



We inspect. You decide.

Property	2 Bedroom Apartment, Tower B, Level 14
Community	Dubai Hills Estate, Dubai
Developer	Sample Developer (redacted)
Inspection date	14 September 2026
Report reference	WSN-SAMPLE-0914
Inspection type	Pre handover snagging, thermal imaging included
Inspector	WeSnag Certified Inspector
Report status	Sample. Findings are illustrative.

This is a sample report produced by WeSnag to show the format, depth and evidence you receive. The property, findings and images below are illustrative and combined from typical inspections. Your report is specific to your unit, delivered within 24 hours, graded, located and photographed.

Inspection summary

The unit was inspected room by room against handover standard. Every accessible surface, fixture, fitting and service point was checked and photographed. Thermal imaging was carried out across wet areas, ceilings and the electrical distribution board to find concealed moisture and overheating circuits. Findings are graded so you and the developer can prioritise close out.

37 Total defects logged	3 Critical	14 Major	20 Minor
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How defects are graded

CRITICAL	Safety, water ingress or a defect that must be fixed before you accept the unit.
MAJOR	A clear fault in workmanship or function that the developer must rectify under the defect liability period.
MINOR	Finish, cosmetic or adjustment items to be corrected during snag close out.

SAMPLE

Defect schedule (extract)

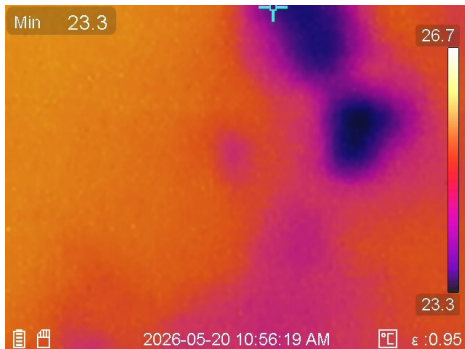
An extract of the logged defects. The full report lists every item, each with a photograph, location and recommended action.

#	Location	Finding	Grade	Recommended action
01	Master bathroom	Thermal scan shows active moisture behind shower wall, no visible surface sign	CRITICAL	Open and trace leak, re waterproof, retest before close
02	Distribution board	Two circuits running hot on thermal, loose termination suspected	CRITICAL	Isolate, re terminate, thermal retest under load
03	Kitchen	Under sink supply connection weeping at joint	CRITICAL	Replace connector and seal, wet test
04	Living room	AC supply grille not delivering airflow to zone	MAJOR	Check duct run and damper, balance airflow
05	Bedroom 2	Window not sealing, daylight and draft at frame	MAJOR	Re fit sash and gasket, verify weather seal
06	Main door	Door binds on frame, latch not engaging	MAJOR	Realign hinges and strike plate
07	Guest WC	WC not fixed to floor, rocks on base	MAJOR	Re seat pan, seal to floor
08	Balcony	Floor falls toward the door, ponding away from drain	MAJOR	Correct fall or add drainage, waterproof check
09	Kitchen	Cabinet doors misaligned across the run	MINOR	Adjust hinges, level run
10	Throughout	Paint touch up and filler marks at multiple points	MINOR	Rub down and repaint affected areas

Extract of 10 items. The full sample logs 37.

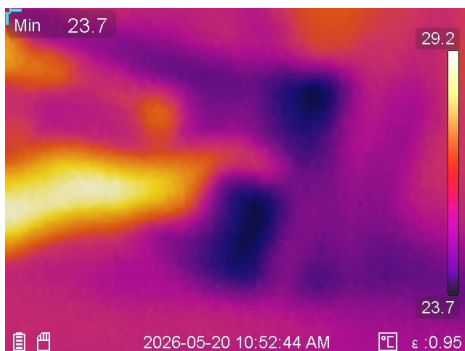
Thermal imaging evidence

Thermal imaging is included on every WeSnag inspection. It reads surface temperature to reveal what the eye cannot see: concealed moisture, failed waterproofing and overheating electrical circuits. Each scan below is paired with the finding it supports.



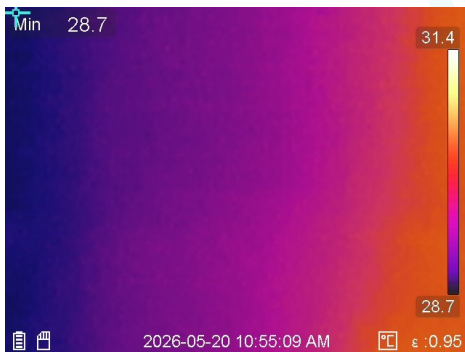
Concealed moisture, master bathroom

The cool blue plume behind the shower wall marks trapped moisture with no visible surface sign. Left unresolved this tracks into adjacent rooms. Logged as finding 01, critical.



Overheating circuit, distribution board

The bright signature shows a circuit running hot against its neighbours, consistent with a loose termination. A fire risk that must be corrected before handover. Logged as finding 02, critical.



Moisture migration, ceiling junction

Cooler tracking across the ceiling junction shows water moving from the wet area above. Confirms the path of a leak and where to open up. Supports the wet area findings.

What you do with this report

1. Send it to your developer

Issue the report to the developer or main contractor as your formal snag list. It is graded, located and photographed, so there is no argument about scope.

2. Hold your position before you sign

Do not sign off handover until the critical and major items are closed. This report is your leverage at the point it matters most.

3. Book a re inspection

Once the developer reports the work done, WeSnag returns to verify every item was actually fixed, and issues a close out record. Re inspection from AED 500.

Why WeSnag stays independent

WeSnag only inspects. We do not sell the repairs we find and we do not represent developers. That is what keeps every finding in this report honest. Our job is to protect your position, not to win the rectification work.

Book your inspection

Apartments from AED 850. Townhouses from AED 1,800. Villas from AED 2,200. Thermal imaging always included. Report within 24 hours.

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