





Why

Property Inspection?

Property investment comes with huge gains and also huge risks. One way to ensure a successful property transaction is to get a clear understanding of the true condition of a property. That's exactly what Star Property Inspection does for you.

Our Star team will study, analyze and report on the physical condition of your property and make professional recommendations for repairs, replacements, upgrades and anticipated issues that may result in financial risk or liability to you.

Be it high-rise commercial towers or deeply cherished homes, Star Property Inspection will conduct in-depth investigations and provide you with detailed, extensive reports that will help secure your investment and peace of mind.

So whether you are a home owner, potential investor, financier, developer, owner association member, real estate company, insurance agent or property manager, Star Property Inspection will ensure that your property is managed and maintained for maximum return on your investment.

Around the world, Property Inspection is referred to by different names including: Building Audit, Building Survey, Due Diligence, Building Inspection, Physical Needs Assessment etc. No matter what you call it, Star Property Inspection spells professionalism and trust in all languages.

The Star Advantage

Here are a few reasons why Star Property Inspection is a leading independent third party property inspection company and one you can trust to provide an impartial and professional report:

A RERA licensed and approved company (License No. 736359)

- A team of internationally qualified, accredited and experienced engineers
- 15 + years of experience in the property inspection industry and over 30 years experience in the construction and real estate industry
- Over 600 property inspections completed in the USA where a strict adherence to codes and quality is a norm
- Worked with top US real estate investment companies including JP Morgan, Morgan Stanley, John Lang La Salle, Westfield Properties, Black Stone etc
- Satisfied international and local customers
- Hands on experience in all kinds of developments from exclusive residential communities to large-scale commercial facilities



Property Inspection

Scope

Star Property Inspections shall be conducted in accordance with the RERA requirements, local Municipality Building Code requirements, the UAE Fire and Life Safety Code of practice and other generally accepted industry and engineering standards. The scope of work in general property inspections includes following:

Document Review and Interviews

Star Property Inspection shall interview property management personnel and review available records and documents related to the property's technical quality, health and safety, management, sustainability and documentation.

Walk-Through Survey

The report shall be based on observations made during the property walk-through and include areas such as exterior surfaces and open spaces, accessible areas of the roof, representative units, equipment rooms, building facade and common areas.

Research and Evaluation

The Star team will further conduct research on the property. This includes checking to see if all the building systems comply with existing regulations and also evaluating the condition of each system with a view to recommending repair, renovation or future replacement of the same.

The Report

Finally we will write the Report. This Report will outline all of components of the property and their condition, with a thorough analysis and recommendations for repairs and replacements.

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Technical Quality

- Substructure,
- Superstructure & building shell,
- Building interiors
- Building services (HVAC, Electrical, Plumbing, Electrical, Elevators)
- Equipment & furnishings
- External works & landscaping
- Special construction
- Infrastructure

Management

- Financial competence
- Asset management
- Maintenance, repairs & remodeling
- Administration & management systems
- Communication & transparency
- Owner & occupier responsibilities
- Legal & statutory compliance

Documentation

- Design & construction documents
- Completion & handover documents
- Maintenance documents
- Statutory documents
- Document & information management
- Management documents

Health & Safety

- Fire safety & prevention systems
- Hazardous materials
- First aid
- Electrical equipment
- Furniture & storage
- Floor surfaces
- Workplace & display screen equipment
- Washrooms & kitchens
- Outdoor areas
- General areas

Sustainability

- Sustainability management
- Indoor environmental quality
- Energy
- Transport
- Accessibility
- Water
- Materials
- Land use & ecology
- Emissions
- Waste
- Innovation

Reserve Fund Analysis

- Physical Analysis
- Financial Analysis
- Reserve Funding Plan



The Star Team

The Star Property Inspection team consists of internationally qualified, accredited and experienced professionals. Our team boasts of extensive experience in the American market where a strict adherence to codes and quality is a norm. We intend to inspire the same degree of confidence in our Middle East clients.

JAMES ALLEN GANTT

Heading Star Property Inspection in the Middle East is Allen Gantt. Allen has more than 17 years of experience living and working around the world - focused on construction, entrepreneurial ventures and implementation of best practice methodologies across a range of industries. Prior to joining Star Property Inspection, Allen founded, operated and sold an international construction company that built commercial and residential properties in USA, Africa, Asia, and the Middle East. Allen's passion with property inspection is rooted in his firsthand experience of construction expectations and property maintenance. He believes that transparency is pivotal to raise the level of credibility of the construction and maintenance industry in this region and that Star Property Inspection is best poised to provide that transparency. Allen's experience in the global real estate industry coupled with years of providing international consultancy services to property investors ensures a clear vision for Star Property Inspection – to be recognized as the region's leading independent third party professionals whose assessment you can completely trust and rely on to make sound business decisions.

HOCINE REMRAM

With over 30 years' experience and individually having conducted over 600 Property Inspections in the United States, Hocine is one of the pioneers of property inspection. He has led teams in inspecting all kinds of developments from exclusive residential communities to large-scale commercial facilities; and has also worked alongside Charles McClain, author of Property Condition Assessment Handbook, one of the foremost books on Property Inspection. Hocine was employed by the biggest American property inspection

companies such as EMG, BE, Building Analytics, Marx Okubo and Property Condition Assessments LLC; his in depth experience is matched by his outstanding qualifications. He holds a Master's degree in Mechanical Engineering from Illinois Institute of Technology in Chicago, USA, a Certificate of Engineering from UC Berkeley and Management Certifications from the American Management Association. Hocine is a licensed Professional Engineer in the State of California, USA and a Certified Energy Manager (CEM).

MAHER RAFFEY

Maher has more than 25 years of experience in Construction Management and Facilities Operation with a background in mechanical engineering and management. Prior to joining Star Property Inspection, Maher co-founded a consulting engineering and project management firm with offices in Dubai, Abu Dhabi and Lebanon. He also held the positions of director of sustainability and facilities management at a major International project and construction management (PM/CM) firm. Prior to that, he held a regional managerial role working for a Fortune 500 firm that manufactures air conditioning products and provides energy management for buildings. Focusing on Life Cycle Cost with a keen interest in air conditioning design, energy consumption, and indoor air quality, Maher has a proven track record in successfully employing best of breed practices that improve efficiencies in buildings, reducing operating costs and improving reliability as a result. Maher graduated with an MSc in Engineering from Stanford University and a BSc in Engineering from Syracuse University.

MUHAMMAD RAHMAN

Muhammad drives business development for Star Property Inspection. He has considerable years of professional experience in sales, marketing and corporate communication. He worked with FTSE 100 listed Energy Producer and distributor in London for several years. Later he joined with one of the largest financial organization based in Canary Wharf, London, where he worked for seven years. Prior to joining Star Team Muhammad worked for a top tire property developer in Dubai. He has led highly successful sales teams across the globe and has managed to close around AED180 million (US\$52 million) of business in one year at some point in the course of his successful career. Muhammad's passion for excellence and business expansion through ideating and implementing market development initiatives and effective teamwork. He holds a MA Degree from Middlesex University London and MBA from London South Bank University.

PRIYA PINTO

Priya looks after branding for Star Property Inspection. She has over fifteen years' marketing experience working with leading multinational companies across several industries. She counts her creative streak as her strongest asset and has used that to her advantage in developing winning marketing and advertising strategies for her clients in India and the Middle East. When she is not focused on building the brand, Priya enjoys writing and filmmaking and has won several awards for the same including BBC's Global Amateur Filmmaker award. Priya completed her Bachelors in Commerce and Masters in Marketing Management from Mumbai University with distinction.

SHAFIQ ANSARI

Shafiq has over 20 years of experience navigating the fluid and complex regulatory environment for Star Property Inspection. He liaises with government departments and takes care of all Human Resource activities including payroll processing and documentation. Prior to joining Star, Shafiq worked in HR /Administration and Public Relations in reputed companies such as Dow Jones Market, Cupola and Recon International. He ensured that all ministerial work for the companies was managed in a timely and efficient manner. Shafiq attained his Human Resource Management Diploma in the UAE and Bachelor of Commerce Degree from India.

EDWARD DOROMAL

Edward brings several years of experience in the inspection industry after having worked for City Engineers Office in the Philippines and a number of multi-national inspection companies thereafter. During his time with these prestigious organizations, Edward was entrusted with handover, resale, solution investigations and building condition audit for villas, apartments and high-rise buildings. He is a certified InterNACHI property inspector. Edward is a creative, hard-working and diligent learner who holds a Bachelor of Science in Civil Engineering. His dependability and passion for excellence has led him to be one of the best inspectors not only at Star Property Inspection but in the industry as a whole particularly in the Middle East region.

MOHAMED AKBAR SHERIF

Akbar is an ambitious, self-driven individual who obtained his Bachelor of Engineering in Electrical and Electronics degree from Anna University, India. Prior to joining Star Property Inspection, Akbar worked for several facilities management firms as a Facilities Engineer where he was primarily responsible for, amongst others, conducting building conditional survey and generating snag reports, property asset performance monitoring and enhancement, preventative and reactive maintenance, and managing statutory requirements and subcontractors. Akbar is now further developing his skill set as an inspector at Star Property Inspection.

SHUJAUDDIN HASAN

Shuja is one of the inspectors at Star Property Inspection, holding a Bachelor of Technology in Civil Engineering degree which he attained from India. Prior to joining Star, Shuja worked as a Civil Engineer for prominent construction companies in a globally competitive environment. He is a hard-working and self-motivated young man whose passion for the industry causes him to strive for perfection on every assignment.

TENDAI MAKUWAZA

Tendai is a vibrant and determined young lady who holds a Bachelor of Commerce degree (Accounting and Finance major) from Curtin University, Australia and PRINCE2 Certification in project management. Prior to joining the team, she was employed by a prestigious energy and infrastructure development firm where she acquired extensive experience in project management after having been involved in some of Zimbabwe's largest power expansion projects. Her current role as Administrative Assistant matches well with her unwavering desire for order and excellence. She is presently responsible for, amongst others, providing administrative support to the Directors in the various disciplines, coordinating in-house activities, providing administrative support to the Inspectors and the Sales Teams.

Building Inspections

Building Inspection / Audit

Now a mandatory requirement of RERA, the purpose of the Building Inspect or Building Audit (BA) is to assess the condition of a property, to identify construction defects, building and fire code violations, physical deficiencies and deferred maintenance issues, and to provide an objective, independent and professional opinion of the potential repair and replacement costs associated with the subject property.

The BA shall be conducted in accordance with the RERA requirements, local Municipality Building Code requirements, the UAE Fire and Life Safety Code of practice, and the American Society for Testing and Materials (ASTM) Standards.

In anticipation of the upcoming new RERA standards for residential and commercial properties in Dubai, our BA shall also provide an observation and summary of the type, condition, adequacy and maintenance of the property's following items: Technical Quality, Health & Safety, Management, Sustainability and Documentation.

With the inclusion of these items, Star's building audit is set to be the most comprehensive in the industry ensuring that your building report not only meets mandatory RERA requirements to obtain your service charge budget approvals but also provides you with detailed information to enhance the value of your investment.

Reserve Fund Study (RFS)

A reserve fund study is a planning tool designed to help a Owner's Association board to anticipate, and prepare for the property's major repair and replacement projects over the long term. The Reserve Fund Study consists of two parts: the Physical Analysis and the Financial Analysis.

The Physical Analysis provides information about the physical status and replacement costs of the building components that the Association is responsible for maintaining.

The Financial Analysis provides financial details on the Association's reserve income and expenses, the current Reserve Fund strength and recommendations for an appropriate Reserve Funding Plan. The RFS is now a mandatory and shall be conducted in accordance with the RERA requirements and local and international industry standards.



Building Handover Inspection

Star Property Inspection conducts pre-handover inspections to assist property owners in determining if they are truly getting what they have paid for. Our expert team are trained and experienced in identifying faults that can be costly to repair once the developer warranty has expired.

Energy & Water Audit

An energy & water audit is a survey and analysis of energy and water systems and their consumption in a building, to reduce the energy consumption while maintaining or improving human comfort, health and safety levels.

Sustainability Audit

Star's expertise in Sustainability services will enable you to go green without spending a lot of green! Benefits include improved stewardship of resources, healthy environments, minimum impact on the natural world and reducing costs. Our Sustainability audit is based on LEED, Estidama and Dubai Green Building regulations.

Further services we specialize in:

- Mortgagees & Structured Finance
- Equity/Acquisition/Due Diligence
- Insurance Replacement Cost
- Seller Disclosure
- Net Lease Existing Condition
- Facility Condition Assessment
- Building Measurement
- Construction Risk Management
- Commissioning



Home Inspections

Informed Investor's Inspection

This is our most comprehensive home inspection and will help you as an investor to make an informed decision when buying your home. In addition to the property price, an Informed Investor's Inspection will alert investors to what further expenditure needs to be planned for an immediate and future basis. This can be used as a negotiating tool or to even reconsider the investment if necessary.

Satisfied Seller's Inspection

This inspection will help you sell your home more quickly, easily and at a price that you will be more than satisfied with. Our report will alert you to immediate issues that if attended to can increase the value of the property. On request, we can return for a re-inspection and issue a good condition report which will go a long way in getting you a fair market price and avoid any last minute negotiations based on buyer discoveries.

Thinking Tenant's Inspection

As a tenant finding the right home is hard enough and you don't want to deal with any unforeseen problems after signing the lease. This inspection will alert you to any problem upfront and you can decide whether the repairs fit in your budget, or use it to negotiate your rent or to get the landlord to attend to it before you move in.

New Home Inspection

While a new home should come with no problems, often in this region this is not the case. Not only will this inspection help you protect your investment it will also alert you to issues that you can get the developer to attend to under warranty and before even taking possession.

Landlord / Homeowner's Inspection

As a homeowner whether you choose to lease your property or occupy it yourself, maintenance on the same can be a major problem. This inspection will alert you to the immediate maintenance issues that you should deal with to avoid future expensive emergencies and will also help you plan for normal wear and tear depreciation. This will ensure your investment is well taken care of and in the case of leasing, will ensure it does not stay on the market for long.

Technical / Specialty Inspection

When a visual inspection by a generalist isn't enough, we use a team approach with specialist to perform in-depth investigations.

Our specialty inspections packages include:

- Mold and Moisture screening
- Thermal Scan
- Pool and Spa inspections
- Sewer drain inspections
- Environmental Assessment



Benefits Property Inspection

Who benefits from Star Property Inspection

Whether you are a home owner, potential real estate investor, financier, developer, owner association member, insurance agent or property manager, you will benefit from a Property Inspection as it ensures that your property is managed and maintained for maximum return on your investment.

Investor

If you decide to invest in property in the UAE, you need to ensure you are truly getting your money's worth. While this investment could make you plenty, it is important that you can spot and avoid shoddy construction work, the usage of cheap building material, structural defects and substandard maintenance. With Star Property Inspection, all you have to do is find that dream home and our consultants will provide you with all the information on immediate and future maintenance on the property, which will help you negotiate a fair price or even reconsider the investment if necessary.

Owner Association

The introduction of the Strata Law in Dubai to protect home owners by raising standards of construction has left a significant responsibility to Owner Associations who bears the onus of managing the property after taking over from the Developer. To assist Owner Associations in maintaining their properties, RERA has laid down a list of requirements to be fulfilled to obtain Service Charge Budget Approval. On this list are mandatory Building Inspections and Reserve Fund Studies. Star's professional reports will help the Owner's Associations get their service charges approved as well as negotiate with developers, contractors and facilities management companies and reduce their liabilities when they take over.

Owner Association Management Company

As an Owner Association Management Company you have the tough task of ensuring that the property under your management is maintained to the highest standards at the lowest costs. A Star Property Inspection Report will help you do just that. An independent third party report will alert your Owner Association to the issues that need to be attended to and thus budgeted for. And in addition to winning over the confidence of your client the Owner Association, this report also ensures you meet mandatory requirements (Building Audits and Reserve Fund Studies) that RERA has set down to ascertain the quality and financial health of the property.

Seller

The real estate market in the Middle East is one of the most volatile in the world. As a seller in a potential buyer's market, it is in your interest to command a fair price for your property. With the Star Property Inspection, even well-informed buyers will be confident that your property has been found in good condition by an independent third party, particularly when that assessment comes from a leading UAE Company with international accreditation and USA qualified professionals. In addition, our report will highlight small and big maintenance issues on your property, which will help you attend to them and increase property value.

Landlords

As a landlord in the UAE, not only are you at the mercy of economic downturns; you are also now dealing with tenants that are aware of their rights and market trends. Landlords either have to commit to hefty maintenance contracts or reduce rents to get tenants to sign on the dotted line. A good report from Star Property Inspection will alert you to immediate maintenance issues, helping you avoid future expensive emergencies as well as plan for normal wear and tear of equipment. This will ensure your investment is well taken care of, which in turn will ensure it does not stay on the market for long.

Homeowner

Owning a home in the UAE means you save enviable amounts on rent provided expensive maintenance fees don't become a burden. A Star Property Inspection can ensure just that, as you are provided with an independent third party assessment on your property. With no vested interests, you can be assured that we will only recommend needed repairs and replacements and help you budget and plan for future contingencies. If you are a new homeowner, you could benefit by identifying major building deficiencies prior to your warranty expiring.

Tenant

Unfortunately not all costs and hazards can be seen by the lay eye and as a tenant in the UAE, you'll be forced to dip into your savings to deal with expensive home maintenance issues that crop up soon after you move in. A Star Property Inspection would ensure you're well prepared before stepping foot in a new home by helping you avoid potential issues with your landlord over liability. You can also use it to negotiate your rent or can get the landlord to attend to needed repairs before you move in.

Facility Management Company

Star Property Inspection is the expert that the experts turn to every time. As a facility management company, pricing your services right is pivotal to staying in the game. Even if you have to submit your quote before the tenant moves in, our reports will help you accurately assess your liabilities both immediate and down the line. While your crew may be experts at fixing maintenance problems, they are most probably not qualified to identify potential problems that will occur only when the home or facility is in use. Star Property Inspection can help you give accurate and competitive quotes to your client.

Real Estate Company

The Star Property Inspection helps you differentiate yourself as a real estate company in a competitive market. Real estate agents in Dubai are getting the reputation of doing anything to close a deal, including hiding facts that buyers should know or not bothering to find out information that they need. Building trust is the most effective way to engage a prospective buyer. By providing an independent third party report by an internationally qualified and certified consulting company, your firm is in the ideal position to act as intermediary between buyer and seller as they work out a deal that is satisfactory to both parties.

Developer

As a developer in Dubai, you are increasingly concerned about small problems bringing down large projects especially with increasing strong government regulations being set in place. Most often, having your own surveyors and quality controllers on site is not a guarantee of good quality because contractors who are faced with tight deadlines and tighter budgets are bound to cut costs, and surveyors tend to remain focused on just the big construction issues. Having an independent third party internationally accredited and qualified consultant on the job will ensure that nothing slips through the cracks. Our Star team will conduct a thorough investigation before the contractor moves off the site and relinquishes liability, saving you time, money and loss of goodwill.

Bank

As a bank giving out loans in the UAE, it is in your interest to ensure that you minimize defaults in property investments that even stringent checks fail to foresee. The best way to secure yourself is to get a third party independent opinion provided by the most qualified and experienced name in the region before sanctioning a loan on a residential or commercial property. The Star Property Inspection team will conduct in depth investigations and report back with both immediate and long-term expenses on the property in question, to supplement the commercial valuation of the property so you know the true value of your client's investment. Now you can be assured that the loan you sanction is truly going to translate to money back in the bank.



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