



OBSERVE & REPORT



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

Service Type:

Non-Inspection Property Documentation

Report Date: 1/7/2026



SCOPE OF SERVICES

Scout provides time-stamped visual documentation of observable property features only. Services are limited to non-invasive, non-destructive visual documentation of areas that were reasonably accessible at the time of the site visit.

Scout does not perform inspections, evaluations, assessments, analysis, testing, measurements, or professional opinions of any kind.

INCLUSIONS

- Visual documentation of accessible exterior areas
- Visual documentation of accessible interior common areas (if applicable)
- Photographic documentation of visually observable features
- Location-based descriptive notes are limited to factual identification of visually observable conditions only.

EXCLUSIONS

This report does not include:

- Inspections of any kind
- Engineering, architectural, or structural analysis
- Code compliance, regulatory, or safety determinations
- Testing, probing, monitoring, or measurements
- Identification of hidden, concealed, or latent conditions
- Opinions regarding cause, responsibility, severity, or repair methods
- Cost estimates, repair pricing, or scope recommendations

LIMITATIONS

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

This report reflects only what was visually observable at the specific date and time of documentation. Conditions may change before or after the service. Scout has no obligation to update this report or notify the client of conditions observed outside the documented service date.

USE OF REPORT

This report is not an inspection and is not intended for design, construction, repair planning, engineering evaluation, or regulatory compliance purposes.

Use of this report is limited to the client identified on Page 1. Reliance by third parties is at their own risk unless expressly authorized in writing by Scout.

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Documentation Index

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Documentation Date: Refer to Page 1

Documentation Type: Non-inspection visual documentation



Indicates photographs also referenced in the Comparison / Historical References section for visual cross-reference only.

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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

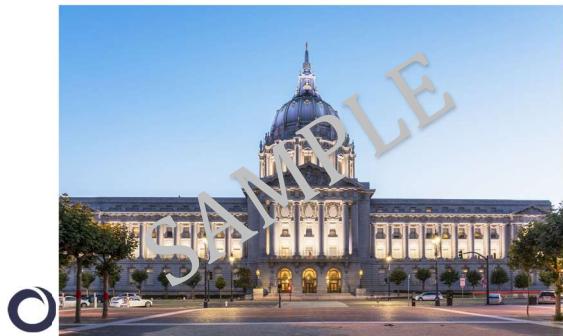


Image 1 - Main Entry - 1/5/2026

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East Elevation



Image 12 - Side Entry - 1/5/2026

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South Elevation

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West Elevation

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Specialty Areas

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3. Interior Documentation (If Applicable)

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4. Comparison / Historical References

Comparative images are provided for visual reference only and do not represent analysis, assessment of progression, causation, or condition change.

North Elevation – Main Entry



Image 1 - Main Entry -1/5/2026



Image 1 - Main Entry -11/9/2025



A visual difference is present between the referenced documentation dates, including cracking visible in the masonry units at the main entry.

East Elevation – Side Entry



Image 12 - Side Entry -1/5/2026



Image 12 - Side Entry -10/8/2025

No visually apparent differences were observed between the referenced documentation dates.

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5. Repair Logs

The following information was provided by the property owner or client for reference purposes only. Scout has not verified, evaluated, or confirmed the accuracy, completeness, or effectiveness of the items listed below.

Reference ID	Area / Location	Issue Type	Description (Source Listed)	Resolution Method	Resolution Date
RH-001	North Elevation	Masonry	Cracking observed in brick units along lower wall (Owner)	Repointing performed by contractor	03/18/2024
RH-002	Roof Line (West)	Water Intrusion	Water entry reported during heavy rain (Doc)	Flashing repaired and sealed	06/02/2024
RH-003	Parking Area	Pavement	Surface cracking near drain (Doc)	Asphalt patch installed	08/15/2024

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6. Documentation History Log

Entry No.	Report Reference ID	Date of Service	Documentation Type	Notes
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 6 total documentation visits for this property since service initiation.

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