Dubai Property Handover Checklist — 100 Points

Published by SAVOS REALTY Property Management (savosrealty.ae) · SAVOS REALTY L.L.C · Dubai, UAE · October 2026 Bilingual report standard: Russian / English · savosrealty.ae

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 ✗ 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

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

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

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

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