

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

2 bedroom apartment. 1,285 sq ft. Level 12. Handed over 2019. · Move-out inspection, 22 July 2026

Reference

MYR-DXB-2026-04817

Inspection

Move-out, 22 Jul 2026

Inspector

Eng. Karim Haddad

Compared with

MYR-DXB-2024-02955

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

One critical item requires action before re-occupation. Three major and four minor items are also recorded, and each system is set against the move-in baseline.

FINDINGS

**1 critical, 3 major,
4 minor**

SYSTEMS INSPECTED

10 of 11

INDICATIVE REMEDiation

**AED 8,250 to
15,350**

MOST URGENT

**F-01, before re-
occupation**

Summary

One critical item was recorded. The master bedroom smoke detector is disconnected and the sounder circuit is isolated, and no audible device responded to a test. This is a life safety defect and must be rectified before the unit is re-occupied.

Three systems carry major findings. Active moisture ingress at the guest bathroom is reaching the adjoining bedroom wall; the bedroom fan-coil is underperforming against its temperature-drop threshold with a fouled coil and standing condensate; and wet-area seals have failed across three of four junctions, the probable origin of the ingress.

Four further items are minor and are set out in the register. Ten of the eleven systems were inspected. The balcony soffit could not be safely accessed and is excluded from this record rather than assumed sound.

This is a move-out record and is read against the move-in baseline of 04 February 2024. The change table sets out, system by system, what was present at move-in and what has altered.

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.



F-01 Master bedroom smoke detector disconnected, sounder isolated

Critical

Observation. The master bedroom smoke detector is disconnected at its base and the sounder circuit is isolated at the distribution board. No audible device responded to a test initiation anywhere in the unit.

Risk. No audible warning in the principal sleeping area. This is a life safety defect.

Action. Reinstate the detector and restore the sounder circuit through a Civil Defence approved contractor. Test the full system and retain the test certificate.

RESPONSIBLE Civil Defence approved contractor

PRIORITY Immediate, before re-occupation EVIDENCE P-11, P-12, P-13

INDICATIVE COST AED 900 to 1,600 *pre-validation*



F-02 Active moisture ingress at the guest bathroom shower kerb

Major

Observation. Moisture-meter readings reached 3.8 times the dry reference across 1.4 m of skirting on the bedroom 2 side of the party wall, with a matching cold plume on thermal imaging. Active ingress at the shower kerb.

Risk. Progressive substrate damage, adhesive failure behind tiling, and conditions for mould growth in an occupied bedroom.

Action. Strip and re-waterproof (re-tank) the shower tray and kerb, replace kerb tiling, dry the wall build-up, then re-test moisture to a dry reference before reinstating finishes.

RESPONSIBLE Waterproofing contractor PRIORITY Within 30 days

EVIDENCE P-19 to P-24, moisture log M-1, thermal T-01

INDICATIVE COST AED 4,500 to 8,000 *pre-validation*



F-03 Bedroom fan-coil underperforming; coil fouled, drain pan holding water

Major

Observation. The temperature drop across the bedroom 2 fan-coil measured 6.1 C against an 8 C acceptance threshold. The coil is heavily fouled and the drain pan holds about 15 mm of standing condensate with visible biofilm.

Risk. Inadequate cooling to the room, condensate overflow into the ceiling void, and microbial growth in the supply-air path.

Action. Carry out a full coil clean and drain-line flush, then re-measure the temperature drop and record the result before sign-off.

RESPONSIBLE HVAC engineer PRIORITY Within 30 days

EVIDENCE P-27, P-28, thermal T-03

INDICATIVE COST AED 750 to 1,400 *pre-validation*



ILLUSTRATIVE · SPECIMEN

F-04 Sealant failure and grout loss across wet-area junctions

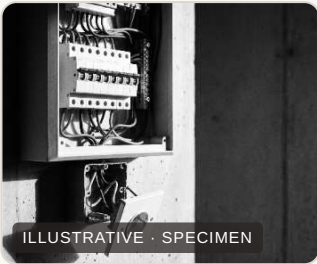
Major

Observation. Silicone seals have failed at three of the four wall-to-tray junctions, with about 600 mm of grout loss at the master shower base.

Risk. Water tracking behind the tile line. This is the probable source of the ingress recorded at F-02.

Action. Rake out and renew all wet-area sealant, re-grout the master shower base, and carry out a 24 hour flood test where practical.

RESPONSIBLE Tiling and waterproofing contractor PRIORITY Within 30 days
EVIDENCE P-31 to P-34 INDICATIVE COST AED 600 to 1,200 *pre-validation*



ILLUSTRATIVE · SPECIMEN

F-05 Two sockets without RCD protection; one loose faceplate

Minor

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

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

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

RESPONSIBLE Licensed electrician PRIORITY Next maintenance cycle
EVIDENCE P-07, P-08 INDICATIVE COST AED 400 to 900 *pre-validation*



ILLUSTRATIVE · SPECIMEN

F-06 Slow drainage at the kitchen sink; seized isolation valve

Minor

Observation. The kitchen sink drains at about half the expected rate with a partial blockage at the trap. The isolation valve under the master basin is seized and will not close.

Risk. Nuisance drainage, and loss of local isolation at the master basin if a leak occurs.

Action. Clear and re-seat the kitchen trap and replace the seized isolation valve.

RESPONSIBLE Plumber PRIORITY Next maintenance cycle
EVIDENCE P-36, P-37 INDICATIVE COST AED 300 to 650 *pre-validation*



ILLUSTRATIVE · SPECIMEN

F-07 Wardrobe door misalignment and laminate lifting

Minor

Observation. Two bedroom 2 wardrobe doors are out of alignment by about 6 mm at the leading edge, and laminate is lifting along about 220 mm of the kitchen island end panel.

Risk. Cosmetic and functional. No safety consequence.

Action. Adjust the hinges and re-set the doors, then re-bond or replace the affected panel.

RESPONSIBLE Joiner PRIORITY Next maintenance cycle
EVIDENCE P-41, P-42 INDICATIVE COST AED 450 to 900 *pre-validation*



F-08 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. Recorded at handover and unchanged.

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

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

RESPONSIBLE Smart-home installer PRIORITY Next maintenance cycle
EVIDENCE P-44 INDICATIVE COST AED 350 to 700 pre-validation

Action plan

Items are ordered by priority, with the responsible trade and an indicative cost. The critical item is to be actioned before the unit is re-occupied.

PRIORITY	ITEMS	ACTION	RESPONSIBLE	INDICATIVE COST
Immediate	F-01	Reinstate the smoke detector and restore the sounder circuit; test and retain the certificate.	Civil Defence contractor	AED 900 to 1,600
Within 30 days	F-02, F-03, F-04	Re-waterproof the guest bathroom; clean the fan-coil and flush the drain; renew wet-area seals and re-grout.	Waterproofing, HVAC, tiling	AED 5,850 to 10,600
Next cycle	F-05 to F-08	Extend RCD protection; clear the trap and replace the seized valve; adjust the wardrobe and re-bond the panel; re-pair the smart switches.	Electrician, plumber, joiner	AED 1,500 to 3,150
Total	All items			AED 8,250 to 15,350

Systems inspected

Ten of the eleven systems were inspected. The balcony soffit and parapet underside could not be safely accessed and are excluded from this record.

SYSTEM	CONDITION	NOTE
Structure	● Satisfactory	No movement or cracking in visible elements.
Damp and leaks	● Major	Active ingress at the guest bathroom (F-02).
Electrics	● Minor	Two sockets without RCD; loose faceplate (F-05).
Air conditioning	● Major	Fan-coil below threshold; fouled coil (F-03).
Fire safety	● Critical	Detector disconnected; sounder isolated (F-01).
Plumbing	● Minor	Slow drainage; seized isolation valve (F-06).
Bathrooms and wet areas	● Major	Seal and grout failure (F-04).
Fitted furniture and finishes	● Minor	Wardrobe misalignment; laminate lifting (F-07).
Doors and windows	● Satisfactory	Operate correctly; glazing intact.
Balcony and outside walls	● Not inspected	Soffit not safely accessible; excluded.
Smart home	● Minor	Two switches unresponsive; gateway unpaired (F-08).

Change since the move-in record

The move-in record for this unit is held, so each system at move-out is set against its condition at move-in. A system that was not remediated between visits cannot improve, and where a system already carried a minor defect at move-in only the deterioration since is attributable to the tenancy.

SYSTEM	AT MOVE-IN (FEB 2024)	AT MOVE-OUT (JUL 2026)	CHANGE	ATTRIBUTABLE TO TENANCY
Structure	● Satisfactory	● Satisfactory	Unchanged	No
Damp and leaks	● Minor	● Major	Deteriorated	Partly, deterioration only
Electrics	● Minor	● Minor	Unchanged	No, present at move-in
Air conditioning	● Satisfactory	● Major	Deteriorated	Yes
Fire safety	● Satisfactory	● Critical	Deteriorated	Yes
Plumbing	● Satisfactory	● Minor	Deteriorated	Yes
Bathrooms and wet areas	● Minor	● Major	Deteriorated	Partly, deterioration only
Fitted furniture and finishes	● Satisfactory	● Minor	Deteriorated	Yes
Doors and windows	● Satisfactory	● Satisfactory	Unchanged	No
Balcony and outside walls	● Satisfactory	● Not inspected	Not assessable	Not assessable
Smart home	● Minor	● Minor	Unchanged	No, present at move-in

Four of the eleven systems are unchanged since move-in and are not attributable to the tenancy: structure, electrics, doors and windows, and the smart home. Six deteriorated: damp, air conditioning, fire safety, plumbing, bathrooms, and fitted furniture. Two of those, damp and the bathrooms, already carried a minor defect at move-in, so only the deterioration since is attributable. One system, the balcony, could not be assessed at move-out and is excluded from the comparison.

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-2026-04817
HOME	Unit 1204, Meridian Court, Tower B, Jumeirah Village Circle, Dubai
INSPECTION TYPE	Move-out (end of tenancy)
INSPECTION DATE	22 July 2026
COMPARED WITH	Move-in record MYR-DXB-2024-02955
INSPECTOR	Eng. Karim Haddad, MYR-INS-0142
REVIEWED BY	Miyar Quality Assurance
ISSUED	28 July 2026
ISSUED BY	Residex Technologies FZ-LLC (in formation)

Independent verification. A third party can confirm this record at getmiyar.com/verify/MYR-DXB-2026-04817 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.