

Dubai flat snagging checklist (move-in and handover)

Flat: _____ Date: _____ Inspected by: _____

Tick when OK. Write the defect and photo number when not. Free from flatwitness.com

Entrance, walls, ceilings, floors

- ☐ Front door: closes flush, locks with every key, peephole and door closer work _____
- ☐ Walls: no cracks, uneven paint, patches, stains or nail holes; note any existing marks with a photo _____
- ☐ Ceilings: no damp patches, cracks or sagging, especially under AC units and bathrooms _____
- ☐ Floor tiles: tap for hollow sounds, check chips, cracks, uneven joints and missing grout _____
- ☐ Skirting and edges: firmly fixed, no gaps or chips _____

Doors, windows, balcony

- ☐ Internal doors: swing freely, latch and lock, no gaps or scratches _____
- ☐ Wardrobes and drawers: doors aligned, tracks smooth, handles fixed _____
- ☐ Windows and sliding doors: open, close and lock; rubber seals intact; no rattles _____
- ☐ Glass: no cracks, chips or scratches; fly screens fitted _____
- ☐ Balcony: drain flows, tiles level, railing firm, no rust stains _____

Kitchen

- ☐ Hob burners, oven and hood all work; hood filter and light present _____
- ☐ Fridge, washer, dishwasher (if supplied): power on, run a short cycle, no leaks _____
- ☐ Sink: hot and cold water, drain clears fast, no leaks under the cabinet _____
- ☐ Counters and cabinets: no burns, chips, swelling or missing handles _____
- ☐ Gas or electric connections labelled; no smell of gas _____

Bathrooms

- ☐ Toilet: flushes fully, stops running, seat secure, no leak at the base _____
- ☐ Shower and taps: pressure and hot water OK, drains clear, no leaks _____
- ☐ Silicone and grout: complete, no black mould or gaps _____
- ☐ Floor slopes to the drain; no standing water after a shower _____
- ☐ Exhaust fan works; mirrors, rails and holders fixed _____

AC, electrics, plumbing

- ☐ Every AC unit cools within 10 minutes; thermostat responds; no drips _____
- ☐ AC filters clean; remote controls present for each unit _____
- ☐ Every light, switch and socket works; no cracked covers or scorch marks _____
- ☐ Distribution board labelled; test the main breaker trip _____
- ☐ Water heater heats; no leaks under sinks or around the heater _____
- ☐ Smoke detectors fitted and testing _____

Meters, keys, documents

- ☐ DEWA electricity and water meter readings photographed on day one _____
- ☐ Chiller or district cooling reading taken, if separate _____
- ☐ Keys, access cards, parking tags and remotes counted and listed _____
- ☐ Ejari registered and a copy kept _____
- ☐ Defects emailed to the landlord or agent the same week, with photos and dates _____
- ☐ Walk-through filmed slowly, every room, on handover day _____

Ticks are not proof. Dated footage is.

Film a 2 to 3 minute walk-through and get a timestamped room-by-room report PDF in 24h:
flatwitness.com (AED 149, sample at flatwitness.com/sample/)