

Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

APARTMENT

136

Pass

9

Minor

5

Fail

0

N/A

Entrance & Hallways

7 pass · 1 minor · 0 fail · 0 n/a

|                                   |             |
|-----------------------------------|-------------|
| Main entrance door                | Pass        |
| • 1 photo(s) in portal            |             |
| Main door locks & keys            | Pass        |
| Doorbell / intercom               | Pass        |
| Entrance lighting                 | Minor issue |
| One hallway spotlight not working |             |
| • 2 photo(s) in portal            |             |
| Entrance flooring                 | Pass        |
| Entrance walls & ceiling          | Pass        |
| Smell test at entry               | Pass        |
| Unit number & mailbox             | Pass        |

Living & Dining Areas

8 pass · 1 minor · 0 fail · 0 n/a

|                                             |             |
|---------------------------------------------|-------------|
| Flooring                                    | Pass        |
| Walls                                       | Pass        |
| • 1 photo(s) in portal                      |             |
| Ceiling                                     | Pass        |
| • 1 photo(s) in portal                      |             |
| Windows operate                             | Pass        |
| Window glass                                | Minor issue |
| Small chip in the living-room window corner |             |
| • 2 photo(s) in portal                      |             |
| Lighting & switches                         | Pass        |
| Power outlets                               | Pass        |
| TV / internet points                        | Pass        |
| Natural light & ventilation                 | Pass        |

Kitchen

13 pass · 1 minor · 1 fail · 0 n/a

Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

APARTMENT

136

Pass

9

Minor

5

Fail

0

N/A

|                                                     |             |
|-----------------------------------------------------|-------------|
| Cabinet doors & drawers                             | Minor issue |
| Two cabinet hinges loose — doors do not close flush |             |
| • 2 photo(s) in portal                              |             |
| Cabinet interiors                                   | Pass        |
| • 1 photo(s) in portal                              |             |
| Countertops                                         | Pass        |
| Sink                                                | Pass        |
| Sink taps                                           | Pass        |
| Sink drainage                                       | Pass        |
| • 1 photo(s) in portal                              |             |
| Under-sink plumbing                                 | Pass        |
| • 1 photo(s) in portal                              |             |
| Kitchen hot water                                   | Pass        |
| Tiling & backsplash                                 | Pass        |
| Kitchen floor, walls & ceiling                      | Pass        |
| Extractor / cooker hood                             | Fail        |
| Cooker hood does not power on                       |             |
| • 2 photo(s) in portal                              |             |
| Gas provision                                       | Pass        |
| • 1 photo(s) in portal                              |             |
| Kitchen ventilation                                 | Pass        |
| Kitchen outlets & lighting                          | Pass        |
| Washing machine point                               | Pass        |

|                                    |      |
|------------------------------------|------|
| Bathrooms                          |      |
| 12 pass · 1 minor · 2 fail · 0 n/a |      |
| Toilet operation                   | Pass |
| • 1 photo(s) in portal             |      |
| Wash basin                         | Pass |
| Basin taps                         | Pass |
| Basin drainage                     | Pass |
| • 1 photo(s) in portal             |      |
| Shower / bathtub                   | Pass |

## Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

## APARTMENT

 136 Pass 9 Minor 5 Fail 0 N/A

|                                                                                                                     |             |
|---------------------------------------------------------------------------------------------------------------------|-------------|
| Shower mixer & head                                                                                                 | Pass        |
| Shower drainage<br>Slow drain in the master shower<br>• 2 photo(s) in portal                                        | Minor issue |
| Bidet spray (shattaf)<br>• 1 photo(s) in portal                                                                     | Pass        |
| Water heater<br>Guest bathroom water heater not working — no hot water at basin or shower<br>• 2 photo(s) in portal | Fail        |
| Wall tiles & grout<br>• 1 photo(s) in portal                                                                        | Pass        |
| Floor & slope                                                                                                       | Pass        |
| Sealant<br>Shower sealant mouldy and lifting — needs re-sealing<br>• 2 photo(s) in portal                           | Fail        |
| Ventilation                                                                                                         | Pass        |
| Bathroom door & privacy                                                                                             | Pass        |
| Bathroom electrics                                                                                                  | Pass        |

## Bedrooms

9 pass · 0 minor · 1 fail · 0 n/a

|                                                                                                                       |      |
|-----------------------------------------------------------------------------------------------------------------------|------|
| Flooring                                                                                                              | Pass |
| Walls<br>• 1 photo(s) in portal                                                                                       | Pass |
| Ceiling<br>• 1 photo(s) in portal                                                                                     | Pass |
| Windows operate & lock                                                                                                | Pass |
| Window dust sealing<br>Bedroom 2 window seals badly worn — dust ingress visible on the sill<br>• 2 photo(s) in portal | Fail |
| Built-in wardrobes                                                                                                    | Pass |
| Lighting & switches                                                                                                   | Pass |
| Power outlets                                                                                                         | Pass |
| AC provision                                                                                                          | Pass |

## Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

## APARTMENT

 136 Pass 9 Minor 5 Fail 0 N/A

Bedroom doors

Pass

## Doors &amp; Windows — whole property

5 pass · 0 minor · 0 fail · 0 n/a

Interior doors sweep

Pass

Handles &amp; locks sweep

Pass

Frames &amp; termite check

• 1 photo(s) in portal

Pass

Fly screens

Pass

Glass sweep

Pass

## Air Conditioning

9 pass · 1 minor · 0 fail · 0 n/a

Inventory

Pass

Power-on &amp; controls

Pass

Cooling performance

AC unit bedroom 2 — weak cooling; likely needs a gas refill

• 2 photo(s) in portal

Minor issue

Airflow &amp; modes

Pass

Noise &amp; vibration

• 1 photo(s) in portal

Pass

Condensate drainage

• 1 photo(s) in portal

Pass

Filters &amp; cleanliness

Pass

Outdoor units

• 1 photo(s) in portal

Pass

Central AC vents (villa, or apartment if fitted)

Pass

Thermostats

Pass

## Plumbing &amp; Drainage

12 pass · 0 minor · 0 fail · 0 n/a

Visible pipework

• 1 photo(s) in portal

Pass

## Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

## APARTMENT

 136 Pass 9 Minor 5 Fail 0 N/A

|                                             |      |
|---------------------------------------------|------|
| Tap sweep                                   | Pass |
| Hot water everywhere                        | Pass |
| Drain smell sweep<br>• 1 photo(s) in portal | Pass |
| Floor drains                                | Pass |
| Simultaneous drainage                       | Pass |
| Main shut-off valve                         | Pass |
| Water meter                                 | Pass |
| Water tanks<br>• 1 photo(s) in portal       | Pass |
| Water pump                                  | Pass |
| Past water damage<br>• 1 photo(s) in portal | Pass |
| External drainage                           | Pass |

## Water Pressure &amp; Supply

6 pass · 1 minor · 0 fail · 0 n/a

|                                                                                           |             |
|-------------------------------------------------------------------------------------------|-------------|
| Kitchen pressure<br>Kitchen tap — low pressure on the cold side<br>• 2 photo(s) in portal | Minor issue |
| Basin pressure sweep                                                                      | Pass        |
| Shower pressure<br>• 1 photo(s) in portal                                                 | Pass        |
| Multi-outlet test<br>• 1 photo(s) in portal                                               | Pass        |
| Hot vs cold balance                                                                       | Pass        |
| Toilet refill speed                                                                       | Pass        |
| Supply source                                                                             | Pass        |

## Electrical

12 pass · 0 minor · 1 fail · 0 n/a

|                                              |      |
|----------------------------------------------|------|
| Distribution board<br>• 1 photo(s) in portal | Pass |
|----------------------------------------------|------|

## Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

## APARTMENT

 136 Pass 9 Minor 5 Fail 0 N/A

|                                                           |      |
|-----------------------------------------------------------|------|
| Earth-leakage protection                                  | Pass |
| • 1 photo(s) in portal                                    |      |
| Switch sweep                                              | Pass |
| Light points sweep                                        | Pass |
| Outlet sweep                                              | Pass |
| Outlet condition                                          | Fail |
| Two cracked outlets in the living room — need replacement |      |
| • 2 photo(s) in portal                                    |      |
| Exposed wiring                                            | Pass |
| • 1 photo(s) in portal                                    |      |
| Earthing                                                  | Pass |
| Exhaust fans                                              | Pass |
| AC electrical provision                                   | Pass |
| Heater isolators                                          | Pass |
| External / balcony electrics                              | Pass |
| Meter & load                                              | Pass |

## Finishes — Walls, Ceilings &amp; Floors

9 pass · 2 minor · 0 fail · 0 n/a

|                                                       |             |
|-------------------------------------------------------|-------------|
| Paint overall                                         | Minor issue |
| Scuffs and marks in the hallway — repaint recommended |             |
| • 2 photo(s) in portal                                |             |
| Cracks assessment                                     | Pass        |
| • 1 photo(s) in portal                                |             |
| Damp & mould sweep                                    | Pass        |
| • 1 photo(s) in portal                                |             |
| Ceiling stains                                        | Pass        |
| • 1 photo(s) in portal                                |             |
| False ceilings                                        | Pass        |
| Tile sweep                                            | Pass        |
| Grout & joints                                        | Minor issue |
| Discoloured grout in the guest bathroom               |             |
| • 2 photo(s) in portal                                |             |
| Skirting                                              | Pass        |

Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

APARTMENT

136

Pass

9

Minor

5

Fail

0

N/A

|                         |      |
|-------------------------|------|
| Marble & sills          | Pass |
| External-wall interiors | Pass |
| Decorative elements     | Pass |

Appliances & Furnishings — if included

8 pass · 0 minor · 0 fail · 0 n/a

|                                     |      |
|-------------------------------------|------|
| Inventory<br>• 1 photo(s) in portal | Pass |
| Refrigerator                        | Pass |
| Stove / oven                        | Pass |
| Washing machine                     | Pass |
| Dishwasher                          | Pass |
| Small appliances                    | Pass |
| Furniture condition                 | Pass |
| Fixtures included                   | Pass |

Balcony, Outdoor & Parking

9 pass · 1 minor · 0 fail · 0 n/a

|                                                                                                       |             |
|-------------------------------------------------------------------------------------------------------|-------------|
| Balcony floor & drainage<br>Balcony drain partially blocked — clears slowly<br>• 2 photo(s) in portal | Minor issue |
| Balcony railing<br>• 1 photo(s) in portal                                                             | Pass        |
| Balcony door                                                                                          | Pass        |
| Facade condition                                                                                      | Pass        |
| Roof / yard                                                                                           | Pass        |
| Parking type<br>• 1 photo(s) in portal                                                                | Pass        |
| Parking count & access                                                                                | Pass        |
| Parking usability                                                                                     | Pass        |
| Storage                                                                                               | Pass        |

Property Condition Report

SAMPLE REPORT — 2BR apartment, Al Malqa, Riyadh (fictional address)

Template v1  
Report SAMPLE

Inspected: 03 August 2026

APARTMENT

136

Pass

9

Minor

5

Fail

0

N/A

External taps & lighting

Pass

Safety & Building Common Areas

9 pass · 0 minor · 0 fail · 0 n/a

|                            |      |
|----------------------------|------|
| Smoke detection            | Pass |
| • 1 photo(s) in portal     |      |
| Fire equipment             | Pass |
| Emergency egress           | Pass |
| Elevator                   | Pass |
| Stairwell & lighting       | Pass |
| Building entrance security | Pass |
| Common-area upkeep         | Pass |
| Child/window safety        | Pass |
| • 1 photo(s) in portal     |      |
| Surroundings               | Pass |

Nearby Facilities — within a 5-minute walk

8 pass · 0 minor · 0 fail · 0 n/a

|                       |      |
|-----------------------|------|
| Supermarket / grocery | Pass |
| Mosque                | Pass |
| Pharmacy / clinic     | Pass |
| Restaurants & cafés   | Pass |
| ATM / bank            | Pass |
| Gym / park            | Pass |
| School / nursery      | Pass |
| Public transport      | Pass |