



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

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Indicates photographs also referenced in the Comparison / Historical References section for visual cross-reference only.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

## 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 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 1 - Main Entry -1/5/2026



Image 1 - Main Entry -11/9/2025

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

### East Elevation – Side Entry



Image 12 - Side Entry -1/5/2026



Image 12 - Side Entry -10/8/2025

No visible change observed from prior documentation.

*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. Reported Repair Activity

*Repair information noted below was provided by the client or vendor and is included for reference only. SCOUT does not observe, verify, confirm, or evaluate reported repairs, materials, methods, or workmanship.*

Reference ID	Area / Location	Asset Category	Reported/Observed Activity (Source)	Reported Activity Type	Reported Date
RH-001	North Elevation	Masonry	Client reported cracking previously observed in brick units along the lower wall.	Repointing reported	03/18/2024
RH-002	Roof Line (West)	Building Envelope	Water entry was reported by client during heavy rain conditions.	Flashing work reported	06/02/2024
RH-003	Parking Area	Pavement	Client reported surface cracking near area drain.	Asphalt patching reported	08/15/2024

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## 6. 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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