

VITAGUARD BY VITA DIGITAL - 5-YEAR SATELLITE PLOT CARFAX DOSSIER [SAMPLE REPORT]

Report ID: CFX-KE-SAMPLE-8901 | Parcel VIN: GPF-KE-KIKUYU-8901 | Date: 2026-10-14
Corridor: Kikuyu / Gikambura Red-Loam Belt (Kiambu County, Kenya) | GPS: -1.2465, 36.6632
Composite Trust Score: 89/100 (GRADE A STRONG BUY - SAFE FOR STAGE-1 CLOSING ESCROW)

1. 5-YEAR SENTINEL-2 OPTICAL & SENTINEL-1 SAR RADAR TELEMETRY (2021-2026)
- * Wet-Season Peak NDVI: 0.74 | Dry-Season Floor NDVI (Jan-Feb): 0.52 (Strong Humic Loam)
 - * NDWI Flood & Waterlogging Index: -0.08 (ZERO seasonal ponding or black-cotton clay trap)
 - * Sentinel-1 C-Band SAR Backscatter: -11.4 dB (Well-drained upland volcanic red soil)
 - * 500m Neighbourhood Dispute Memory: 0 prior buyer walk-aways in 90-day registry window

2. SELLER COUNTER-OFFER & CLOSING ESCROW RECOMMENDATION
- * Seller Asking Price: KES 3,200,000 (\$24,615 USD) for 50x100ft (1/8 Acre)
 - * Recommended Day-1 Remediation Budget: KES 145,000 (ISK Beacon Re-Establishment + Fence)
 - * Data-Backed Cash Counter-Offer: KES 2,980,000 (Unlocks KES 220,000 Buyer Savings)
 - * Registry Path: Verify Mother Title & RIM on Ardhisasa before releasing 10% LSK Escrow Deposit

WATERMARK: OFFICIAL VITAGUARD SAMPLE REPORT - VISIT VITADIGITAL.COM TO AUDIT YOUR PLOT (\$19)