



ESTATE SENTINEL

PRIVATE ESTATE OVERSIGHT · PUERTO RICO

INSPECTION REPORT
NO. ES-2026-001

PROPERTY INSPECTION REPORT

Private Residence

PARQUE DEL ORIENTE · PUERTO RICO

INSPECTION TYPE

Routine Walkthrough

VISIT NUMBER

01 – Baseline

DATE

April 7, 2026

TIME ON PROPERTY

3:15 PM · 1h 45min

ACCESS

Full · No limitations

OCCUPANCY READY

Yes

OVERALL RISK LEVEL

• **LOW – MINOR NON-URGENT RISK**

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CONTENTS

IN THIS REPORT

- 01 About This Report & Methodology
 - 02 Executive Summary
 - 03 Property Status Snapshot
 - 04 Key Findings & Recommendations
 - 05 Systems Check & Vendor Oversight
 - 06 What's Working Well
 - 07 Recommended Next Steps & Decisions
 - 08 Photo Appendix
-

01 · ABOUT THIS REPORT

METHODOLOGY & SCOPE

This report summarizes observations from a routine Estate Sentinel walkthrough performed on the homeowner's behalf. The visit covered exterior condition, interior condition, major systems, security, and visible vendor-service quality.

Estate Sentinel's role is to identify, document, and communicate. This is a non-invasive visual inspection, not a substitute for licensed trade or specialty evaluations. When warranted, Estate Sentinel can coordinate follow-up vendors for owner review.

02 · EXECUTIVE SUMMARY

AT A GLANCE

The property is in **good overall condition** and ready for occupancy. Major systems — generator, water, pool, HVAC, plumbing, and electrical — are all operating normally. Security and perimeter are intact, and vendor work meets expected standards.

This first visit identified **five items worth attention**. The most important is early evidence of **moisture intrusion at an interior ceiling**, traced to a roof sealant deficiency above. The remaining items are routine maintenance. Most findings are roof-related and can be **bundled into a single vendor visit**, leaving the homeowner with effectively two decisions to make. Recommended next steps are detailed in Section 07.

03 · PROPERTY STATUS

STATUS SNAPSHOT

AREA	STATUS	NOTES
Exterior Structure	● GOOD	Minor wear; algae streaking on shaded wall
Roof & Drainage	● ATTENTION	Sealant deficiency, pooling, biological growth
Interior Condition	● ATTENTION	Excellent overall; ceiling staining in one room
Major Systems	● STABLE	Generator, water, pool, HVAC, plumbing, electrical normal
Security & Perimeter	● SECURE	Fully secure; no signs of unauthorized access
Vendor Service Quality	● ACCEPTABLE	Landscaping, pool, pest meeting standard
Occupancy Readiness	● READY	Property ready for owner arrival

04 · KEY FINDINGS

FINDINGS & RECOMMENDATIONS

Five items identified during this visit. Listed by priority — most significant first.

FINDING 01

Moisture Intrusion at Interior Ceiling

ADDRESS PROMPTLY

LOCATION: INTERIOR CEILING, SINGLE ROOM · RISK: WATER INTRUSION · ASSET DEGRADATION · STATUS: NEW



A hairline crack at the ceiling–wall seam shows distinct yellow staining consistent with active moisture intrusion. Follow-up inspection on the roof above this area confirmed deficiencies in the roof sealant, identifying the likely source. While the staining is currently limited and there is no visible mold, untreated moisture intrusion in Puerto Rico’s climate typically progresses to ceiling damage and microbial growth within months.

RECOMMENDED ACTION

(1) Roof sealant repair above the affected room. (2) After source is corrected and area is fully dry, complete cosmetic ceiling repair and repaint. (3) Re-inspect at next visit to confirm no recurrence.

FINDING 02

MONITOR

Standing Water on Flat Roof Section

LOCATION: FLAT ROOF — SEPARATE AREA FROM FINDING 01 · **RISK:** ASSET DEGRADATION · **STATUS:** NEW (BASELINE)



Inspection of the flat roof revealed minor pooling and debris accumulation in a low spot of the fiberglass-mesh sealant surface. The area is currently sound, but standing water and trapped debris accelerate sealant wear over time and are a leading cause of future leaks. Documented as a baseline observation.

RECOMMENDED ACTION

Clear loose debris during routine visits. Re-inspect at next walkthrough. If pooling persists or worsens, include in roof vendor scope along with Finding 01.

FINDING 03

WITHIN 7 DAYS

Solar Panel Soiling

LOCATION: ROOFTOP SOLAR ARRAY · **RISK:** FUNCTIONAL · PERFORMANCE LOSS · **STATUS:** NEW



The rooftop solar array shows visible bird droppings on multiple panels along with general dust and particulate buildup. Soiling reduces panel output and, when concentrated as droppings, can create localized hot-spotting that degrades cells over time.

RECOMMENDED ACTION

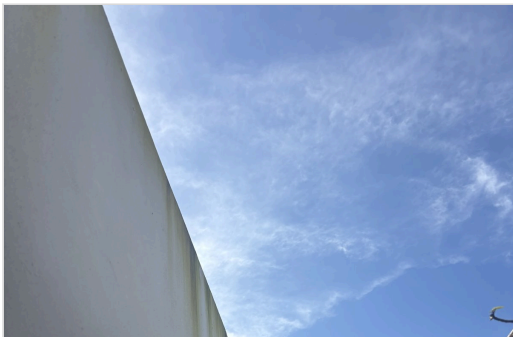
Schedule professional solar panel cleaning. Consider establishing as a recurring maintenance item — typically every 4–6 months in Puerto Rico's environment.

FINDING 04

WITHIN 30 DAYS

Algae Growth on Shaded Exterior Wall

LOCATION: LEFT-SIDE EXTERIOR WALL, NEAR UPPER PARAPET · **RISK:** COSMETIC · SURFACE DEGRADATION · **STATUS:** NEW



Vertical green algae streaking is visible running down the left-side exterior wall from the parapet edge. Consistent with chronic moisture and limited sun exposure on that face of the property. Minor rust bleed is also visible at the base flashing line — an early indicator of coastal corrosion to watch.

RECOMMENDED ACTION

Pressure wash and treat affected wall area. Repaint as needed. Inspect base flashing and address any active corrosion before it spreads.

FINDING 05

WITHIN 7 DAYS

Bird Nest & Corrosion at Propane Tank Assembly

LOCATION: GENERATOR PROPANE TANK — TOP VALVE AREA · **RISK:** SAFETY · FUNCTIONAL · CORROSION · **STATUS:** NEW



An active bird nest with eggs is sitting directly between the propane tank valves and regulator hardware. Dry nesting material is in contact with brass fittings and obstructs visual access to the gauge and shutoff. Surface corrosion is also visible on tank hardware. The generator itself is operating normally and fuel level is adequate.

RECOMMENDED ACTION

- (1) Carefully remove nesting material — confirm wildlife considerations.
- (2) Inspect valves, regulator, and gauge for function.
- (3) Address surface corrosion; evaluate tank swap-out at next refill.

05 · SYSTEMS & VENDORS

SYSTEMS CHECK

<p>Generator Operating normally · Fuel adequate · Minor surface wear noted (see Finding 05)</p>	<p>Water & Cistern Operating normally · Cistern level adequate · Pump pressure and cycling normal</p>
<p>Pool System Operating normally · Water clear and well maintained</p>	<p>HVAC Operating normally · Cooling effective throughout</p>
<p>Plumbing Appears normal · Water pressure good throughout · No leaks observed</p>	<p>Electrical Appears normal · No concerns observed</p>
<p>Security & Perimeter Fully secure · No signs of unauthorized access</p>	<p>Appliances Working as expected during walkthrough</p>

VENDOR & SERVICE OVERSIGHT

<p>Landscaping Service appears current · Work meets standard</p>	<p>Pool Service Service appears current · Pool clear and maintained</p>
<p>Pest Control Service appears current · No active concerns</p>	<p>Overall Quality Vendor execution meets expectations across all services</p>

06 · POSITIVES**WHAT'S WORKING WELL**

Confirmed during this visit and recorded as the baseline condition for future comparison.

- Major systems operating normally: generator, water, pool, HVAC, plumbing, and electrical
- Property secure, with no signs of unauthorized access
- Interior spaces presented in strong overall condition on entry
- Pool, landscaping, and pest-control service quality met expected standard at time of visit
- Outdoor furnishings were protected and the home is ready for occupancy

07 · ACTION PLAN**RECOMMENDED NEXT STEPS & DECISIONS**

Although five findings were documented, they consolidate into **two decisions** for the homeowner. Estate Sentinel can coordinate vendor engagement, access, and follow-up on either or both, pending approval.

DECISION 01 Roof Vendor Engagement

Three of the five findings are roof-related and can be addressed in a single vendor visit, which is more cost-effective and less disruptive than separate engagements.

Scope: (a) Sealant repair above affected interior room — Finding 01 source. (b) Inspect and address pooling area — Finding 02. (c) Clean and treat algae streaking on left-side exterior wall — Finding 04.

Action requested: Approve Estate Sentinel to obtain quotes from a vetted roofing vendor and present for review.

DECISION 02 Solar Panel Cleaning

Separate vendor (solar maintenance). Schedule cleaning of the rooftop array and consider establishing as a recurring maintenance item.

Action requested: Approve Estate Sentinel to schedule with current solar service provider, or to source a new vendor if none is on file.

COORDINATE VENDOR Generator Area Cleanup

Estate Sentinel will coordinate cleanup of the bird nest and debris at the propane tank assembly with the appropriate landscaper or handyman and document completion. The corrosion and tank-condition assessment should be reviewed once the area is cleared. *No client action required unless hardware repair or tank swap-out is recommended after vendor review.*

08 · VISUAL REFERENCE

PHOTO APPENDIX — PROPERTY OVERVIEW

General context photos documented during this inspection. Issue-specific photos appear with their respective findings in Section 04.



FRONT EXTERIOR · APPROACH & ENTRY



REAR · COVERED PATIO & REAR YARD



INTERIOR · MAIN LIVING & DINING



INTERIOR · SECONDARY LIVING ROOM