

## Why Snagging is Important in Town Square – Affordable Living Doesn't Mean Compromised Quality

**Town Square by Nshama** is one of Dubai's most vibrant and affordable communities, offering family-friendly **townhouses and apartments** across clusters like **Hayat, Noor, Zahra, Jenna, Warda, and Safi**. With attractive pricing and modern design, it's a popular choice for homeowners and investors alike.

But affordability shouldn't mean cutting corners. Across dozens of handovers, we've uncovered common—but critical—snagging issues like **AC drainage faults, misaligned tiles, leaky fittings, and loose electrical sockets**. Our inspections ensure that your unit is not just handed over—but handed over in **perfect condition**.

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### ✓ Why Choose Us

- ✓ 44,000+ inspections completed across Dubai
- ✓ Specialized in Nshama townhouse and apartment snagging
- ✓ 12-hour reports using Spector & Onsite software
- ✓ Affordable pricing for affordable communities
- ✓ Full DLP support—snags tracked and resolved with the developer
- ✓ Trusted by landlords, tenants, realtors, and buyers across Town Square

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### 🔧 What We Inspect in Town Square Homes

Town Square homes are built for practicality—but often with **volume-driven construction practices**. Our experienced inspectors know the materials, layouts, and weak points specific to Nshama properties.

#### 🏠 Interior & Finishing:

- Hollow, chipped, or **misaligned floor tiles**
- Wall **cracks, paint bubbling**, or rough plaster
- **Cabinet hinges, wardrobes, and soft-close system failures**
- Balcony and sliding **door seals and rail alignment**

#### 🚿 Kitchen & Bathrooms:

- Mixer taps, water pressure, and **sealing checks**
- **Drainage slope test** to avoid water pooling
- Exhaust fan efficiency and ventilation
- Backsplash, **countertop slope**, and cabinetry fitting

### **MEP (Mechanical, Electrical, Plumbing):**

- **DB board test**, load review, and socket polarity
- AC duct **leakage**, airflow, and thermostat calibration
- **Plumbing leaks**, water heater test, and pressure balancing
- Lighting fixture testing and wiring checks

### **Exterior & Structural (For Villas):**

- **Roof slab waterproofing** and parapet slope
- Garden wall cracks, external paint quality
- Carport tiling, drainage slope, and outdoor faucet test
- Outdoor lighting and boundary finishes

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### **Clusters & Buildings We Inspect**

We inspect all **Town Square townhouses and apartment buildings** across every phase:

#### **Townhouses:**

- Hayat
- Noor
- Zahra
- Reem
- Sama
- Shams
- Naseem

#### **Apartments:**

- Jenna
- Warda
- Safi
- Zahra Breeze
- Rawda
- UNA Residences
- Safi Apartments
- All newly handed-over buildings and resale listings



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### **Real Client Story: Hayat Townhouse**

**Mr. Imran**, based in Dubai Silicon Oasis, booked our inspection for a 3-bedroom **Hayat Townhouse** before tenant handover. Our team discovered:

- An **AC drainage issue** causing ceiling water stains

- **Shower leakage** from poorly sealed glass
- **Loose electrical sockets** in multiple rooms

With our photo-rich snag report, his maintenance team resolved everything within the DLP period. The result? A happy tenant, fast lease signing, and no last-minute surprises.

**His words:** *“Professional and worth every dirham.”*

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### **Don't Skip Snagging—Even in Affordable Homes**

Even in well-planned communities like Town Square, defects happen. And fixing them **after** handover can cost you time, stress, and rental income.


With our affordable snagging services, you get:

- Fast, **engineer-led inspections**
- Full **photo documentation**
- Support through the **DLP process**
- Peace of mind before move-in or tenancy

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### **Need an Inspection?**

**Dubai Property Snagging**

 Call or WhatsApp: **+971 56 378 7002**

 Visit: <https://dubaipropertysnagging.ae>

