

Thorough Inspection Checklist for Villas and Townhouses in Dubai

1. Exterior Structure

- Cracks in walls, beams, and slabs
- Damp spots or bubbling paint (possible water leaks)
- Sagging or misaligned roof structures
- Drainage slopes and gutter integrity

2. Roof and Waterproofing

- Leak testing and moisture scan
- Sealant around tiles and edges
- Terrace and balcony drainage
- Waterproof membrane inspection

3. Doors & Windows

- Proper alignment and closure
- Lock function and strike plate check
- Silicone sealing and weatherproofing
- Scratches or poor finishing

4. Walls, Floors, and Ceilings

- Check for cracks and hollow tiles
- Paint texture consistency
- Uneven floors or ceiling patches
- Watermark or mold signs

5. Kitchen & Bathrooms

- Countertop and cabinetry alignment
- Plumbing leaks under sinks
- WC installation and flush test
- Shower drainage and grouting check

6. Plumbing & Drainage

- Pipe slope and alignment
- Sealants and traps under basins
- Drain speed and blockage test
- Odor or backflow signs



7. Electrical Systems

- Socket and switch function test
- Load test on DB panel
- Earthing check
- Safety switch (GFCI) test

8. HVAC (Air Conditioning)

- Filter cleanliness and airflow
- Drainage of condensation lines
- Unit noise and vibration test
- Proper cooling distribution

9. MEP Systems


- Mechanical, Electrical & Plumbing coordination
- Operational test of all systems
- Compliance with international standards

10. Safety Hazards

- Smoke detector and alarm test
- Emergency lights and signage
- Stair tread dimension check
- Secure handrails and barriers

 **Need an Inspection?**

Dubai Property Snagging

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