

Why Snagging Is Essential at Kensington Waters – Minimalist Luxury Still Needs Precision

Kensington Waters by Ellington Properties in Meydan is the epitome of clean, design-first urban living. With smart layouts, energy-efficient materials, and resort-style wellness amenities, the development attracts discerning investors and homeowners alike.

But while Ellington is known for style and attention to detail, **no construction is immune to human error**. In our early inspections at Kensington Waters, we've uncovered issues such as **tile lippage, misaligned wardrobes, paint touch-up marks, and AC airflow imbalances**. These are small flaws—but in a minimalist apartment, they stand out.

That's why our **snagging inspections in Kensington Waters** help you protect your investment and ensure your apartment is delivered as promised: sleek, silent, and flawless.

✓ Why Choose Our Snagging Service for Kensington Waters

- ✓ Over **44,000 inspections** completed in Dubai's premium communities
- ✓ Deep experience with **Ellington's quality standards and aesthetic detailing**
- ✓ Reports delivered in **12 hours** with Spector & Onsite app documentation
- ✓ Full coverage of **finishing, MEP systems, waterproofing, and joinery**
- ✓ Post-handover **DLP support** with annotated reporting for developer teams
- ✓ Trusted by **homeowners, overseas buyers, and brokers handling Ellington stock**

🔍 What We Inspect in Kensington Waters Apartments

Our inspection covers every surface and system to ensure your apartment meets the finish, function, and feel of a design-led lifestyle residence.

📦 Interior & Finishing

- **Tile lippage**, hollow spots, grout gaps, and skirting finish
- Paint quality, corner joints, and **smooth surface inspection**
- Sliding door tracks, wardrobe alignment, and **hinge tension testing**
- Floor level continuity across rooms and thresholds

🚿 Bathrooms & Kitchen

- Shower glass sealing and **slope validation** to prevent water pooling
- Vanity installation, sink sealing, and mirror safety checks
- **Water pressure test**, hot/cold mix, and drainage
- Cabinet alignment, countertop and backsplash **grout and sealant check**

MEP (Mechanical, Electrical, Plumbing)

- AC duct integrity, **noise/vibration detection**, and airflow balance
- Socket polarity and DB board **circuit verification**
- Water heater, booster pump, and pipe insulation
- Smart home switches, mood lighting systems, and thermostats (if included)

Balcony & Window Areas

- Window and sliding door lock operation and **dust-proof sealing**
- Balcony drainage, railing height, and **tile waterproofing**
- Curtain track alignment, sound insulation, and **glass joint sealants**

Units We Inspect at Kensington Waters

We provide inspections for all building types, finishes, and views in the community—across the full life cycle of a unit:

- **Studio, 1BR, 2BR, and 3BR apartments**
- Pool-facing, courtyard, and **street-view units**
- Corner layouts, high floors, and **penthouses**
- Handover snagging, resale rechecks, and **DLP phase inspections**

Real Client Story: 2BR Apartment Snagging

Ms. Sana, a buyer from Pakistan, booked our team just days before handover for her **2-bedroom apartment** in Kensington Waters. While the unit appeared complete, our inspection revealed:


- Slight **tile hollowing** near the kitchen island
- Minor **AC noise** from a loose duct panel
- One **sliding door not fully aligned** with its frame

With our annotated, photo-based snag list delivered in **under 12 hours**, Ellington's team resolved all issues within a week.

Client feedback: *"It felt brand new again. I'm so glad I had professionals check it first."*

Need an Inspection?

Dubai Property Snagging

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