

Unit 1204, Meridian Court, Tower B Jumeirah Village Circle, Dubai

2 bedroom apartment. 1,285 sq ft. Level 12. Handed over 2019. · Move-in inspection, 04 February 2024

Reference

MYR-DXB-2024-02955

Inspection

Move-in, 04 Feb 2024

Inspector

Eng. Karim Haddad

Makani

24678 75531

SPECIMEN

Specimen. This document demonstrates the Miyar condition record format and method. The property, the inspection and every finding are modelled. Meridian Court does not exist and no inspection of a real address has taken place. Photographs are illustrative. Indicative cost bands are pre-validation and have not been priced by a quantity surveyor.

SUMMARY VERDICT

A well-maintained unit at the commencement of tenancy. Four minor items are recorded with evidence to establish the move-in baseline. No major or critical defects were found.

FINDINGS

4 minor

SYSTEMS INSPECTED

11 of 11

INDICATIVE
REMEDATION

AED 1,200 to 2,700

CRITICAL ITEMS

None

Summary

This unit is in good condition for its handover year. All eleven systems were inspected and no major or critical defects were found.

Four minor items are recorded: a sealant gap at the guest bathroom kerb, two living-area sockets without RCD protection with one loose faceplate, early grout wear at the master shower base, and two unresponsive smart switches. None requires urgent action.

This is a move-in record. Its purpose is to establish, with dated evidence, the condition of each system at the commencement of tenancy, so that any change can be attributed precisely at move-out.

Findings

Severity. **Critical** dangerous, act immediately · **Major** significant, act within 30 days · **Minor** localised, next maintenance cycle. Each finding states the observation, the risk, and the required action with a responsible trade and an indicative cost. Every finding carries a photograph.



ILLUSTRATIVE · SPECIMEN

B-01 Sealant gap at the guest bathroom shower kerb

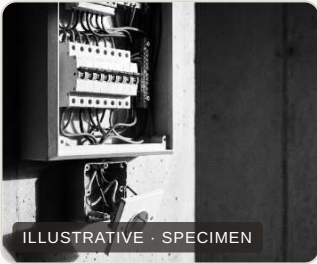
Minor

Observation. A gap has opened in the silicone seal along the guest bathroom shower kerb. No elevated moisture readings were recorded at this visit.

Risk. An open sealant line admits water over time.

Action. Rake out and renew the sealant along the kerb.

RESPONSIBLE Waterproofing contractor PRIORITY At convenience
EVIDENCE P-08, P-09 INDICATIVE COST AED 200 to 500 *pre-validation*



ILLUSTRATIVE · SPECIMEN

B-02 Two sockets without RCD protection; one loose faceplate

Minor

Observation. Two living-area socket outlets have no RCD protection (the trip that cuts power in a fault) at the board, and one kitchen faceplate is loose in its back box. Original installation.

Risk. Reduced shock protection on a general-purpose circuit. Low likelihood in a dry area, but an original installation defect.

Action. Extend RCD protection at the board and refix the faceplate. Raise with the developer under the original defect liability position.

RESPONSIBLE Licensed electrician PRIORITY At convenience
EVIDENCE P-11, P-12 INDICATIVE COST AED 400 to 900 *pre-validation*



ILLUSTRATIVE · SPECIMEN

B-03 Early grout wear at the master shower base

Minor

Observation. Early grout wear is present along the master shower base. No seal failure was recorded.

Risk. If it opens up, water can track behind the tile line.

Action. Re-grout the worn section and reseal.

RESPONSIBLE Tiling contractor PRIORITY At convenience EVIDENCE P-14
INDICATIVE COST AED 250 to 600 *pre-validation*



ILLUSTRATIVE · SPECIMEN

B-04 Two smart switches unresponsive; gateway unpaired

Minor

Observation. Two of the six smart switches do not respond to local or app control. The gateway is powered but unpaired. Present at handover.

Risk. Loss of an amenity function. No safety consequence.

Action. Re-pair the gateway and commission the switches, or revert to conventional switching.

RESPONSIBLE Smart-home installer PRIORITY At convenience
EVIDENCE P-18 INDICATIVE COST AED 350 to 700 *pre-validation*

Action plan

No item is urgent and none is a safety matter. The following are recommended at the tenant's or owner's convenience.

PRIORITY	ITEMS	ACTION	RESPONSIBLE	INDICATIVE COST
At convenience	B-01 to B-04	Renew the guest bathroom kerb seal, extend RCD protection and refix the faceplate, re-grout the master shower base, and re-pair the smart gateway.	Waterproofing, electrician, tiler, smart-home installer	AED 1,200 to 2,700
Total	All items			AED 1,200 to 2,700

Systems inspected

All eleven systems were reachable and inspected at this visit.

SYSTEM	CONDITION	NOTE
Structure	● Satisfactory	No movement or cracking in visible elements.
Damp and leaks	● Minor	Sealant gap at guest bathroom kerb (B-01).
Electrics	● Minor	Two sockets without RCD; loose faceplate (B-02).
Air conditioning	● Satisfactory	Cooling within acceptance threshold.
Fire safety	● Satisfactory	Detector and sounder tested and responded.
Plumbing	● Satisfactory	Adequate flow and drainage.
Bathrooms and wet areas	● Minor	Early grout wear at master shower base (B-03).
Fitted furniture and finishes	● Satisfactory	Doors aligned; finishes sound.
Doors and windows	● Satisfactory	Operate correctly; glazing intact.
Balcony and outside walls	● Satisfactory	Balustrade secure; surfaces sound.
Smart home	● Minor	Two switches unresponsive; gateway unpaired (B-04).

Scope, and what this record is not

- This is a non-invasive visual and instrumented inspection. No element was opened up and no destructive testing was carried out.
- It is not a valuation and not a survey for lending purposes.
- It is not a structural appraisal. No structural calculation has been performed.

The building safety certificate. This is not the Quality and Safety Certificate issued under Dubai Law No. (3) of 2026. That certificate applies to a building only once it is at least 20 years past its completion certificate. It is prepared by a licensed engineering office and administered by the Competent Entity, and it covers the building itself, its structure, cladding, mechanical and electrical installations, civil defence and CCTV. It does not examine the interior of an individual home. Miyar is advisory, operates at the level of one unit, and does not replace it.

Record details and verification

REFERENCE	MYR-DXB-2024-02955
HOME	Unit 1204, Meridian Court, Tower B, Jumeirah Village Circle, Dubai
INSPECTION TYPE	Move-in (commencement of tenancy)
INSPECTION DATE	04 February 2024
INSPECTOR	Eng. Karim Haddad, MYR-INS-0142
REVIEWED BY	Miyar Quality Assurance
ISSUED	11 February 2024
ISSUED BY	Residex Technologies FZ-LLC (in formation)

Independent verification. A third party can confirm this record at getmiyar.com/verify/MYR-DXB-2024-02955 using the reference above, without holding this file. Verification returns the record: the unit, the inspection date, the systems covered, and whether it has been superseded. The endpoint is not live in this specimen.

Eng. Karim Haddad · Inspector, MYR-INS-0142
Signed and sealed on issue

Miyar Quality Assurance · method compliance review
Signed on issue

Specimen disclosures.

- The photographs are illustrative and stamped. An issued record carries dated photographs of the actual unit.
- Cost bands are indicative and derived from a modelled rate library, not yet priced by a quantity surveyor.
- The verification endpoint is described as a capability and is not live in this specimen.
- The signature blocks illustrate the two-person review. An issued record is signed and sealed.