

REPORT

Snagging Report

Apartment 1304

Marina Shores , Dubai Marina, Dubai

01
Dec
2023

Client: **Kunduz Murtazaeva**



Executive Summary

1.1 INTRODUCTION:

Perfecting Properties conducted a detailed inspection and have recorded the following list of defects in the subject property. In accordance with our proposal and your subsequent instructions, please find below our Condition Report of the subject property.

1.2 DATE OF INSPECTION:

We confirm that we have inspected the subject property on 01th December 2023

1.3 DATE OF REPORT:

1st Dec 2023

1.4 SCOPE OF WORK:

- Full property including hallways, corridors, living, dining, utility and balcony, terrace, patio areas, doors (including balcony), windows, window frames, painting/finishing, fixtures, fittings, ceiling and floors coverings, ceiling access covers, air conditioning wall vents, lighting, skirting and the construction of the property for structural defects.
- wall switches including: lights, air conditioning, intercom, doorbell/buzzer, plug sockets.
- Kitchen: units, appliances, cooker extractor, ceiling fans, appliance wall switches, visible plumbing.
- Bedroom(s): wardrobe(s), dressers. and all architectural finishes.
- Bathroom(s): vanity unit(s), ceramic ware, accessories, and mirror(s).
- Plumbing: Valves, Water Heaters, and General Plumbing etc.
- All internal floor, wall and ceiling finishes.
- Identify possible causes of water ingress to the property. Mold and fungus survey.
- Thermal imaging for excess heat and air leakages.
- Mechanical, Electrical & Plumbing: Air Diffusers, A/C Units, A/C Electro Valves, DB Panels, Water Heaters, and General Plumbing etc.

Client	Ms. Kunduz Murtazaeva
Developer	Emaar Properties
Property Location	Marina Shores, Dubai Marina
Apartment Number	1304
Unit Type	Two Bedroom
Project Details	Residential

Marina Shores , Dubai Marina

Marina Shores, sleek towers take stylish modern living to new heights. Centrally located adjacent to the Marina harbor, the towers enjoy a prime position over the district's marina, perfectly framing Marina views and the Palm Jumeirah island. Marina Shores offers the finest facilities and a wealth of attractive amenities to craft a lifestyle of extraordinary comfort and convenience.

A sanctuary of sophisticated living, Marina shores combines upmarket residences with alluring leisure and recreational facilities to create a world-class waterfront community. Residents will soak up the spectacular views along the twinkling promenade and share memorable moments at the district's lush Island Park, magnificent marina, yacht club and five-star hotels.

To live at Marina Shores is to walk on air. At the Observation Deck, you'll be able to take in unparalleled views of Dubai Marina & Palm Jumeirah islands. Combined with stunning vistas of JBR and Dubai's iconic city line, the Observation Deck will prove to be the ultimate rendezvous point for those who seek new perspectives and a new outlook on life.

Designed from the ground up to ensure an active and inclusive community lifestyle, every element of Marina Shores has been carefully considered. A sprawling outdoor swimming pool is set amidst lush greenery to refresh and unite residents, while private indoor amenities include a relaxation lounge, a multi-purpose room, a games room, and a children’s play area.

Apartment 1304




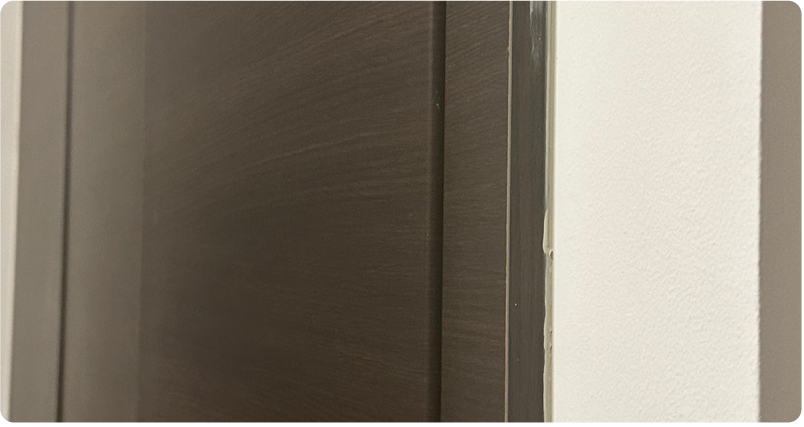
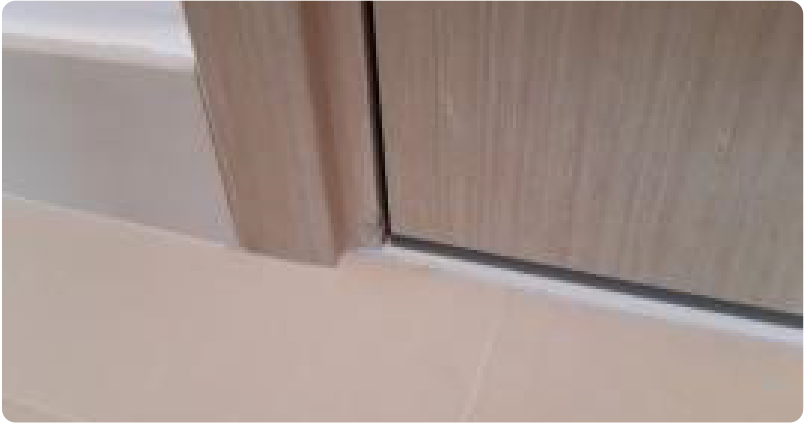



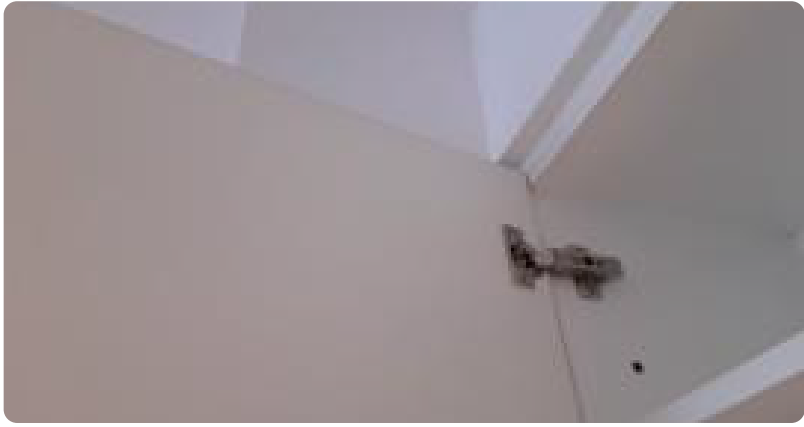
The subject property is a two bedroom apartment in Marina Shores Tower, Dubai Harbor, Dubai. The apartment comprises of entrance foyer, powder room, kitchen, laundry, living/dining with balcony, one bedroom and master bedroom with en-suite.

Summary

Some of the defects we have recorded during our inspection are listed below. The full defect list and their details are included in the Schedule of Condition below.

- Cracks identified during the inspection are mostly caused due to fluctuations in temperature which thereby leads to contraction and expansion of materials. Such cracks doesn't represent any structural concern. We recommend these cracks should be patched, infilled & redecorated.
- Condensation to powder room exhaust was observed during the inspection which needs to be checked and rectified.
- Scratches and poor sealant application noted to aluminium frames and doors. Cleaning and buffing is recommended.
- No hot water provided during the time of inspection. Water heater should be checked and ensure working capacity.
- All wardrobe and cabinet shutters closing mechanism are to be adjusted as shutters were not closing automatically.
- Provide cover to drainage provision to prevent debris or unnecessary blockage to pipeline.
- Leakage found in master bathroom below wash basin. Rectify the leakage issues to prevent future damages to cabinet panels.
- Continuous flow of water to water closet in powder room was observed at the time of inspection. This should be checked and rectified to reduce unnecessary loss due to water consumption.

Architectural Condition Assessment

<div>1</div> <div>Entrance Foyer</div> <div></div> <div>Joinery</div> <div>Door</div> <div>Moisture meter has detected levels of moisture in the joinery main entrance door where there is evidence of a leakage in the ceiling access panel above. Door should be replaced</div>	<div>2</div> <div>Entrance Foyer</div> <div></div> <div>Joinery</div> <div>Door</div> <div>Deep scratches are visible on the backside of the lobby door. Needs urgent repair and to be checked after, door may need to be replaced.</div>	<div>3</div> <div>Entrance Foyer</div> <div></div> <div>Joinery</div> <div>Door</div> <div>Peeled off fire-rated tag needs to installed correctly or replaced with new.</div>
<div>4</div> <div>Entrance Foyer</div> <div></div> <div>Joinery</div> <div>Door</div> <div>Maintenance storage door has poor finishing at the transition to gypsum wall and also splatters of paint on the doors</div>	<div>5</div> <div>Entrance Foyer</div> <div></div> <div>Joinery</div> <div>Door & Frame</div> <div>Chips to door frame which will become more severe if not treated nad repaired correctly</div>	<div>6</div> <div>Entrance Foyer</div> <div></div> <div>Architectural</div> <div>Ceiling</div> <div>Poor finishing to the ceiling pant works. Would recommend heavy sanding filling and repaint to make satisfactory.</div>
<div>7</div> <div>Entrance Foyer</div> <div></div> <div>Architectural</div> <div>Walls & Ceiling</div> <div>Air vent grill is not installed correctly. Needs to be fixed and paint works to be repaired after.</div>	<div>8</div> <div>Entrance Foyer</div> <div></div> <div>Architectural</div> <div>Skirting</div> <div>Paint is peeling of ceiling next to the extract hood. Sanding filling and repainting is required.</div>	<div>9</div> <div>Entrance Foyer</div> <div></div> <div>Joinery</div> <div>Cabinet</div> <div>Chips to wall cabinet shutter edges</div>

10

[] Corridor



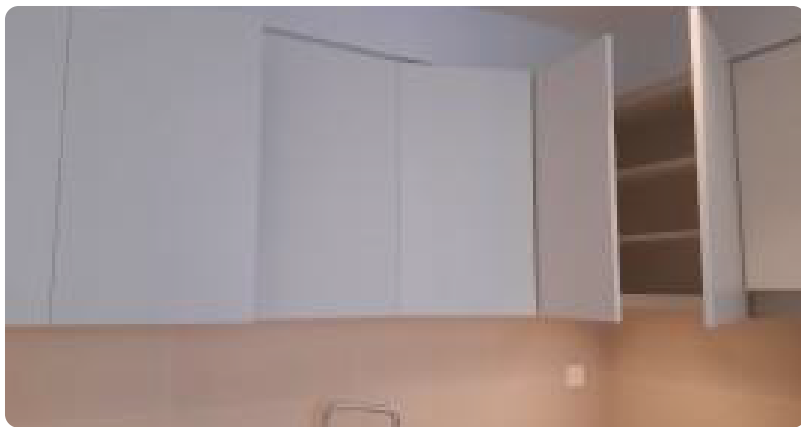
[] Architectural

Cabinet

Air conditioning vent has black marks nad needs cleaned or replaced.

11

Kitchen



Joinery

Cabinet

All shutter to be adjusted as shutter not closing automatically

12

Kitchen



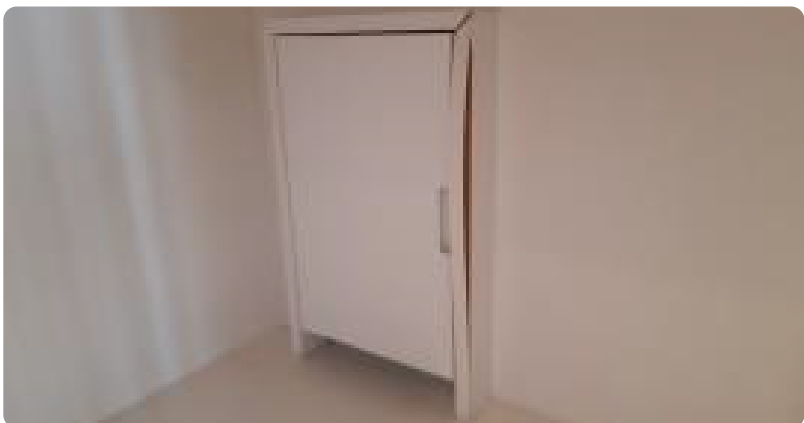
Joinery

Cabinet

Rust to cabinet partition panel support

13

Kitchen



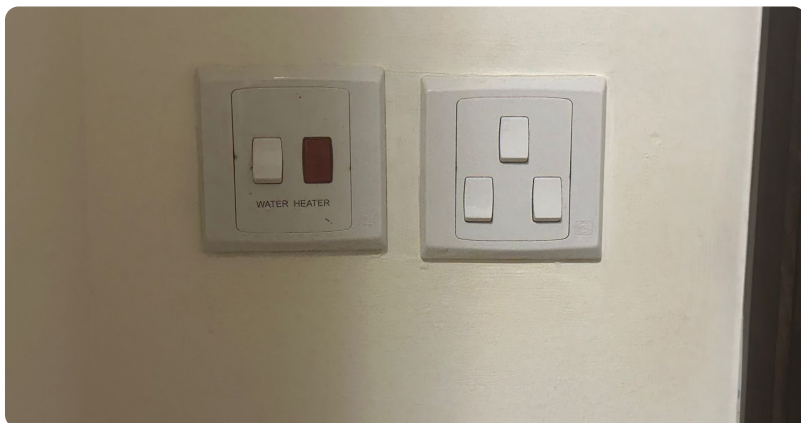
Joinery

Cabinet

Detached lipping to cabinet panels

14

Kitchen



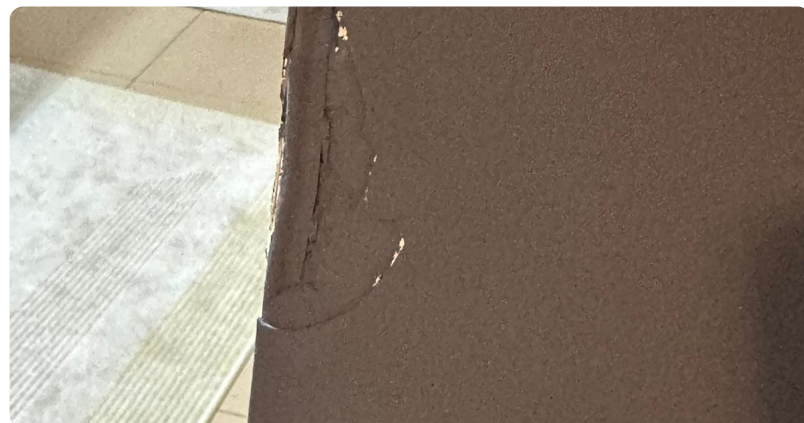
[] Architectural

Wall

Sockets are not level and different heights . Need to levelled

15

Kitchen



Joinery

Cabinet

Side wall at the entrance to kitchen has a bad damage. Gypsum to be repaired with filling and repaint works

16

Kitchen



[] Architectural

Floor

Grouting is dirty and needs to be replaced, Minor chips are also noticed on the tiles in front of fridge

17

Kitchen



Joinery

Cabinet

Stainless steel handle at hood cabinet has sever scratches and should be replaced.

18

Kitchen

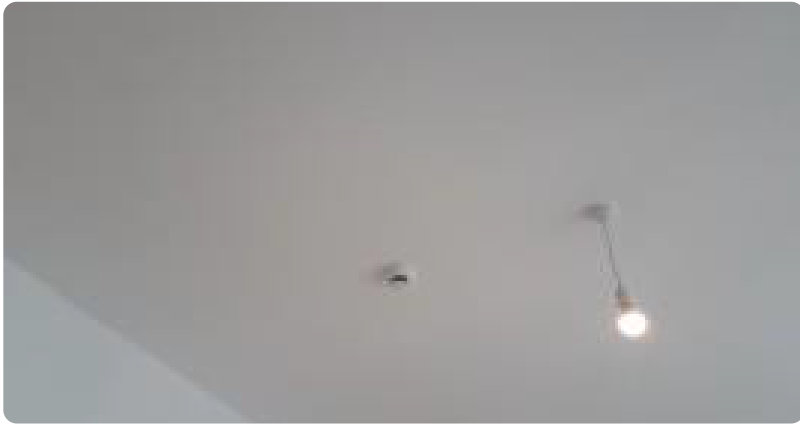


[] Architectural

Floor

Chips to floor tiles around the floor drain.

19

 Living / Dining Architectural

Ceiling

Ceiling has cracks around the smoke detector and hanging light.

20

 Living / Dining Aluminium

Frame

Dents to aluminium frame

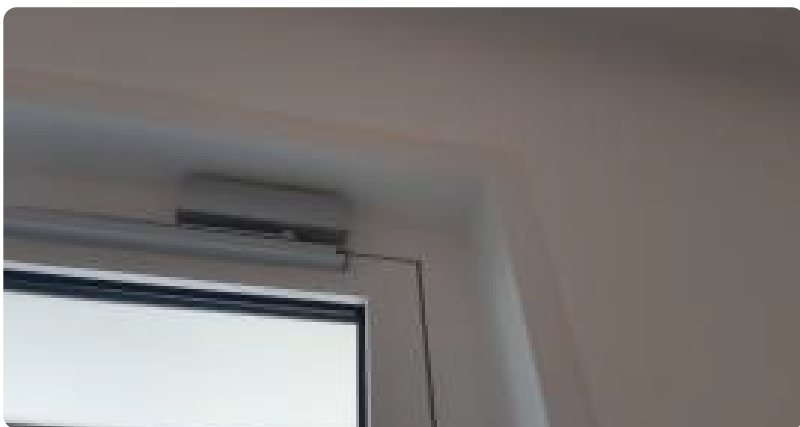
21

 Living / Dining Joinery

Floor

Chips to floor below door


22

 Living / Dining Aluminium

Door

Visible gap to door joints


23

 Balcony Joinery

Floor

Chips to floor tiles


24

 Balcony Aluminium

Glass Panel

Poor sealant application to glass panels


25

 Balcony Aluminium

Door

Scratches to door


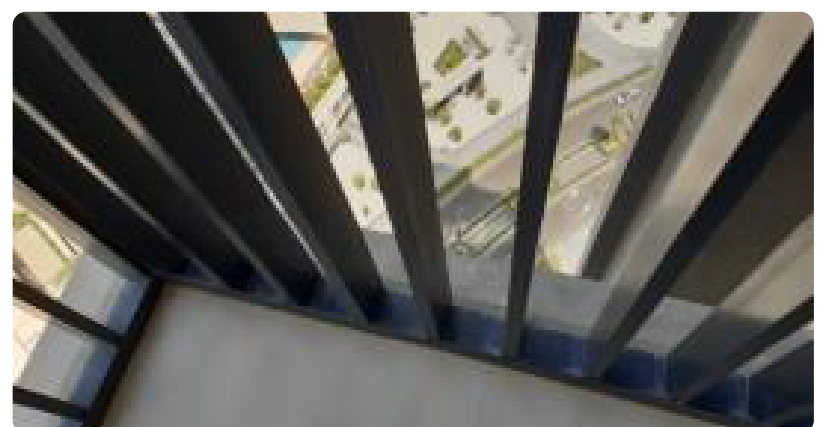
26

 Balcony Aluminium

Window

Scratches to window frame


27

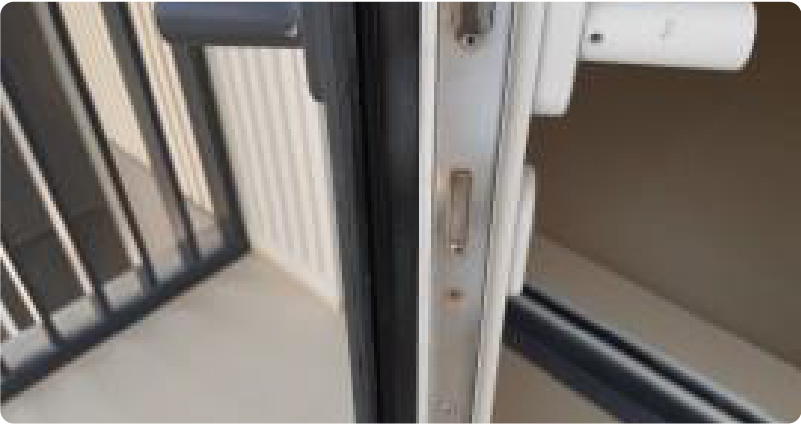
 Balcony Architectural

Floor

Chips to floor edges

28

 Balcony



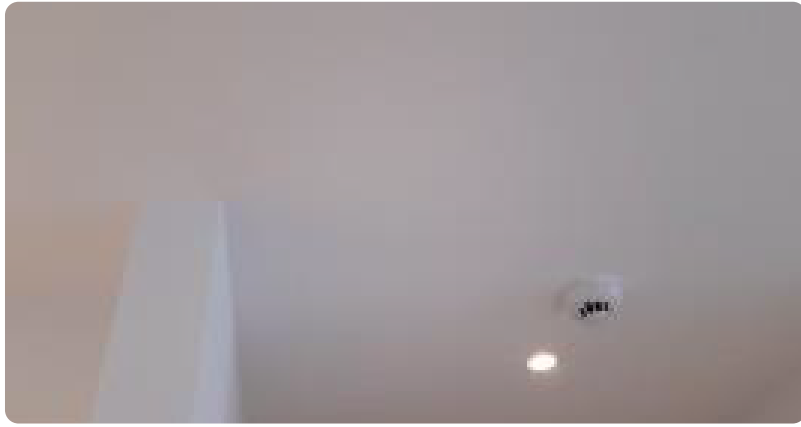
 Aluminium

Door

Rusted screw to door

29

 Corridor



 Architectural

Ceiling

Cracks to ceiling

30

 Powder Room



 Joinery

Door & Frame

Poor sealant around door architrave

31

 Powder Room



 Joinery

Door & Frame

Gap below door frame

32

 Powder Room



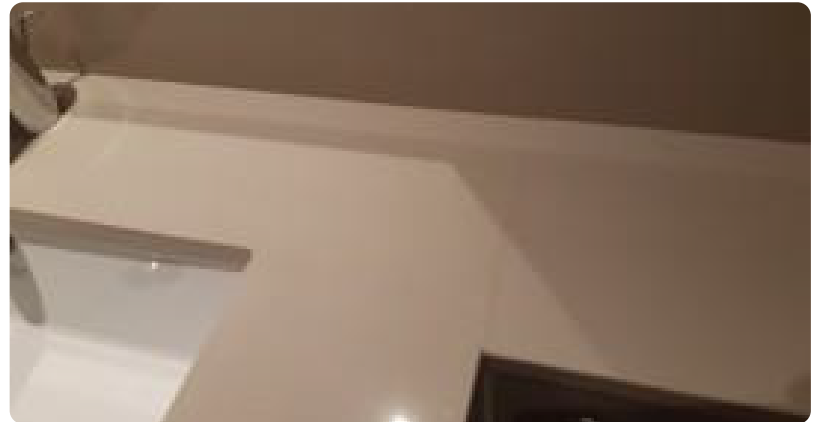
 Architectural

Floor

Chips to floor tiles

33

 Powder Room



 Joinery

Vanity Top

Visible repair patches to vanity top

34

 Powder Room



 Architectural

Ceiling

Cracks to ceiling

35

 Powder Room



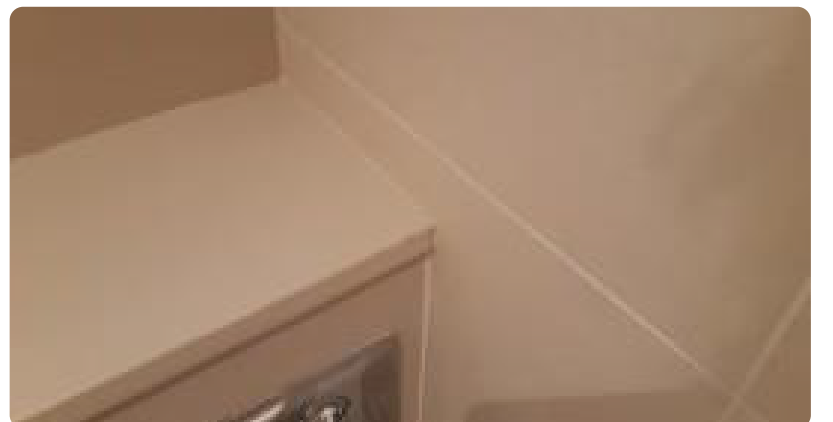
 Architectural

Wall

Masking tape to be removed and gap to wall joints below cabinet

36

 Powder Room



 Architectural

Wall

Visible repair patches above flush tank

37

Bedroom



Joinery

Door & Frame

Chips to door frame

38

Bedroom



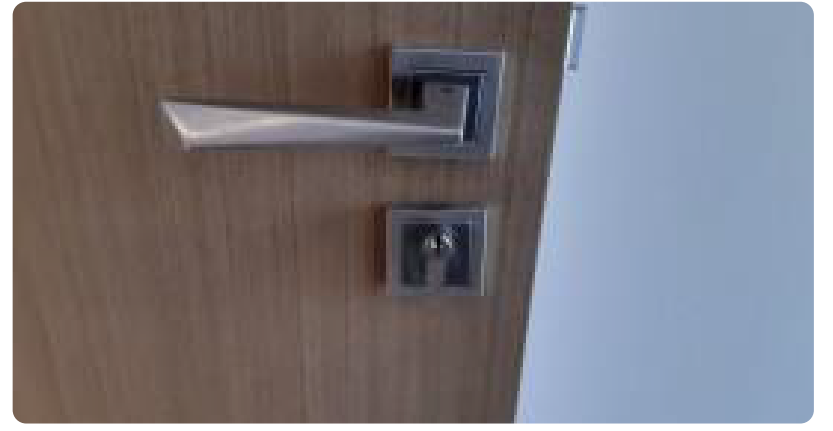
Joinery

Door & Frame

Dents to door frame

39

Bedroom



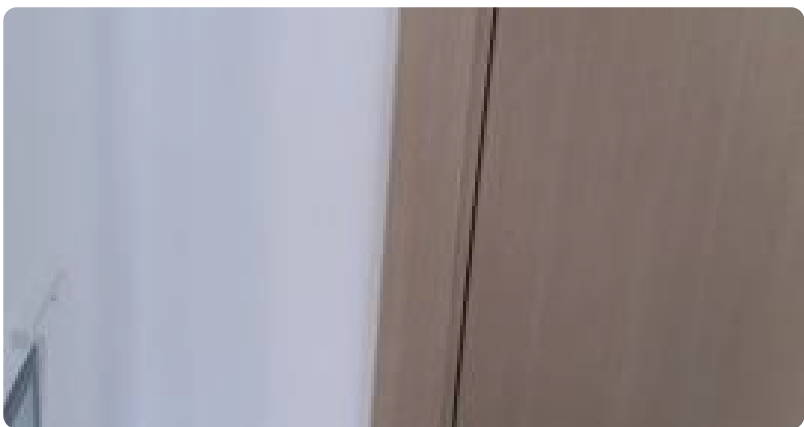
Joinery

Door

Misaligned door handle

40

Bedroom



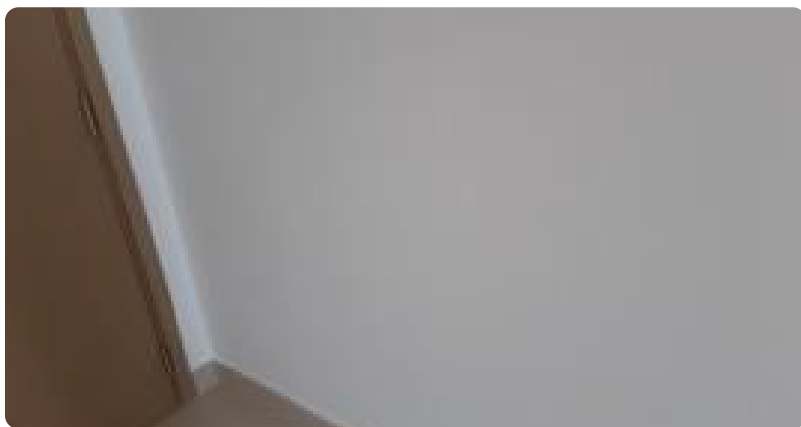
Joinery

Door & Frame

Gap around door architrave

41

Bedroom



Architectural

Wall

Cracks to wall

42

Bedroom



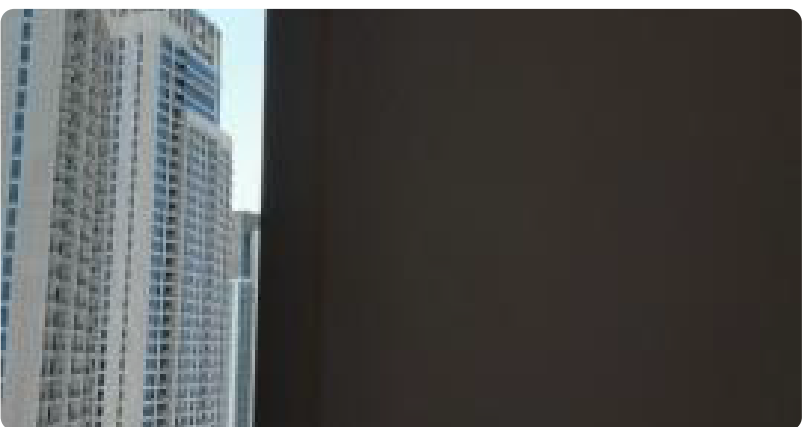
Architectural

Skirting

Chips and gap to skirting tiles

43

Bedroom



Aluminium

Window

Poor sealant application to window frame

44

Bedroom



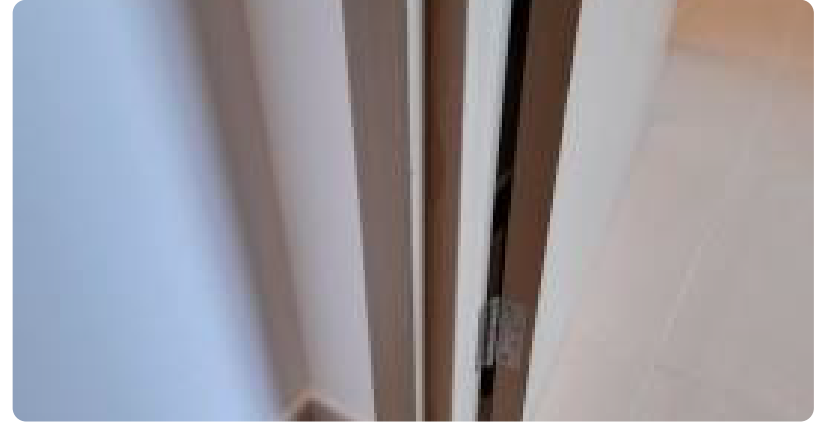
Joinery

Wardrobe

Scratches to hanger rod

45

Bedroom



Joinery

Door & Frame

Chips to door frame

46

🛏 Bedroom



🔧 Joinery

Door & Frame

Gap below door frame

47

🛏 Bedroom



🔧 Joinery

Door & Frame

Gap around door architrave

48

🛏 Bedroom



🏠 Architectural

Floor

Colour variation to floor tiles

49

🛏 Bedroom



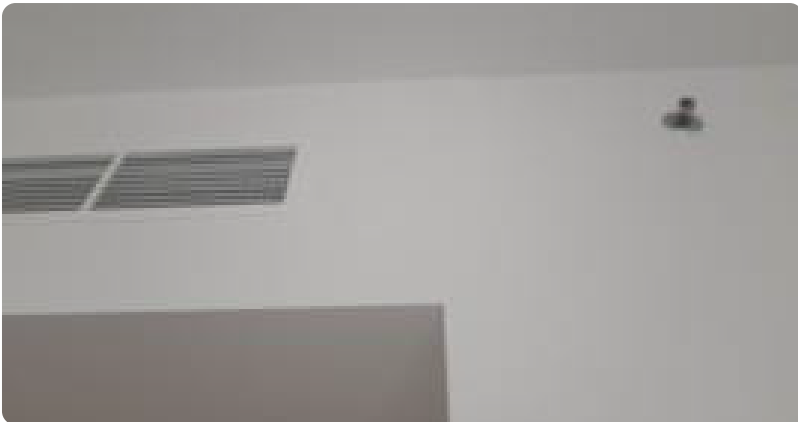
🏠 Architectural

Skirting

Chips and gap to skirting tiles

50

🛏 Bedroom



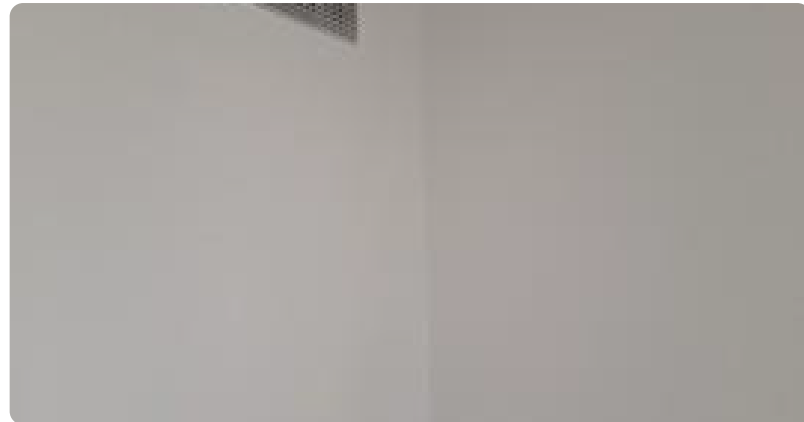
🏠 Architectural

Wall

Cracks to wall

51

🛏 Bedroom



🏠 Architectural

Wall

Cracks to wall

52

🛏 Bedroom



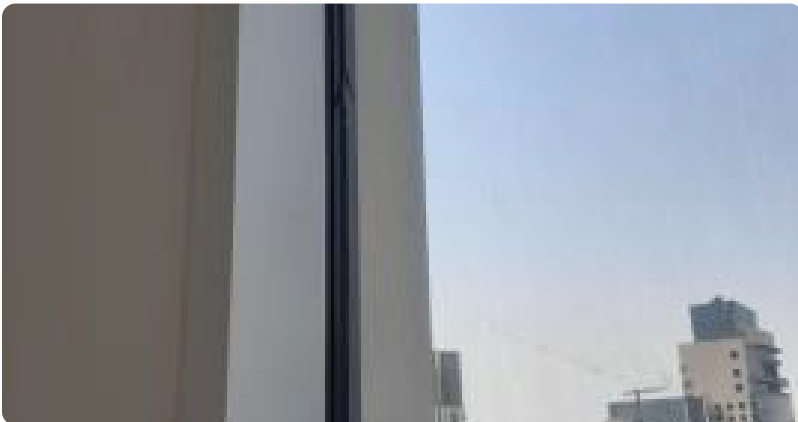
🏠 Architectural

Skirting

Gap below skirting tiles

53

🛏 Bedroom



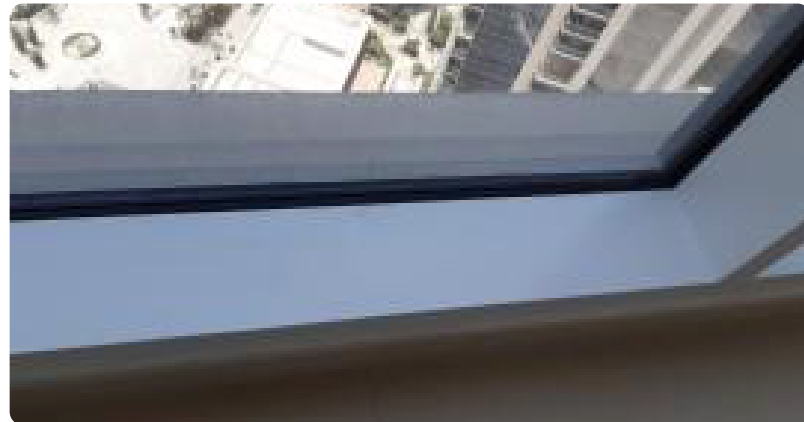
🏠 Aluminium

Window

Damage sealant from outside

54

🛏 Bedroom




🏠 Aluminium

Window

Peeled off paint to window frame

55

Bedroom




Joinery

Wardrobe

Wardrobe shutters to be adjusted as shutter not closing automatically

56

Bedroom



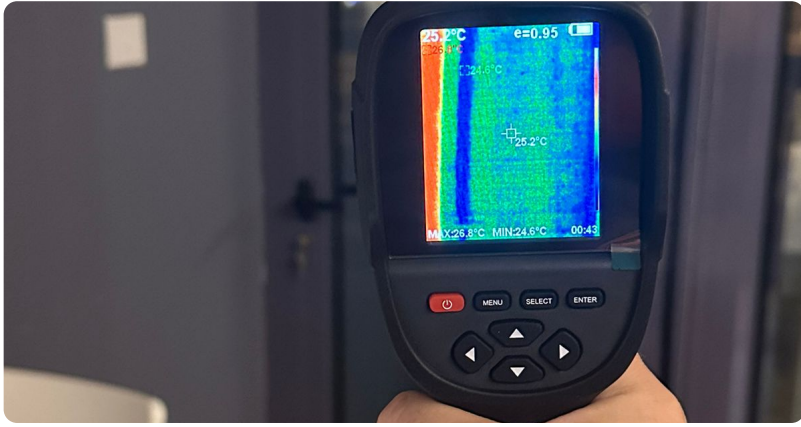
Joinery

Wardrobe

Drawer calibration to be adjusted

7

Balcony



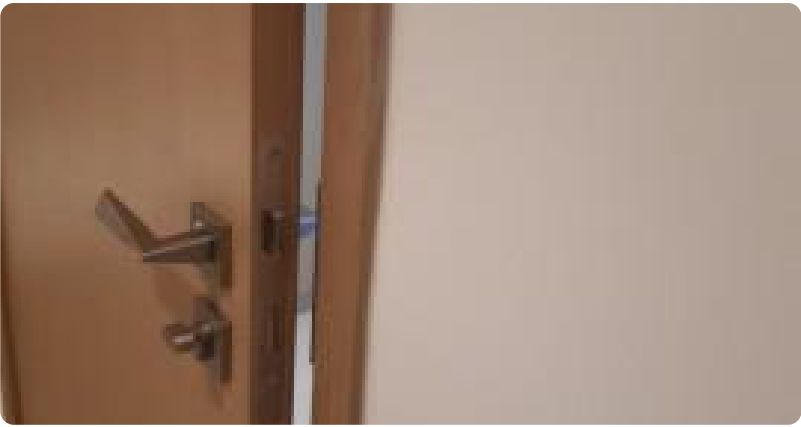
Architectural

Balcony Door

Thermal image camera picked up excess heat the door to main balcony. After further investigation leakage of air was detected. Door to be resealed to prevent air leakage

58

Bedroom




Joinery

Door & Frame

Gap around door architrave

59

Bedroom




Joinery

Door

Gap around door handle

60

Bedroom




Architectural

Wall

Poor grout application to wall tiles

61

Bedroom



Architectural


Ceiling

Visible patches to ceiling

MEP Condition Assessment

1

Entrance Foyer




Electrical

Telecom

Poor finishes around lock

2

Kitchen




Plumbing

Drainage

Missing cover to drain provision

3

Entrance Foyer




Electrical

Power Socket

Gap around power socket

4

Kitchen




Electrical

Switch

Gap around switch

5

Kitchen




Gas

Central Gas System

Gap around gas leak detector

6

Kitchen




Electrical

Power

Ensure electrical power provision

7

Entrance Foyer




Electrical

Switch

Left switch purpose to be checked

8

Laundry




Fire Fighting

Sprinkler

Rust to sprinkler

9

Laundry



Plumbing

Drain Point

Missing cover to drainage provision

10

Master Bedroom



Plumbing

Hot Water

No hot water provided within the property

11

Powder Room



Plumbing

Water Closet

Continuous flow of water to water closet

12

Powder Room



Plumbing

Water Closet

Poor sealant application to water closet

13

Powder Room



Plumbing

Valve

Cracks to bulkhead joints

14

Master Bedroom



Plumbing

Drainage

Gap around valve plate cover

15

Master Bedroom



Plumbing

Bath Tub

Minor scratches to bathtub

Appendix

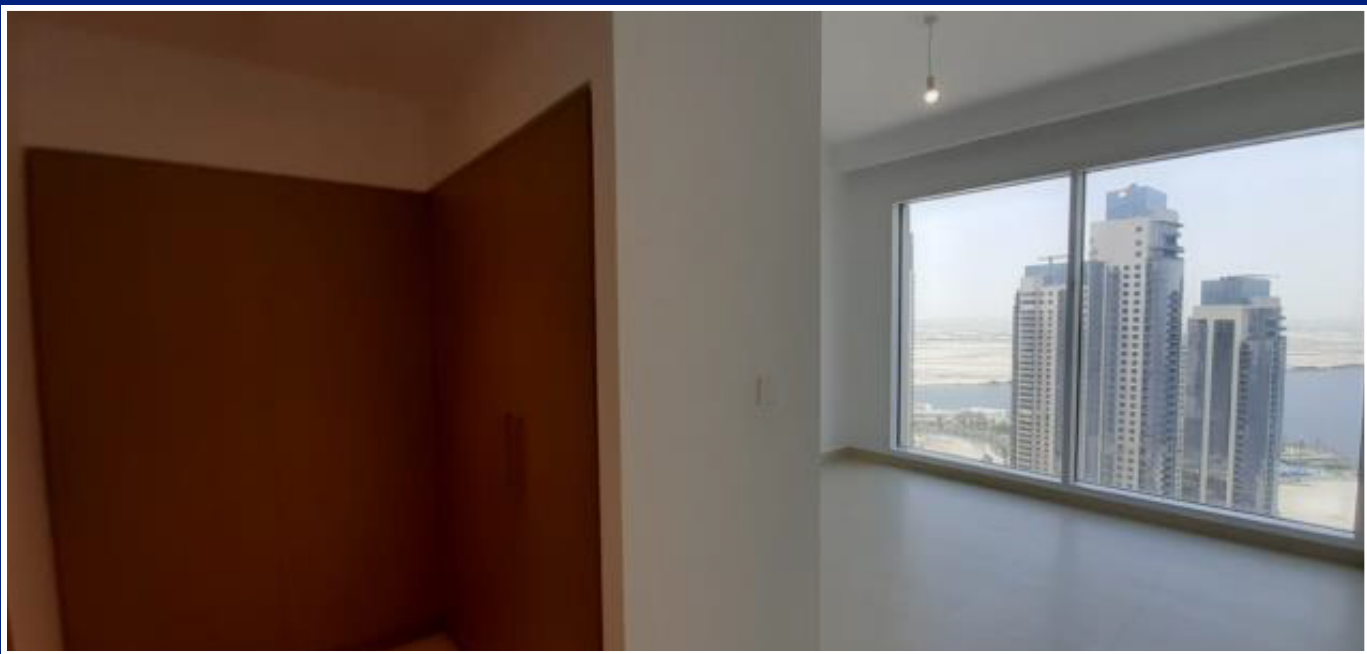
Kitchen



Living / Dining



























































Master Bedroom




















































Master Bathroom



	Tested / Witnessed		No provision
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Power	Entrance Foyer	Kitchen	Powder Room	Living / Dining	Bedroom 1	Master Bedroom	Master Bathroom
Power On							
Sub DB Breakers							
Lighting							
Power Sockets							
A/C Controller							
Fire Detection							
Chandelier							
A/C Diffuser							

Water	Entrance Foyer	Kitchen	Powder Room	Living / Dining	Bedroom 1	Master Bedroom	Master Bathroom
Water On							
Hot Water							
Cold Water							
Fire Sprinklers							

Drainage	Entrance Foyer	Kitchen	Powder Room	Living / Dining	Bedroom 1	Master Bedroom	Master Bathroom
Floor Traps Clear							
Sink Waste Clear							
Sanitary Ware							



We trust the above defects are clear and sufficient for you to discuss with the owner. Should you require further clarification, please do not hesitate to contact Perfecting Properties as soon as possible to ensure you receive your property in satisfactory condition.

Inspected by:

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