VILLAFIX

Dubai Villa Exterior Paint Checklist

For Dubai Homeowners & Property Managers | Print Checklist

Villa / Property Address:	**Villa / Property Name:**
Inspection Date:	**Inspected By:**
Occupancy: ☐ Occupied ☐ Vacant ☐ Holiday Home	**Last Repaint (year):**
Community: ☐ Emaar ☐ Nakheel ☐ DAMAC ☐ Other community ☐ Independent	**Storeys / Bedrooms:**

How to use: Walk around the villa in daylight and check each wall, from the ground and from safe positions only. Use the checklist before you choose a system, again before you sign with a painter, and again before work starts. Mark what is fine, what needs watching, and what needs a professional. A good exterior job is a system (primer, elastomeric coat and UV-stable topcoat), not just a colour.

1. Wall Condition Today

A premium, properly primed system lasts about 5-7 years. A cheap coat lasts about 2.

Check Item	OK	Watch	Service	N/A	Notes
No hairline cracks in the render or block	☐	☐	☐	☐	
No white powder when you rub the wall (chalking)	☐	☐	☐	☐	
No bubbling or peeling paint	☐	☐	☐	☐	
No black or green patches at the wall base	☐	☐	☐	☐	
No damp patches or staining under balconies and terraces	☐	☐	☐	☐	
Colour is still even, with no heavy fading on sun-facing walls	☐	☐	☐	☐	
Last repaint was within 5-7 years	☐	☐	☐	☐	

Action required: _____

2. Moisture & Irrigation

New paint on a damp wall fails again. Fix the water first.

Check Item	OK	Watch	Service	N/A	Notes
Sprinklers do not spray onto the walls	☐	☐	☐	☐	
No leaking pipes, AC drains or overflows wetting the facade	☐	☐	☐	☐	
Wall bases stay dry between watering cycles	☐	☐	☐	☐	
Gutters, drains and balcony outlets are clear	☐	☐	☐	☐	
Damp or mould source fixed before repainting	☐	☐	☐	☐	

Action required: _____

3. Choosing the System

Check Item	OK	Watch	Service	N/A	Notes
Quote names a primer (alkali-resistant on fresh render, bonding on chalky paint)	☐	☐	☐	☐	
Quote names an elastomeric, crack-bridging intermediate coat	☐	☐	☐	☐	
Topcoat is UV-stable with anti-carbonation properties	☐	☐	☐	☐	
Anti-fungal, waterproof primer included at damp wall bases	☐	☐	☐	☐	
Coastal villa: silicone-based topcoat and corrosion-resistant primer on metal	☐	☐	☐	☐	
Exact product names, number of coats and warranty are written down	☐	☐	☐	☐	
Contract says: elastomeric, UV and weather-resistant exterior system (not interior paint)	☐	☐	☐	☐	

Action required: _____

4. Colour & Finish

Check Item	OK	Watch	Service	N/A	Notes
Colour is a light neutral (off-white, desert sand, light beige or soft tan)	☐	☐	☐	☐	
Dark colours limited to small accents	☐	☐	☐	☐	
Colour codes come from the developer's approved palette (not guessed from a screen)	☐	☐	☐	☐	
Physical test patches painted on the north and south walls	☐	☐	☐	☐	
Patches checked at morning, noon and sunset	☐	☐	☐	☐	
Walls: satin or silk. Trims and doors: semi-gloss. Railings and gates: gloss	☐	☐	☐	☐	

Action required: _____

5. Approvals & Access

Processes differ between communities. Confirm yours in writing before any work starts.

Check Item	OK	Watch	Service	N/A	Notes
Community manager contacted for the painting or home-modification guidelines	☐	☐	☐	☐	
NOC requested in writing and the reply saved	☐	☐	☐	☐	
Approved colour codes received	☐	☐	☐	☐	
Painter's trade licence checked	☐	☐	☐	☐	
Gate passes arranged for the crew	☐	☐	☐	☐	
Neighbours told about scaffolding dates	☐	☐	☐	☐	
Work planned for October-April (midday ban applies 15 June-15 September, 12:30-3:00 pm)	☐	☐	☐	☐	

Action required: _____

6. Quote Comparison

Published whole-villa prices vary widely (about AED 8,500 to AED 60,000+), mainly with the system, the area measured and what is included.

Check Item	OK	Watch	Service	N/A	Notes
Three written quotes for the same specification	☐	☐	☐	☐	
Facade area stated, and how it was measured	☐	☐	☐	☐	
Prep and crack repair listed	☐	☐	☐	☐	
Scaffolding, permits and clean-up listed (included or separate)	☐	☐	☐	☐	
Boundary walls, gates and railings listed separately	☐	☐	☐	☐	
Warranty written down: years, what it covers, what voids it	☐	☐	☐	☐	
A very low quote has been questioned: what is left out?	☐	☐	☐	☐	

Action required: _____

Warning Signs

- ☐ Hairline cracks
- ☐ Black or green base patches
- ☐ Sprinkler spray on wall
- ☐ Paint 8+ years old
- ☐ Chalking
- ☐ Faded sun-facing walls
- ☐ Dust building up fast
- ☐ No NOC yet
- ☐ Peeling or bubbling
- ☐ Damp under balconies
- ☐ Mould smell
- ☐ Other: _____

Priority of Action

☐ **MONITOR**
Paint is under 4 years old and shows no cracks, chalking or damp. Record it and check again in 12 months.

☐ **PLAN A REPAINT**
Chalking, fading or hairline cracks, or the paint is 5-7 years old. Start the NOC paperwork and collect three written quotes.

☐ **ACT NOW**
Peeling, damp or mould at the base, cracks that are widening, or paint that is 8 years or older. Fix the water source and book the system early.

Paint Record

Date Painted	Company	System / Products	Colour Code	Warranty (years)	Cost (AED)	Inspect By

Issues Requiring Follow-Up

Issue	Location	Priority	Recommended Action	Target Date	Done

Seasonal Quick Checks

Before Summer (April-May)

- ☐ Walls washed of dust
- ☐ Cracks filled
- ☐ Sprinklers redirected
- ☐ Quotes collected for October

After a Dust or Sand Storm

- ☐ Walls washed
- ☐ Window and door seals
- ☐ Gate tracks
- ☐ Test patches checked

After Heavy Rain

- ☐ Ceiling and wall stains
- ☐ Damp under terraces
- ☐ Drains clear
- ☐ Photos taken

Best Painting Window (October-April)

- ☐ NOC approved
- ☐ Colour codes confirmed
- ☐ Crew gate passes
- ☐ Neighbours informed

Yearly Inspection

- ☐ Sun-facing walls checked
- ☐ Wall bases checked
- ☐ Touch-ups done
- ☐ Warranty papers filed

VillaFix Safety Reminder

This checklist is designed for visual inspection and routine homeowner monitoring. Do not climb onto unsafe roofs, use unsecured ladders, or attempt scaffold work yourself. Painting at height needs trained crews and proper access equipment.

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