

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

Kikuyu / Gikambura (Kiambu County, Kenya)

89/100 | GRADE A STRONG BUY
VitaGuard | US & Pan-African Satellite OS

WATERMARK: OFFICIAL VITAGUARD SAMPLE REPORT - VISIT VITADIGITAL.COM TO AUDIT YOUR PLOT (\$19 / KES 1,499)

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 & Dry-Season Floor	0.74 Peak / 0.52 Jan-Feb Floor (Deep Volcanic Red Loam - Plain English: High natural fertility & moisture retention)
NDWI Flood & Waterlogging Index	-0.08 (ZERO seasonal ponding or black-cotton clay trap across 60 monthly passes)
Sentinel-1 C-Band SAR Radar Backscatter	-11.4 dB (Well-drained upland profile; standard strip foundation approved)
SRTM Elevation & Slope Gradient	1,985m ASL 3.8% gentle drainage slope (Zero gully erosion risk)
500m Neighbourhood Dispute Memory	0 prior buyer walk-aways in 90-day registry window

2. SELLER COUNTER-OFFER & ITEMIZED REMEDIATION LEDGER (50x100 FT PLOT)

Seller Asking Price	KES 3,200,000 (\$24,615 USD) for 50x100ft (1/8 Acre)
Deduction #1 - ISK Licensed Surveyor 4-Corner RTK Beacon Re-Establishment	-KES 25,000
Deduction #2 - Day-1 Perimeter Treated Posts & Chain-Link Security Fence	-KES 120,000
Recommended Day-1 Remediation Budget	KES 145,000 (Total Engineering & Survey Reserve)
Data-Backed Cash Counter-Offer	KES 2,980,000 (Unlocks KES 220,000 Buyer Savings)

3. STATUTORY CLOSING ESCROW & POST-PURCHASE PROTECTION PATH

Stage 1 Escrow (10% Deposit)	Release only after Official Ardhisasa Search, RIM Sheet & Ndung'u Report Clearance
Stage 2 Escrow (40% Tranche)	Release upon Land Control Board (LCB) Consent, Spousal Affidavit & ISK Beacon Certificate
Stage 3 Escrow (50% Final)	Release upon Original Title Deed Issuance in Buyer's Name + Enroll in KES 1,200/mo Shamba Watch

Good-Cop / Bad-Cop Family & Seller Harmony Script (WhatsApp-Ready)

"Hi Seller/Agent - my bank and Vita Digital Inc. (US) automated underwriting ran the 5-year satellite and ISK survey check on Parcel GPF-KE-KIKUYU-8901. It scored 89/100 (Grade A), with KES 145,000 budgeted for ISK beacon re-establishment and perimeter fencing. Our approved cash offer is KES 2,980,000 released via 3-stage LSK Advocate Escrow upon Ardhisasa Mother Title & RIM verification."