

Why Snagging Is Essential in Majan – Custom Construction Demands Careful Inspection

Majan, located at the heart of Dubailand, is a diverse development zone home to **custom-built villas**, **low-rise buildings**, and **mixed-use plots**. Unlike master-planned communities with uniform standards, Majan's properties are often built under private ownership—with varying levels of contractor oversight and quality control.

This flexibility comes with a cost: **defects are more common**, and often go undetected until after move-in or leasing. Whether it's **waterproofing flaws**, **MEP mismatches**, or **finishing inconsistencies**, snagging is critical for ensuring that your property—residential or commercial—is truly ready.

✓ Why Choose Us for Snagging in Majan

- ✓ Over **44,000 inspections** completed across Dubai
- ✓ Specialists in **plot-based and custom construction audits**
- ✓ Detailed reports within **12 hours** using Spector & Onsite apps
- ✓ Structural, finishing, and MEP checks tailored for **non-developer builds**
- ✓ Ideal for **DLP clearance, resale readiness, or tenant occupancy approvals**
- ✓ Trusted by **owners, developers, and real estate investors** in Dubailand

🔍 What We Inspect in Majan Plot-Based Projects

Our team adapts each inspection based on **your build type**—whether it's a fully finished family villa, a G+4 apartment block, or a shell-and-core retail space.

📦 Exterior & Structural

- Roof slab condition and **terrace waterproofing**
- **Boundary wall** finish, cracks, and paintwork
- Drainage flow and slope tests around carports and landscaping
- Façade finishing, **expansion joints**, and external MEP outlets

🔧 Interior Finishing

- Floor tiling: **lippage, grout gaps**, and hollow sounds
- Wall and ceiling surface quality, including **cracks and paint overlaps**
- Window sealing, locking mechanism, and **dust/sound insulation**
- Door alignment, hinge tightness, and soft-close verification

Bathrooms & Kitchen

- Water pressure balance and **drainage test**
- Vanity, shower, and sink **silicone sealing**
- Cabinet installation, **countertop fixing**, and plumbing test
- Mirror alignment, exhaust fans, and leak-prone corners

MEP (Mechanical, Electrical, Plumbing)

- Electrical DB board, circuit mapping, and **socket polarity**
- Water heater, booster pump, and **pipe insulation check**
- AC system airflow, **duct sealing**, and temperature variance
- Moisture detection near **wet zones and exhaust outlets**

Property Types We Inspect in Majan

We inspect **every kind of plot-based structure** in the area, including:

- **3–7 bedroom custom-built villas**
- **Low-rise buildings** (G+4, G+5) for residential or staff housing
- **Shell-and-core or finished retail/commercial units**
- Mixed-use properties combining **residential and office or F&B**
- **DLP, resale, and post-renovation snagging packages**

Real Client Story: 5BR Custom Villa on a Corner Plot

Mr. Naveed, a builder-owner from Karachi, reached out to inspect his newly completed **5-bedroom villa on a 10,000 sq ft Majan plot**. Built for leasing, he wanted peace of mind before listing it.

Our engineers discovered:

- **Improper waterproofing** in the pool pump room
- Slight floor slope variation near the entrance foyer
- One **AC zone underperforming** due to duct blockage

With our photo-annotated report delivered in less than a day, his on-site team rectified everything in under a week.

Client feedback: *“Their detail and speed saved me a headache with my future tenants.”*

☎ Need an Inspection?

Dubai Property Snagging

☎ Call or WhatsApp: +971 56 378 7002

🌐 Visit: <https://dubaipropertysnagging.ae>

