

ALPHA RESIDENTIAL

Private Residential Property Concierge

QUARTERLY PROPERTY CONDITION REPORT — Q2 2026

SAMPLE REPORT — FOR ILLUSTRATION PURPOSES ONLY — PROPERTY DETAILS ARE FICTITIOUS

Property Details

Property Reference:	AR-2026-SC-001
Address:	[REDACTED] Singapore (Anonymised)
Property Type:	4-Storey Terrace with Basement Private Residential
Floor Area:	4,500 sqft 4 Bedrooms 6 Bathrooms
Special Facilities:	Private Swimming Pool Landscaped Garden Basement Garage
Client Reference:	Anonymised — Sample Report
Report Period:	1 April 2026 — 30 June 2026
Inspection Date:	14 June 2026
Prepared By:	Alpha Residential Inspection & Reporting Team

OVERALL PROPERTY STATUS: SATISFACTORY

2 items flagged for monitoring | 0 urgent actions required

Contents

- 1. Executive Summary & Overall Status
- 2. Property Overview
- 3. Room-by-Room Inspection
- 4. Services Carried Out This Quarter
- 5. Vendor Work Log
- 6. Items to Monitor
- 7. Scheduled Services — Next Quarter
- 8. Inspector's Notes & Recommendations

1. Executive Summary & Overall Status

This report documents the findings of the Q2 2026 quarterly inspection carried out at the above property on 14 June 2026. All areas of the property were inspected. Services scheduled for this quarter were completed by approved vendors. The property is presented in good overall condition and is being maintained to the required standard.

Area	Status	Notes
Exterior & Façade	Satisfactory	Clean and well maintained
Roof & Gutters	Satisfactory	No signs of water ingress or damage
Basement & Garage	Satisfactory	Dry, clean, lights operational
Level 1 — Living	Satisfactory	Good condition throughout
Level 2 — Bedrooms	Satisfactory	All rooms in order
Level 3 — Bedrooms	Monitor	Minor hairline crack noted at wall junction — to monitor
Level 4 — Master	Satisfactory	Excellent condition
Swimming Pool	Satisfactory	Water quality within parameters, equipment operational
Garden & Landscaping	Monitor	Irrigation timer requires recalibration — scheduled
Air-Conditioning	Satisfactory	All units serviced, filters replaced
Electrical	Satisfactory	All points checked, no faults detected
Plumbing	Satisfactory	No leaks, water pressure normal
Pest Control	Satisfactory	Quarterly treatment completed, no activity detected

2. Property Overview

Property Reference	AR-2026-SC-001
Address	[REDACTED] Singapore (Anonymised)
Property Type	4-Storey Terrace with Basement Private Landed Residential
Floor Area	Approximately 4,500 sqft
Configuration	4 Bedrooms 6 Bathrooms Living / Dining Kitchen Utility
Levels	Basement (Garage & Storage) Level 1 (Living, Dining, Kitchen) Level 2 (Bedrooms 3 & 4) Level 3 (Bedroom 2, Study) Level 4 (Master Suite)
Special Facilities	Private Swimming Pool Landscaped Garden Automated Gate Smart Home System Basement Garage (2 cars)
Management Tier	Signature Concierge
Managing Agent	Alpha Residential
Report Period	Q2 2026 — 1 April to 30 June 2026
Inspection Date	14 June 2026
Inspector	Alpha Residential — Inspection & Reporting Team
Weather on Day	Partly cloudy, no precipitation — exterior surfaces dry and assessable

The property is a premium private terrace located within the [REDACTED] enclave. It has been under Alpha Residential management and has been consistently maintained to a high standard. All vendor relationships are established and services are being delivered on schedule. The property is tenanted and the occupants have been cooperative during the inspection.

3. Room-by-Room Inspection

All accessible areas of the property were inspected. Photographic records are maintained in the Alpha Residential property file. Status ratings: **Satisfactory** — no action required | **Monitor** — to observe next quarter | **Action Required** — attention needed.

Area / Room	Level	Condition Summary	Inspector's Notes	Status
Basement — Garage & Storage	Basement	Clean and dry throughout	No water seepage detected. Lighting operational. Storage area tidy. Roller door mechanism smooth.	Satisfactory
Main Entrance & Foyer	Level 1	Good condition	Flooring clean and intact. Feature wall in good order. Door hardware functioning.	Satisfactory
Living Room	Level 1	Good condition	Furniture and fixtures in order. Air-conditioning unit clean. Flooring no scratches.	Satisfactory
Dining Room	Level 1	Good condition	Ceiling light functional. No staining on walls or ceiling. Sliding door to garden operates correctly.	Satisfactory
Kitchen	Level 1	Good condition	All appliances operational. No plumbing leaks under sink. Exhaust hood clean. Cabinet hinges intact.	Satisfactory
Utility / Yard	Level 1	Good condition	Washing point clean. Drainage clear. No pest activity observed.	Satisfactory
Bedroom 3	Level 2	Good condition	Wardrobe doors aligned. Air-conditioning unit serviced this quarter. Windows seal intact.	Satisfactory
Bedroom 4	Level 2	Good condition	En suite bathroom — grout lines clean, no mould. Shower pressure normal.	Satisfactory
Bedroom 2	Level 3	Good condition	Flooring intact. Curtain track operating smoothly. Balcony door seal sound.	Satisfactory
Study / Home Office	Level 3	Minor item noted	Hairline crack at wall-ceiling junction (non-structural cosmetic). To monitor over next quarter before remediation.	Monitor
Master Bedroom Suite	Level 4	Excellent condition	Spacious and well maintained. Feature joinery intact. Balcony floor tiles clean and no chips.	Satisfactory
Master Bathroom	Level 4	Excellent condition	All sanitary fittings operational. Vanity in good order. Shower enclosure glass clean and sealed.	Satisfactory
Swimming Pool & Deck	External	Good condition	Water clarity excellent. Chemical levels within safe parameters. Pool pump and filtration operational. Deck tiles intact.	Satisfactory

Garden & Landscaping	External	Good — minor item noted	Lawn healthy. Hedging trimmed. Irrigation timer requires recalibration — scheduled for July service visit.	Monitor
Roof & Roof Terrace	Roof	Good condition	No visible damage or cracking. Gutters clear of debris. Waterproofing membrane appears intact.	Satisfactory
Exterior Façade	All	Clean and well maintained	Paintwork in good condition. No cracks, spalling or water staining observed on external walls.	Satisfactory

4. Services Carried Out This Quarter

The following scheduled maintenance services were completed during Q2 2026. All works were carried out by Alpha Residential's approved vendor panel.

Service	Frequency	Date Completed	Vendor	Outcome
Air-Conditioning — Chemical Wash (All Units)	Bi-annual	8 Apr 2026	CoolAir Services Pte Ltd	Completed. All 6 units serviced. Filters replaced. Gas levels checked.
Air-Conditioning — Routine Servicing	Quarterly	8 Apr 2026	CoolAir Services Pte Ltd	Completed. Units operating at optimal efficiency.
Swimming Pool — Weekly Servicing	Weekly	Ongoing	AquaClear Pool Services	Ongoing. Water quality logs maintained. Chemical dosing on schedule.
Swimming Pool — Equipment Check	Monthly	5 May 2026	AquaClear Pool Services	Pump, filter, and heater operational. No faults detected.
Landscaping & Garden Maintenance	Monthly	Ongoing	GreenScape Landscapes	Ongoing. Lawn mowing, hedge trimming, and weeding maintained monthly.
Irrigation System Check	Quarterly	14 Jun 2026	GreenScape Landscapes	Timer fault identified. Recalibration scheduled for July visit.
Pest Control — General Treatment	Quarterly	2 May 2026	ShieldPest Solutions	Completed. Interior and exterior treatment. No active infestation detected.
Pest Control — Termite Inspection	Annual	2 May 2026	ShieldPest Solutions	Completed. No termite activity detected. Next inspection due Q2 2027.
Electrical — Point & Switchboard Check	Annual	18 Apr 2026	PowerCheck Electrical	All points tested. MCB and RCCB operating correctly. No faults.

Plumbing — Routine Inspection	Annual	18 Apr 2026	FlowRight Plumbing	All outlets inspected. No leaks. Water pressure within normal range.
Smart Home System — System Check	Quarterly	14 Jun 2026	Alpha Residential (in-house)	All automation zones tested. AV, lighting and climate control operational.
Automated Gate — Mechanism Service	Bi-annual	22 Apr 2026	SecureGate Singapore	Gate motor lubricated. Safety sensors tested and operational.
Smoke Detectors & Fire Safety Check	Annual	18 Apr 2026	PowerCheck Electrical	All detectors tested. Batteries replaced. Extinguisher inspected — within date.
Exterior Façade & Common Surface Cleaning	Bi-annual	29 Apr 2026	BrightSurface Cleaning	Driveway, external walls, and roof terrace cleaned and in good condition.

5. Vendor Work Log

The following table records all vendor visits and works completed at the property during Q2 2026, including reactive maintenance in addition to scheduled services.

Date	Work Order Ref	Vendor	Description	Cost (SGD)	Status
8 Apr	WO-2026-041	CoolAir Services	Air-con chemical wash + servicing — all 6 units	420.00	Completed
18 Apr	WO-2026-044	PowerCheck Electrical	Annual electrical point & switchboard inspection	180.00	Completed
18 Apr	WO-2026-045	FlowRight Plumbing	Annual plumbing inspection — full property	150.00	Completed
18 Apr	WO-2026-046	PowerCheck Electrical	Annual smoke detector test & battery replacement	80.00	Completed
22 Apr	WO-2026-047	SecureGate Singapore	Automated gate bi-annual service & sensor test	120.00	Completed
24 Apr	WO-2026-048	FlowRight Plumbing	Reactive: Master bathroom mixer tap — washer replaced	95.00	Completed
29 Apr	WO-2026-050	BrightSurface Cleaning	Exterior façade, driveway & roof terrace clean	280.00	Completed
2 May	WO-2026-052	ShieldPest Solutions	Quarterly pest control + annual termite inspection	220.00	Completed
5 May	WO-2026-053	AquaClear Pool Services	Monthly pool equipment check	60.00	Completed
12 May	WO-2026-055	GreenScape Landscapes	Monthly landscaping — lawn, hedging, weeding	180.00	Completed
10 Jun	WO-2026-061	GreenScape Landscapes	Monthly landscaping	180.00	Completed
14 Jun	WO-2026-063	Alpha Residential	Quarterly property inspection + smart home check	—	Completed
14 Jun	WO-2026-064	GreenScape Landscapes	Irrigation timer fault identified — recalibration	TBC	Scheduled Jul

* Costs shown are for illustration purposes. All works are billed separately to the client at cost. The Monthly Retainer covers management and coordination only.

6. Items to Monitor

The following items were identified during this quarter's inspection and require monitoring. No urgent action is required at this time. Alpha Residential will assess each item at the Q3 2026 inspection and advise accordingly.

Ref	Location	Observation	Risk Level	Recommended Action	Review Date
M-001	Level 3 — Study	Hairline crack at wall-ceiling junction. Assessed as cosmetic — no structural concern at this stage.	Low	Monitor for widening or propagation. If unchanged at Q3 inspection, recommend cosmetic touch-up only.	Q3 2026 Inspection
M-002	Garden — Irrigation	Automated irrigation timer not operating to schedule. Plants receiving water but timing is irregular.	Low	GreenScape Landscapes to recalibrate timer at July visit (Work Order raised).	July 2026 Visit

7. Scheduled Services — Next Quarter (Q3 2026)

The following services are scheduled for Q3 2026 (July — September 2026).

Service	Scheduled Month	Vendor	Notes
Air-Conditioning — Routine Servicing (All Units)	July 2026	CoolAir Services Pte Ltd	Quarterly service
Swimming Pool — Weekly Servicing	Ongoing	AquaClear Pool Services	Continues weekly
Swimming Pool — Monthly Equipment Check	Jul, Aug, Sep	AquaClear Pool Services	Monthly
Irrigation System Recalibration	July 2026	GreenScape Landscapes	Resolves M-002
Landscaping & Garden Maintenance	Jul, Aug, Sep	GreenScape Landscapes	Monthly
Pest Control — Quarterly Treatment	August 2026	ShieldPest Solutions	Quarterly
Smart Home System Check	September 2026	Alpha Residential	Quarterly
Quarterly Property Inspection & Report	September 2026	Alpha Residential	Q3 2026 Report
Study Wall Crack — Monitor & Assess	September 2026	Alpha Residential	Re-assess M-001

8. Inspector's Notes & Recommendations

The property at 12 Cove Way is in a well-maintained condition and reflects the standard expected of a Signature Concierge property. The current vendor schedule is working effectively and all services are being delivered on time and to the required standard.

Two items have been flagged for monitoring this quarter — both are low-risk and being actively managed. The irrigation timer fault has a work order in place and will be resolved in July. The hairline crack in the Level 3 study is a common occurrence in properties of this age and construction type and will be reassessed at the Q3 inspection.

Overall, the property is performing well under the current management framework. The tenant appears to be maintaining the interior to a good standard. No tenancy-related maintenance concerns were raised during this inspection.

Report prepared by:	Acknowledged by (Client):
Alpha Residential Inspection & Reporting Team Date: 14 June 2026	Name: _____ Signature: _____ Date: _____

This report has been prepared by Alpha Residential in its capacity as appointed managing agent for the property. All findings are based on a visual inspection conducted on the date stated. Alpha Residential does not warrant against latent or concealed defects not visible at the time of inspection. This document is confidential and prepared solely for the use of the named client.

SAMPLE REPORT — All property details, vendor names, costs, and findings in this document are fictitious and produced for illustrative purposes only. This document does not represent any actual property or client.

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