

STRATIQ PROPERTYOBSERVER LLC

Scope of work

Apartment snagging

Visual and functional inspection within the agreed scope

Issued: 27 10 2026

1 Basis of the scope

The scope covers a visual and, where agreed and feasible, functional inspection of accessible apartment finishes, fixtures and installed services, including a private balcony where applicable. Checks apply only to components that are present and accessible. Electricity and water need to be available for functional checks.

Important boundary. The inspection is visual and non-destructive. It does not replace a specialist technical report, contract review or legal advice.

2 Visible finishes and surfaces

2.1 Internal walls and ceilings

- Inspect paint, wall coverings and panels for visible cracks, holes, scratches, unevenness, stains, peeling, bubbling and excessive paint runs.
- Check visible straightness and surface undulation at walls, ceilings, bulkheads and accessible suspended areas.
- Check visible finishing at joints, corners and edges, including around switches, sockets, lights, AC grilles, smoke detectors and sprinklers.
- Inspect ceiling access panels and, where fitted, ceiling grids, joints and terminations.

2.2 Flooring and skirting

- Inspect for visible chipping, cracks, breakage, scratches, stains and excessive mortar residue.
- Check visible flatness, level, tile alignment, spacing and grout finish.
- Check visible consistency of shades and patterns where applicable.
- Check slopes towards drains in wet areas; for timber or parquet flooring, note unusual noise during normal walking.

2.3 Doors, windows and ironmongery

- Inspect door leaves, frames, architraves and trims for visible damage, stains, scratches, dents and material deterioration.
- Check opening, closing, unusual noise, seals and visible gaps.

- Check accessible locks, hinges, handles, lock plates and door closers where installed.
- Inspect windows and balcony doors for visible damage, ease of operation, locking and weather seals.

3 Fixtures and installed services

3.1 Carpentry, sanitary fixtures and plumbing

- Inspect cabinets, wardrobes, internal joinery and worktops for visible damage, gaps, cracks and alignment.
- Check cabinet doors and drawers for normal operation and inspect accessible hinges and fittings.
- Inspect sanitary ware, fittings and accessories for visible damage, staining and secure installation.
- Where water is available, check water pressure, WC flushing, mixers, accessible pipes and apparent leakage, as well as drainage from baths, basins, sinks and floor drains.
- Inspect mirrors, shower doors, enclosures and visible seals.

3.2 Electrical installations, air conditioning and ventilation

- Check visible light fittings, switches and sockets for operation, secure fixing, damage and apparent issues.
- Inspect accessible cables, conduits and distribution boards for secure installation, labels, visible open slots and general condition.
- Where available, check water-heater operation, floor boxes and weatherproof balcony outlets where fitted.
- Check air-conditioning operation within the conditions available at the appointment, including thermostat display and visible supply or extract air.
- Check for unusual noise or odours, visible water leakage, excessive condensation and accessible grilles or diffusers.
- Thermal or infrared inspection of accessible areas and systems is undertaken only where agreed, to identify temperature anomalies and possible moisture or insulation indicators.

3.3 Further accessible items

- Check supplied electrical appliances for power-on, general visible condition, cleanliness and, where apparent, water leaks.
- Check doorbell and intercom operation where provided.
- Visually inspect fitted and accessible smoke detectors, sprinklers, alarm indicators, emergency lighting, fire extinguisher, fire blanket or gas detector inside the apartment. Functional or central fire-system testing is excluded.
- Inspect accessible private balcony floor and wall finishes, drains, lights, sockets and clearly visible safety hazards.

4 Explicit exclusions

Gardens, landscaping, boundary walls, gates, garages, roofs, communal areas, water tanks and central building plant are outside this scope. Inaccessible or concealed components, pipes and systems are not opened or inspected destructively.

Statements about cause, liability, contractual rights, deadlines, costs or enforcement are not part of this scope.

5 Before the appointment

Please share the project or property, handover stage, possible dates, access requirements and available documents. The actual scope is agreed individually before the walkthrough.