

This document is a

Property Inspection Report

for the residence located at

**300 Chestnut Way, Apt. 1B
Sacramento, CA 95814**

which was inspected on

October 26, 2026

How This Report Was Produced

This report was produced directly by Amavera's AI from timestamped photo evidence captured during the inspection. No editing of photos, findings, or the report itself is possible through Amavera's platform at any stage. When the report is finalized, a SHA-256 fingerprint of its contents is computed and submitted to an independent RFC 3161 timestamp authority, which returns a signed record of the time. That record is issued by the authority, not by Amavera and not by any device clock.

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Amavera Inspection Report

What This Report Is

This report documents visible property conditions at 300 Chestnut Way, Apt. 1B, Sacramento, CA 95814, based on photographic evidence captured during a guided AI-assisted inspection. All conclusions are limited to what is directly observable in the photographs; no assumptions have been made beyond the available evidence. This report is suitable for use as a timestamped record of property condition at the time of inspection. This property is located in California, where security deposit obligations are governed by Cal. Civ. Code § 1950.5.

If property conditions change during your tenancy, you can document them for free through the Amavera app with a condition change report, creating a timestamped record linked to this inspection.

Applicable Law

Governing statute: Cal. Civ. Code § 1950.5

Under California law, a landlord may only deduct from a security deposit for damage beyond normal wear and tear. Since April 1, 2025, a landlord must photograph the unit after the tenant moves out, before and after any repairs or cleaning that will be deducted, and send those photographs with the itemized statement; for tenancies beginning on or after July 1, 2025, the landlord must also photograph the unit immediately before or at the start of the tenancy. This inspection report establishes a timestamped photographic baseline of the property's condition at move-in, prior to occupancy. In any later deposit dispute, it shows which conditions existed before the tenancy began.

Inspection Coverage Summary

Eight rooms were documented: a living room, a dining room, a kitchen, three bedrooms, a bathroom, and a laundry room. Survey coverage was complete in all 8 of 8 rooms. Seven rooms reached the standard phase, meaning all identified conditions were resolved with dedicated close-up photography and only advisory standard-coverage items remain outstanding; one room — Bedroom 3 — reached the focus phase, with one identified condition still awaiting a close-up photograph. No room stopped at survey phase, and no room reached the confirm phase. Across the inspection, 276 photographs were captured, with wide-angle survey shots establishing full wall coverage in each room before close-up documentation of specific conditions.

Limitations and Documentation Gaps

The primary documentation gap is in Bedroom 3, where one focus condition remains unphotographed at close range: a wall penetration at the AC conduit routing point on the wall with the closet, where an exposed conduit sleeve and wall opening are visible. This condition appears in the available wide-shot survey photography but has not been confirmed with a dedicated close-up, and its full extent cannot be assessed from distance alone.

For the seven rooms that reached standard phase, a number of advisory standard-coverage items were not captured, including light switches, outlet covers, baseboards, ceiling corners, door frames, closet interiors, and window sills across multiple rooms. These are polish gaps rather than completeness failures — no conditions were identified in these areas by the AI during capture — but their absence means those surfaces are not part of the documented record.

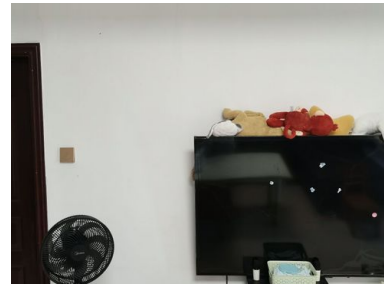
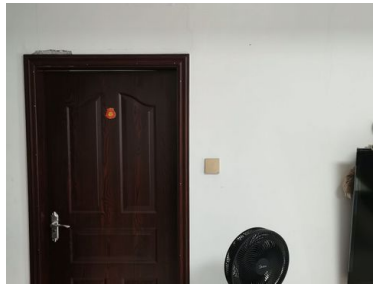
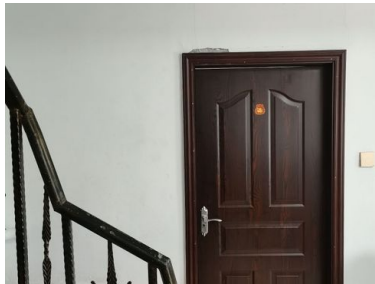
17 conditions flagged during capture were marked by the inspector as not needing a close-up.

In California, the completeness of move-in documentation carries particular weight under Cal. Civ. Code § 1950.5. Any surface or fixture not photographed at this inspection — whether due to a coverage gap, furniture obstruction, or inspector decision — cannot be referenced in this baseline record. Conditions discovered at move-out that were not captured here cannot be measured against this report. Both parties benefit from as complete a move-in record as possible; any gaps identified above represent surfaces where the condition at the start of this tenancy is not established by this report.

Findings by Room

Living Room 1

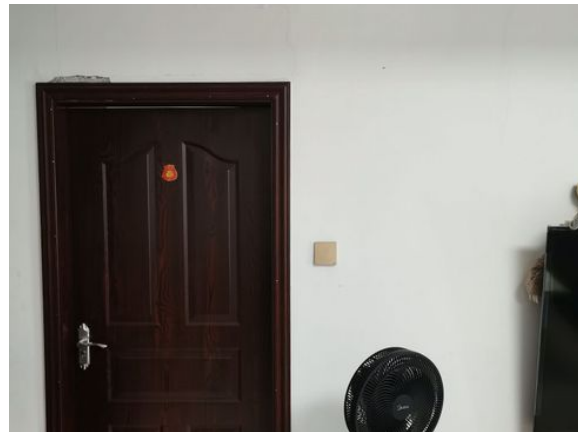
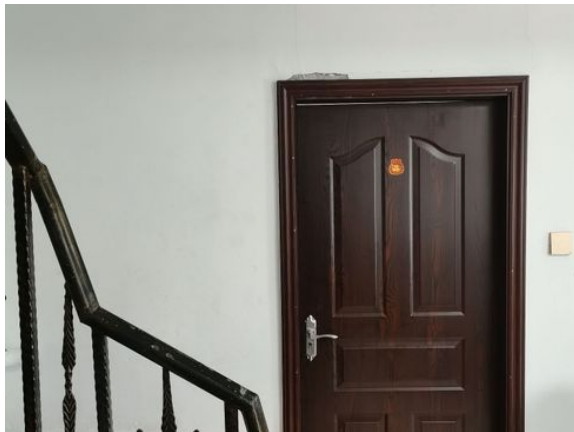
ROOM OVERVIEW — 3 IMAGES



MODERATE

Entry door frame head and adjacent wall

PHOTO EVIDENCE — 4 IMAGES



The top of the south entry door frame shows a visible gap between the frame head and the wall surface above it, accompanied by peeling and flaking paint in the immediate vicinity that exposes the underlying substrate. A hairline crack extends from above the frame into the wall surface. The paint failure is concentrated at the top of the frame where the gap is widest, with loose flakes visible across a section of several centimetres. Taken together, the gap, exposed substrate, and cracking are consistent with settlement movement at the door frame or differential movement between the frame and the surrounding wall structure.

MODERATE

West wall below the light switch

PHOTO EVIDENCE — 6 IMAGES





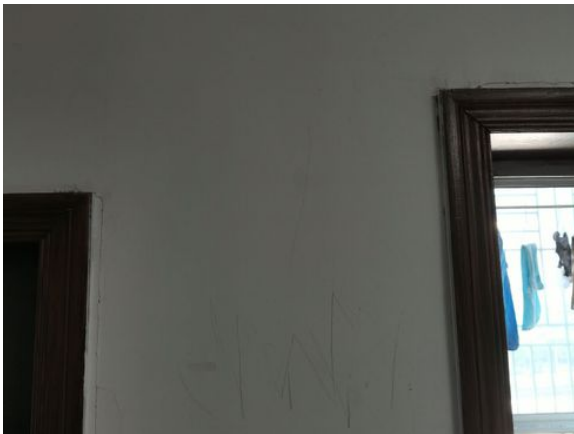
The west wall below the light switch presents several overlapping crack conditions across a localised area. A pronounced diagonal hairline crack runs toward the corner where the wall meets the door frame, and additional horizontal cracking is present at the wall-ceiling junction with visible paint separation. At the base of the wall near the door frame, a gap with exposed substrate is visible where the wall surface has pulled away from the framing. The concentration and variety of crack orientations in this area — diagonal, horizontal, and at the base — are consistent with ongoing or prior movement at this wall section.

MODERATE

Wall panel between the dining area and laundry room doors

PHOTO EVIDENCE — 5 IMAGES



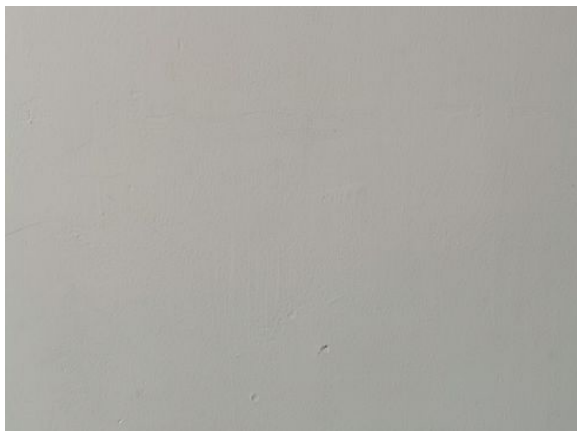
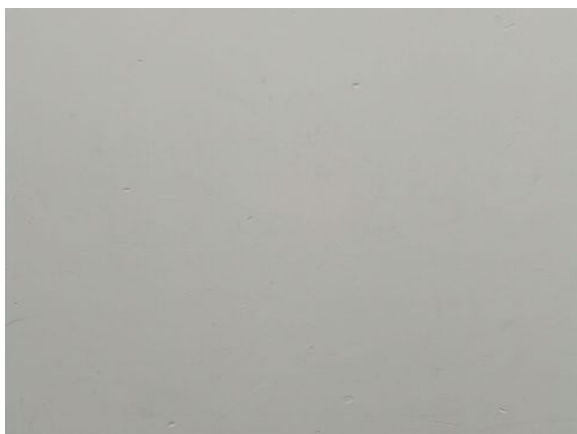


The wall panel situated between the two door openings on this wall shows extensive surface distress across its full face. Linear scratches and gouges run across the panel in multiple directions, and a horizontal crack consistent with drywall joint movement is present at mid-panel height. Evidence of prior patching is visible but the repair is uneven, with the treated area remaining visible against the surrounding paint finish. The extent of the scratching and the prior repair attempt together indicate this panel has experienced significant contact and has been addressed at some point without full restoration.

MODERATE

North wall above the sofa

PHOTO EVIDENCE — 5 IMAGES

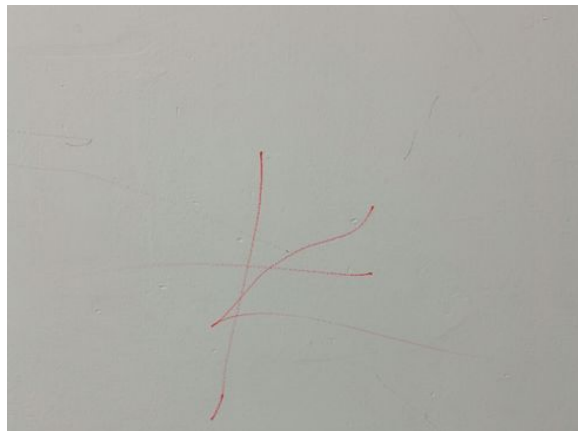


The north wall surface directly above the sofa position shows a concentration of surface distress including multiple scratches, gouges, and surface abrasions where the paint layer has broken. In one location, a section of wall material appears raised or torn, with lifted material at the edge. Deliberate red marker or crayon markings in letter-like shapes are visible on the same wall surface, accompanied by scuffs and irregular lighter-toned areas that appear consistent with prior touch-up attempts that did not fully conceal the underlying markings. The combined area of distress spans a section of the wall directly accessible from the sofa position.

MODERATE

North wall above the sofa — red markings

PHOTO EVIDENCE — 1 IMAGE



A separate concentration of deliberate markings on the north wall above the sofa shows red pen or marker strokes forming recognisable letter-like shapes. The surrounding area shows scuff marks and irregular patches where the surface tone differs from the general paint finish, suggesting that attempts have been made previously to address similar markings in this location. The markings are distinct from incidental scuffs and appear intentional in character.

MODERATE

Wall beside the apartment entrance

PHOTO EVIDENCE — 2 IMAGES

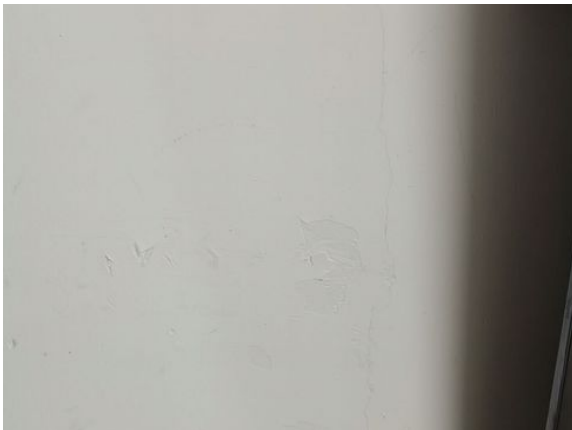


The wall surface adjacent to the apartment entrance shows a combination of conditions: red and black pen or marker writing, crayon markings, adhesive sticker residue, and nail holes are all present across the surface. The area around the light switch also shows imperfect patching, visible as a slightly raised or discoloured section of the wall face. The adhesive residue and nail holes indicate prior fastening of items to this surface, and the markings span a broad section of the entry wall at a height consistent with access from standing height and below.

MODERATE

East wall beside the TV

PHOTO EVIDENCE — 4 IMAGES





The east wall beside the TV position shows a vertical crack running from the ceiling junction downward, with lifted and flaking paint material along its length. In addition to the crack, multiple scuffs and surface gouges are present on the same wall section. The crack originates at the ceiling-wall junction and follows a largely vertical path, with the paint failure concentrated along the crack line itself. The surrounding surface shows general scuffing consistent with contact at furniture height.

The living room as a whole presents a pattern of wall surface distress — markings, scratches, and cracking — distributed across most wall surfaces. Some of these conditions are consistent with normal residential use at furniture height, but the deliberate markings, the extent of the scratching on the panel between doors, and the structural cracking at the west wall and entry door frame go beyond ordinary wear and are well-documented across this inspection.

Findings by Room

Dining Room

ROOM OVERVIEW — 3 IMAGES



MODERATE

Wall section between the two door frames

PHOTO EVIDENCE — 5 IMAGES





The wall panel between the two door openings shows a continuous vertical hairline crack running the full height of the wall, with branching lateral offshoots visible above the frame levels. Paint is peeling in this area, and the base of the wall shows missing material where the surface has deteriorated at floor level. At the upper corners of one door frame, the trim does not sit flush, leaving visible gaps between the frame and the wall. The combination of a full-height crack, branching lateral cracks, peeling paint, material loss at the base, and trim separation suggests this wall section has experienced structural movement of some duration.

MODERATE

South wall — markings, puncture voids, and impact gouges

PHOTO EVIDENCE — 5 IMAGES





The south wall documents several overlapping conditions. Puncture voids are present where material has been driven into the wall surface, and impact gouges with missing surface material are visible at multiple locations. The wall corner edges show deterioration at the arris, with the corner bead material compromised. Across a broad area of the same wall surface, red and pink crayon or marker drawings are present, covering a substantial proportion of the visible wall face. The deliberate markings and the impact damage appear independent of one another and together represent a range of conditions requiring remediation.

MODERATE

Wall corner near the kettle area

PHOTO EVIDENCE — 3 IMAGES

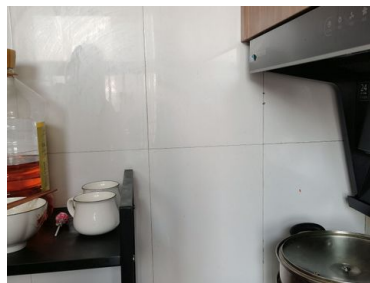
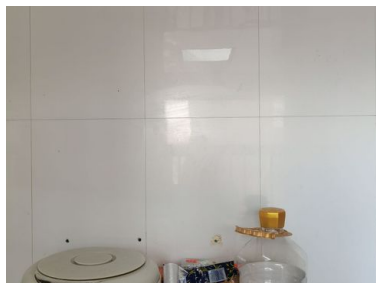
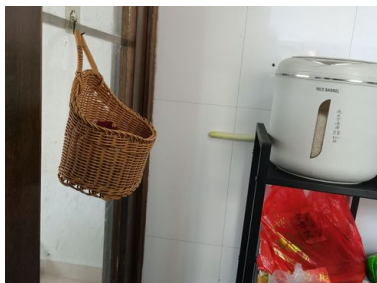


The vertical corner bead along the wall corner nearest the kettle position shows chipping, crumbling, and missing surface material along its full vertical length. White debris consistent with disintegrated corner bead material is visible on the countertop surface below. The deterioration appears active rather than historic, in that loose material is present rather than a previously stable exposed edge. This corner will require replacement of the corner bead and associated patching before the surface can be repainted.

Findings by Room

Kitchen

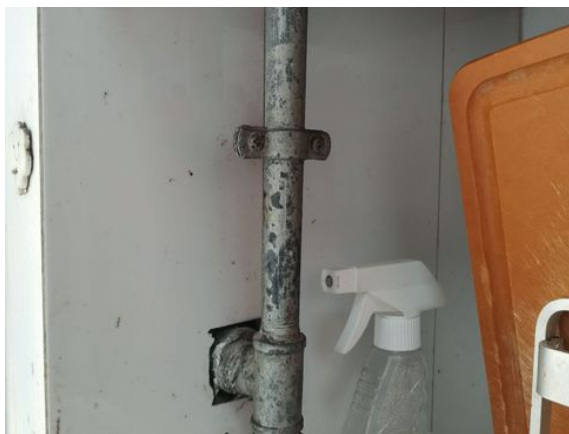
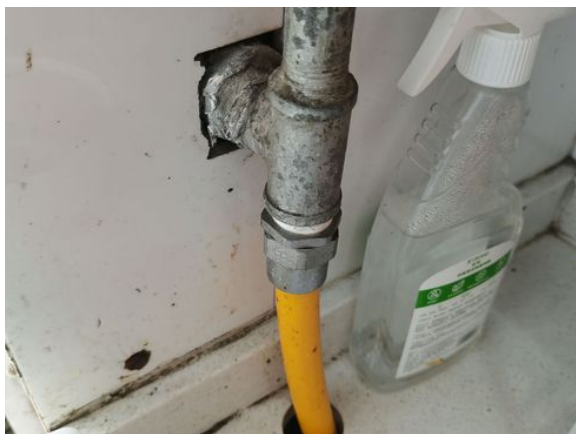
ROOM OVERVIEW — 3 IMAGES



HIGH

Exposed gas pipe and wall penetration

PHOTO EVIDENCE — 3 IMAGES

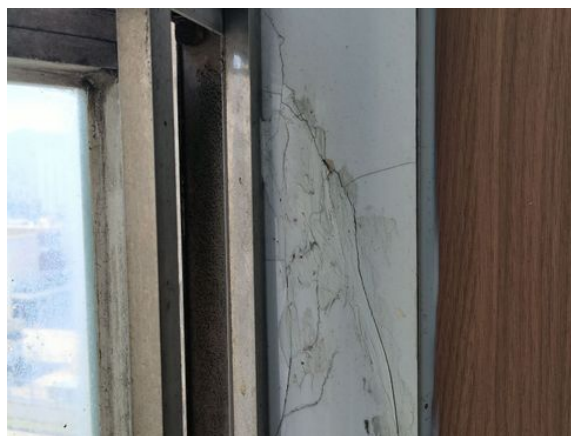
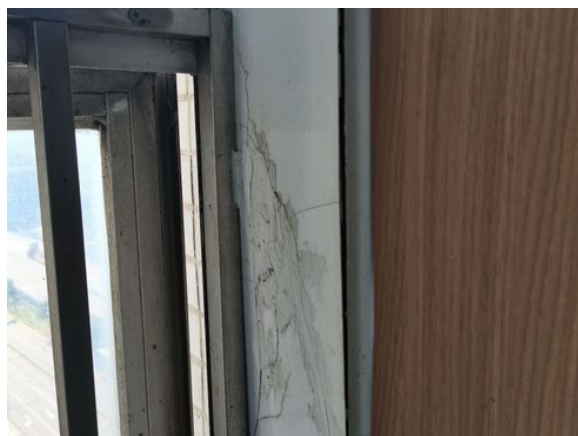


An exposed gas pipe in the kitchen shows extensive surface corrosion along its visible length. The wall penetration through which the pipe passes is unsealed and shows deteriorated finishing material around the opening, leaving the gap between the pipe and wall surface open. A yellow flexible gas connector passes through a hole in the countertop that has no collar or protective sleeve, and the countertop opening itself is unfinished. Additionally, an electrical outlet cover plate in the same area is missing or damaged. Taken together, the corroded gas pipe, the unsealed wall penetration, the uncolored countertop gas connector pass-through, and the compromised outlet cover constitute multiple conditions warranting immediate attention from qualified tradespeople. No cause is assigned here, but these conditions should be reviewed by a licensed plumber and electrician before the unit is occupied.

HIGH

Shattered wall tile adjacent to the window

PHOTO EVIDENCE — 2 IMAGES



The wall tile on the wall adjacent to the window has undergone extensive shattering, with tile material missing across a large area and the underlying substrate exposed over the void. The damage is not confined to a single tile — multiple tile positions are affected, and the substrate behind is visible and unprotected. Broken tile fragments and disturbed grout are present at the perimeter of the missing area. This condition exposes the wall substrate to moisture and contact and represents a failed wall surface component.

HIGH

Wall-countertop junction and sink area

PHOTO EVIDENCE — 1 IMAGE



At the left rear corner of the countertop, extensive dark spotting is present along the wall-countertop junction, consistent in appearance with biological growth. The caulking at the sink perimeter appears degraded and has lost its sealing integrity in this area. A metal mesh fixture in the sink area shows rust staining. The biological growth pattern is concentrated at the joint between the wall and countertop where moisture is most likely to accumulate, and the degraded caulking may be contributing to ongoing moisture access at this junction.

MODERATE

Range hood and backsplash buildup

PHOTO EVIDENCE — 10 IMAGES







The interior baffles and grille of the range hood are coated with a heavy layer of grease residue across their full width. The buildup is thick and distributed uniformly, indicating extended use without cleaning of the hood's filtration components. The tile backsplash behind the stove extends approximately 60 centimetres and shows widespread yellowed and greenish-brown grease staining across most of its surface. The staining is heaviest immediately above the cooking surface and diminishes toward the top of the tiled area. These conditions are consistent with extended cooking use without regular cleaning of the affected surfaces.

Findings by Room

Bedroom 1

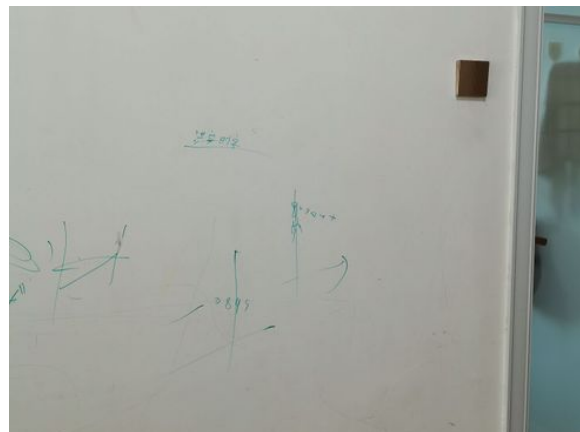
ROOM OVERVIEW — 3 IMAGES

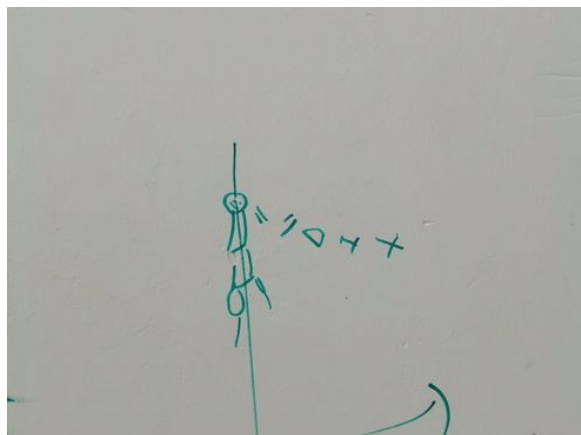
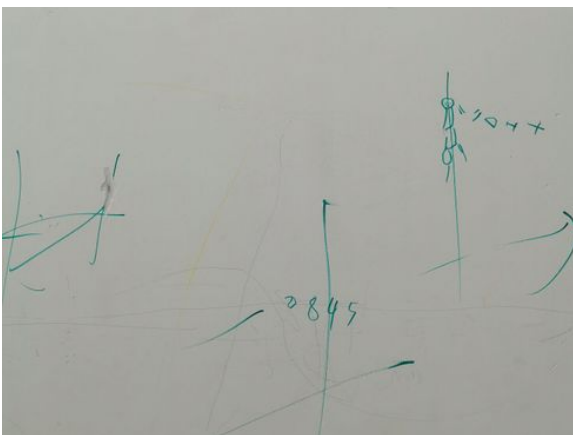
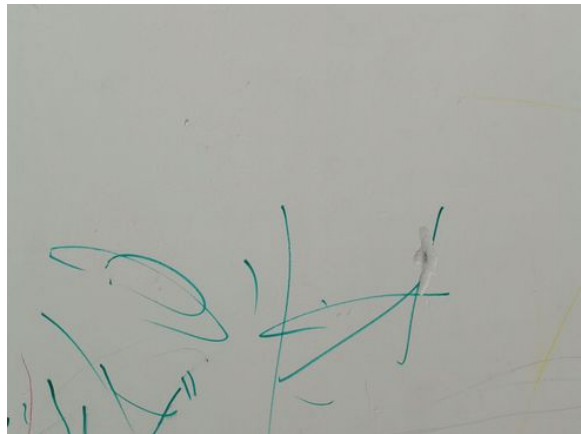
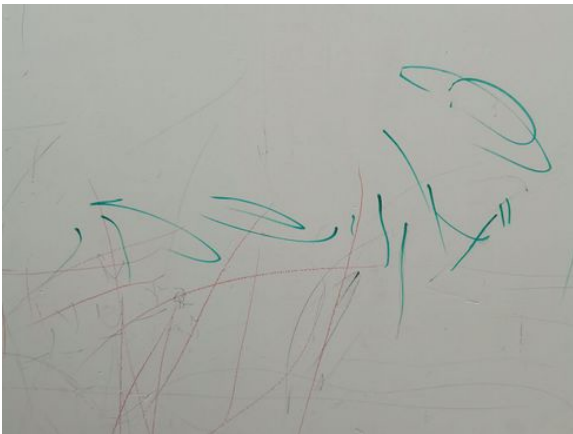
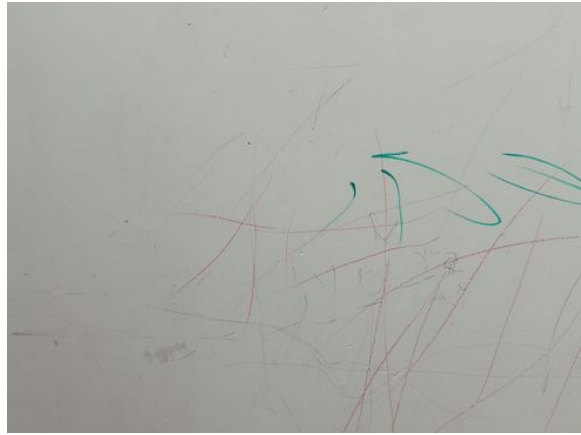
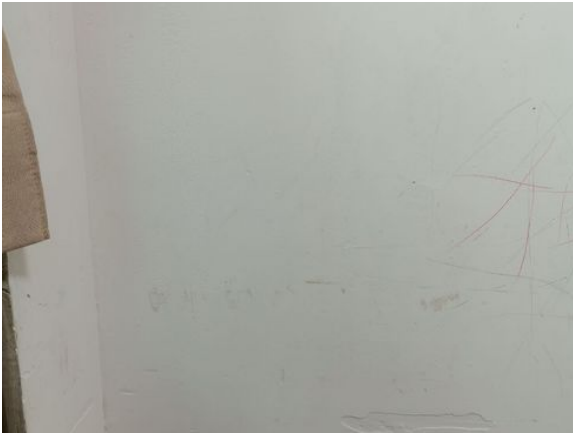


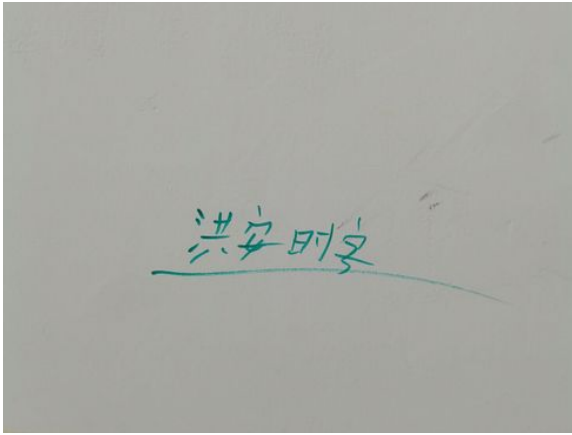
MODERATE

South wall — crayon, marker, and pen markings

PHOTO EVIDENCE — 12 IMAGES







The south wall lower section shows extensive deliberate markings in multiple colours — red, green, teal, and yellow — covering approximately 0.5 to 0.8 square metres of wall surface. The markings include crayon strokes, marker lines, and pen marks applied at heights consistent with access by a young child. Fine linear scratches are also present on the upper section of the same wall surface above the marking zone. The extent and variety of the markings across this area indicate repeated application over time and will require redecoration to address fully.

MODERATE

West wall near the north corner

PHOTO EVIDENCE — 1 IMAGE

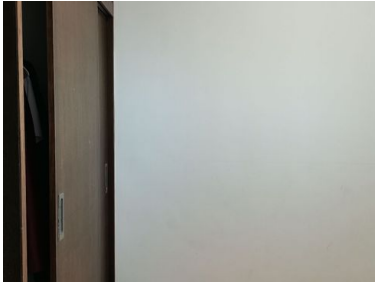


Green crayon and pen markings, including drawn figures and text, cover approximately 0.3 to 0.4 square metres of the west wall lower-to-mid section near the north wall corner. The markings share the character of those documented on the south wall and are applied at a similar height range. This constitutes a separate surface requiring redecoration in addition to the south wall.

Findings by Room

Bedroom 2

ROOM OVERVIEW — 3 IMAGES



MODERATE

Baseboard condition

PHOTO EVIDENCE — 5 IMAGES



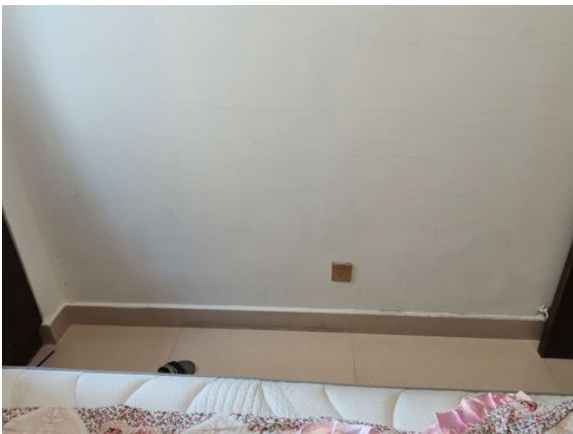


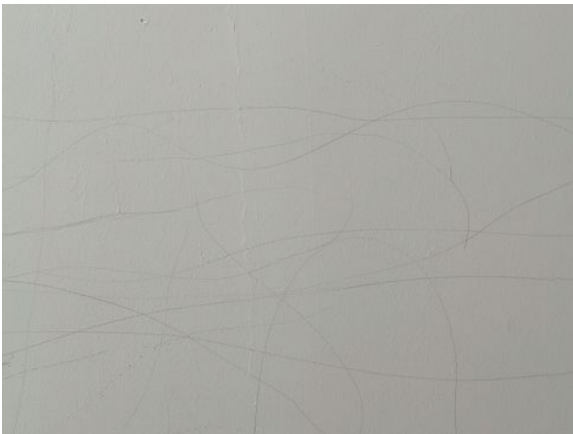
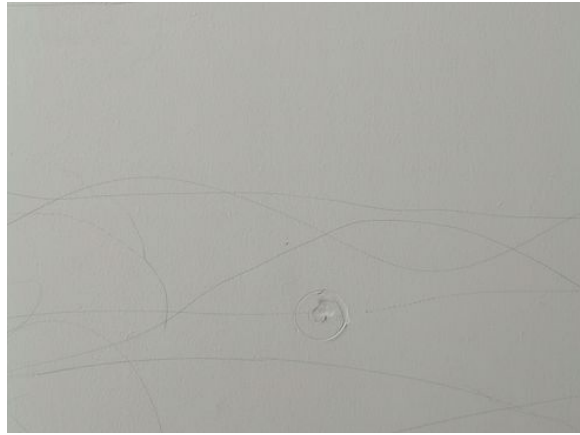
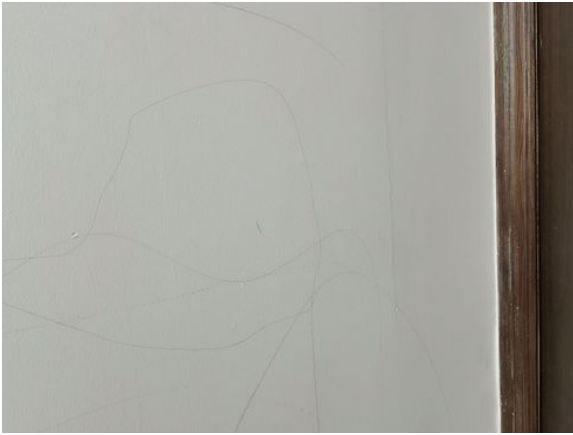
The baseboard along at least one wall of this room shows an unfinished or unpainted face, with peeling and flaking paint along the top edge that exposes the substrate beneath. Protruding fastener hardware is visible at multiple points along the board. These conditions are consistent with a baseboard installation that is either incomplete or has deteriorated to the point that the paint and finish have failed. The exposed substrate and protruding fasteners indicate the baseboard requires remediation beyond ordinary cleaning or touch-up.

MODERATE

North wall — curvilinear scratch markings

PHOTO EVIDENCE — 5 IMAGES





The north wall painted drywall surface shows extensive curvilinear fine-line scratch markings spanning most of the wall width at mid-height. The marks follow sweeping, repetitive curved paths across the painted surface and extend over a large proportion of the wall face. A small blue mark is also visible in the same area. The character and distribution of the scratch markings are consistent with repeated contact with an implement across the surface over time, rather than isolated incidental contact.

Findings by Room

Bedroom 3

ROOM OVERVIEW — 3 IMAGES



Bedroom 3 was surveyed with wide-angle photography covering all 4 of 4 required walls. No conditions reaching the reporting threshold were identified in the wide-shot survey, and no close-up documentation of specific conditions was completed during this inspection. One focus condition — a wall penetration at the AC conduit routing point on the wall with the closet — was identified by the AI during capture but was not photographed at close range. The nature and extent of the gap around the conduit sleeve at this penetration point cannot be fully assessed from the available survey photography alone. This gap is described in the Limitations section above.

Findings by Room

Bathroom 1

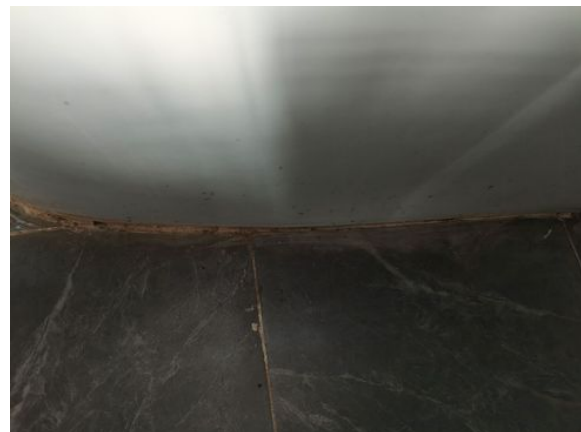
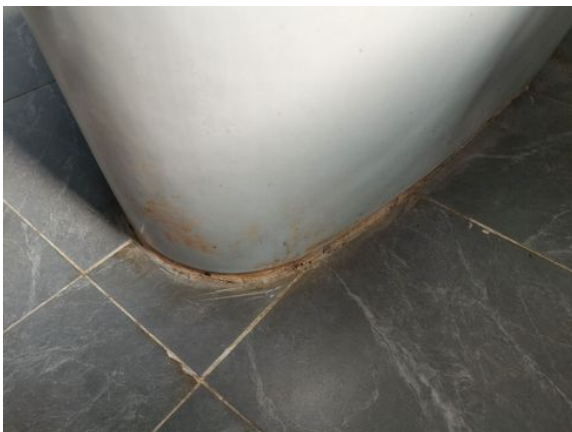
ROOM OVERVIEW — 3 IMAGES



HIGH

Toilet base-to-floor junction

PHOTO EVIDENCE — 4 IMAGES

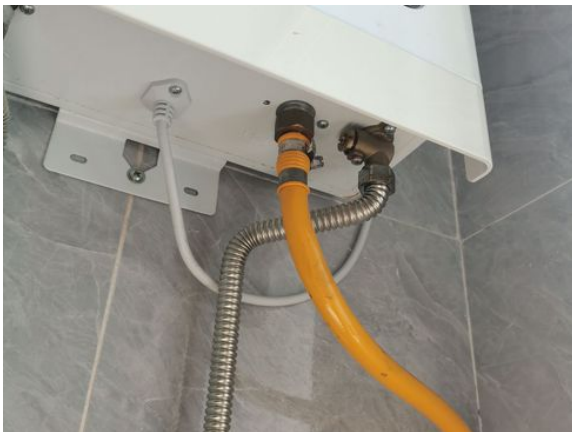


The caulk and sealant at the base of the toilet where it meets the floor tile has failed and is missing across all visible angles of the junction. The substrate beneath the toilet base is exposed and shows dark staining and debris accumulation in the gap. A failed seal at a wet fixture of this type allows moisture to penetrate beneath the toilet base with each use, and the staining present at the exposed substrate is consistent with ongoing or prior moisture ingress. This condition warrants prompt re-sealing after assessment of the substrate condition beneath.

HIGH

Gas supply line routing

PHOTO EVIDENCE — 4 IMAGES



An exposed gas supply line is present in the bathroom without adequate wall finishing at its penetration point, leaving an incomplete opening around the line where it enters through the wall. At floor level, an electrical cord and water supply lines are co-routed in direct contact with the gas line. Corrosion is visible at the valve fittings. The co-routing of an electrical cord and water lines in contact with a gas supply line, combined with the corroded fittings and unsealed wall penetration, represents multiple conditions that should be reviewed by a licensed plumber and electrician. No cause is assigned, but the combination of utilities in direct contact warrants professional assessment.

HIGH

Water heater flue penetration

PHOTO EVIDENCE — 1 IMAGE



The ceiling penetration where the water heater flue exits the bathroom shows informal tape and sealant material used in place of a compliant collar. A crack is present in the ceiling surface at the penetration point, and corrosion is visible at the base of the flue where it connects to the appliance. An unsealed or improperly sealed flue penetration on a gas appliance vent is a condition that should be reviewed by a qualified technician. The ceiling crack at the same location may indicate movement or stress at the penetration.

HIGH

Entry threshold — biological growth

PHOTO EVIDENCE — 1 IMAGE



The lower section of the door frame at the entry threshold shows biological growth consistent in appearance with algae or moss. The growth is present on the frame surface at a point that may be subject to moisture exposure. The sealant at the threshold-to-frame junction is absent or has failed, leaving the junction open. Biological growth of this character at an entry point is consistent with persistent moisture accumulation in this area.

HIGH

Tile-to-vanity caulk seam

PHOTO EVIDENCE — 2 IMAGES



The caulk and grout seam where the wall tile meets the vanity surround shows dark brown-to-black spotting distributed across its length, with the sealant integrity visibly deteriorated. The spotting is consistent in appearance with mold or mildew accumulation at a wet area junction where the sealing has failed. A wide-angle survey photograph establishes the context of the vanity and tile layout, and a close-up photograph documents the condition of the seam itself. The failed sealant and biological spotting together indicate a condition requiring remediation at this junction.

MODERATE

Under-vanity drain pipe penetration

PHOTO EVIDENCE — 1 IMAGE

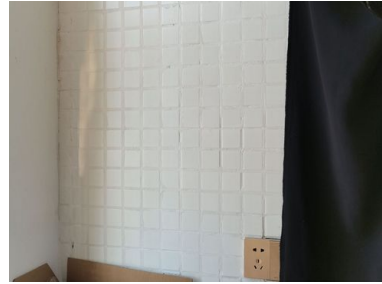


The drain pipe floor penetration under the vanity cabinet shows deteriorated caulk and a visible gap around the pipe where it exits through the floor, leaving the penetration unsealed or poorly sealed. An improperly routed corrugated drain hose is also present in the under-vanity space. The unsealed floor penetration around a drain component in a wet room represents a plumbing condition that should be addressed to prevent moisture and pest ingress.

Findings by Room

Laundry Room

ROOM OVERVIEW — 3 IMAGES



HIGH

North wall — missing tiles and exposed substrate

PHOTO EVIDENCE — 3 IMAGES

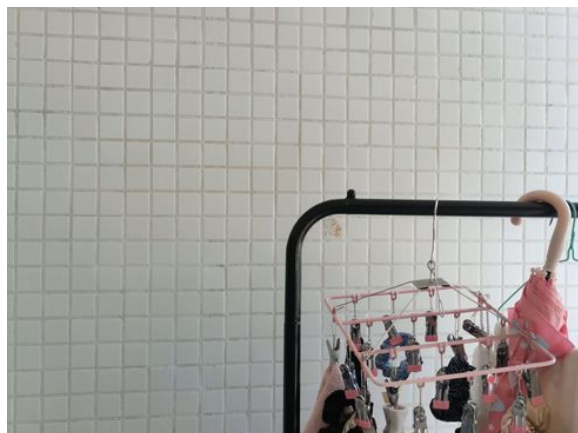


The upper-right corner of the north wall shows a cluster of approximately nine missing wall tiles — roughly three tiles wide by three tiles tall — leaving the grey substrate exposed over the void. The grout at the perimeter of the missing area is disturbed and partially detached. The exposed substrate shows dark mottled staining consistent in appearance with possible moisture or biological growth. Missing tile at this location leaves the substrate unprotected and the staining on the backing material warrants investigation to determine whether moisture has penetrated behind the tile field.

HIGH

South wall — missing tiles, biological staining, and corroded hardware

PHOTO EVIDENCE — 3 IMAGES



The upper-left corner of the south wall shows a large cluster of missing wall tiles where adhesive failure has allowed the tiles to detach. Close-up documentation reveals dark grey-black biological staining on the exposed substrate across the missing area, a partially detached border tile at the perimeter, and corroded hardware in the same vicinity. The biological staining on the exposed substrate is consistent with prolonged moisture exposure behind the tile field and should be assessed by a qualified contractor before re-tiling.

HIGH

Floor tile void and biological discoloration at the south wall base

PHOTO EVIDENCE — 3 IMAGES



A floor tile at the base of the south wall is missing or displaced, exposing the substrate beneath. The exposed substrate shows dark discoloration consistent in appearance with biological growth. Peeling paint at the tile-to-wall junction in the same area is also documented. Missing floor tile in a laundry environment leaves the substrate directly exposed to water during appliance use, and the biological discoloration at the exposed area indicates moisture has already affected the substrate.

HIGH

Column drywall

PHOTO EVIDENCE — 6 IMAGES



The column surface in the laundry room shows extensive scratches and gouges distributed across its full face. At the base of the column, material is missing and broken, with the substrate exposed at the column-to-tile junction. The column edges at the tile junction show chipping. Additionally, a door frame track component at floor level is displaced from its installed position. The missing structural material at the column base, combined with the displaced track component and the extent of surface distress, makes this the most complex single condition in the laundry room.

HIGH

Entry threshold and door track

PHOTO EVIDENCE — 1 IMAGE



The entry threshold area shows biological-appearing accumulation in the channels of the sliding door track at floor level. The door frame base shows deteriorated and broken material consistent with prolonged moisture exposure. A floor-level electrical outlet is present in this area, and the surrounding wall shows signs of deterioration. Moisture-related deterioration of materials adjacent to a floor-level electrical outlet is a condition warranting prompt review.

Functional Testing

This inspection was conducted by the Landlord / Property Manager.

Item	Result	Notes
Oven	Not Present	
Toilet	Pass	
Cooling / AC system	Pass	
All faucets — pressure and drainage	Pass	
Heating system	Pass	
Dishwasher	Not Present	
Range hood fan	Fail	Excessive grease accumulation on stove top hood

Hot water	Pass	
Bathroom exhaust fan	Pass	
Refrigerator	Pass	
Dryer hookup	Pass	
Exterior door locks	Pass	
Stove burners	Pass	
Washer hookup	Fail	Water leaking is apparent
CO detectors	Not Present	
Electrical outlets / GFCI outlets	Pass	
Window locks	Pass	
Garbage disposal	Not Present	
Light switches	Pass	
Smoke detectors	Not Present	

FUNCTIONAL TESTING PHOTO EVIDENCE

Range hood





Washer hookup



Appendix• Supporting Documentation

Living Room 1

- Entry threshold area showing the granite threshold edge, elevated transition between floor surfaces, and imperfect sealant along the door frame edges.
- Wide survey shot of the granite threshold area at a second angle, establishing the profile of the transition strip and surrounding flooring.
- Wide survey shot of the north wall showing faint scribbly curved line markings on the painted drywall surface at low height.
- Second wide survey shot of the north wall establishing the extent of the same faint line markings across the lower wall surface.
- Wide survey shot of the main traffic path tile flooring showing minor scuffs and lightly darkened grout lines consistent with foot traffic.
- Second wide survey shot of the traffic path flooring from a further distance, establishing the tile field condition across a broader area.
- Third wide survey shot of the traffic path flooring showing a continuation of the same light soiling and grout discoloration pattern.
- Fourth wide survey shot of the traffic path tile flooring showing no conditions beyond those visible in companion shots.
- Fifth wide survey shot of the traffic path flooring, consistent with the pattern documented in preceding shots.
- Sixth wide survey shot of the traffic path tile flooring.
- Seventh wide survey shot of the traffic path tile flooring.
- Wide survey shot of the east wall showing the TV mount area and media console; no reportable findings visible at this distance.
- Second wide survey shot of the east wall TV mount area showing no reportable findings.
- Wide survey shot of the east wall glass-grid door leading to the balcony or utility space, with a smoke detector visible on the adjacent surface; no findings.
- Second wide survey shot of the east wall balcony door from a different angle; no reportable findings.
- Wide survey shot of the west wall sliding glass door to the balcony; no reportable findings.
- Second wide survey shot of the west wall sliding glass door; no reportable findings.
- Wide survey shot of the west wall beside the floor-standing AC unit showing a light scuff or smudge mark on the painted surface at mid-wall height.
- Wide survey shot of the north wall centre span with artwork and sofa in frame; no reportable findings at this distance.
- Second wide survey shot of the north wall centre span; no reportable findings.
- Wide survey shot of the north wall right-of-centre showing a faint scuff or mark at mid-wall height.
- Wide survey shot of the northeast staircase area showing faint scribbly marks on the under-stair wall and a scuff on the adjacent wall near the stair base.

Dining Room

- Wide survey shot of the west and north walls near the baseboard showing scattered blue and purple pen and pencil markings and scuffs across approximately 60 centimetres of wall width.
- Second wide survey shot covering the same west and north baseboard area from a slightly different angle.
- Third close-up shot of the baseboard-level pen and pencil markings on the west or north wall.
- Fourth close-up of the baseboard marking area.
- Fifth close-up of the baseboard marking area.
- Sixth close-up of the baseboard marking area documenting the full lateral spread of the markings.
- Wide survey shot establishing the overall room layout and wall arrangement; no reportable findings.
- Second wide survey shot of the dining room; no reportable findings at this distance.
- Third wide survey shot of the dining room.
- Fourth wide survey shot of the dining room.
- Fifth wide survey shot of the dining room.
- Sixth wide survey shot of the dining room.
- Entry flooring close-up showing minor wear on the granite threshold strip, white residue on tile, and staining at the threshold-to-door-frame junction.
- Wide survey shot of the main traffic path flooring showing discolored grout lines and minor tile scuffs consistent with normal use.
- Second traffic path flooring shot showing continuation of the same grout discoloration pattern.
- Third traffic path flooring shot.
- Fourth traffic path flooring shot showing door frame wear at floor level.

Kitchen

- Wide survey shot of the kitchen window frame and security bar assembly showing widespread rust-colored surface corrosion across the frame width.
- Second angle of the window frame corrosion, confirming the condition across multiple surfaces of the frame assembly.
- Third angle of the window frame and security bar corrosion.
- Wide survey shot of the kitchen door frame showing dark soiling and discoloration along the full frame height.
- Close-up of the door frame left edge showing possible green biological residue.
- Close-up of the door frame base showing white deposits at floor level.
- Close-up of the door frame face showing yellowish wall staining adjacent to the frame.
- Additional close-up of the door frame discoloration at mid-height.
- Fifth angle of the door frame condition.
- Sixth angle of the door frame discoloration.
- Seventh angle of the door frame staining documentation.
- Close-up of a backsplash or wall tile showing an unfilled drill hole approximately 5 mm in diameter with green plug material visible.

- Second tile showing an unfilled drill hole with the same green plug material.
- Third tile drill hole close-up.
- Fourth tile drill hole close-up.
- Fifth tile drill hole showing rust staining at the surrounding grout.
- Sixth tile drill hole close-up.
- Seventh tile drill hole close-up.
- Eighth tile drill hole close-up, showing one location with a larger spalled void around the penetration.
- Ninth tile drill hole close-up.
- Additional context shot of the same window frame area, retaining corrosion documentation from a wider angle.
- Eleventh drill hole documentation shot.
- Close-up of the cabinet base trim at floor level showing dark organic-appearing growth and debris along the full trim length with deteriorated and stained material.
- Second cabinet base trim close-up confirming the biological accumulation condition.
- Close-up of the kitchen faucet base and neck showing significant mineral deposit buildup and corrosion at the fitting surfaces.
- Second close-up of the faucet showing dark spotting on the adjacent wall surface near the window.
- Third angle of the faucet and surrounding wall condition.
- Under-sink cabinet interior showing white mineral streaking on the underside of the sink basin consistent with past moisture.
- Second under-sink shot showing corroded rust-orange exterior of a supply pipe within the cabinet.
- Third under-sink shot showing gas line routing in proximity to the cabinet door hardware.
- Entry threshold close-up showing heavy dark soiling on the threshold strip and darkened grout lines on adjacent floor tiles.
- Second entry threshold shot showing brown-orange staining within the tile faces at the kitchen entry.
- Countertop wide shot showing dark spotting at the rear countertop edge consistent with accumulated biological grime.
- Second countertop shot showing the stove burner area with heavy residue buildup on and around the burner elements.
- Third countertop shot showing the stove-to-countertop junction and accumulated material in the gap.
- Fourth countertop shot.
- Fifth countertop shot.
- Wide survey shot of the range hood and stove corner; no reportable findings at this distance beyond conditions documented in close-up groups.

Bedroom 1

- Close-up of the AC conduit sleeve wall penetration on the west wall showing an unsealed annular gap around the conduit with dark soiling at the penetration perimeter.
- Second close-up of the same penetration showing the cracked or split escutcheon cover plate.
- Third close-up of the AC conduit penetration confirming the gap and soiling ring around the sleeve.
- Fourth close-up of the AC conduit penetration from a slightly different angle.
- Context shot of the west wall below the AC sleeve showing a loose power cord running unsecured along the wall surface.
- Entry flooring close-up showing darkened grout lines and a rough tile transition edge at the door threshold.
- Second entry flooring shot showing minor gaps at the door frame base and the threshold tile condition.
- Wide survey shot of the northeast corner showing the right edge of the sliding wardrobe and the plain east wall surface; no findings.
- Wide survey shot of the north wall painted surface above the bed position; no findings.
- Wide survey shot of the east wall plain surface; no findings.
- Wide survey shot of the southeast corner showing the barred window and partial west wall; no findings.
- Wide survey shot of the south wall upper section angled toward the ceiling showing crown molding and plain drywall; no findings.
- Wide survey shot of the north wall showing the full-height sliding wardrobe with upper cabinets; no findings.
- Wide survey shot of the north wall showing the entry door adjacent to the sliding wardrobe; no findings.

Bedroom 2

- Additional close-up of the north wall curvilinear scratch markings documenting a section of the condition not fully covered in the main group.
- Second supplementary close-up of the north wall scratch condition.
- Third supplementary close-up of the north wall scratch condition.
- Fourth supplementary close-up of the north wall scratch condition.
- Fifth supplementary close-up of the north wall scratch condition.
- Close-up of the dark-wood wardrobe door face showing linear and circular scuff marks and whitish finish wear on the molding rail.
- Second close-up of the wardrobe door base showing irregular residue at the door frame base.
- Wide survey shot of the south wall showing curvilinear scratch markings at mid-height similar in character to the north wall condition.
- Entry flooring shot showing the raised stone threshold transition at the doorway and minor debris at the frame base.
- Wide survey shot of the south wall and sliding-door closet; no reportable findings.
- Wide survey shot of the southeast corner showing the AC unit, crown molding, and closet edge; no findings.
- Wide survey shot of the east wall showing the AC unit and conduit routing; no findings.
- Second wide survey shot of the east wall; no findings.

- Wide survey shot of the west wall showing the recessed window with security bars and curtain; no findings.
- Wide survey shot looking east showing the AC unit, outlet, and barred window; no findings.
- Wide survey shot of the south wall upper section and ceiling showing the crown molding junction; no findings.
- Wide survey shot of the northwest corner showing the dark-wood wardrobe unit spanning the north wall; no findings.

Bedroom 3

- Wide survey shot of the south wall with closet showing the wall-mounted AC unit and surface-run conduit routing to the wall penetration point; no defect confirmed at this distance.
- Second angle of the AC unit and conduit on the south wall.
- Wide survey shot of the west wall showing painted drywall and the window with curtains; no findings.
- Second wide survey shot covering the north wall; no findings.
- Third wide survey shot of the west and north wall areas; no findings.
- Wide survey shot of the south wall showing the built-in dark wardrobe cabinets and window with curtains; no findings.

Bathroom 1

- Floor tile grout close-up showing heavy discoloration and partial erosion of grout material between tiles.
- Second floor grout close-up confirming material loss and dark spotting across a different section of the floor.
- Third floor grout close-up documenting the pattern across a third area.
- Fourth floor grout close-up.
- Close-up of the granite threshold-to-door-frame junction showing absent or degraded sealant and debris accumulation.
- Close-up of the sink perimeter edge where it meets the cabinet surround showing rust-colored oxidation staining.
- Close-up of the lower window sill frame on the east wall showing rust-like staining consistent with moisture exposure.
- Close-up of adhesive hooks affixed to the tile wall surface.
- Wide shot of the under-vanity cabinet interior showing stored items and partially visible plumbing connections.
- Wide survey shot of the west wall showing the adhesive hooks, shower bar assembly, and partial vanity; no findings.
- Second wide survey shot of the west wall; no findings.
- Wide survey shot of the south shower wall showing the sliding bar assembly and mixer control; no findings.
- Wide survey shot of the east wall barred window; no findings.
- Wide survey shot of the north wall gas water heater unit and gas hose routing; no defects on the equipment itself.
- Second wide survey shot of the north wall water heater area; no findings.
- Wide survey shot of the north wall entry door and northwest corner toward the vanity; no findings.
- Second wide survey shot of the north wall entry door area; no findings.
- Wide head-on survey of the west wall vanity, integrated basin, and mirror cabinet; no findings.

Laundry Room

- Wide survey shot of the north wall tile surface showing large diffuse grey-brown discoloration covering approximately half the wall area.
- Second north wall shot showing a dark brownish streak at the northwest corner seam consistent with historic moisture.
- Close-up of the north wall tile face showing grey smear and scuff marks across the mid-wall surface.
- Second close-up of the north wall tile scuff condition confirming wear on the tile glaze over a vertical band.
- Wide survey shot of the west wall showing an unfinished vertical seam between painted drywall and tile sections with no caulk or trim bridging the open joint.
- Second west wall shot showing scratches and a yellow smear mark on the drywall surface adjacent to the open seam.
- Wide survey shot of the east wall showing rust and oxidation on the ceiling-mounted laundry bar bracket, with white and grey staining on surrounding tile.
- Close-up of the washer and dryer hookup area showing an exposed rough concrete or mortar band above the electrical outlet plates.
- Second hookup area shot from a slightly different angle confirming the unfinished surface condition.
- Third hookup area shot.
- Close-up of the laundry hookup faucet showing a loosely fitted escutcheon plate and a visible gap at the wall penetration.
- Second faucet shot showing minor mineral spotting on the chrome finish.
- Close-up of the sliding door floor track showing heavy dark debris and organic-appearing buildup accumulated in the metal channel grooves.
- Close-up of the washing machine top showing heavy brown sediment and organic buildup at the drain outlet collar.
- Second washing machine drain collar shot confirming the extent of the sediment accumulation.
- Wide survey shot of the sliding door frame base area showing minor dark staining and light debris accumulation at floor level.
- Wide survey shot looking through the sliding glass door; no reportable findings.
- Wide survey shot facing southeast toward the balcony window opening; no reportable findings.
- Wide survey shot showing the upper tile band above the sliding door header with minor grey-brown discoloration marks.
- Wide survey shot showing the ceiling-mounted laundry rod and minor oxidation at the west wall bracket attachment point.

Inspection Confidence Statement

This inspection documented eight rooms across 276 photographs, with survey coverage complete in all 8 of 8 rooms. Seven rooms reached the standard phase, with all identified conditions documented through close-up photography and only advisory standard-coverage items remaining. The survey is thorough and the photographic record is extensive, supporting a relatively high base confidence in the documented conditions.

However, one structural gap prevents a higher confidence assignment. Bedroom 3 reached only the focus phase, with one identified condition — the AC conduit wall penetration on the wall with the closet — not documented at close range. The nature and extent of that penetration gap cannot be fully assessed from the available wide-shot photography. Per the confidence ceiling established for this inspection, the maximum assignable tier is Moderate, and that ceiling is appropriate given this gap.

Standard-coverage advisory items — light switches, outlet covers, baseboards, closet interiors, ceiling corners, and window sills — were not captured in most rooms, which means those surfaces are not part of the established baseline. This is a polish gap rather than a completeness failure, but it is worth noting that any condition discovered at those locations at move-out cannot be measured against this record.

Appendix• Survey Photos

Wide-angle establishing shots captured during inspection. These provide spatial context for the findings above.

95 SURVEY IMAGES

