



FOR NEW VILLA OWNERS IN THE UAE

The New Villa Move-In Checklist

12 Things to Check Before Your First Week

WHY THIS GUIDE MATTERS

Many homeowners only discover water pressure issues, noisy pumps, or hidden system limitations after they have already moved in. By then, fixing them is often more disruptive and more expensive. This guide helps you identify these issues before they become everyday frustrations.

12 GUIDED CHECKS

WHAT GOOD LOOKS LIKE

5 MISTAKES TO AVOID

Check it, and know why it matters

Every check below tells you what to test, why it matters, and what a healthy villa feels like, so you can judge the result on the spot.

01 Pressure on the highest floor

WHY IT MATTERS

Upper floor bathrooms are usually the first place where pressure problems appear, because water loses force as it climbs.

WHAT GOOD LOOKS LIKE

- ✓ Strong and steady flow at every upstairs tap
- ✓ No pressure fluctuation when another tap opens

02 Two showers at the same time

WHY IT MATTERS

A system that copes with one shower can still fail the real morning test, when the whole household gets ready together.

WHAT GOOD LOOKS LIKE

- ✓ Both showers hold their strength
- ✓ No sudden swings between hot and cold

03 Kitchen tap while an appliance fills

WHY IT MATTERS

Washing machines and dishwashers draw water quietly in the background and expose a system with no reserve.

WHAT GOOD LOOKS LIKE

- ✓ The tap stays fully usable while the machine fills
- ✓ No sputtering or surging at the sink

04 The furthest tap from the tank

WHY IT MATTERS

Long pipe runs and guest wings lose pressure on the way, so the far end of the villa tells the truth.

WHAT GOOD LOOKS LIKE

- ✓ Flow feels the same as the nearest bathroom
- ✓ No long wait before water arrives

05 Hot water against cold water

WHY IT MATTERS

If cold is strong but hot is weak, the cause usually sits inside the water heater, not the pump.

WHAT GOOD LOOKS LIKE

- ✓ Hot and cold feel equally strong
- ✓ Temperature holds when a second tap opens

06 The pump room, with taps running

WHY IT MATTERS

A pump that rattles or hums through walls at handover will not get quieter with age.

WHAT GOOD LOOKS LIKE

- ✓ A low hum you have to listen for
- ✓ No vibration through floors or walls

Check it, and know why it matters

Keep going. The second six checks catch the quieter problems, the ones that usually surface only after the boxes are unpacked.

07 Pressure when a second tap opens

WHY IT MATTERS

Fluctuation is the clearest sign that the system cannot adapt when demand changes.

WHAT GOOD LOOKS LIKE

- ✓ The first tap barely reacts
- ✓ Pressure settles instantly, not gradually

08 Air spurts from any tap

WHY IT MATTERS

Bursts of air mixed with water point to trapped air in the pipes, common after tank refills or maintenance.

WHAT GOOD LOOKS LIKE

- ✓ Smooth, continuous flow from the first second
- ✓ No coughing or spitting at any outlet

09 The pump when the house is silent

WHY IT MATTERS

A pump that keeps cycling with every tap closed is often chasing a hidden leak you cannot see.

WHAT GOOD LOOKS LIKE

- ✓ The pump stays off when no water is used
- ✓ The water meter stands still overnight

10 Outdoor and garden taps

WHY IT MATTERS

Irrigation competes with the house for the same supply and reveals the true capacity of the system.

WHAT GOOD LOOKS LIKE

- ✓ Garden and house run comfortably together
- ✓ No indoor pressure drop when irrigation starts

11 The nameplate on the booster pump

WHY IT MATTERS

An undersized or ageing booster is far easier to negotiate before handover than to replace after.

WHAT GOOD LOOKS LIKE

- ✓ Model, capacity and install date are documented
- ✓ Capacity matches your floors and bathrooms

12 The handover conversation

WHY IT MATTERS

The handover team knows things about your water system that you would otherwise spend months discovering.

WHAT GOOD LOOKS LIKE

- ✓ Clear answers on pump, zoning and service history
- ✓ Warranties and manuals handed over in writing

The Water System Health Check

Do not just locate the booster pump. Put the whole water system through a short, honest health check while the villa is still empty and every problem is still the seller's problem.



FIVE QUESTIONS, FIVE MINUTES

- ✓ Does pressure remain stable through the day?
- ✓ Is the pump quiet, even with taps running?
- ✓ Can multiple taps operate together?
- ✓ Is pressure the same upstairs as downstairs?
- ✓ Does water temperature hold when another tap opens?

IF ANY ANSWER IS NO

If you answered no to any of these, do not assume a single fix. Match the symptom to its real cause first. Some problems are solved by a better booster pump. Others are not, and no pump will change that.

A BETTER PUMP SOLVES THIS

- ✓ Pressure that drops when taps combine
- ✓ Weak pressure on upper floors
- ✓ Noisy starts and stops
- ✓ Air in pipes after refills

A PUMP WILL NOT FIX THIS

- ✗ Limescale blocking a single showerhead
- ✗ Hidden leaks in walls or underground
- ✗ Residue inside the water heater

Fix these at the source. We will always say so.

Problems Homeowners Find Too Late

Four patterns come up again and again in UAE villas. Each one is explained the way you will actually meet it: why it happens, what it feels like, and what to do about it.

Pressure drops upstairs

WHY IT HAPPENS Traditional fixed-speed pumps cannot adapt when demand increases, and single-pipe villas put upper floors last in line.

WHAT YOU WILL NOTICE Your shower weakens the moment someone opens another tap downstairs.

RECOMMENDED ACTION Have your pressure system assessed before moving in. An intelligent booster holds pressure steady as demand changes.

The pump is noisy

WHY IT HAPPENS Older fixed-speed pumps start and stop abruptly at full power, and hard mounting carries the vibration through walls.

WHAT YOU WILL NOTICE A hum or rattle from the plant room every time a tap opens, sometimes loud enough to hear at night.

RECOMMENDED ACTION Ask for the noise rating before handover. A modern booster runs at around 44 dB(A), about the level of a quiet conversation.

Hot water is weak, cold is fine

WHY IT HAPPENS Residue builds up inside the water heater over time and narrows the hot water outlet. This is a heater problem, and no booster pump will fix it.

WHAT YOU WILL NOTICE Strong flow from every cold tap, but a feeble hot shower that slowly gets worse.

RECOMMENDED ACTION Book a heater flush or service first, then test again. Do not pay for a pressure fix you do not need.

Pressure fades everywhere over weeks

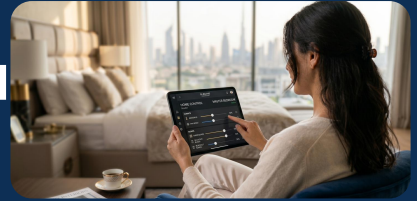
WHY IT HAPPENS Hidden leaks underground or inside walls bleed pressure away before water ever reaches your taps.

WHAT YOU WILL NOTICE The pump runs when the house is silent, and the water bill creeps up without explanation.

RECOMMENDED ACTION Ask for a leak test before handover. A bigger pump would only push more water into the leak.

5 Mistakes New Villa Owners Make

Every one of these is common, avoidable, and expensive in exactly that order. The checklist exists so you never make them.



1

Assuming pressure is fine because one tap works

A single open tap is the easiest test a system will ever face. It proves almost nothing about real life.

THE FIX Judge the villa on its busiest morning, not its quietest moment.

2

Never testing multiple outlets together

Most villa pressure complaints only appear when two or three outlets compete for the same supply.

THE FIX Run two showers and the kitchen tap at once before you sign anything.

3

Ignoring pump noise at handover

Noise that seems minor on a short visit becomes the soundtrack of every early morning and late evening.

THE FIX Stand in the rooms nearest the pump with taps running, and listen.

4

Choosing fixtures before checking water performance

Rain showers and body jets demand flow the system may not deliver, however beautiful the bathroom.

THE FIX Confirm what the system can supply, then choose fixtures to match.

5

Waiting until after move-in to raise pressure issues

Once you have moved in, every fix means opened walls, drained tanks and days of disruption at your own cost.

THE FIX Raise every water issue while it is still the handover team's problem.

What Better Water Pressure Feels Like

Forget pump specifications for a moment. This is what day-to-day life feels like when villa water pressure is simply solved.

✓ Strong showers on every floor

The top floor feels exactly like the ground floor, at any hour.

✓ Stable pressure with multiple taps

The system senses demand and adapts before you notice a change.

✓ Quiet operation

Around 44 dB(A), about the level of a quiet conversation in the next room.

✓ Lower energy consumption

The pump works only as hard as the moment requires, never harder.

ONLY NOW, THE PRODUCT

SCALA2 delivers these benefits through intelligent pressure control.

One compact, self-priming unit with pump, motor, tank and sensors built in. It measures pressure continuously and adjusts its speed so every tap in the villa gets the pressure you set.

Honest by design: SCALA2 solves pressure stability, upper-floor drops and air in pipes. It does not fix heater residue, blocked showerheads or hidden leaks, and we will tell you so.



BOOK A VILLA WATER ASSESSMENT

grundfos.com/scala2