

Tilal Al Furjan Property Snagging / Inspection Checklist – Don't Miss These Critical Home Inspection Steps

Provided by: Dubai Property Snagging | +971 56 378 7002 |
www.dubaipropertysnagging.ae

Tilal Al Furjan is one of Dubai's fastest-growing residential communities, attracting homeowners who expect premium quality. But even brand-new villas can have construction defects. That's why **property snagging**—a detailed home inspection before handover—is not optional, it's essential.

In this guide, we reveal the **critical house inspection steps** that every homebuyer in Tilal Al Furjan must follow. Use our checklist to ensure you're not moving into a property that needs costly repairs later.

1. Cracks, Gaps & Surface Defects – What Your Eyes Might Miss

Even if a property looks brand new, cosmetic defects are often overlooked. Our experts inspect:

- Cracks in walls or ceilings
- Uneven paint finishes or dripping
- Damaged skirting, grout, or tiles
- Gaps between doors, windows, or cabinetry

These defects are easy for developers to fix—but only if you catch them early.

2. Electrical & Lighting – Don't Let Sparks Fly

A visual check isn't enough. We test:

- All power sockets and switches
- Main distribution board & circuit breakers
- Indoor and outdoor lighting fixtures
- Bathroom exhaust fans and ceiling lights

Faulty wiring is not just an inconvenience—it's a fire hazard.

3. Plumbing & Drainage – The Silent Threat

Leaks often start small and worsen over time. That's why we run a complete inspection on:

- Water pressure & flow in all taps and showers
- Toilets, flush systems, and drainage traps
- Water heater performance and safety
- Under-sink plumbing and flexible hoses

💡 A small leak can lead to a huge repair bill if not caught during inspection.

4. HVAC & Cooling Systems – Because Comfort Matters in Dubai

Air conditioning is a must. We inspect:

- AC unit functionality and air flow
- Ducting for blockages or dirt
- Thermostat calibration
- Outdoor condenser placement and noise level

If your AC isn't checked before you move in, it might not cool when you need it most.

5. Waterproofing & Moisture Detection – Hidden but Harmful

Our inspectors use **thermal cameras and moisture meters** to identify:

- Wall and ceiling dampness
- Roof leakage or poor sealing
- Moisture around windows or balconies
- Faulty waterproofing in washrooms or kitchens

✓ Explore InterNACHI moisture inspection guide

6. Safety Checks – Compliance with Dubai Standards

In Tilal Al Furjan, your property must comply with **Dubai Municipality** and **RERA** regulations. We verify:

- Fire safety systems (alarms, extinguishers)
- Emergency exits and staircases
- Gas connection seals (if applicable)
- DEWA connection approvals

Skipping this step could lead to delayed utility activation or penalties.

7. The Final Snagging Report – Your Legal Proof

After the inspection, we deliver a **professional snagging report** using **Spectora software**, including:

- A summary of all defects
- High-resolution photos of each issue
- Room-by-room breakdown
- PDF format for submission to the developer

This report becomes your official proof to request rectifications before taking full possession.

Why Choose Dubai Property Snagging

- InterNACHI certified inspection team
- Detailed snagging reports delivered in 24 hours
- Legal compliance with RERA and DED guidelines
- Transparent documentation with photographs and clear observations
- Trusted by tenants, landlords, agents, and developers across Dubai

