

FlatWitness

Flat condition report

Move-out record

Property	Sample flat, 2BR, Dubai Marina
Report type	Move-out
Footage captured	03 Oct 2026 11:41 to 11:46 (GST / camera time)
Report ID	FW-SAMPLE-0001
Report generated	09 Oct 2026 04:46 GST
Source files	5 (1 video, 4 photo)
Rooms covered	3: Living Room, Bathroom, Bedroom
Stills	8 shown, selected from 12 reviewed
Items noted	5 (4 major, 1 moderate, 0 minor)

Generated from the tenant's own footage. A factual record, not legal advice, not a valuation.

Every still carries a burned-in label: frame ID, source file, position in the video (mm:ss) and the capture time read from the file metadata. The original files are listed with their SHA-256 fingerprints on the last page, so anyone can check the stills came from the unedited originals.

Summary by room

Room	Stills shown	Major	Moderate	Minor	Total items
Living Room	3	1	0	0	1
Bathroom	2	1	1	0	2
Bedroom	2	2	0	0	2
Total	7	4	1	0	5

Meters and keys

Item	Reading / count from footage	Still	Confirm by hand
Electricity meter	74590	F009	
Water meter (DEWA)	not visible in footage	-	
Keys / access cards	not visible in footage	-	

Fill in the last column by hand at handover. For DEWA, a close photo of each meter showing its number and the reading is the usual reference; send one in and we add it.

Living Room

D03 MAJOR paint peeling, center wall area: large patch of detached paint and surface render exposing base layer

DEFECT EVIDENCE



F011 03 Oct 2026 11:45:24 (camera time)
D03 MAJOR paint peeling

GENERAL VIEWS



F001 03 Oct 2026 11:41:12 GST

Living Room (continued)



F003 03 Oct 2026 11:41:16 GST

Bathroom

D04 MAJOR crack, across tiled floor: widespread cracking through multiple floor tiles

D05 MODERATE chipped tile, floor tile surfaces and edges: multiple chipped and fractured tile corners

DEFECT EVIDENCE



F012 03 Oct 2026 11:46:31 (camera time)

D04 MAJOR crack

D05 MODERATE chipped tile

Bathroom (continued)

GENERAL VIEWS



F005 03 Oct 2026 11:41:28 GST

Bedroom

D01 MAJOR mould, upper wall surface: extensive dark mould growth covering upper wall

D02 MAJOR paint peeling, across entire wall: severe paint deterioration and peeling

DEFECT EVIDENCE



F010 03 Oct 2026 11:44:17 (camera time)

D01 MAJOR mould

D02 MAJOR paint peeling

Bedroom (continued)

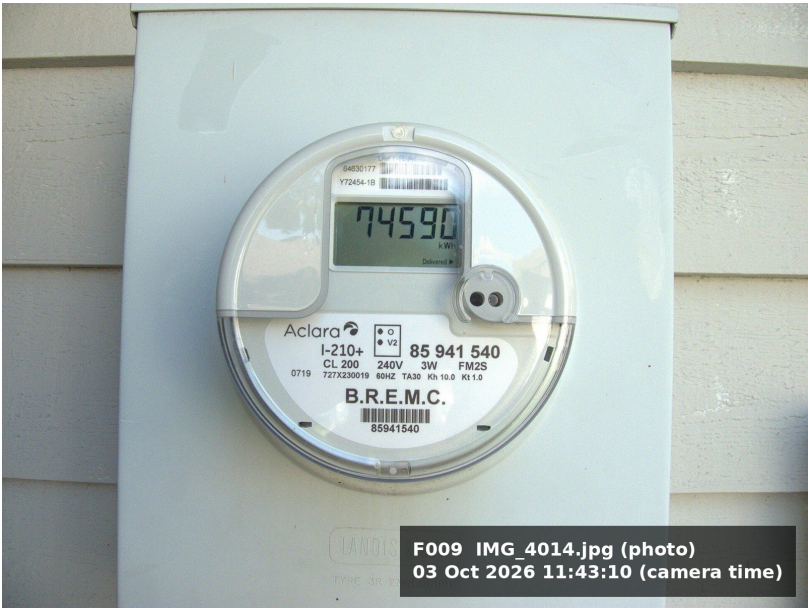
GENERAL VIEWS



F008 03 Oct 2026 11:41:37 GST

Meters and keys

VIEWS



F009 03 Oct 2026 11:43:10 (camera time)

Defect index

ID	Room	Severity	Item	Where	Stills
D01	Bedroom	MAJOR	mould: extensive dark mould growth covering upper wall	upper wall surface	F010
D02	Bedroom	MAJOR	paint peeling: severe paint deterioration and peeling	across entire wall	F010
D03	Living Room	MAJOR	paint peeling: large patch of detached paint and surface render exposing base layer	center wall area	F011
D04	Bathroom	MAJOR	crack: widespread cracking through multiple floor tiles	across tiled floor	F012
D05	Bathroom	MODERATE	chipped tile: multiple chipped and fractured tile corners	floor tile surfaces and edges	F012

Severity is a plain visual grade: minor = light surface marks, moderate = visible damage likely to need repair, major = clear damage or a fault. It is not a cost estimate.

How to use this report

- Email the PDF to your landlord or agent the same day you receive it, and keep their reply.
- Keep the original video and photo files unedited. The fingerprints below let anyone check them.
- At move-in, ask the landlord or agent to note anything they disagree with in writing.
- At move-out, a second report in the same format lets both sides compare each room side by side.
- If something is missing from the footage, film it and send it in for an updated report.

Generated from the tenant's own footage. A factual record, not legal advice, not a valuation. Only what is visible in the footage provided is covered; hidden faults and anything off camera are not.

Source files

File	Type	Length	Captured (file metadata)	SHA-256 fingerprint
IMG_4012.mp4	video	00:27	03 Oct 2026 11:41:12 GST	8858e5d877e227435a8caa1cbd1cad7f509cb517f36d29780877aa1ad3399e26
IMG_4014.jpg	photo	-	03 Oct 2026 11:43:10 (camera time)	7c8d673039a448fee389c42c32d27fdf86b145001855861ac5b6d87c57e5f5b4
IMG_4015_bedroom.jpg	photo	-	03 Oct 2026 11:44:17 (camera time)	642c4265ea337f8d608dd96ea69724a46584ff331a651b5aeb17c059e34f8f8d
IMG_4016_living.jpg	photo	-	03 Oct 2026 11:45:24 (camera time)	2633e8ebc52e4c15536815a672eed3c32ad588ba30c6f3137b261f90b955ae20
IMG_4017_bathroom.jpg	photo	-	03 Oct 2026 11:46:31 (camera time)	86136b26bd2e81e8269906571ddd5250cd2b00f8341d686285bad56d22585aee

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