

Brandy Creek CDD

224 Johns Creek Parkway
St. Augustine FL 32092



Quality Inspection Report

Phase 2
United States

Inspected: 09/30/2014 10:58 AM

Report Generated: 10/01/2014 11:52 AM

Josh Powers
9043821725
josh.powers@vestaforyou.com

Women's restroom

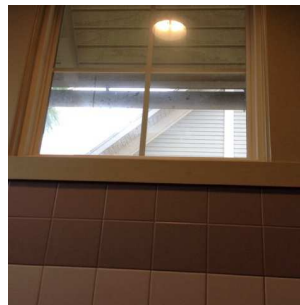
Walls	Good
Ceiling	Good
Doors	Marked, Dirty Kick plates and handles are dirty and tarnished
Windows	Dirty
Flooring	Dirty
Toilet	Dirty Dirty plumbing



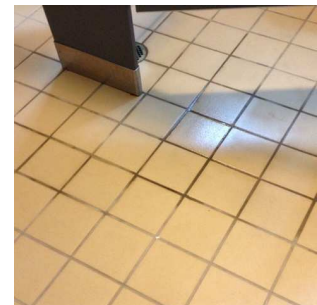
Doors
09/30/2014 11:15 AM



Windows (1/2)
09/30/2014 11:17 AM



Windows (2/2)
09/30/2014 11:16 AM



Flooring
09/30/2014 11:16 AM

Men's restroom

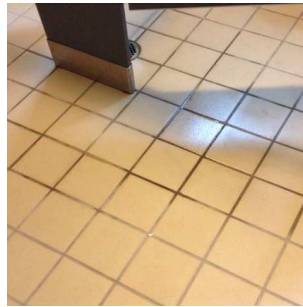
Walls	Good
Ceiling	Good
Doors	Dirty Kick plates and handles are dirty and tarnished
Windows	Dirty Dirty windows. Monthly or quarterly cleaning suggested
Flooring	Dirty
Toilet	Fair



Doors
09/30/2014 11:18 PM



Windows
09/30/2014 11:15 PM



Flooring
09/30/2014 11:14 PM

Pool

Overview	Fair Stained return caps. Will contact Arsenault. Overall appearance is good.
Patio	Fair Ceiling is overall clean. Will use spider repellent to manage webs and eggs. Mildew on underside of pergola.
Covered Area	Dirty, Damaged Staining and paint peeling on support posts.
Furniture	Underside of lounge chairs need pressure washing.

Pool



Overview (1/2)
09/30/2014 10:59 AM



Overview (2/2)
09/30/2014 10:59 AM



Patio (1/2)
10/01/2014 11:36 AM



Patio (2/2)
10/01/2014 11:36 AM



Covered Area (1/2)
10/01/2014 11:40 AM



Covered Area (2/2)
10/01/2014 11:39 AM



Furniture
10/01/2014 11:51 AM

Social Hall

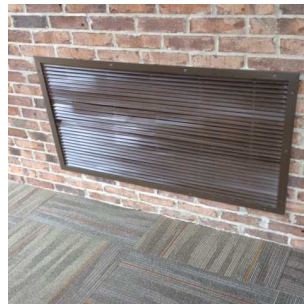
Windows	Dirty Doubtful that the windows have ever been cleaned. Terrible.
AC Intake	Damaged Investigating replacement options. Priority.
Storage Room	Will install shelving to maximize floor space.



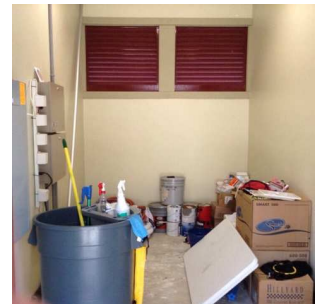
Windows (1/2)
10/01/2014 11:43 AM



Windows (2/2)
10/01/2014 11:43 AM



AC Intake
10/01/2014 11:44 AM



Storage Room
10/01/2014 11:45 AM