BuyerVault Complete · Sample Property Report

24 Cedar Lane · fictional property

September 30, 2026

REPORT AT A GLANCE

12 documented entries | 4 source documents cited | 2 information gaps

DEMONSTRATION - NOT AN AI ASSESSMENT

This example uses selected source excerpts. It does not assess the condition, suitability, or safety of a home.

Your reading guide

A connected property briefing across inspection, disclosure, community, estimates and ownership records.

Documented facts are quoted from your files. Possible implications are distinguished from those facts. Missing information and questions appear separately. A source label identifies the original document and page.

Organized information from your documents—not an inspection, legal advice, insurance advice, or a decision to buy or sell. Confirm important questions with the appropriate professional.

Connections & discrepancies

Candidate relationships are unconfirmed. Conflicting sources are not resolved by this report.

POSSIBLE CONNECTION - UNCONFIRMED

Rear-gutter work appears in the estimate

The estimate may address the inspector’s gutter observation. The scope and completed work have not been verified.

Source: Fictional inspection excerpt | page 1

> The inspector documented debris in the rear gutter. The report recommends cleaning the gutter and confirming downspout drainage away from the foundation.

Source: Fictional drainage estimate | page 1

> Clean rear gutter and confirm downspout discharge. Total proposed price: $480.

POSSIBLE CONNECTION - UNCONFIRMED

Gutter responsibility appears in the association packet

The association excerpt names a unit-owner responsibility. Confirm which gutter serves this fictional unit before relying on the connection.

Source: Fictional inspection excerpt | page 1

> The inspector documented debris in the rear gutter. The report recommends cleaning the gutter and confirming downspout drainage away from the foundation.

Source: Fictional association packet | page 4

> The unit owner is responsible for cleaning gutters serving only that unit.

Document index

Fictional inspection excerpt

inspection

Fictional association packet

hoa

Fictional drainage estimate

quote

Fictional seller note

disclosure

Condition & disclosure evidence

Compare what different records establish, and where clarification is needed.

SOURCE EXCERPT / needs attention

Rear gutter debris and drainage

The inspector documented debris in the rear gutter. The report recommends cleaning the gutter and confirming downspout drainage away from the foundation.

Source: Fictional inspection excerpt | page 1

SOURCE EXCERPT / worth reviewing

Water-heater serial number not legible

The water heater label was photographed but the serial number was not legible.

Source: Fictional inspection excerpt | page 1

QUESTION TO CLARIFY / worth reviewing

Question about gutter scope

Does the proposed work address the downspout routing noted by the inspector, and who will verify the result?

Source: Fictional inspection excerpt | page 1
The inspector documented debris in the rear gutter. The report recommends cleaning the gutter and confirming downspout drainage away from the foundation.

Source: Fictional drainage estimate | page 1
Clean rear gutter and confirm downspout discharge. Total proposed price: $480.

SOURCE EXCERPT / informational

Seller-provided service note

The air handler was serviced in May 2025. No service invoice was included with these notes.

Source: Fictional seller note | page 1

Equipment, warranties & ownership

Documented systems and source-based first-year considerations.

SOURCE EXCERPT / worth reviewing

Service records absent from inspection packet

Service records were not provided.

Source: Fictional inspection excerpt | page 1

SOURCE EXCERPT / informational

Air-handler label and recorded year

The air handler label lists Model DEMO-2400 and installation year 2018.

Source: Fictional inspection excerpt | page 1

INFORMATION NOT ESTABLISHED / informational

Equipment history to verify

The sample packet does not establish an air-handler service invoice or the water-heater installation history.

Community costs & responsibilities

Read the association’s documents and unresolved questions together.

SOURCE EXCERPT / informational

Association dues stated in packet

Monthly association dues are $285 per unit, payable on the first day of each month.

Source: Fictional association packet | page 2

SOURCE EXCERPT / informational

Gutter upkeep responsibility stated

The unit owner is responsible for cleaning gutters serving only that unit.

Source: Fictional association packet | page 4

Repair scope & estimates

Compare the documented work and terms; no contractor recommendation.

SOURCE EXCERPT / worth reviewing

Gutter work included in estimate

Clean rear gutter and confirm downspout discharge. Total proposed price: $480.

Source: Fictional drainage estimate | page 1

SOURCE EXCERPT / worth reviewing

Underground work excluded from estimate

Underground drainage repairs and work beyond visible downspout components are excluded.

Source: Fictional drainage estimate | page 1

Insurance & closing record

Organize the references without judging coverage or legal obligations.

INFORMATION NOT ESTABLISHED / informational

Closing records not included

No closing documents were included in this fictional sample packet. This is a document gap, not a conclusion about the property.