HUATULCO
HOME MANAGEMENT
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PRE-POSSESSION INSPECTION REPORT

Buyer	Valued Client
Property	Av Rosa Laurel 303, Crucecita, Oaxaca, 70987 – Unit 5
Development / building	Rosa Laurel
Property type	Condo
Bedrooms / bathrooms	2 / 2
New build or resale	New build
Expected possession	November 14, 2026
Inspection date	November 12, 2026
Inspector	Joseph Shultz
Booking	PP-20261110-0864

OVERALL PROPERTY STATUS

Overall property status	**Minor items only**

All items found were maintenance only and do not delay possession or occupation

FINDINGS

Maintenance

Area / item	Finding
Kitchen	Chip on granite countertop edge
Living & dining	Outlet on east wall has no power
Master bathroom	Shower drain cover is missing
Bathroom 2	Silicone bead between shower glass and wall needs to be redone
Electrical	Breakers are not labeled

AGREED ITEMS VERIFICATION

Agreed repairs – overall	No agreed repairs listed
Included items – overall	All present and working

DETAILED INSPECTION

Ratings: Good • Needs attention • Defect • Not tested / not accessible • N/A (not present at this property).

ARRIVAL & ACCESS

Building / gate access	Good
Entry door operation	Good
Entry door lock and keys work	Good
Doorbell / intercom	Good
Entry area condition	Good

CONSTRUCTION COMPLETION

Construction debris removed	Good
No unfinished work	Good
All fixtures and hardware installed	Good
Protective film / tape removed	Good
No paint overspray or splatter	Good
Overall cleanliness	Good

KITCHEN

Refrigerator	Good
Stove / cooktop	Good
Oven	Good
Range hood / extractor	Good
Dishwasher	N/A
Microwave	Good
Sink and faucet (hot and cold)	Good
Sink drain	Good
No leaks under sink	Good
Countertops	Defect
Cabinets and drawers (alignment, hardware)	Good
Backsplash and grout	Good

Lighting	Good
Ceiling fan	Good
All outlets live (tester)	Good
No signs of moisture	Good
No signs of pest activity	Good

Findings

Category	Finding
Maintenance	Chip on granite countertop edge

Kitchen photos



LAUNDRY

Washer	Good
Dryer	Good
Hookups and shut-off valves	Good
Dryer vent	Good
Sink and faucet	Good
Drain	Good
No leaks	Good
Lighting	Good
All outlets live (tester)	Good
No signs of moisture	Good

LIVING & DINING

Lighting	Good
Ceiling fan	Good
Air conditioning	Good
Walls and paint	Good
Floor and tile	Good

Doors and hardware	Good
Closets / built-ins	Good
All outlets live (tester)	Needs attention
No signs of leaks	Good
No signs of moisture	Good
No signs of pest activity	Good
Clean, no construction debris	Good

Findings

Category	Finding
Maintenance	Outlet on east wall has no power

MASTER BEDROOM

Lighting	Good
Ceiling fan	Good
Air conditioning	Good
Walls and paint	Good
Floor and tile	Good
Doors and hardware	Good
Closets / built-ins	Good
All outlets live (tester)	Good
No signs of leaks	Good
No signs of moisture	Good
No signs of pest activity	Good
Clean, no construction debris	Good

MASTER BATHROOM

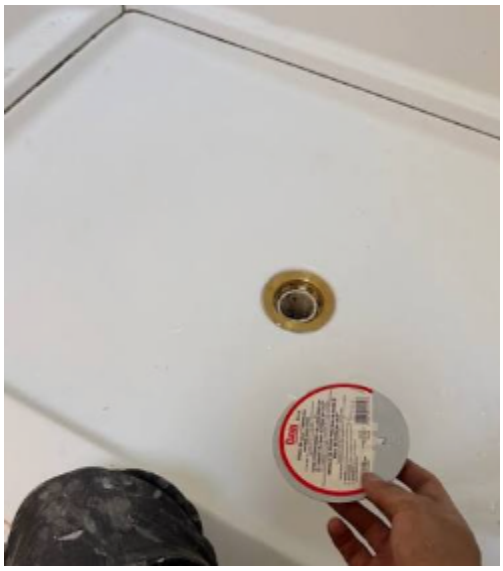
Lighting	Good
Exhaust fan	N/A
Toilet flushes and refills	Good
Toilet secure to floor	Good
Sink and faucet (hot and cold)	Good
Sink drain	Good
Shower / tub runs and drains	Needs attention
Shower floor slope (no pooling)	Good
Grout and caulking	Good

Tile (no hollow or uneven tiles)	Good
Shower glass / door	Good
Vanity and cabinet	Good
All outlets live (tester)	Good
No leaks under sink	Good
No signs of moisture	Good
No signs of pest activity	Good

Findings

Category	Finding
Maintenance	Shower drain cover is missing

Master bathroom photos



BEDROOM 2

Lighting	Good
Ceiling fan	Good
Air conditioning	Good
Walls and paint	Good
Floor and tile	Good
Doors and hardware	Good
Closets / built-ins	Good
All outlets live (tester)	Good
No signs of leaks	Good
No signs of moisture	Good
No signs of pest activity	Good

Clean, no construction debris	Good

BATHROOM 2

Lighting	Good
Exhaust fan	Good
Toilet flushes and refills	Good
Toilet secure to floor	Good
Sink and faucet (hot and cold)	Good
Sink drain	Good
Shower / tub runs and drains	Good
Shower floor slope (no pooling)	Good
Grout and caulking	Needs attention
Tile (no hollow or uneven tiles)	Good
Shower glass / door	Good
Vanity and cabinet	Good
All outlets live (tester)	Good
No leaks under sink	Good
No signs of moisture	Good
No signs of pest activity	Good

Findings

Category	Finding
Maintenance	Silicone bead between shower glass and wall needs to be redone

Bathroom 2 photos



WINDOWS & DOORS

Open and close smoothly	Good
Locks and latches	Good
Screens present and intact	Good
Seals and weatherstripping	Good
Glass intact	Good
Frames and caulking (no gaps)	Good
Sliding door tracks and drainage	Good

AIR CONDITIONING

Cooling performance	Good
Condensate drainage	Good
Remotes present	Good
Outdoor condensers secured	Good
No condenser corrosion	Good
No unusual noise or vibration	Good
Number of A/C units	3

ELECTRICAL

Breaker panel accessible	Good
Breakers labelled	Needs attention
All outlets live (tester)	Needs attention
Light switches	Good
Light fixtures	Good
Exterior lighting	Good
Doorbell	N/A
Outlets not live (room and location)	Living room - east wall

Findings

Category	Finding
Maintenance	Breakers are not labeled

WATER HEATER

Heats water	Good
No leaks	Good

Venting (gas units)	**Good**
Mounted and secured	**Good**
Ignition / pilot	**Good**
Water heater type	Gas

INTERIOR GENERAL

No odours	**Good**
Overall cleanliness	**Good**
Overall finish quality	**Good**

BALCONY / TERRACE

Railings secure	**Good**
No railing corrosion	**Good**
Floor tile	**N/A**
Drainage	**Good**
Waterproofing at door thresholds	**Good**
Exterior lighting	**Good**
Outlets live (tester)	**Good**

ASSIGNED PARKING & STORAGE

Assigned parking space	**Good**
Storage unit	**N/A**
Storage lock	**N/A**

WHAT HAPPENS NEXT

- Share this report with your realtor, and raise any items marked Safety or Before possession with the seller or developer before you take possession.
- Items marked Maintenance or Monitor do not usually hold up possession, but are worth planning for.
- You have no obligation to use Huatulco Home Management for any follow-up. If you would like vendor recommendations, we are happy to share them at no charge.
- If you would like HHM to coordinate repairs for you, this is billed at our standard hourly rate plus IVA under a short written agreement. Vendor costs are always paid by you, and no work goes ahead without your written approval of a quote.

SCOPE OF THIS INSPECTION

This is a visual and functional inspection of the property as found on the inspection date (for condos, the unit only; building common areas belong to the condominium association). It is not a structural assessment, an inspection of hidden plumbing or electrical systems, or a legal or title review. Where something looks serious, we recommend a specialist.