

This document is a

Property Inspection Report

for the residence located at

18939 Amherst Lane Evansville, Indiana 47725

which was inspected on

May 19, 2026

Immutability Statement

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. This report has been cryptographically sealed at the moment of generation so that any attempt to alter its contents after the fact cannot be concealed — tampering is always detectable and provable.

Acknowledged by Alex Lloyd — Landlord / Property Manager

May 20, 2026

The landlord / property manager has reviewed this inspection report and confirmed that it accurately reflects the observable condition of the property at the time of inspection. This acknowledgement is a separate attestation attached to the sealed report and does not alter the original document or its cryptographic seal.

Acknowledged by Alex Lloyd — Tenant

May 21, 2026

The tenant has reviewed this inspection report and confirmed that it accurately reflects the observable condition of the property at the time of inspection. This acknowledgement is a separate attestation attached to the sealed report and does not alter the original document or its cryptographic seal.

Table of Contents

What This Report Is 1

Applicable Law 1

Inspection Coverage Summary 1

Limitations and Documentation Gaps 1

Findings by Room 3

Appendix: Supporting Documentation 9

Inspection Confidence Statement 11

Appendix: Survey Photos 12

Amavera Inspection Report

What This Report Is

This report documents visible property conditions based on photo evidence captured during a guided AI-assisted inspection of 18939 Amherst Lane, Evansville, Indiana 47725 on May 19, 2026. 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 Indiana, where security deposit obligations are governed by Ind. Code § 32-31-3-12.

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: Ind. Code § 32-31-3-12

Under Indiana law, a landlord may only deduct from a security deposit for damage beyond normal wear and tear. This inspection report establishes a timestamped photographic baseline of the property's condition at move-in, providing the primary evidence against which any future deductions must be evaluated.

Inspection Coverage Summary

Twelve rooms were documented across this inspection: two living rooms, a dining room, a kitchen, a staircase, three bedrooms, two bathrooms, an office, and a laundry room. Survey coverage was sufficient in nine of the twelve rooms. Living Room 1, Living Room 2, and the Staircase did not reach survey sufficiency — Living Room 1 and Living Room 2 lacked the required opposite-corner wide-shot pairs, and the Staircase was documented entirely through close-up photography with no wide shots captured. No room reached the confirm phase. The majority of rooms advanced to the focus phase, meaning wide-shot coverage was completed but not all identified conditions received dedicated close-up documentation. Bedroom 2, Bedroom 3, Bathroom 1, and the Office reached focus phase with meaningful conditions remaining undocumented at the close-up level. The laundry room had the most complete focus-phase documentation among all rooms, with six of twelve detected focus areas captured. Curation failed for Bedroom 2, Bedroom 3, Bathroom 1, and the Office, meaning no main-body findings groups were assembled for those rooms from the available photos.

Limitations and Documentation Gaps

Three rooms did not complete survey-phase coverage. Living Room 1 and Living Room 2 each lacked a full set of opposite-corner wide shots required for their size. The Staircase was captured exclusively with close-up photography — no wide shots were taken — meaning spatial orientation and the relationship between conditions across the staircase cannot be established from this inspection alone.

A substantial number of identified conditions across multiple rooms were not captured with dedicated close-up photographs, representing the most significant documentation gaps in this report. In the Office, eight focus areas were not closed out, including tile delamination and an unsecured HVAC hose on the wall with the window, writing on the wall adjacent to the sliding door, and a conduit or taped pipe arrangement on the floor. In Living Room 1, ten focus

areas remain undocumented at close-up level, including the crack network near the built-in wardrobe, wall drawings, and baseboard separation. In the Kitchen, nine focus areas were not closed out, including backsplash splatter accumulation, the displaced cabinet grille, and peeling wall tile. In Bedroom 1, nine focus areas remain undocumented, including the horizontal wall cracks, a wall penetration near the HVAC unit, and a misaligned outlet. In Bedroom 2, five focus areas were not captured, including a ceiling discoloration patch and an unsealed HVAC cable wall penetration. In Bedroom 3, seven focus areas remain open, including extensive crayon and marker markings on the wall and possible wardrobe door alignment issues. In Bathroom 1, six focus areas were not closed out, including chipped tile around shower valve penetrations and floor grout discoloration. In Bathroom 2, seven focus areas remain undocumented, including the absence of a shower enclosure and the gas water heater flue gap. In the Laundry Room, six focus areas remain pending, including staining around the plumbing connections and tile delamination around the outlet cluster. In the Dining Room, three focus areas were not closed out, including the window bay soffit discoloration. In the Staircase, seven focus areas remain undocumented, including carpet wear, balustrade base debris, and the mesh safety barrier condition.

Curation failed for Bedroom 2, Bedroom 3, Bathroom 1, and the Office; the photos from these rooms are preserved in the appendix but were not assembled into main-body finding groups. Conditions present in those rooms may be visible in the appendix photos but cannot be characterised with the same reliability as curated findings.

Advisory standard-coverage items — such as ceiling corners, baseboards, door hardware, flooring near entries, cabinet interiors, and window sills — were not captured as dedicated close-ups across most rooms. These omissions are polish gaps and do not negate the documented findings, but they mean the record is not complete for all standard reference points.

Findings by Room

Living Room 1

The painted wall adjacent to the staircase area shows a cluster of pencil or pen drawings covering approximately 40–50 centimetres wide by 30 centimetres tall, with associated scuff and smudge marks extending around the drawn lines. The markings are at a height consistent with child-level reach and are clearly differentiated from the surrounding white painted surface. Scattered arc-shaped contact marks are also visible on the same wall section at mid-height, consistent with repeated surface contact.

A network of fine branching surface cracks spans approximately 50–60 centimetres in diameter on the painted wall near the built-in wardrobe. The cracks follow an irregular branching pattern consistent with paint or plaster cracking at the surface level. The extent of the affected area is notable and warrants documentation; the photograph was taken at an angle and captures a partial view, but the spread and character of the cracking are sufficiently visible to support this finding.

The painted wall adjacent to the sliding frosted glass door shows a darkened discoloration patch at mid-height, consistent with prolonged contact wear or moisture exposure. The same wide shot also reveals linear scratch marks on the back wall at a similar height, appearing as light streaks across the painted surface.

Living Room 2

ROOM OVERVIEW — 3 IMAGES





The painted wall column between the door frames shows extensive scratch marks and surface gouges covering the majority of its face, from approximately mid-height to near the baseboard. The finish is visibly abraded and pitted across multiple locations, consistent with repeated physical contact or the dragging of objects against the surface. A lower-centre section of the same column shows an uneven, lumpy application of filler or patching compound, indicating a prior repair attempt that has not been finished to a smooth surface. Photograph quality in this group is affected by low-light conditions, but the extent of the marking and the patch texture are sufficiently legible to support documentation.

Dining Room

The painted wall surface between the two doorways shows extensive pencil and pen scribbles and markings across a broad area at mid-to-lower height. A close-up of the same area also reveals surface scratches, scuff marks along the baseboard, and an uncapped hole at the baseboard-floor junction where the wall meets the floor. The close-up photograph carries an extreme-angle flag that reduces ideal clarity, but the wide shot provides sufficient corroborating context to support all findings. The overall condition of this wall section represents a reportable cosmetic condition requiring remediation.

Kitchen

The range hood shows heavy grease and dark residue buildup across its interior baffles and on the underside lower shelf, with dried drip marks streaking across the full width of the shelf surface. White mineral or salt deposits are visible along the front edge of the hood shelf. The volume and character of the accumulation are consistent with extended cooking use without cleaning of the hood interior. One supporting photograph in this group is affected by blur, but the condition is established by the primary image.

The tile backsplash directly behind and around the range hood shows greenish-yellow discoloration across a broad area. The colour and distribution of this discoloration are consistent with either heavy grease accumulation or biological growth, and the condition warrants prominent documentation given its extent and potential health implications.

The tile wall surface between the window frame and the upper cabinet shows peeling and flaking of a white coating or sealant material across a vertical area approximately 20–30 centimetres in length, with the underlying tile exposed in patches. This pattern may indicate prior water ingress or a failed surface treatment. The photograph for this finding carries low-light, partial-view, and extreme-angle quality flags, which limit evidentiary reliability, but the condition is identifiable within the available image.

The window security bars show generalised surface corrosion and rust staining across multiple bars and frame joints, consistent with prolonged moisture exposure. The condition is distributed across the bars rather than confined to a single point, suggesting an established and ongoing process. A vertical pipe or conduit at the base of the wall column between the window and the upper cabinet also shows surface rust and discolouration along its visible length; photo quality flags limit the clarity of this observation but the condition is identifiable.

The ventilation grille panel on the lower cabinet unit beneath the stove appears displaced or misaligned, with a visible gap at its base where it meets the cabinet frame. Blue adhesive tape is affixed to the front upper edge of the range hood, which may indicate an unremoved repair patch or protective covering that has not been addressed.

Staircase

ROOM OVERVIEW — 3 IMAGES



The ornate iron balustrade and handrail show widespread paint and coating loss, surface corrosion, and white chalky residue across multiple sections throughout the staircase. The condition is documented at a mid-flight post, at the upper landing, and in close-up detail on the spindles. The chalky residue and exposed bare metal are consistent with prolonged coating failure and surface oxidation. At the upper landing, debris accumulation is visible at the base of the balustrade posts. A wire mesh child safety barrier is attached to the interior face of the balustrade with cable ties or wire fixings; the attachment points show visible stress, with the mesh frame bending at the fixing locations.

The under-stair knee wall area shows an uneven and patchy painted surface with irregular texture, consistent with prior repair work applied without full surface preparation. Along the tile ledge edge beneath the built-in cabinet, a grout joint appears partially absent or crumbling, with visible separation along the front tile edge.

The stair side wall shows multiple dark linear scuff marks spanning approximately 60–80 centimetres at mid-wall height, along with lower contact wear consistent with repeated passage through the staircase. A hairline crack is also visible on the same wall section. Additional minor markings are present on an adjacent wall surface.

The tread nosing edges on multiple red and terracotta tiled steps show chipping and wear, with exposed substrate visible at the landing tread nosing. Sealant at the tread-to-wall junction appears partially lifting in at least one location. The same nosing wear pattern is documented at mid-staircase level, indicating the condition is distributed across more than one step.

Bedroom 1

The wall opposite the entry door shows multiple fine horizontal cracks spanning approximately two-thirds of the visible wall width at mid-height. The cracks are distributed across a broad section of the painted surface and are consistent with surface-level settlement or paint stress. Given the extent and the location on a prominent wall, this finding warrants prominent documentation.

An exposed HVAC power cable runs unsecured down the wall surface for approximately 60–70 centimetres from the HVAC unit to the outlet below, with no conduit or cable management securing it to the wall. This condition is documented across a wide establishing shot and two close-up photographs that confirm both the cable routing and its connection points. A separate HVAC drain or refrigerant hose runs along the upper wall from the unit toward the window area in an unsecured and loosely routed arrangement.

Pink and red crayon or marker markings span approximately 40–50 centimetres across a white painted wall surface at mid-height, forming curved and angular outlines. Separately, extensive pencil or pen line markings cover approximately 80–100 centimetres wide and 40–50 centimetres vertically across another painted wall surface, representing a distinct and reportable cosmetic condition on a second wall.

Bedroom 2

Bedroom 2 was documented with four photographs across three wide shots and one close-up, and the survey phase was completed with three walls covered. Curation of this room's photos did not produce main-body finding groups. The available photos are retained in the appendix. Conditions identified in the structured data but not yet closed out with dedicated close-ups include a faint ceiling discoloration patch near the flush light fitting, an unsealed wall penetration at the HVAC cable exit point, low-mounted electrical outlets whose mounting condition was not confirmed, a gap or misalignment at the upper junction of the wardrobe above the doorway, and a broad area of possible surface repair or uneven sheen on the wall opposite the entry. These represent undocumented conditions that were visible in the wide shots and should be noted as documentation gaps.

Bedroom 3

Bedroom 3 was documented with five photographs and survey phase was completed with three walls covered. Curation of this room did not produce main-body finding groups. The appendix photos are the primary record for this room. Conditions identified in the structured data but not closed out include extensive crayon or marker markings and written characters covering approximately 80–100 centimetres wide and 60 centimetres tall at mid-to-lower wall height on one wall, pencil or pen markings and scrawled marks on the wall opposite the entry, possible wardrobe door track or alignment issues, and an HVAC unit with a yellowed lower louvre panel and minor surface scuffing around the wall penetration. These represent undocumented conditions that the survey-phase photographs detected and should be noted as documentation gaps.

Bathroom 1

Bathroom 1 was documented with six photographs. Survey phase was completed with three walls covered. Curation did not produce main-body finding groups, and the photos are retained in the appendix. Conditions identified in the structured data but not closed out at the focus level include rough, chipped tile cutouts around the shower valve penetrations with no escutcheon plates and inconsistently applied white filler at the edges, floor grout discoloration distributed across multiple locations, a gap at the door frame-to-tile junction at lower left, two adhesive wall hooks on the tile surface whose removal may affect the tile finish, and an unclear window condition with metal security bars and possible obstruction of the glazing. These represent conditions visible in the available photographs that were not captured with dedicated close-ups.

Bathroom 2

The shower area, as observed from the doorway, appears to lack a defined enclosure or water containment screen adjacent to the toilet area. The absence of a visible enclosure barrier means the wet zone is open to the surrounding floor area. Floor grout discoloration is also visible at the shower base in the same wide shot.

The wall-mounted gas water heater presents two conditions that warrant documentation as health and safety signals. An orange flexible gas supply hose runs exposed from the heater base down the wall to the floor-level shut-off valve, without a protective sleeve or securing bracket, and with an unsupported mid-run bend. Additionally, the flue duct penetrating the ceiling at the top of the heater shows what appears to be an unfinished gap around the duct at the ceiling junction, with no clearly visible sleeve or bracket securing the penetration. Both conditions warrant review against applicable gas installation standards.

The recessed alcove behind the shower screen shows visible surface corrosion and oxidation staining on the metal security bar window frame and multiple bar members, consistent with prolonged exposure to a wet environment. The photograph was taken under low-light conditions but the condition is sufficiently legible to support documentation.

The vanity area shows a corroded and stained exposed drain pipe below the cabinet at floor level, with dark residue visible on the pipe surface. The sealant at the base of the vanity cabinet shows an uneven and partially separating condition against the adjacent wall tile. Floor grout discoloration first identified in the wide shot is also confirmed in this close-up.

Office

The Office was documented with six photographs across two wide shots and four close-ups, with survey phase completed and three walls covered. Curation did not produce main-body finding groups. The appendix photos are the primary record for this room. Conditions identified in the structured data include tile surface coating delamination and bubbling across approximately 40 by 30 centimetres on the wall with the window, dark discoloration and disturbed grout surrounding an electrical outlet on the same wall, an HVAC hose terminating loosely near the window frame without a proper wall penetration, writing or markings on the painted wall adjacent to the sliding door, soiling or adhesive residue on the sliding glass door panel, discoloration on the underside of the built-in overhead shelving, an irregular plaster or patch finish at the vertical corner junction between the plain and tiled walls, and a taped conduit or pipe arrangement on the floor creating a potential trip hazard. These represent significant undocumented conditions that the structured data identified but dedicated close-ups did not capture.

Laundry Room

The main tiled wall shows large dark staining around the plumbing connection area, spanning approximately 30–40 centimetres vertically above and around the plumbing stub-out. The staining pattern and extent are consistent with prolonged moisture exposure, possible water ingress, or chronic leaking at the plumbing connections. Grout lines in the surrounding mosaic tile field show corresponding discoloration. A corroded and deteriorated cover plate at the plumbing connection point is visible in the close-up, with the surface showing significant surface breakdown.

The three-outlet cluster on the tiled wall shows tile surface coating delamination extending across approximately 30–40 centimetres wide and 20 centimetres tall around and to the right of the outlets, exposing the grey substrate and adhesive layer beneath. The outlets are installed directly over this compromised surface, and unsecured surface-run cables exit the outlet cluster without conduit or cable management. The combination of surface failure at an electrical installation point and unprotected cabling represents a condition warranting documentation as a health and safety concern.

The wall-mounted washer tap fitting shows visible tarnishing and surface corrosion on the chrome body and spout, with the finish appearing pitted and discoloured across multiple areas of the fitting. Additionally, the escutcheon or backplate behind the right-hand valve stem appears absent or incomplete, leaving a visible gap and a partially exposed wall penetration around the valve supply stub.

The wall-to-ceiling junction behind the clothes-hanging rail bracket at the upper left of the room shows darkened residue and spotting consistent in appearance with mold or organic growth. The low-light conditions in this photograph reduce absolute certainty, but the pattern and location of the marking — at a ceiling junction in a room with documented moisture-related conditions elsewhere — are sufficient to support documentation at high significance. This finding warrants follow-up to determine whether active moisture ingress or biological growth is present.

Appendix• Supporting Documentation

Living Room 1

- Wide survey shot of the sliding frosted glass door wall and built-in shelving providing room context; low-severity findings only, including a surface-run baseboard pipe and door smudging, with no conditions warranting main-body placement.

Living Room 2

- Two wide shots documenting the understairs storage area and broader living room layout; findings limited to low-severity ceiling patch tone variation and TV sticker residue, retained as room context.
- Survey wide shot toward the TV wall and sliding glass door showing a minor circular wall mark below the light switch; low-severity wear.
- Close-up of the painted wall behind the sofa showing faint pencil or pen scribble marks below the framed artworks; low-severity surface wear with no structural or health implications.

Dining Room

- Wide shot taken under low-light conditions showing a possible darker tone along the window bay soffit inner corner junction; limited visibility due to low-light conditions reduces reliability as standalone evidence, retained for reference.

Kitchen

- Wide survey shot of the kitchen L-shaped counter area providing room context; individual findings from this photo are addressed in their respective condition groups.
- Photo showing minor floor debris near the baseboard at the corridor threshold and a small wall scuff beside the doorway; low-severity wear items not individually noteworthy.

Staircase

- Four photos showing various sections of the stair side walls and painted surfaces with only low-severity findings: light scuffs, smudges, faint scratches, minor grout residue on tread nosings, and a diagonal discoloration band, all consistent with normal wear.

Bedroom 1

- Wide shot showing exposed HVAC drain or refrigerant hose surface-routed along the upper wall, unsecured and loosely routed; low severity in isolation, provides useful room context.
- Wide shot of the wardrobe wall showing minor laminate chipped edging, light sliding door scuffs, and a small gap at the ceiling junction; all low-severity wear consistent with normal use.
- Close-up of the built-in wardrobe upper area; limited evidentiary value due to glare obscuring the panel surface, retained for room coverage.
- Wall scuff marks documented incidentally within other groups; no standalone photos.

Bedroom 2

- Four photos retained from a failed curation pass; conditions visible in these photos are described in the Bedroom 2 findings narrative as undocumented focus areas pending close-up capture.

Bedroom 3

- Five photos retained from a failed curation pass; conditions visible in these photos are described in the Bedroom 3 findings narrative as undocumented focus areas pending close-up capture.

Bathroom 1

- Six photos retained from a failed curation pass; conditions visible in these photos are described in the Bathroom 1 findings narrative as undocumented focus areas pending close-up capture.

Bathroom 2

- Standard coverage shot of the vanity sink with mirror cabinet open; findings limited to low-severity surface residue and glare-affected mirror, no reportable conditions.
- Close-up of the shower riser rail and mixer valve documenting an unremoved manufacturer's installation label on the flexible hose; low-severity finding retained as standard shower coverage.

Office

- Six photos retained from a failed curation pass; conditions visible in these photos are described in the Office findings narrative as undocumented focus areas pending close-up capture.

Laundry Room

- Focus shot of the drying rack corner wall documenting darkened grout lines across the mosaic tile field and peeling surface coating at the upper wall-corner junction; demoted to appendix due to main-body capacity, with an obstruction quality flag also limiting evidentiary value.

Inspection Confidence Statement

This inspection must be assigned a confidence rating of Low, reflecting significant structural gaps in the photographic record across multiple rooms.

The inspection documented twelve rooms and captured a meaningful number of high-significance conditions — particularly in the laundry room, kitchen, bathrooms, and staircase — that are well supported by the available photographs. In those areas, the curated evidence is specific and clear, and the findings in this report are reliably grounded in the photographic record.

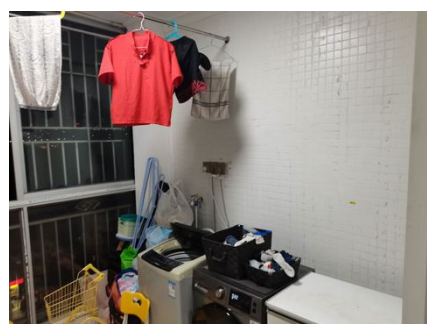
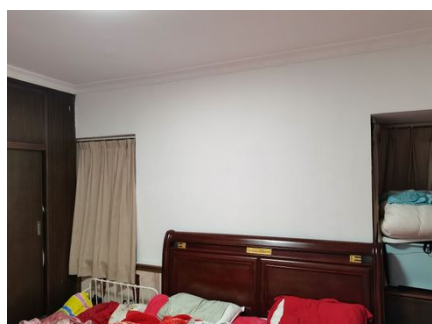
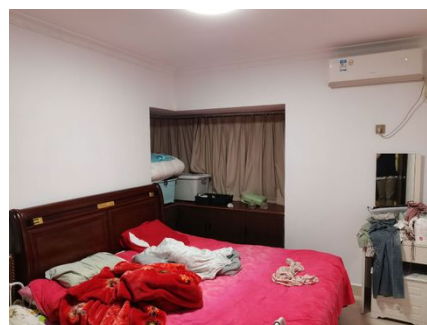
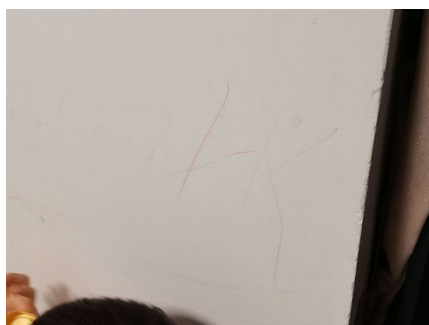
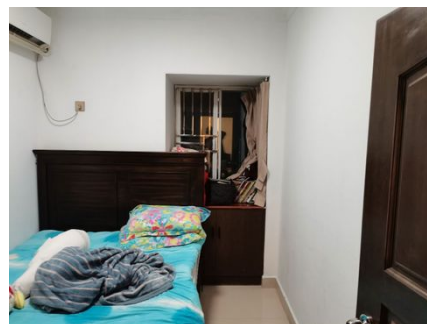
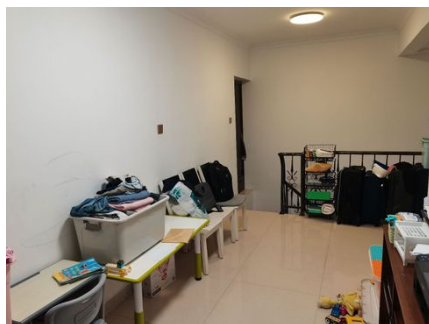
However, the structural completeness signals that govern the confidence ceiling are substantially below the threshold for a higher rating. Three rooms — Living Room 1, Living Room 2, and the Staircase — did not complete survey-phase coverage, meaning the spatial and condition context for those rooms is incomplete. The Staircase in particular has no wide shots at all, which makes it impossible to orient close-up findings within the broader space. Curation failed entirely for four rooms (Bedroom 2, Bedroom 3, Bathroom 1, and the Office), meaning no main-body finding groups were assembled and conditions in those rooms are presented only as structured data gap descriptions rather than photo-evidenced findings. Across the remaining rooms, the number of pending focus areas is very high: 128 focus areas were detected in total across all rooms, and a large proportion were not captured with dedicated close-ups. Conditions such as ceiling discoloration patches, unsealed wall penetrations, compromised tile surfaces, and potential moisture

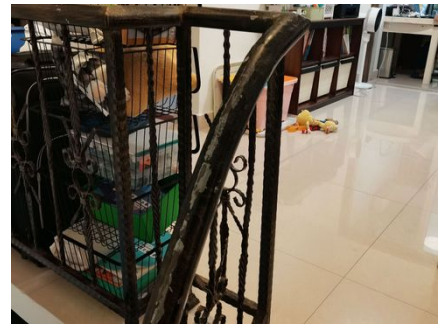
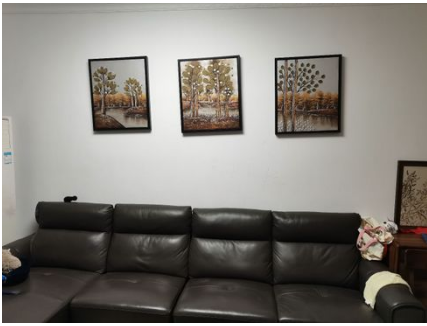
indicators in multiple locations were identified but not documented at close-up level. The record is therefore an incomplete baseline for a number of rooms, and conclusions drawn from it should be understood as partial.

APPENDIX: SURVEY PHOTOS

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

25 SURVEY IMAGES







Full photo evidence set: amavera.app/inspection/60df8ca4-b47b-413f-aeb7-117599fd8faf/photos