

Why Snagging Is Essential in Tilal Al Ghaf – A New Benchmark for Family Living

Tilal Al Ghaf by Majid Al Futtaim is one of Dubai's fastest-growing lifestyle communities, offering waterfront living, family-friendly layouts, and modern architecture across clusters like **Elan, Aura, Harmony, Alaya, and Lanai Islands**. With rapid handovers and large-scale construction, even in premium developments, undetected defects are more common than many homeowners expect.

Our **Tilal Al Ghaf snagging inspections** help identify hidden issues—from AC duct leakage and waterproofing errors to unfinished cabinetry—so your villa or townhouse is delivered exactly as promised: **safe, finished, and investment-ready**.

✓ Why Choose Us for Snagging in Tilal Al Ghaf

- ✓ 44,000+ inspections completed across Dubai
- ✓ Specialists in villa/townhouse snagging and new community handovers
- ✓ Reports delivered in 12 hours via Spector & Onsite software
- ✓ DLP support with developer follow-up included
- ✓ Deep familiarity with Majid Al Futtaim build specs
- ✓ Trusted by end-users, investors, leasing agents, and brokers

Whether your home is under handover, resale, or lease preparation—our engineers catch what others miss.

🔍 What We Inspect in Tilal Al Ghaf Villas & Townhouses

Every cluster in Tilal Al Ghaf has unique design and build elements. Our inspection approach is tailored by property type and includes structural, mechanical, and cosmetic assessments.

Structural & External:

- Roof slab slope & membrane waterproofing
- Façade cracks, joint alignment, and parapet finish
- Driveway leveling, carport tiling, and water slope
- Garden drainage and perimeter wall cracking

Interior & Finishing:

- Floor tile lippage, hollowness, chipping, and grout
- Staircase balustrade strength and alignment
- Patchy wall painting, damp spots, plaster repairs
- Door locks, hinges, and sliding wardrobe function

Bathrooms & Kitchen:

- Tap, mixer, and shower pressure testing
- Drainage gradient and silicone sealing checks
- Exhaust fan functionality and moisture-prone area review
- Cabinet joinery, hinge soft-close, and appliance fitting

MEP (Mechanical, Electrical, Plumbing):

- AC duct leakage, airflow test, and thermostat calibration
- Electrical DB board, socket polarity, and switch testing
- Hot/cold water pressure balance, pipe insulation, heater review
- Smart system checks (if installed): lighting, AC, blinds, etc.

Clusters & Units We Cover in Tilal Al Ghaf

We offer **comprehensive snagging** across all property types and clusters, including:

- **Elan** – 3 & 4-bedroom townhouses
- **Aura / Aura Gardens** – semi-detached and independent villas
- **Harmony 1, 2 & 3** – family villas with optional garden suites
- **Serenity** – limited edition luxury villas
- **Alaya & Alaya Gardens** – private upgraded villa units
- **Lanai Island Villas** – lagoon-front ultra-luxury homes

Whether it's a mid-range townhouse or a waterfront signature villa, we tailor every inspection to fit the home's value and construction style.

Real Client Story: 4BR Aura Garden Villa

Mrs. Dalia, moving from Abu Dhabi, booked our snagging inspection for her brand-new Aura Gardens villa before taking handover. While the unit appeared ready, our inspection found:

- Incomplete **rooftop waterproofing**
- Misaligned vanity causing **bathroom water leakage**
- **Thermostat wiring errors** leading to poor AC performance

She used our photo-documented report to request repairs during the DLP period. The issues were resolved in under a week. She shared:

“This inspection gave me total peace of mind—worth every dirham.”

Don't Move In Without Snagging

Even the most prestigious developers can miss critical issues during final handover. Our snagging inspections at Tilal Al Ghaf ensure:

- Your home is **safe, compliant, and defect-free**
- Issues are resolved **during the DLP**, not at your cost later
- Peace of mind for **move-in, resale, or tenant onboarding**

Need an Inspection?

Dubai Property Snagging

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 Visit: <https://dubaipropertysnagging.ae>

