



Pre-Site Inspection Report

Pre-renewal property walkthrough generated with FieldScribe AI from field voice notes captured during inspection

Client	Sandpiper Hospitality Group
Site / Project	Beachfront resort, Gulf Coast, Florida
Site Address	4800 Shoreline Boulevard, Gulf Coast, FL (anonymized)
Policy Number	HR-2026-104382
Scope of Inspection	Pre-renewal property walkthrough covering guest-facing areas, pool deck, back of house, kitchen, laundry, parking garage, mechanical areas, fire pump room, and roof
Conducted By	Senior Property Inspector
Report Date	7 July 2026

Findings at a Glance

Priority	Remediation Window	Findings
HIGH	Address within 30 days	3
MEDIUM	Address within 90 days	1
LOW	Address at the next convenient opportunity	11

Condition ratings across 15 findings: 2 Critical, 1 Poor, 4 Fair, 8 Good.

Executive Summary

We completed a pre-renewal property walkthrough of the accessible guest-facing areas, pool deck, back-of-house spaces, kitchen, laundry room, parking garage, mechanical and fire protection rooms, and roof. Overall, we found the property to be in solid condition for its age, with the 2021 property improvement work evident in the lobby and guest room finishes, and several core life safety and maintenance items observed in good order.

Facility Overview

Property Type	Hospitality / Resort
Construction Type	Fire resistive construction with reinforced concrete frame and floor slabs

Year Built	2007; 2021 property improvement plan refreshed the lobby and approximately 60% of guest rooms
Square Footage	Approximately 165,000 square feet
Occupancy	Independent, full-service beachfront resort
Floors / Keys	Nine stories, 210 keys
Fire Alarm Annunciator	Addressable panel observed at the front desk
Sprinkler System	Wet system observed at the sprinkler riser
Emergency Generator	Diesel generator on the second level of the parking garage with weekly run log posted and current

Key Observations by Area

Pool Deck HIGH | Condition: Critical

We observed an electrical junction box by the cabana bar with the cover off and propped against the wall. Breakers were visible inside the box, and we observed corrosion on several terminals in a guest-accessible location at pool deck height. *Risk:* Exposed energized components in a wet, guest-accessible pool deck area create a realistic shock or electrocution hazard. *Recommendation:* Immediately secure the junction box cover, restrict access until made safe, and have a qualified electrician inspect the box, terminals, breakers, and enclosure integrity. Replace corroded components as required and confirm the enclosure suits the coastal pool deck environment.

Fire Pump Room HIGH | Condition: Critical

We observed an amber trouble light illuminated on the fire pump controller. The selector switch was not in the automatic position and appeared to be switched to manual, or possibly off. *Risk:* If a fire occurs while the pump is not in automatic operation, the fire pump may not start as intended, materially impairing sprinkler and standpipe water supply. *Recommendation:* Have the fire protection contractor attend immediately to return the controller to automatic operation, determine why it was switched out of automatic, clear the trouble condition, function-test the fire pump, and document the corrective action.

Laundry Room HIGH | Condition: Poor

We did not observe a fire extinguisher mounted in the laundry room after walking the space twice. Given the lint and dryer heat load, this is a significant gap in first-response fire protection. *Recommendation:* Install an appropriately rated fire extinguisher in a visible, accessible, and code-compliant mounted location, and add it to the routine inspection inventory.

Kitchen MEDIUM | Condition: Fair

We observed the hood suppression system over the main kitchen line with a service tag showing the last inspection was in April of the prior year, beyond the expected six-month inspection cycle. *Recommendation:* Arrange inspection and servicing of the kitchen hood suppression system by a qualified fire protection contractor before renewal, and update the service tag and records once completed.

Lobby GOOD | Fire alarm annunciator panel by the front desk showed no trouble lights. Egress signage was illuminated, exit maps were posted by the elevators, and front desk staff knew where the fire command station was located.

Guest Room, Sixth Floor GOOD | A typical sixth-floor guest room showed a compliant sidewall sprinkler head with no paint or obstruction, a smoke detector with a green light, an emergency exit diagram posted on the back of the door, and a renovated bathroom in good condition.

Main Switchgear Room GOOD | Panels properly labeled with current arc flash stickers. The sprinkler riser wet-system inspection tag and quarterly testing appeared current.

Parking Garage LOW | Condition: Fair
Generally decent lighting including motion-activated fixtures on most of the lower level, but a few dead bulbs near the stair tower. The diesel emergency generator showed a posted, current weekly run log. *Recommendation:* Replace the dead bulbs near the stair tower and include this area in routine lighting checks.

Roof LOW | Condition: Fair
Roof membrane in reasonable condition with no obvious ponding and no visible tears near equipment curbs; rooftop units strapped down with tie-down cables intact. Visible surface corrosion on some exposed metal railings and equipment housings, likely from salt-air exposure, not structural at the time of inspection. *Recommendation:* Budget for corrosion treatment and use corrosion-resistant hardware during maintenance and future replacements.

General LOW | Condition: Fair
We did not find water leak detection in the areas checked, including the mechanical room and laundry room. *Recommendation:* Install water leak detection in higher-risk areas, including the mechanical room, laundry room, and near the pool equipment pad.

Prioritized Recommendations

Priority	Area	Recommendation
HIGH	Pool Deck	Secure the open junction box, restrict access, and have a qualified electrician inspect and replace corroded components.
HIGH	Fire Pump Room	Return the fire pump controller to automatic operation, clear the trouble condition, and function-test the pump.
HIGH	Laundry Room	Install a code-compliant mounted fire extinguisher and add it to the inspection inventory.
MEDIUM	Kitchen	Service the overdue hood suppression system before renewal and update records.
LOW	Garage / Roof / General	Replace dead bulbs near the stair tower; budget for roof corrosion treatment; add water leak detection in higher-risk areas.

Notes & Limitations

This report records the condition of the premises as observed at the time of our inspection and is based on a visual, non-destructive examination of accessible areas only. Rooftop unit tie-down observations were limited to the units visible during the roof walkthrough. Our observations and conclusions reflect the conditions prevailing on the date of inspection; conditions may change over time.

For FieldScribe AI

Senior Property Inspector · Date: 7
July 2026

About this sample: This report was generated with FieldScribe AI from voice notes dictated during a property walkthrough. The inspector spoke observations room by room; FieldScribe AI structured them into findings, condition ratings, risk statements, and prioritized recommendations. All names, addresses, and policy details are fictional. Learn more at fieldnotesai.com

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