MONTE MAR

25/07/2026

Snagging

Report

Report prepared by :

Eng . Sara Elbebawy

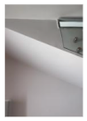
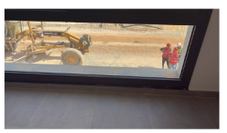
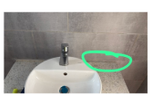
Twin House

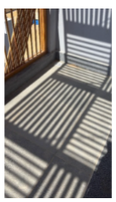
Ref	Area	Category	Checkpoint	Status (OK/Defect)	Photo	Action Required
A1	Reception	Architectural	Switch/socket faceplates are misaligned	Defect		Properly aligning and securing the faceplates
A2	Kitchen	Architectural	Kitchen Tiles	Defect		Chipped and cracked tile edges are observed to the kitchen tiles. Remove and replace the affected tiles Marked "X" in green
A3	Kitchen	Architectural	Window Rubber Seal	Defect		Window rubber sealing gasket is damaged, cut, and improperly aligned, compromising the continuity of the seal. Replace the damaged section or the complete rubber gasket as required, ensuring it is properly aligned, continuous, securely fitted, and provides an effective seal around the window.
A4	Reception_Bathroom	Architectural / Finishes	Basin Waste Outlet Finishing & Granite Vanity Finish	Defect		The basin waste outlet has been improperly fixed using visible cement/mortar, resulting in an unacceptable and poor finish. Remove the improper cement fixing and reinstall the basin waste outlet using the appropriate compatible fittings and sealing materials Granite Vanity Top: Surface staining and poor finishing are observed on the granite vanity top. Clean, polish and rectify the affected surface. Replace the granite if stains or defects cannot be removed
M1	Reception_Bathroom	MEP	WC Water Supply Connection Leakage	Defect		Water leakage is observed at the water supply connections to the WC. Identify the source of the leakage and rectify the affected connection by tightening or replacing the defective washer, seal, flexible hose, valve, or fitting as required. Conduct a water leakage test after rectification to confirm that the connection is watertight and free from leakage
A5	Reception_Bathroom	Architectural / Finishes_Stone / Marble Works & Bathroom Finish Architectural _ Tiling Works	1. Damaged / chipped stone threshold 2. Poor finishing / open joint 3. Missing / deteriorated sealant 4. Poor Floor Tile Finish & Staining	Defect		The shower threshold is damaged and chipped, with poor finishing and visible gaps/open joints at the interfaces with the adjacent wall and floor tiles. Remove and replace the damaged section or the complete threshold as required, properly make good the surrounding areas, and apply suitable compatible sealant to the required joints to achieve a neat, continuous, and properly sealed finish. Shower Floor Tiles: Floor tiles are stained and contaminated with construction residue. Thoroughly clean the affected area and replace any permanently stained tiles to achieve a uniform finish. Tile Grouting: Uneven and poorly finished grout joints are observed to the shower floor and wall tiles. Remove and re-grout the affected joints to achieve a clean, uniform, and watertight finish. Floor-to-Wall Joint: Poor finishing is observed at the floor-to-wall tile junction. Remove the defective sealant and apply a continuous, neat, and watertight silicone sealant. Floor Drain Finish: Poor finishing is observed around the floor drain. Refinish the surrounding grout/sealant to provide a neat appearance and ensure a watertight installation.
M2	Reception_Bathroom	MEP_HVAC / Mechanical Ventilation	Extract Fan Window Opening	Defect		The required opening for the extract fan has not been formed in the bathroom window glass
A6	Reception _ Bathroom	Architectural / Finishes	Bathroom Wall Tiles	Defect		Widespread rust staining and chipped/damaged edges are observed to the bathroom wall tiles, with poor and unacceptable finishing at the tile joints and edges. Remove / replace all excessively damaged or permanently stained tiles, rectify the poor finishing, and complete the required grouting and sealing works to achieve a neat, uniform, and acceptable finish

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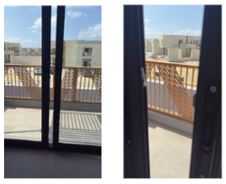
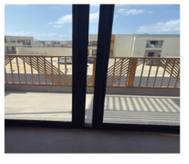
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A7	Reception	Architectural / Finishes	Glass Staircase Joint Finishing	Defect		Sharp and exposed edges are observed at the joints between the glass panels of the staircase. Rectify the affected joints and provide suitable edge finishing/protection to eliminate all sharp edges
A8	Reception _ Bathroom	Architectural / Finishes	Bathroom Marble Shelf	Defect		The exposed edges of the Granite shelf are unfinished and require proper polishing and finishing to achieve a smooth and acceptable final appearance
A9	Reception _ Bathroom	Architectural / Finishes	Ceiling Painting & Junction Finishing.	Defect		Poor and uneven paint finishing is observed to the bathroom ceiling, with an unacceptable and poorly finished junction between the painted ceiling and the wall tiles Provide a proper straight and uniform finish at the interface between the painted ceiling and the wall tiles.
A10	Reception _ Bathroom	Architectural / Finishes	Door Frame Finishing	Defect		The door frame perimeter rubber seal is missing
A11	Reception _ Bathroom	Architectural / Door & Frame Finishes	Door Frame Finishing	Defect		Poor and incomplete finishing is observed at the junction between the door frame and the adjacent tiled wall, with visible gaps and an untidy appearance. Properly make good the affected area and provide a neat, uniform, and properly sealed finish.
A12	Reception _ Bathroom	Architectural – Tiling Works	Wall Tile Grouting	Defect		Tile grout joints are uneven and poorly finished. Rectify the affected grout joints to achieve a consistent, clean, and uniform appearance.
A13	Reception _ Bathroom	Architectural – Finishes	Wall Tile Finish	Defect		Wall tiles are stained with construction residue and require thorough cleaning. Remove all stains and residues. Replace any permanently stained tiles if cleaning is unsuccessful.
A14	Reception _ Bathroom	Architectural / Finishes	Hollow Floor Tiles	Defect		Hollow sound is detected beneath the marked floor tiles, indicating insufficient adhesive coverage or debonding from the substrate. Remove the affected tiles, prepare the substrate, reinstall new tiles using the approved tile adhesive, ensure full bedding without voids, and restore the grout joints to match the surrounding finish
A15	Reception _ Bathroom	Architectural / Finishes	Floor Tile Grouting	Defect		Grout joints are uneven and poorly finished in the vanity area. Remove and re-grout the affected joints to achieve a clean, uniform appearance
A16	Reception _ Bathroom	Architectural / Finishes	Door Frame Base Finish	Defect		The base of the timber frame has visible gaps and poor sealant/finishing.

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A17	Reception _ Staircase	Architectural / Finishes	Staircase Finishes	Defect		Minor finishing defects are observed at various locations along the staircase leading to the first floor of the townhouse. Carry out the necessary make-good and touch-up works to achieve a neat, uniform, and acceptable finish
M3	Main Entrance	MEP_Electrical	Main Entrance Doorbell Push Button	Defect		The doorbell push button at the main entrance is missing and has not been installed.
A18	Main Entrance	Architectural / Finishes	External Door Paint Finish	Defect		Poor external paint finish is observed around the main entrance door, including visible surface imperfections and incomplete finishing
A19	Reception _ Staircase	Architectural / Stone Works	1. Stone Stair Treads – Surface Staining / Construction Residue 2. Scratches and Surface Damage 3. Poor Joint / Grout Finishing	Defect	 	Stone Staircase Finish: Stone staircase treads are stained with construction residue and surface marks. Thoroughly clean and polish the affected areas. Replace or refinish any stone that remains stained or damaged after cleaning. Stone Staircase: Visible scratches and surface imperfections are observed on the stone stair treads. Repair or replace the affected stone as required to achieve a uniform and defect-free finish. Stone Stair Joints: Poor and inconsistent joint finishing is observed between the stair treads and risers. Rectify the affected joints and provide a clean, uniform, and neatly finished appearance.
M4	1st Floor _ 1st Room	MEP – Electrical	Electrical Socket Outlet	Defect		The electrical socket outlet is misaligned and not properly installed. Realign and securely fix the socket faceplate to ensure it is level, flush with the wall finish
A20	1st Floor _ 1st Room	Architectural_Windows & Glazing	Window Perimeter Sealant	Defect		The sealant around the window frame is cracked, discontinuous, with visible gaps and poor workmanship. Remove the defective sealant and apply a new continuous sealant to ensure proper weatherproofing, watertightness, and a neat, uniform finish
A21/M5	1st Floor _ Bathroom	Architectural – Stone Works & MEP – Plumbing Finishes	1. Granite Vanity Top 2. Wash Basin Sealant 3. Granite-to-Wall Joint	Defect	 	Visible rust stains, surface contamination, and finish defects are observed on the granite vanity top. Clean and polish the affected surface. Replace the granite if the stains cannot be completely removed. Poor and uneven silicone sealant is observed around the wash basin. Remove the defective sealant and apply a continuous, neat, and watertight silicone sealant. The joint between the granite vanity top and wall tiles is unsealed/incompletely sealed, with visible gaps. Apply continuous silicone sealant to provide a watertight and neatly finished joint.

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A22	1st Floor _ Bathroom	Architectural – Sealant Works	Floor-to-Wall Joint Floor Drain Finish	Defect	 	Poor finishing and defective sealant are observed at the floor-to-wall junction behind the WC. Remove the defective sealant and apply a new continuous watertight sealant. Poor finishing is observed around the floor drain. Rectify the grout/sealant surrounding the drain and provide a neat, watertight finish.
M6	1st Floor _ Bathroom	MEP – Plumbing	Floor Drain Finish WC Water Supply Connection	Defect	 	Poor finishing is observed around the floor drain. Rectify the grout/sealant surrounding the drain and provide a neat, watertight finish. Poor finishing is observed around the water supply outlet and pipe penetration. Make good the wall finish and provide proper escutcheon/cover plate where required.
A23	1st Floor _ Bathroom	Architectural – Tiling Works Architectural – Finishes	Wall Tile Grouting	Defect		Uneven grout joints and inconsistent finishing are observed to the wall tiles. Rectify and re-grout the affected areas to achieve a uniform appearance. Rust staining on granite countertop. Remove stains by professional cleaning/polishing. Replace the countertop if staining cannot be removed.
M7	Master Room_BathRoom	MEP – Electrical	Electrical Socket Outlet	Defect		The bathroom electrical socket outlet is defective and cannot accommodate a plug during functional inspection. Replace the defective socket outlet
M8	Master Room/ Room 1 & Room 2	MEP – Electrical	A/C Electrical Conduit	Verification Required for all Rooms and Reception	 	Draw wire for the A/C conduit is not provided, preventing the installation of the power and control cables. To be verified against the contract documents and installed
A24	Master Room	Architectural	Electrical Socket Outlet	Defect		Electrical socket outlet is defective and cannot accommodate a plug during functional inspection. Replace the defective socket outlet
A25	Master Room	Architectural – External Works / Tiling Works	Balcony Floor Slope	Defect		The balcony floor slope is inadequate at several tile locations, as verified using a spirit level. The affected areas do not provide the required fall towards the drainage point, which may result in water ponding. Remove and relay the affected floor tiles to achieve the required slope towards the drainage outlet
M9	Master Room_BathRoom	MEP – Plumbing	Wash Basin Leakage	Defect		Wash Basin Leakage: Water leakage is observed from the wash basin assembly during functional testing. Inspect the basin waste, trap, water supply connections, and seals, rectify the source of leakage, and verify proper operation upon completion.

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A26	Master Room_BathRoom	Architectural_Finishes	Bathroom Vanity & Wash Basin	Defect		Gaps are visible around the basin perimeter. Water can penetrate beneath the basin. Remove defective silicone and reseal with mould-resistant sanitary silicone Missing/Poor sealant at wall-to-countertop junction Apply a neat, continuous waterproof silicone seal along the wall-to-countertop joint. Existing stains from previous leakage remain visible Clean and polish the granite surface.
A27	All Bathrooms	Architectural_Finishes	Bathroom Threshold	Defect		Bathroom threshold is installed flush with the adjacent floor level without an adequate water barrier, allowing water to escape from the bathroom to the external floor area. Provide an adequate raised threshold or approved water barrier
A28	Under-Stair	Architectural_Finishes	Paint Finish	Defect		Paint finish is inconsistent, with visible roller marks and patchiness on the sloped soffit. Minor paint touch-up required at wall/skirting junctions. Area requires final cleaning to remove dust and construction residue.
A29	Master Room_Balcony	Architectural – Aluminium & Glazing	Balcony Aluminium Door Lock	Defect		The lock mechanism of the balcony aluminium door is damaged and does not operate properly, preventing the door from closing and locking securely
A30	Main Entrance Door	Architectural – Joinery / Finishes	Main Door Frame	Defect		Gaps between the door frame and adjacent wall have not been properly sealed. Sealant is missing/incomplete, leaving visible openings that may allow insects, dust, and air infiltration. Fill all gaps between the door frame and wall with appropriate flexible sealant, ensure a continuous and neat finish along the full perimeter, touch up paint where required, and verify that the joint is fully sealed against insect ingress.
M10	Reception	MEP _Electrical	Electrical – Power Outlet	Defect		The electrical socket is defective and not functioning. Inspect and rectify the socket or replace it as required. Test the socket after rectification to confirm proper operation and safe electrical functionality.
A31	All	Architectural	Missing Window & Balcony Screens	To be Verified		Screens are not installed to the windows. Verify the requirement against the contract specifications

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M11	All	MEP / Electrical + HVAC	AC Cabling & Exterior Socket	Defect		The AC socket is to be fixed. The electrical cable required for the AC unit has not been installed. Verify the requirement against the contract specifications
A32	All	Architectural	Hollow-Sounding Floor Tile	Defect	Defective tiles are marked with an “X” using a green highlighter	Investigate the affected tiles to confirm any voids, inadequate bonding, or debonding. Re-bed or replace the affected tiles as required, subject to the confirmed condition, and ensure the finished installation is sound, stable, and free from associated defects
M12	Kitchen / Bathrooms	MEP / Electrical	Extract Fan Socket	To be Verified		Install and properly secure the socket. Verify the electrical connection and functionality upon completion

Conclusion	All snags recorded in the Chalet and Twin House reports shall be completed within 15 calendar days. A re-inspection will be carried out after the expiry of this period to verify compliance and confirm that all defects have been rectified in accordance with the required quality standards.