

PROPERTY INSPECTION REPORT

ENGINEER-LED INSPECTIONS

INSPECTED BY ENGINEERS,
NOT JUST INSPECTORS.

Report No.
SL-250515-001

INSPECTION DATE
15 May 2025

Property Type
Luxury Villa

ADDRESS
123, Al Furjan West,
Dubai, UAE

CLIENT
Mr. Ahmed Khan

01

TABLE OF CONTENTS

1. Executive Summary	03
2. Inspection Details	04
3. Property Information	05
4. Inspection Methodology	06
5. Overall Condition Overview	07
6. Defect Summary	08
7. Detailed Findings	09
8. Photos Reference	20
9. Recommendations	32
10. Conclusion	33

1. EXECUTIVE SUMMARY

This report provides a professional assessment of the property based on a comprehensive on-site inspection carried out by our qualified engineer.

OVERALL CONDITION
FAIR

TOTAL DEFECTS
68

CRITICAL DEFECTS
5

MAJOR DEFECTS
12

MINOR DEFECTS
56

CONDITION OVERVIEW



Please refer to the following pages for detailed findings and recommendations.

2. INSPECTION DETAILS

Inspection Date	15 May 2025
Inspection Time	09:00 AM – 01:30 PM
Inspection Type	Pre-Handover Inspection
Weather Condition	Clear / Sunny – 32°C
Inspected By	Eng. Samer M. (Civil Engineer)
Report Prepared By	Eng. Samer M. (Snaglink Engineering Team)

04

3. PROPERTY INFORMATION

Property Type	Villa
Bedrooms	5
Plot Area	6,135 sq.ft
BUA	4,650 sq.ft
Developer	Emaar Properties
Project	Maple 2 – Dubai Hills Estate
Handover From Developer	20 May 2025

05

4. INSPECTION METHODOLOGY

Our engineer-led inspection is carried out in accordance with international best practices and industry standards.

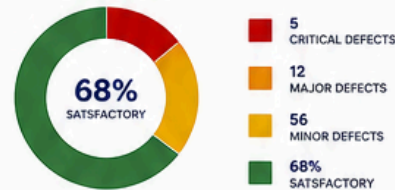
WE INSPECT THE FOLLOWING:

- Structural Elements
- Architectural Finishes
- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Doors, Windows & Ironmongery
- External Works
- Safety & General Items

06

5. OVERALL CONDITION OVERVIEW

The property was inspected in accordance with our comprehensive checklist covering all assessable areas.



OVERALL ASSESSMENT

The property is in fair condition with some major and minor defects observed. Rectification is recommended before handover.

07

6. DEFECT SUMMARY

CATEGORY	CRITICAL	MAJOR	MINOR	TOTAL
Architectural	1	4	18	23
Structural	1	2	5	8
Mechanical	0	2	6	8
Electrical	2	3	10	15
Plumbing	1	1	8	10
External Works	0	0	9	9
General	0	0	0	0
TOTAL	5	12	56	68

08

7. DETAILED FINDINGS

CRITICAL DEFECT

7.1 PLUMBING – WATER LEAKAGE UNDER SINK

Location: Kitchen
Issue: Water leakage observed under the kitchen sink cabinet.
Recommendation: Immediate repair by licensed plumber.
Priority: Critical



09

7. DETAILED FINDINGS

MAJOR DEFECT

7.2 ARCHITECTURAL – CRACK IN WALL

Location: Living Room
Issue: Visible crack observed on the wall near the window.
Recommendation: Reinforce and make good the wall finish.
Priority: Major



10

7. DETAILED FINDINGS

MINOR DEFECT

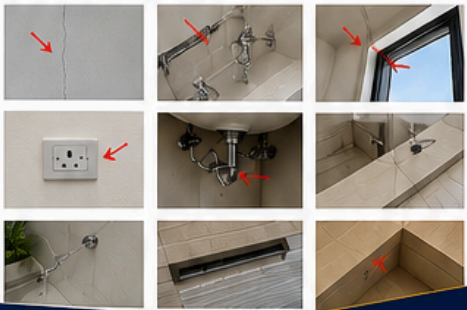
7.3 ELECTRICAL – LOOSE POWER SOCKET

Location: Bedroom 1
Issue: Power socket is loose and not firmly fixed to the wall.
Recommendation: Tighten and secure the socket.
Priority: Minor



11

8. PHOTOS REFERENCE



9. RECOMMENDATIONS

- CRITICAL DEFECTS**
Rectify all critical defects as a priority before handover to prevent further damage and ensure safety.
- MAJOR DEFECTS**
Address major defects to maintain the property's overall quality and performance.
- MINOR DEFECTS**
Rectify minor defects as part of finishing works.
- GENERAL**
Regular maintenance is recommended to preserve the property condition.

32

10. CONCLUSION

This report has been prepared based on the inspection carried out on the date mentioned. The findings and recommendations are provided in good faith to assist in making informed decisions.

INSPECTED BY:

Eng. Samer M.
Civil Engineer
(Snaglink Engineering Team)

33



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OUR WEBSITE