



Property Visual Documentation Report

Property Address: 123 Main Street Columbus, OH 43228

Client Name: John Doe

Date of Service: 1/5/2026

Time Window (Approx.): 12:15 PM – 1:05 PM

Weather Conditions:

Clear Overcast Rain Snow Other

**Weather conditions may have affected visibility at the time of documentation.*

Report Reference ID: SC-2026-001

Prepared By:

SCOUT – Visual Documentation Services

Clear, time-stamped visual documentation of observable property conditions.

Report Date: 1/7/2026



Documentation Scope

SCOUT documents observable property features as they appear at the time of service. Deliverables consist of time-stamped photographs and structured notes intended for reference and visual comparison over time.

INCLUSIONS

- Visual documentation of accessible exterior areas
- Visual documentation of accessible interior common areas (if applicable)
- Time-stamped photographs organized by area or elevation

EXCLUSIONS

This report does not include:

- Inspections, evaluations, or professional assessments
- Engineering, architectural, or code compliance analysis
- Testing, probing, monitoring, or measurements
- Identification of concealed or latent conditions
- Opinions regarding cause, severity, responsibility, or repair methods
- Cost estimates, pricing, or scope recommendations

LIMITATIONS

Documentation was limited by accessibility, visibility, weather conditions, lighting, and site conditions present at the time of service.

Location-based descriptive notes are limited to factual identification of visually observable conditions only.

This report reflects conditions observed only at the documented date and time. No ongoing monitoring or updates are implied.

USE OF REPORT

This report is intended for documentation and recordkeeping purposes only. It is not suitable for design, construction planning, engineering evaluation, or regulatory compliance.

Use of this report is limited to the client identified on Page 1 unless otherwise authorized in writing by SCOUT.

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Documentation Index

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Documentation Date: Refer to Page 1



Indicates a visually observable variation in condition or appearance. Referenced in the Comparison / Historical References section for visual cross-reference.

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1. Property Overview

Property Name: Sample Commercial Property

Property Use:

Commercial Retail Office Multi-Family Other: _____

Number of Buildings: 2 Buildings

General Site Description: The property includes one or more buildings and associated site improvements such as parking areas, pedestrian walkways, landscaped areas, and site utilities, as visible at the time of documentation. Site layout and features are shown in the photographic sections of this report.

Areas Included:

Areas Excluded:

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2. Exterior Documentation

North Elevation



Image 1 – North Elevation - 1/5/2026



Image 2 – Lower Wall Transition – 1/5/2026



Image 3 – Material Transitions 1/5/2026



Image 4 – Visible Staining at Roof – 1/5/2026

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East Elevation



Image 5 – East Elevation -1/5/2026

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South Elevation



Image 6 – South Elevation -1/5/2026



Image 7 – Windows -1/5/2026

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West Elevation



Image 8 - West Elevation - 1/5/2026

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Specialty Areas

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3. Interior Documentation (If Applicable)

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4. Comparison to Prior Documentation

This section notes observable visual differences, if any, between the current documentation and the prior documented visit.

North Elevation – Main Entry



Image 4 - Main Entry Staining -1/5/2026



Image 4 - Main Entry -10/5/2025

A visual change was observed from prior documentation at the main entry roofline.

Comparison notes are limited to visual differences observed between documented dates and do not represent evaluation, interpretation, or determination of condition.

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5. Documentation Record

This section reflects dates and scope of visual documentation only and does not represent inspections, evaluations, or condition assessments.

Entry No.	Report Reference ID	Date of Documentation	Areas Documented	Notes (if any)
1	SC-2025-009	03/04/2025	Exterior Documentation	-
2	SC-2025-021	06/09/2025	Exterior & Common Areas	Annual Documentation of Common Area
3	SC-2025-034	09/07/2025	Exterior Documentation	-
4	SC-2025-055	12/08/2025	Exterior Documentation	

Scout has completed 4 total documentation visits for this property since service initiation.

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