

Marina Terrace - Office 23 - Level P4 - Dubai Marina - Dubai

## Damac Akoya Oxygen

Dubai, UAE

Inspected by: **Nychael John Cawili**

Inspection Date: **Mon, 03 May 2021**

Finalized: **Wed, 05 May 2021**

| Property Information |                              |
|----------------------|------------------------------|
|                      | Notes                        |
| Property Type        | 3 Bedroom & 3 Bathroom Villa |
| Landlords's Name     |                              |

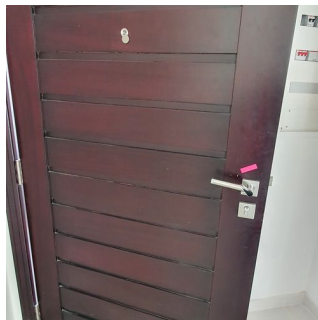
| A. Main Entrance  |                                                                                                                                  |      |      |       |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|------|------|-------|
|                   | Notes                                                                                                                            |      |      |       |
| 1. Main Door      | 1.1 Scratches and dents<br>1.2 Damaged door frame<br>1.3 Need to polish                                                          |      |      |       |
| 2. Flooring       | 2.1 Need to remove all the stain marks                                                                                           |      |      |       |
| 3. Ceiling        | 3.1 Need to rectify the finishing of access hole                                                                                 |      |      |       |
| 4. Walls          | 4.1 Stain marks<br>4.2 Need to properly finish the corner edges of the walls<br>4.3 Remove excess paints in DB and Utility Panel |      |      |       |
|                   | Good                                                                                                                             | Fair | Poor | Notes |
| General Condition |                                                                                                                                  | ✓    |      |       |

## Photos

Wed, 05 May 2021



1. Main Door



1. Main Door



1. Main Door



1. Main Door



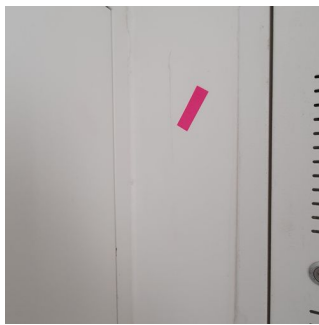
1. Main Door



2. Flooring



3. Ceiling



4. Walls



4. Walls



4. Walls

## B. Living Area

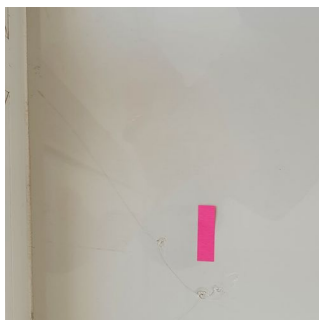
|                                   | Notes                                                                                                                                         |      |      |       |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------|------|-------|
| 1. Painting of Walls and Ceilings | 1.1 Needs to fix properly the finishing of corner of the wall and ceiling<br>1.2 Stain Marks<br>1.3 Needs to repaint                          |      |      |       |
| 2. Flooring                       | 2.1 Broken Tiles                                                                                                                              |      |      |       |
| 4. Glass Window                   | 4.1 Missing & detached piece of aluminum frame<br>4.2 Needs to fix properly the silicone finishing<br>4.3 Needs to clean the glass and frames |      |      |       |
| 5. Lighting Fixtures              | 5.1 It's working and fine<br>5.2 There is exposed wire in the ceiling                                                                         |      |      |       |
| 6. Electrical Switches & Sockets  | 6.1 Scratches on sockets & light switches                                                                                                     |      |      |       |
| 7. Cleaning Status                | 7.1 Needs to clean the area                                                                                                                   |      |      |       |
|                                   | Good                                                                                                                                          | Fair | Poor | Notes |
| General Condition                 |                                                                                                                                               | ✓    |      |       |

## Photos

Wed, 05 May 2021



1. Painting of Walls and Ceilings



2. Flooring



4. Glass Window



4. Glass Window



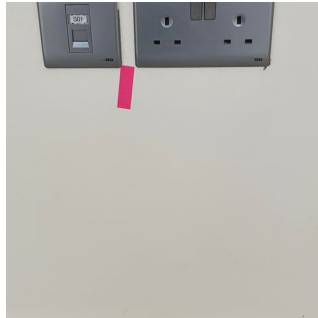
5. Lighting Fixtures



6. Electrical Switches & Sockets



6. Electrical Switches & Sockets



6. Electrical Switches & Sockets



6. Electrical Switches & Sockets

## C. Kitchen Area

|                                  | Notes                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------------|
| 1. Kitchen Sink                  | 1.1 Remove stain mark                                                                                        |
| 2. Counter Top                   | 2.1 It's fine.                                                                                               |
| 3. Kitchen Cabinets              | 3.1 Clean the upper area of kitchen cabinets.                                                                |
| 4. Lighting Fixtures             | 4.1 It's working fine.                                                                                       |
| 5. Electrical Switches & Sockets | 5.1 Scratches on sockets & light switches                                                                    |
| 6. Cleaning Status               | 6.1 Need to clean the area                                                                                   |
| 7. Kitchen Window                | 7.1 Cracks on the corner<br>7.2 Needs to fix properly the silicone finishing<br>7.3 Needs to clean the glass |

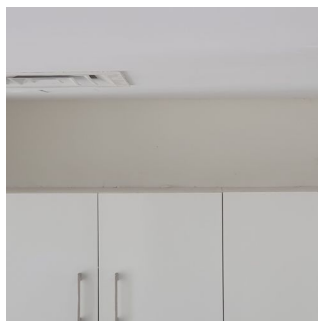
|                   | Good | Fair | Poor | Notes |
|-------------------|------|------|------|-------|
| General Condition |      | ✓    |      |       |

## Photos

Wed, 05 May 2021



1. Kitchen Sink



3. Kitchen Cabinets



5. Electrical Switches & Sockets



5. Electrical Switches & Sockets



5. Electrical Switches & Sockets



6. Kitchen Window



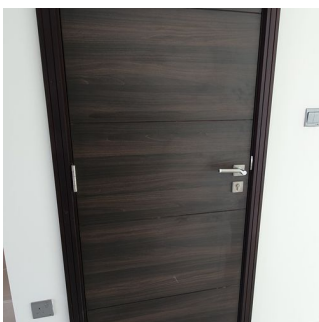
6. Kitchen Window

## D. Guest Bathroom

|                          | Notes                                                                         |      |      |       |
|--------------------------|-------------------------------------------------------------------------------|------|------|-------|
| 1. Bathroom Door         | 1.1 Needs to polish                                                           |      |      |       |
| 2. Wash Basin & Faucet   | 2.1 It's working and fine                                                     |      |      |       |
| 3. Water Closet / Flush  | 3.1 Fix properly the finishing of silicone                                    |      |      |       |
| 4. Bidet / Shattaf       | 4.1 It's working fine                                                         |      |      |       |
| 5. Bathroom Counter Top  | 5.1 It's fine                                                                 |      |      |       |
| 6. Bathroom Glass Mirror | 6.1 It's fine                                                                 |      |      |       |
| 7. Floor & Wall Tiles    | 7.1 Stain & pencil marks<br>7.2 Needs to remove cement residue in floor tiles |      |      |       |
| 8. Ceiling               | 8.1 Remove the cobwebs                                                        |      |      |       |
| 9. Lighting Fixtures     | 9.1 It's working fine                                                         |      |      |       |
| 10. Cabinets             | 10.1 It's fine                                                                |      |      |       |
| 11. Cleaning Status      | 11.1 Needs deep cleaning                                                      |      |      |       |
|                          | Good                                                                          | Fair | Poor | Notes |
| General Condition        |                                                                               | ✓    |      |       |

## Photos

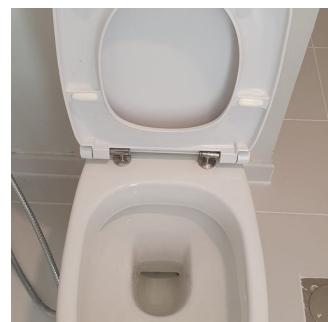
Wed, 05 May 2021



1. Bathroom Door



3. Water Closet / Flush



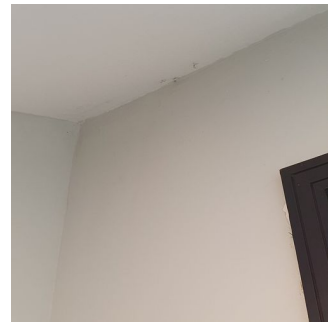
3. Water Closet / Flush



9. Floor & Wall Tiles



9. Floor & Wall Tiles



10. Ceiling

## E. Balcony Area

|                       | Notes                                                                                                           |      |      |       |
|-----------------------|-----------------------------------------------------------------------------------------------------------------|------|------|-------|
| 1. Balcony Glass Door | 1.1 Balcony lock not working<br>1.2 Piece of Aluminum frame detached<br>1.3 Needs to clean the glass and frames |      |      |       |
| 2. Balcony Glass      | 2.1 Needs to clean glass and frames                                                                             |      |      |       |
| 3. Flooring           | 3.1 Needs to remove paint marks                                                                                 |      |      |       |
| 4. Lighting Fixtures  | 4.1 Needs to clean inside the lighting fixture                                                                  |      |      |       |
| 5. Cleaning Status    | 5.1 Needs deep cleaning to remove the stains on the floor                                                       |      |      |       |
|                       | Good                                                                                                            | Fair | Poor | Notes |
| General Condition     |                                                                                                                 | ✓    |      |       |

## Photos

Wed, 05 May 2021



1. Balcony Glass Door



1. Balcony Glass Door



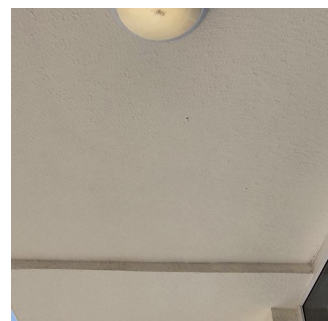
1. Balcony Glass Door



2. Balcony Glass



3. Flooring



4. Lighting Fixtures

## F. Bedroom 1

|                                  | Notes                                                                                                   |
|----------------------------------|---------------------------------------------------------------------------------------------------------|
| 1. Painting of Walls and Ceiling | 1.1 Needs to fix properly the finishing of corner of the wall and ceiling<br>1.2 Uneven paint finishing |
| 2. Flooring                      | 2.1 It's fine                                                                                           |

|                                    | Notes                                                                                         |      |      |       |
|------------------------------------|-----------------------------------------------------------------------------------------------|------|------|-------|
| 3. Wardrobe                        | 3.1 Stain mark                                                                                |      |      |       |
| 4. Electrical Switches and Sockets | 4.1 Scratches on sockets & light switches                                                     |      |      |       |
| 5. Lighting Fixtures               | 5.1 It's working fine                                                                         |      |      |       |
| 6. Window Glass                    | 6.1 Needs to remove paint marks<br>6.2 Needs to clean the glass and frames (inside & outside) |      |      |       |
| 7. Cleaning Status                 | 7. 1 Needs to clean properly the area                                                         |      |      |       |
| 8. Bedroom Door                    | 8.1 Needs to polish                                                                           |      |      |       |
|                                    | Good                                                                                          | Fair | Poor | Notes |
| General Condition                  |                                                                                               | ✓    |      |       |

## Photos

Wed, 05 May 2021



3. Wardrobe



4. Electrical Switches and Sockets



4. Electrical Switches and Sockets



6. Window Glass



6. Window Glass

## G. Bedroom 2

|                                    | Notes                                                                                                                      |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 1. Painting of Walls and Ceiling   | 1.3 Stain marks<br>1.2 Needs to fix properly the finishing of corner of the wall and ceiling<br>1.3 Uneven paint finishing |
| 2. Flooring                        | 2.1 Cracked floor tiles                                                                                                    |
| 3. Wardrobe                        | 3.1 It's fine                                                                                                              |
| 4. Electrical Switches and Sockets | 4.1 Scratches on sockets & light switches                                                                                  |
| 5. Lighting Fixtures               | 5.1 It's working fine                                                                                                      |
| 6. Window Glass                    | 6.1 Needs to clean the glass & frame (inside & outside)                                                                    |
| 7. Cleaning Status                 | 7.1 Needs to clean the area properly                                                                                       |
| 8. Bedroom Door                    | 8.1 Rusty door handle and loose screw<br>8.2 Scratches and dents<br>8.3 Remove paints marks<br>8.4 Needs to polish         |

|                   | Good | Fair | Poor | Notes |
|-------------------|------|------|------|-------|
| General Condition |      | ✓    |      |       |

## Photos

Wed, 05 May 2021



2. Flooring



2. Flooring



4. Electrical Switches and Sockets



4. Electrical Switches and Sockets



4. Electrical Switches and Sockets



8. Bedroom Door



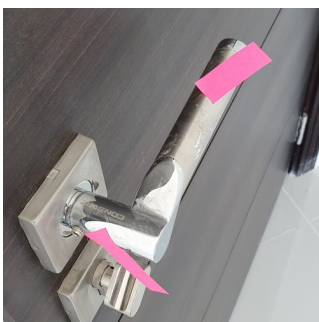
8. Bedroom Door



8. Bedroom Door



8. Bedroom Door



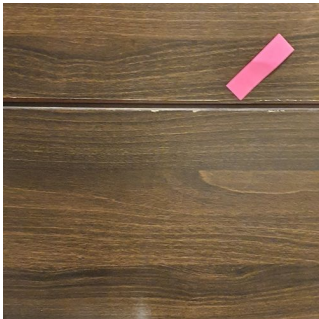
8. Bedroom Door

| H. Bathroom 1           |                                                                          |
|-------------------------|--------------------------------------------------------------------------|
|                         | Notes                                                                    |
| 1. Bathroom Door        | 1.1 Scratches and dents<br>1.2 Fix properly the silicone finishing       |
| 2. Wash Basin & Faucet  | 2.1 It's working fine                                                    |
| 3. Water Closet / Flush | 3.1 Rusty WC cover seat hinge<br>3.2 Fix properly the silicone finishing |
| 4. Bidet / Shattaf      | 4.1 It's working fine                                                    |

|                          | Notes                                                                          |      |      |       |
|--------------------------|--------------------------------------------------------------------------------|------|------|-------|
| 5. Shower Head & Mixer   | 5.1 It's working fine                                                          |      |      |       |
| 6. Bathroom Counter Top  | 6.1 It's fine                                                                  |      |      |       |
| 7. Bathroom Glass Mirror | 7.1 it's fine                                                                  |      |      |       |
| 8. Floor & Wall Tiles    | 8.1 Dirt stains marks<br>8.2 Fix properly the tile groutings                   |      |      |       |
| 9. Ceiling               | 9.1 Dirt stain in the ceiling                                                  |      |      |       |
| 10. Lighting Fixtures    | 10.1 It's working fine                                                         |      |      |       |
| 11. Cabinets             | 11.1 It's fine                                                                 |      |      |       |
| 12. Cleaning Status      | 12.1 Needs deep cleaning to remove the dirt stains in the floor and wall tiles |      |      |       |
|                          | Good                                                                           | Fair | Poor | Notes |
| General Condition        |                                                                                | ✓    |      |       |

## Photos

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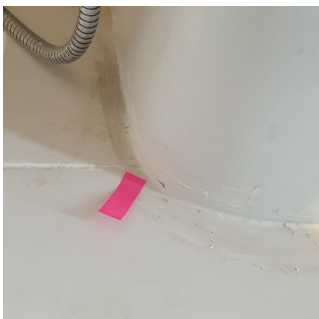
1. Bathroom Door



1. Bathroom Door



1. Bathroom Door



3. Water Closet / Flush



3. Water Closet / Flush



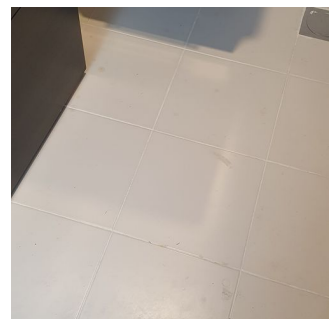
8. Floor & Wall Tiles



8. Floor & Wall Tiles



8. Floor & Wall Tiles



8. Floor & Wall Tiles



8. Floor & Wall Tiles



8. Floor & Wall Tiles



9. Ceiling

## I. Master Bedroom

|                                    | Notes                                                      |      |      |       |
|------------------------------------|------------------------------------------------------------|------|------|-------|
| 1. Painting of Walls and Ceiling   | 1.1 Stain marks                                            |      |      |       |
| 2. Flooring                        | 2.1 It's fine                                              |      |      |       |
| 3. Wardrobe                        | 3.1 It's fine                                              |      |      |       |
| 4. Electrical Switches and Sockets | 4.1 Scratches on sockets & light switches                  |      |      |       |
| 5. Lighting Fixtures               | 5.1 It's working fine                                      |      |      |       |
| 6. Window Glass                    | 6.1 Needs to clean the glass and frames (inside & outside) |      |      |       |
| 7. Cleaning Status                 | Needs to clean the area properly                           |      |      |       |
|                                    | Good                                                       | Fair | Poor | Notes |
| General Condition                  |                                                            | ✓    |      |       |

## Photos

Wed, 05 May 2021



1. Painting of Walls and Ceiling



1. Painting of Walls and Ceiling



1. Painting of Walls and Ceiling



4. Electrical Switches and Sockets



4. Electrical Switches and Sockets



4. Electrical Switches and Sockets

## J. Master Bathroom

|                        | Notes                 |  |  |  |
|------------------------|-----------------------|--|--|--|
| 1. Bathroom Door       | 1.1 Rusty door handle |  |  |  |
| 2. Wash Basin & Faucet | 2.1 Needs to clean    |  |  |  |

|                          | Notes                                                                                                                                                                     |      |      |       |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|-------|
| 3. Water Closet / Flush  | 3.1 Needs to fix properly the silicone finishing.                                                                                                                         |      |      |       |
| 4. Bidet / Shattaf       | 4.1 It's working fine                                                                                                                                                     |      |      |       |
| 5. Shower Head & Mixer   | 5.1 It's working fine                                                                                                                                                     |      |      |       |
| 6. Bathroom Counter Top  | 6.1 It's fine                                                                                                                                                             |      |      |       |
| 7. Bathroom Glass Mirror | 7.1 It's fine                                                                                                                                                             |      |      |       |
| 8. Floor & Wall Tiles    | 8.1 Needs to remove cement residue<br>8.2 Needs to fix properly the floor and wall grouting<br>8.3 Needs to remove stain & pencil marks<br>8.4 Ceiling frame needs to fix |      |      |       |
| 9. Ceiling               | 9.1 Fix properly the ceiling frame                                                                                                                                        |      |      |       |
| 10. Lighting Fixtures    | 10.1 It's working fine                                                                                                                                                    |      |      |       |
| 11. Cabinets             | 11.1 It's fine                                                                                                                                                            |      |      |       |
| 12. Cleaning Status      | 12.1 Needs deep cleaning                                                                                                                                                  |      |      |       |
|                          | Good                                                                                                                                                                      | Fair | Poor | Notes |
| General Condition        |                                                                                                                                                                           | ✓    |      |       |

## Photos

Wed, 05 May 2021



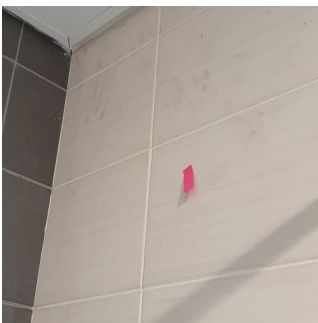
1. Bathroom Door



2. Wash Basin & Faucet



8. Floor & Wall Tiles



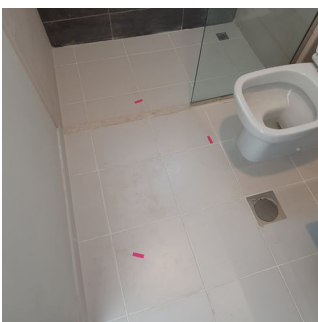
8. Floor & Wall Tiles



8. Floor & Wall Tiles



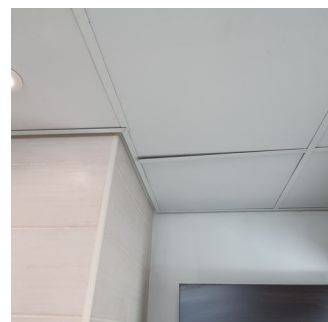
8. Floor & Wall Tiles



8. Floor & Wall Tiles



8. Floor & Wall Tiles



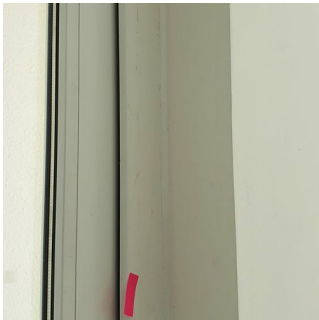
9. Ceiling

## K. Master Bedroom Balcony Area

|                       | Notes                                                                                                                                         |      |      |       |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------|------|-------|
| 1. Balcony Glass Door | 1.1 Door Handle hard to move<br>1.2 Lock was not working<br>1.3 Needs to fix properly the silicone finishing<br>1.4 Stain marks in door frame |      |      |       |
| 2. Balcony Glass      | 2.1 Needs to clean and remove some stickers                                                                                                   |      |      |       |
| 3. Flooring           | 3.1 It's fine                                                                                                                                 |      |      |       |
| 4. Lighting Fixtures  | 4.1 Needs to clean                                                                                                                            |      |      |       |
| 5. Cleaning Status    | Needs deep cleaning                                                                                                                           |      |      |       |
|                       | Good                                                                                                                                          | Fair | Poor | Notes |
| General Condition     |                                                                                                                                               | ✓    |      |       |

## Photos

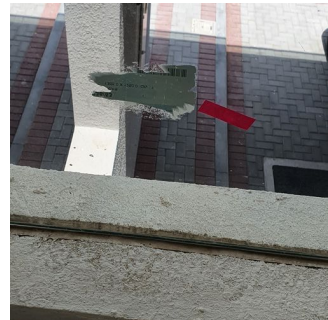
Wed, 05 May 2021



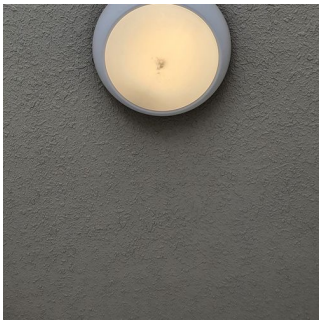
1. Balcony Glass Door



1. Balcony Glass Door



2. Balcony Glass



4. Lighting Fixtures

| L. Miscellaneous Items |      |      |      |                                      |
|------------------------|------|------|------|--------------------------------------|
|                        | Good | Fair | Poor | Notes                                |
| AC                     |      | ✓    |      | 1. Needs to general cleaning service |
| Range Hood             |      |      |      | 1. Not present                       |
| Gas Leak Detector      |      |      |      | 1. Not present                       |
| Water Heater           |      |      |      | 1. Not working                       |
| Fire Extinguishers     |      |      |      | 1. Not present                       |
| Smoke & Heat Detectors |      |      |      | 1. Not present                       |
| Door Bell              |      | ✓    |      | 1. It's working fine                 |

| M. Meter Readings          |       |
|----------------------------|-------|
|                            | Notes |
| Electricity Meter Readings |       |
| Water Meter Reading        |       |

|                   | Notes |
|-------------------|-------|
| Gas Meter Reading |       |

Photos

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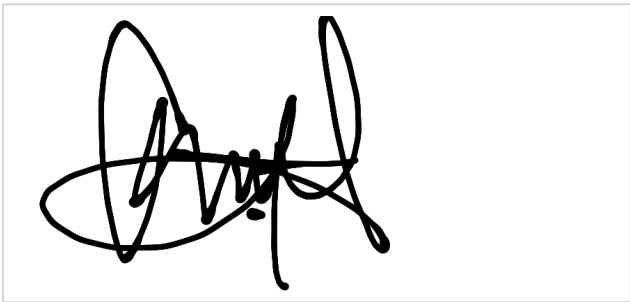


Electricity Meter Readings

Summary

- 1. Proper rectification for all defects listed in the report.
- 2. Needs to do the re-painting of the whole apartment.
- 3. Needs deep cleaning of entire house especially the wardrobes and cabinets.
- 4. Pest control service
- 5. Needs to clean properly all the external glasses

Signature



Nychael John Cawili

Wed, 05 May 2021,