

Dubai Property Handover Checklist — 100 Points

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Use this checklist on the day you walk through your apartment or villa before signing the handover acceptance with a developer or final payment to a renovation crew. Any defect you document before signing is fixed at the contractor's cost. After signing, it becomes yours — unless formally documented inside the Defect Liability Period (DLP), typically 12 months.

How to use: Walk room by room. Photograph every **X** with the item number from this list in the file name. Attach to your handover acceptance letter.

Section A — Entry, Hallway, Common Areas (10 points)

1. ☐ Front door closes flush without force; locks engage all three bolts
 2. ☐ Door frame alignment within ± 2 mm; no gaps larger than 2 mm around the frame
 3. ☐ Peephole or video intercom works
 4. ☐ Door bell operates and audible inside
 5. ☐ Doormat recess (if specified) is level
 6. ☐ Hallway lighting switches all operate — including dimmer range
 7. ☐ Hallway ceiling joints have no cracks, bubbles, or paint drip
 8. ☐ All hallway floor tiles are hollow-tap tested (no hollow sound = no voids)
 9. ☐ Baseboards flush to wall and floor, mitres aligned at corners
 10. ☐ Mail slot / unit number plate installed and correct
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Section B — Kitchen (15 points)

11. ☐ Cabinet doors open and close silently; no scraping or binding
12. ☐ Soft-close hinges actually soft-close (not slam at end)
13. ☐ Drawer runners pulled to full extension; no sagging
14. ☐ Cabinet interior shelves level and secure
15. ☐ Countertop joints seamless, no visible glue lines
16. ☐ Countertop level — place a short spirit level across joints
17. ☐ Sink mounts flush with countertop; silicone bead continuous and clean
18. ☐ Mixer tap stable — no wobble when pulled
19. ☐ Hot and cold water lines labeled correctly (not reversed)
20. ☐ Garbage disposal (if present) activates and drains cleanly

- 21. ☐ Dishwasher hook-up tested — supply, drain, electrical
 - 22. ☐ Appliance outlets rated correctly (dedicated circuits for oven, dishwasher)
 - 23. ☐ Range hood extraction (not just recirculation) vents outside
 - 24. ☐ Backsplash tile joints uniform; silicone edges clean
 - 25. ☐ Kitchen floor cleanable — no grout residue, no scratches
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Section C — Living Room (10 points)

- 26. ☐ Ceiling flat — no ridges, sagging, or lighting trim gaps
 - 27. ☐ Wall paint uniform; no roller lines or color variance in daylight
 - 28. ☐ Floor tiles / parquet level; no clicking or hollow spots
 - 29. ☐ TV wall mount box aligned, power outlet behind it
 - 30. ☐ Data outlets (CAT6 / fiber) tested with cable tester
 - 31. ☐ Window operation: open fully, lock engages, no draft
 - 32. ☐ Window glass free of scratches, condensation inside pane, or chips
 - 33. ☐ Curtain tracks or roller shades mount points secure
 - 34. ☐ A/C vent balanced — airflow measurable at every grille
 - 35. ☐ Thermostat responds to setpoint change within 90 seconds
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Section D — Bedrooms (10 points, per bedroom — multiply)

- 36. ☐ Wardrobe doors align flush; mirror sections free of edge chips
 - 37. ☐ Wardrobe interior lighting (if present) activates on door open
 - 38. ☐ Hanging rails pull-tested to confirm anchor
 - 39. ☐ Carpet (if present) stretched tight; no ripples or seam gaps
 - 40. ☐ Bedroom window operation and lock test
 - 41. ☐ Blackout provision adequate (curtain track to wall edge)
 - 42. ☐ A/C control reaches full range in bedroom temperature
 - 43. ☐ All sockets in bedroom test positive polarity (plug tester)
 - 44. ☐ Smoke detector in bedroom powered and chirp-tested
 - 45. ☐ Light switches match furniture layout plan
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Section E — Bathrooms (15 points, per bathroom — multiply)

- 46. ☐ Shower head mixer hot/cold labels correct, pressure adequate
- 47. ☐ Shower drain pulls water in under 10 seconds (no pooling)
- 48. ☐ Shower screen glass tempered marking visible; door closes to full seal
- 49. ☐ Shower tile grout fully pointed; no missed joints at corners
- 50. ☐ Toilet flush full and half operate; no run-on
- 51. ☐ Toilet pan silicone bead continuous to floor

- 52. ☐ Vanity waste trap accessible; no leak when water run
- 53. ☐ Vanity mirror secure; LED mirror (if present) switches work
- 54. ☐ Towel rails pull-tested; anchor into stud or wall plug
- 55. ☐ Exhaust fan runs with light or separate switch; airflow confirmed with tissue
- 56. ☐ Floor tile fall toward drain (no dead flat zones)
- 57. ☐ Waterproofing membrane visible at skirting junction (per spec)
- 58. ☐ Hot water reaches tap within 15 seconds (near unit) or per spec
- 59. ☐ Bidet shower / jet spray hose intact, hooks installed
- 60. ☐ No water staining on ceiling of bathroom below (if applicable)

Section F — Balcony / Terrace / Outdoor (10 points)

- 61. ☐ Balcony door tracks slide smoothly; locks engage
- 62. ☐ Balcony floor fall away from building (water runs toward drain)
- 63. ☐ Drain not blocked — pour water, confirm clearance
- 64. ☐ Railing height meets 1,100 mm minimum (Dubai Civil Defence)
- 65. ☐ Railing posts don't allow a 100 mm sphere to pass
- 66. ☐ No sharp edges, exposed welds, or rust on metal elements
- 67. ☐ Outdoor sockets rated IP55 or better, covered
- 68. ☐ Outdoor light fittings sealed; no corrosion
- 69. ☐ Visible plumbing connections (A/C condensate line) secured
- 70. ☐ Weatherproof paint fully covered — no exposed primer or caulk

Section G — Electrical (10 points)

- 71. ☐ Main DB (distribution board) labels match actual circuits
- 72. ☐ RCCB / RCD trip-tested with test button (should trip)
- 73. ☐ Earthing continuity confirmed by polarity tester at every socket
- 74. ☐ No burn marks or discoloration around sockets or switches
- 75. ☐ Dedicated circuits for A/C units, oven, water heater, EV charger (if applicable)
- 76. ☐ Cable gauges match load (14/10 AWG for heavy appliances)
- 77. ☐ All light fixtures operate from both switch and smart-home app (if applicable)
- 78. ☐ Doorbell, intercom, and apartment call-tone test
- 79. ☐ Smoke detectors interconnected (test one → all should chirp)
- 80. ☐ Smart-home panel boots, firmware version noted, admin password changed

Section H — Plumbing & Water (10 points)

- 81. ☐ Water meter reading noted at handover (prevents disputes over past use)
- 82. ☐ Pressure at all taps within 2–4 bar range (not under or over)

- 83. ☐ No visible leaks under any sink or vanity
- 84. ☐ Water heater activates, reaches setpoint, no error codes
- 85. ☐ Water heater installed at correct height, overflow pan present
- 86. ☐ Isolation valves accessible at every fixture
- 87. ☐ Washing machine hook-up: tap, drain, supply pressure checked
- 88. ☐ No sewer odor from any drain (trap seal water present)
- 89. ☐ Rainwater drainage visible from balcony or roof (no ponding)
- 90. ☐ Backflow prevention valve installed on main supply (where applicable)

Section I — HVAC / Climate (5 points)

- 91. ☐ A/C indoor units set to drain tested — pour cup of water in tray, follows to condensate line, exits visibly
- 92. ☐ A/C filters present, clean, correctly oriented
- 93. ☐ A/C fan speeds all operate (low / med / high / auto)
- 94. ☐ Thermostat zoning matches drawings (correct zone controls correct room)
- 95. ☐ Fresh-air ventilation (if specified) measurable at supply grille

Section J — Smart Home / Low Current (5 points)

- 96. ☐ KNX / BMS panel boots; firmware version documented
- 97. ☐ All scenes present per approved programming (lighting, climate, blinds)
- 98. ☐ Wi-Fi access points cover full apartment / villa (speed test every room, > 50 Mbps)
- 99. ☐ Security system (if installed) armed/disarmed cycle tested; sensors respond
- 100. ☐ Admin credentials handed over in writing — not stored on contractor's phone

Before you sign the handover

- Document every **X** with photo + checklist number + date
- Attach the complete photo pack to your handover letter
- Request the developer's written rectification plan with deadlines
- Keep the signed snag list — it's your DLP evidence for the next 12 months

Need help? USTA runs the full audit, including re-inspection after fixes. Bilingual RU/EN PDF report, 48-hour turnaround. usta.ae · main site: savosrealty.com Email: info@savosrealty.com · WhatsApp: +971 52 796 7785