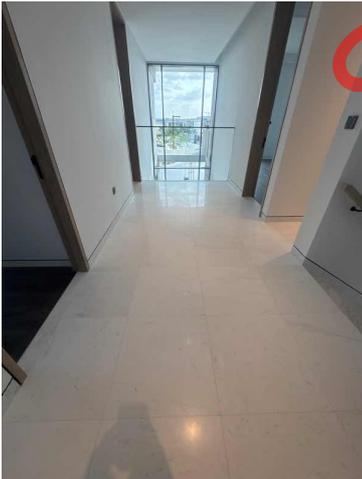


Tiling, Wooden Floorings and stairs.

4 29/11/2024 Not attributed No deadline Not completed  
Damaged tile , to be replaced.



14 29/11/2024 Not attributed No deadline Not completed  
Professional scrubbing of all floors to be be done after all works completed.



Sample report

33 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



34 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



35 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



Sample report

36 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



39 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



45 + 29/11/2024 Not attributed No deadline Not completed

Grouting to have a consistent and matching color at all areas.



46 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



52 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



Sample report

63 + 29/11/2024 Not attributed No deadline Not completed

Grouting to have a consistent and matching color at all areas.



70 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



75 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



Sample report

77 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



86 + 29/11/2024 Not attributed No deadline Not completed

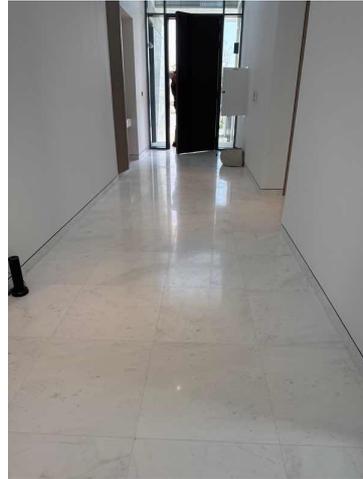
Grouting to have a consistent and matching color at all areas.



Sample report

94 + 29/11/2024 Not attributed No deadline Not completed

Professional scrubbing of all floors to be done after all works completed.



Sample report

111 + 29/11/2024 Not attributed No deadline Not completed

Grouting to have a consistent and matching color at all areas.



115 + 29/11/2024 Not attributed No deadline Not completed

Grouting to have a consistent and matching color at all areas.



118 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



121 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



Sample report

124 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



128 + 29/11/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



147 + 05/12/2024 Not attributed No deadline Not completed

Damaged tile , to be replaced.



150 + 05/12/2024 Not attributed No deadline Not completed

Bedroom 1st floor street side left hand side (when facing street) - uneven floor in front of the bathroom door, Exactly where the bottle is



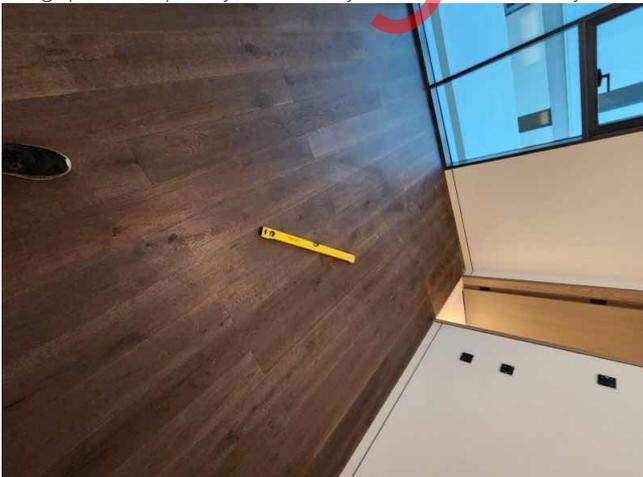
152 + 05/12/2024 Not attributed No deadline Not completed

Staircase rail: 1st floor, 1st fixing point not fixed well. Wobble noted.



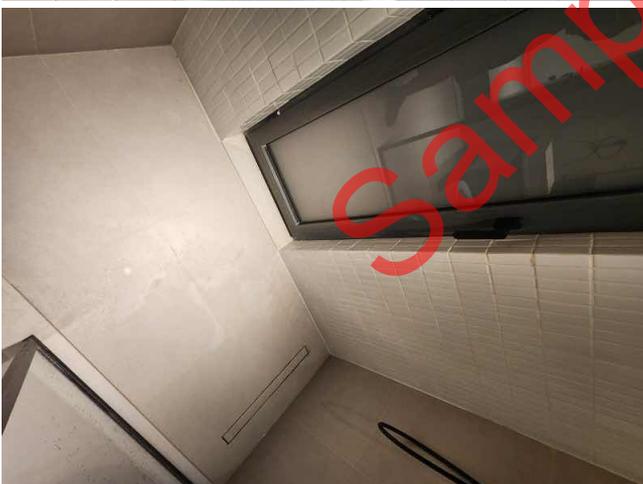
158 + 05/12/2024 Not attributed No deadline Not completed

Bedroom Facing Annex - Uneven and Bubbly Flooring next to Bathroom Door and in the Middle of the Room. Engineered wood tile gaps are squeaky, not evenly installed and bubbly.



159 + 05/12/2024 Not attributed No deadline Not completed

General comment: White rectangular wall tyles in all villa and annex bathrooms are not installed evenly with different tile levels and uneven edges.



Sample report

174 + 05/12/2024 Not attributed No deadline Not completed

Bedroom 1st Floor Street Facing Right Side (when facing the street) - Shower No Slope Led to Water Cumulation until the Room after 3 minutes of Running Shower



Water Networks

136 + 29/11/2024 Not attributed No deadline Not completed

External drainage points to be tested for blockage, debris have been observed which raises the possibility.



Water/ Moisture Intrusion

72    + 29/11/2024    Not attributed    No deadline    Not completed

Damp patches due to penetrating damps , all surrounding faulty gaps and cracks to be closed, walls and ceiling to be painted with damp proof paint and exterior areas to be properly coated.



Sample report