

PROPERTY CONDITION REPORT

(Villa Audit for Rental Suitability)

1. General Information

Property Address: Jl. Griya Mas No.56, Tumbak Bayuh

Project Name (if any): Bubbles Complex, Villa A4

Date of Inspection: 06.08.2025

Parties Involved:

- Buyer: Oleg Kurchenko
- Inspector/Villa manager: I Made Santika (Customer Service Department, Brown Sugar)

2. Property Overview

Land Size: 78 sqm

Building Size: 95 sqm

Year of Construction: 2025

Structure Type: reinforced concrete

Finishing Materials: spray plaster

Intended Use: Rental

3. Zonal Inspection

A. Structure and Construction

- Walls: Decorative plaster with integrated waterproofing (drop technique).
- Roof: Concrete roof with new membrane waterproofing system.
- Foundation: Not visible; no structural issues reported.
- Condition and Defects: Overall in excellent condition, no visible defects.

B. Electrical System

- Main Board: Modern setup suitable for high-end villa; all systems functional.
- Cabling, Lighting & Sockets: No issues identified; all in good working condition.

C. Plumbing and Drainage

- Water Heaters & Pumps: Water heater installed on the roof; pump located in the pump room.
- Septic System: Fully operational; no issues reported.
- Pipes & Drainage: No leaks or defects identified.

D. Air Conditioning and Ventilation

- AC Units: 4 units, all operational.
- Brand: Daikin
- Ventilation: Passive roof exhaust (chimney style).

- Exhaust Fans: Not present.

E. Furniture and Appliances

- Furniture: New and in excellent condition.
- Appliances: LG refrigerator, Modena stovetop, Toshiba 50" TV, KLAZ water dispenser.
- Rental Readiness: Fully ready for rental.
- Defects: None found.

F. Pool and Garden

- Filtration System: setup: skimmer-based circulation with sand filter.
- Cleanliness: Pool clean and clear.
- Leaks: No leaks detected.
- Garden: Well-maintained.

G. Safety and Access

- Gates: No external gate installed.
- Locks: Main entrance and interior door locks fully functional.
- CCTV: Not installed.
- Alarm System: Not present.

4. Conclusion

Overall Suitability for Short/Medium-Term Rental:

- Ready for rental use

The villa is in excellent overall condition, newly built, with fully functional systems and no visible defects. Ready for immediate rental or occupancy.

5. Signatures



Inspector/Villa manager: I Made Santika (Customer Service Department, Brown Sugar)

06.08.2025