

Brandy Creek CDD

224 Johns Creek Parkway
St. Augustine FL 32092



Quality Inspection Report



Phase 1
St. Augustine FL 32092
United States

Inspected: 09/26/2014 9:00 AM

Report Generated: 10/01/2014 12:04 PM

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Exterior

Good

Exterior closet door needs to be repainted.
Pressure washing is needed in various locations in and around the facility



(1/2)
09/29/2014 12:14 PM



(2/2)
09/29/2014 12:11 PM

Pool

Good, Marked

Generally in good condition.

Will contact Arsenault Pools to remove rust stains around return caps.



(1/2)
09/26/2014 9:13 AM



(2/2)
09/26/2014 9:13 AM

**Fitness Center
Men's restroom**

Walls	Marked, Dirty
Ceiling	Good
Doors	Good
Windows	Fair, Dirty
Flooring	Good
Toilet	Dirty General daily cleanliness is very poor.
Sink	Dirty Will do our best to remove stains around fixtures and sink which have remained for quite some time.



Toilet
09/30/2014 5:32 PM



Sink
09/30/2014 5:32 PM

**Fitness Center
Women's
restroom**

Walls	Good
Ceiling	Good

**Fitness Center
Women's
restroom**

Windows	Dirty
Flooring	Dirty Poor daily cleaning. Grout will need attention to restore to original color.
Lights	Good
Toilet	Dirty
Sink	Dirty



Flooring
09/30/2014 11:26 PM

**Men's Patio
Restroom**

Walls	Marked, Dirty Unacceptable. The walls can no longer be cleaned and will need to be repainted. Drywall anchors will be removed, holes patched and repainted.
Ceiling	Good
Doors	Dirty Needs reprinting.
Windows	Dirty In need of deep clean.
Flooring	Dirty
Lights	Good
Toilet	Fair, Dirty All fixtures need deep cleaning.
Sink	Fair

**Men's Patio
Restroom**



Walls (1/2)
10/01/2014 11:07 AM



Walls (2/2)
09/26/2014 8:58 AM



Doors
09/26/2014 8:58 AM



Windows
09/26/2014 8:59 AM



Flooring
09/26/2014 9:00 AM



Sink
09/26/2014 2:16 PM

**Women's Patio
restroom**

Walls	Marked, Damaged
Ceiling	Good
Doors	Dirty, Damaged Kick plates and handles are badly tarnished.. Exterior stucco framework is damaged.
Windows	Dirty In need of deep clean
Flooring	Dirty
Lights	Good
Toilet	Dirty
Sink	Dirty

**Women's Patio
restroom**



Walls
09/26/2014 9:09 AM



Doors (1/2)
09/26/2014 9:13 AM



Doors (2/2)
09/26/2014 9:08 AM



Windows
09/26/2014 9:09 AM



Flooring
09/26/2014 9:10 AM

Office

Floor	Fair Carpet has various spots but acceptable. Will investigate the last time it was cleaned
Windows	Dirty Windows in need of deep cleaning.
Walls	Marked, Dirty Drywall should be patched and painted.
Lights	Dirty Fixtures are good. Visible debris should be removed.
Doors	Fair

Office



Floor
09/26/2014 9:05 AM



Windows
09/26/2014 9:06 AM



Walls
09/26/2014 9:06 AM



Lights
09/26/2014 9:07 AM



Doors
09/26/2014 9:07 AM

Fitness center

Equipment	Good
Floors	Good Various small stains but acceptable at this time.
Walls	Good
Doors	Good
Mirrors	Damaged Broken mirror on order, will follow up
Windows	Dirty Needs deep cleaning