

# Why Snagging Is Important in NAS Gardens – Exclusive Living Near Meydan

**Nad Al Sheba (NAS) Gardens**, located near **Meydan and Downtown Dubai**, is a prestigious villa community offering **spacious layouts**, lush landscaping, and easy city access. These homes appeal to both **end users and investors** due to their elegant design, large plot sizes, and promising capital appreciation.

But even in this upscale neighborhood, we consistently uncover **handover issues**—including AC malfunctions, water leakage, **uneven tilework**, and incomplete finishings. Whether you're moving in, leasing out, or preparing for resale, our **professional snagging inspection** ensures every detail is addressed before handover.

## Why Choose Us for NAS Gardens Snagging?

- **✓** 44,000+ inspections completed across Dubai's villa communities
- **✓** Experts in high-end villa snagging, including handover & DLP checks
- **✓** Fast 12-hour reports via Spectora & Onsite systems
- **✓** Tailored checklists based on NAS materials and floorplans
- **✔** Post-inspection support with developer coordination or landlord negotiation
- **✓** InterNACHI-certified team with proven reliability and transparency

## What We Inspect in Nad Al Sheba Gardens Villas

These luxury villas are spacious and well-constructed—but that doesn't mean they're defect-free. Our engineers are trained to spot the issues **often missed during developer handover**.

## Structural & External:

- Roof membrane quality and drainage slope inspection
- Boundary wall cracks, flaking paint, and surface undulations
- Garage door alignment and motor function
- Garden tiling gaps or misalignment
- Exterior lighting and gate automation test

## finishing:

- Tile lippage, hollowness, chipping or mismatched grout
- False ceiling integrity and light fixture stability
- Cornice joints, paint consistency, and surface prep quality
- Wardrobe sliders, door alignment, and hinge/latch checks
- Cabinet installation and soft-close mechanisms

# DUBAI PROPERTY SNAGGING

#### INSPECT BEFORE YOU INVEST

#### Bathrooms & Kitchen:

- Water pressure and faucet/mixer flow balance
- Shower area slope and silicone sealing inspection
- Grout gaps and leak checks under sinks
- Cabinet alignment, handle tension, and appliance fitting
- Exhaust fan and drainage trap testing

## MEP (Mechanical, Electrical, Plumbing):

- AC duct leakage, airflow output, and insulation testing
- Socket polarity, DB board circuit check, and light switch alignment
- Water heater operation and pipe pressure balancing
- Booster pump testing and pipe insulation across wet areas

## ↑ Clusters and Unit Types We Cover

We inspect all villa types and clusters in Nad Al Sheba Gardens, including:

- 3-bedroom, 4-bedroom, and 5-bedroom villas
- Semi-detached and standalone homes
- Corner villas with garden modifications
- Newly handed-over units from the developer
- Resale or refurbished properties from investors or landlords

## Real Client Case: 4-Bedroom Villa in NAS Gardens

**Mr. Yousuf**, an investor from Kuwait, purchased a 4-bedroom NAS Gardens villa for long-term rental. He booked our service before the tenant moved in.

Our engineer found:

- AC condensate water leakage on the first floor
- Hollow tile sounds in the **dining room**
- Incomplete silicone sealing in the master bathroom shower niche

Using our detailed snag report, Mr. Yousuf coordinated with the developer and had all issues **resolved** within 8 working days.



#### **INSPECT BEFORE YOU INVEST**

**♦** Need an Inspection?

### **Dubai Property Snagging**

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