[1-bedroom flat, JVC]

[Saturday 7 November 2026] · 10:02–10:47 Dubai time

AMBER

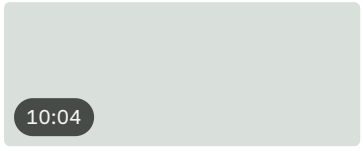
One thing to watch

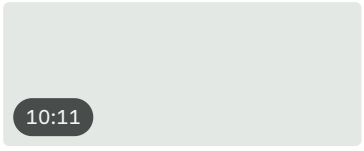
1 item to watch.

● 1 Watch

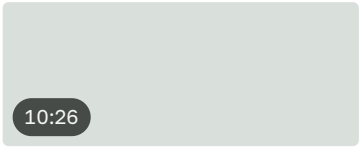
Nothing urgent. Quote inside.

AC and drain	● OK
Leaks under sinks and WC	● OK
Damp and mould	● OK
Bedroom AC drain tray	● Watch · quote attached
Since last visit	● 1 new item to watch









Sent 14:02 · 3 h 15 min after the visit

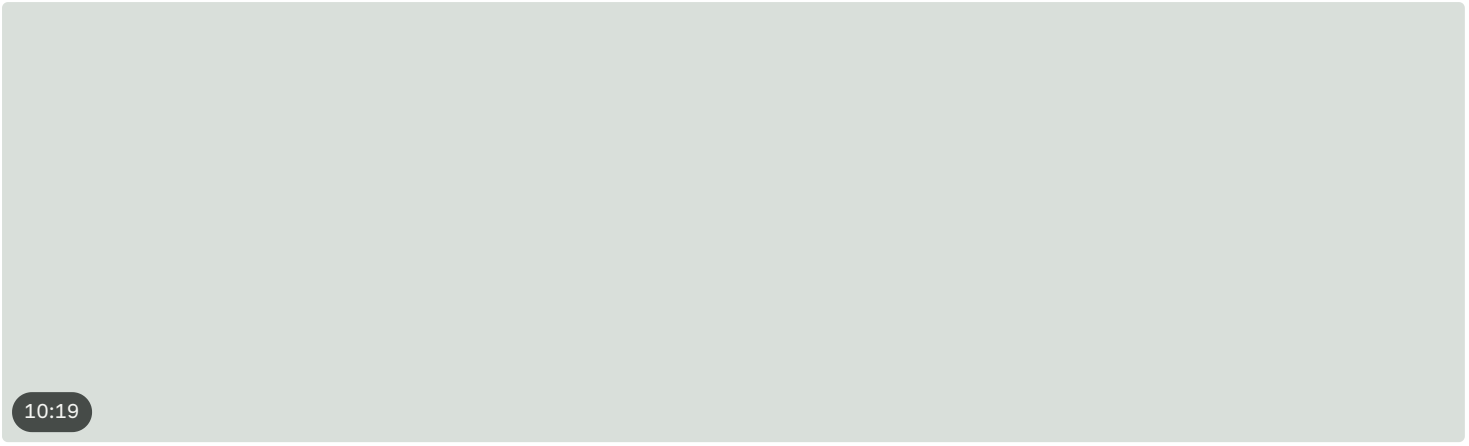
Licence [number]

Bedroom AC drain tray

Watch

Water is sitting in the tray and the drain line empties slowly.

If it blocks, water can overflow onto the ceiling below.



Clean the drain line and tray.

Quote from a licensed technician: [AED —]

> Reply “yes” on WhatsApp to approve. Nothing is done without it.

01 **AC and drain**
Runs, cools, drain tray clear · OK · bedroom drain tray: Watch

02 **Taps and pressure**
Flow, drips, pressure · OK

03 **Leaks**
Under sinks and the WC · OK

04 **Damp and mould**
Walls, wardrobes, curtains · OK

05 **Electrics**
Fuse board, sockets, lights · OK

06 **Windows and seals**
Shut, seals, condensation · OK

07 **Balcony drain**
Clear · OK

08 **Water heater**
Set as you say, no leak · OK

09 **Fridge and appliances**
Running, no smell, no leak · OK

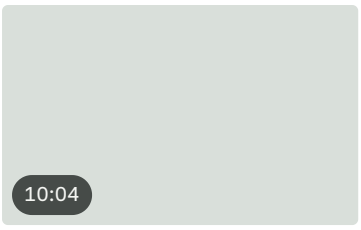
10 **Pests**
Droppings, insects · OK

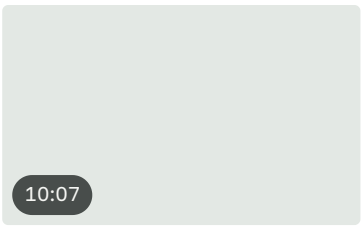
11 **DEWA meters**
Readings photographed · OK

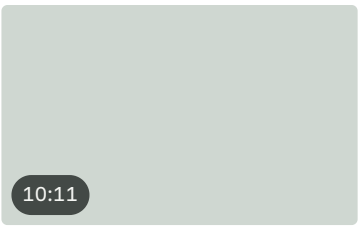
12 **Post**
Collected and photographed · OK

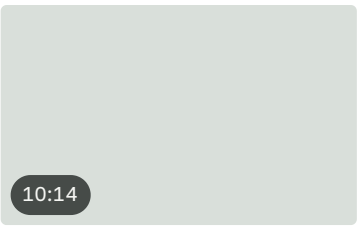
13 **Doors and locks**
No signs of entry · OK

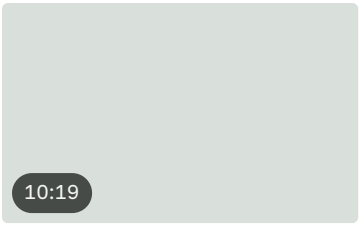
14 **Drain traps**
Refilled, so no sewer smell · OK

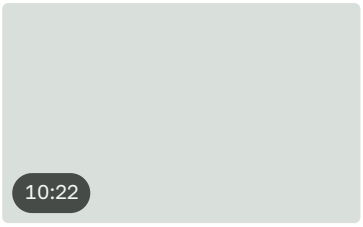


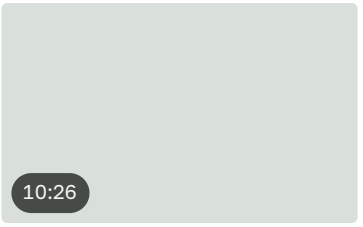


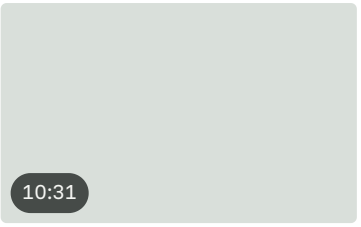












[38] photos in the full report, each stamped with the date and time.

DEWA electricity	[reading]
DEWA water	[reading]
Post	[3 items] collected and photographed



Compared with the visit on [Saturday 10 October 2026].

New since last visit	**Bedroom AC drain tray (watch)**
Watch items	**Bedroom AC drain tray — first noted on this visit**
Fixed since last visit	**None**

Key	**HZ-014 (tagged with a code, never the address)**
Collected	**09:58 from the concierge, signed**
Returned	**10:52 to the concierge, signed**
Walkthrough video	**2:04, every room in one take, sent on WhatsApp with this report**
Checked by	**Fedya · [Company LLC] · licence [number]**

Scope: a visual check on the date shown. Nothing was opened, dismantled or tested beyond switching it on. This is not a snagging survey, an engineer’s report or legal advice.