

Why Snagging Is Essential in The Lakes – Dubai's Tranquil Family Community

The Lakes, part of the prestigious Emirates Living master development by Emaar, is known for its peaceful atmosphere, mature landscaping, and lakefront views. With villas dating back over 15 years, this established community remains one of Dubai's most sought-after family neighborhoods.

However, age, renovations, and wear-and-tear mean even these premium homes are not immune to hidden issues. Whether you're buying a resale villa, moving into a rented unit, or accepting a recent renovation, a snagging inspection in The Lakes is essential to avoid costly surprises and structural defects that may be overlooked during casual viewings.

✓ Why Choose Our Snagging Experts in The Lakes

- **✓** 44,000+ professional inspections completed across Dubai
- **✓** Specialists in Emaar-built villas and resale defect detection
- **✓** 12-hour turnaround time for detailed, photo-rich reports
- **✓** Clear documentation using Spectora & Onsite software
- **✓** Trusted by families, landlords, agents, and developers in Emirates Living
- **✔** Post-inspection support: repair coordination, DLP guidance, and negotiations

What We Inspect in Villas at The Lakes

Many homes in The Lakes have been **extended**, **upgraded**, **or re-painted**—which makes proper inspection vital. Our snagging process is tailored to each villa's age, layout, and condition.

Structural & Exterior:

- **Roof tile misalignment**, water seepage, and waterproofing breakdown
- Driveway cracks, carport ceiling condition, and surface finishing
- Parapet and external wall cracks, paint peeling, and render bubbling
- Garden drainage slope, patio leveling, and irrigation system check

finishing:

- Wall cracks, ceiling watermarks, and fresh paint used to hide dampness
- Door and wardrobe alignment, hinge strength, and latching issues
- Floor tile integrity: hollow sounds, lippage, and chipped marble or wood
- False ceiling joins, lighting recesses, and skirting finishing

DUBAI PROPERTY SNAGGING EE

INSPECT BEFORE YOU INVEST

Kitchen & Bathrooms:

- Shower and tub drainage tests, floor slope, and grout wear
- Silicone sealing at wet area junctions and countertops
- Cabinet leveling, drawer function, and appliance fit
- Exhaust fan suction, noise levels, and anti-odor trap checks

MEP (Mechanical, Electrical, Plumbing):

- AC airflow, **duct leakage**, condensation and insulation condition
- Water heater, pressure pumps, and plumbing joints inspection
- DB board load testing, socket wiring polarity, and light switch alignment
- Balcony and garden power points, water feature pumps, and outdoor lighting

Areas & Villa Types We Cover in The Lakes Dubai

Our team inspects every phase and villa type in The Lakes, including:

- Zulal
- Forat
- Maeen
- Deema
- Ghadeer
- Lakefront and internal community villas
- Custom renovated or extended properties

Whether you're a **first-time buyer**, a **repeat investor**, or a **landlord preparing a villa for rent**, we adapt the inspection to match the age, style, and renovation status of the property.

Real Client Example: Deema Villa Snagging

Mr. Fahad, a relocating professional from Qatar, purchased a recently renovated villa in **Deema 1**. While it appeared move-in ready, he booked our snagging service before transferring ownership.

Our inspection revealed:

- Paint touch-ups covering hairline cracks on stairwell walls
- Guest bathroom waterproofing failures under tiling
- AC duct insulation gaps causing condensate pooling

Mr. Fahad used our snag list to negotiate **a price adjustment** with the seller and ensured all issues were fixed pre-handover.

"This service saved me time, stress, and unexpected costs."



INSPECT BEFORE YOU INVEST

Don't Risk Surprises in a Renovated Home—Snag It First.

Snagging in The Lakes gives you the **confidence** that your investment is sound—structurally, mechanically, and cosmetically. It's the step every smart buyer and seller takes to avoid last-minute repairs or disputes.

✓ Transparent Pricing

✓ RERA-Qualified Engineers

✓ Actionable Reports in 12 Hours

✓ Trusted in Emirates Living Since 2015

Dubai Property Snagging

C Call or WhatsApp: +971 56 378 7002

Wisit: https://dubaipropertysnagging.ae





