

Snagging in Dubai South – Essential for New Developments

Dubai South is one of the UAE's fastest-growing master communities — home to **Al Maktoum International Airport, Expo City Dubai**, and a wave of **new residential developments**. From affordable apartments to luxury villas, thousands of handovers are now underway.

But in a fast-paced construction environment, even brand-new properties can come with hidden issues — poor finishing, MEP faults, water leaks, or insulation gaps.

That's where **Dubai Property Snagging®** comes in.

✓ Why Snagging Matters in Dubai South

Whether you've bought in **The Pulse, Emaar South**, or a staff accommodation block, a **professional snagging inspection** ensures:

- You **document every defect** before final settlement
- You have leverage to get issues fixed **during the developer's DLP (Defect Liability Period)**
- You avoid **future repair costs** from overlooked workmanship flaws

🔍 Why Dubai South Buyers Choose Us

✓ Specialists in New Community Inspections

We've inspected hundreds of homes in Dubai South's emerging communities.

✓ 12-Hour Report Turnaround

Get a fully annotated PDF report with photos — accepted by most developers.

✓ Spectora & Onsite Technology

Clear categories for Civil, MEP, HVAC, and Finishing snags — mobile-optimized viewing.

✓ Local Engineering Expertise

Our inspectors are trained and certified for UAE-specific standards and building codes.

✓ End-to-End Developer Coordination

We don't just inspect — we guide you through the entire defect rectification process.

✓ Snag Now, Pay Later

Pay in 4 interest-free installments with **Tabby**.

What We Inspect in Dubai South Properties

Our inspections are tailored for **townhouses, villas, and mid-rise apartments** in Dubai South:

Interior & Finishing

- Paint quality, wall cracks, plastering and corners
- Flooring: hollow tiles, chipped surfaces, lippage
- Wardrobes: door alignment, handle strength, soft-close test
- Ceiling-level and corner finishing irregularities

Bathrooms & Kitchen

- Leak detection under sinks and mixers
- Proper water pressure and drainage flow
- Cabinet installation, drawer soft-close function
- Grouting, silicone sealing in wet zones
- Countertop and backsplash fitting issues

Mechanical, Electrical, Plumbing (MEP)

- DB board safety and circuit labeling
- Socket polarity, switch function, and light testing
- AC airflow, filter status, insulation and condensate drainage
- Hot/cold water flow and mixing control
- Exhaust fan and ventilation system test

Outdoor & Common Areas (where applicable)

- Balcony and roof sealing
- External wall cracks, paint, or water seepage
- Staircase handrail height and strength
- Parking layout, access path levels, and marking
- Shared utility checks (corridors, roof ducts, stairwells)

Projects & Communities We Cover in Dubai South

We inspect **all current and under-handover developments**, including:

- **The Pulse**
- **The Pulse Townhouses & Villas**
- **Emaar South** (Greenview, Expo Golf Villas)
- **Parklane Residences**
- **Celestia by Damac**
- **MAG 5 Boulevard**
- **Urbana by Emaar**

- **Sakany (Staff Accommodation)**
- **South Bay**
- Any upcoming project or new phase — we're ready when you are.

Real Case: Inspection at The Pulse Villas

Mr. Naveed, a first-time homebuyer, booked our team to inspect his **4-bedroom villa in The Pulse**. Our engineer, **Hassan**, found over **80 defects**, including:

- **Uneven staircase tiling** that posed a trip hazard
- **Missing silicone sealing** in bathrooms and around toilets
- **Improper kitchen floor slope**, causing water accumulation under cabinets

With our professional snag list and photo documentation, Mr. Naveed submitted the report to the developer. Within **10 business days**, 90% of issues were resolved — and the rest were scheduled.

He later told us we "**saved him thousands before even moving in.**"

Need an Inspection?

Dubai Property Snagging

 Call or WhatsApp: **+971 56 378 7002**

 Visit: <https://dubaipropertysnagging.ae>

