FIELD DOCUMENTATION TECHNOLOGY — TECHNICAL BRIEF

What Is DocuSketch, and Where Does It Actually Fit on a Restoration Job?

DocuSketch is a 360-degree capture platform built specifically for insurance restoration contractors. A technician shoots one panoramic image per room, and the platform returns a measured digital floor plan plus an estimate file that imports directly into Xactimate.

> **That last part is the whole point. DocuSketch is not a photography tool. It is a translation tool — it converts a damaged building into the file format an insurance carrier is willing to negotiate from.**

What the system actually consists of

Capture hardware	A purpose-built 360-degree camera, tripod, and LED work light, sold as a field kit
Capture workflow	One shot per room, seconds per position — no manual rotation, no hand-stitching
Floor plan output	Measured digital floor plan derived from the imagery
Estimate output	ESX and FML files that open natively in Xactimate and Cotality
Turnaround	Express sketch delivery in roughly seven hours; full estimates in 24 to 48 hours
Instant tier	Newer AI-driven instant sketch generation at a low per-sketch price
Pricing model	Monthly subscription, several hundred to roughly one thousand dollars per month by tier and volume

The Advantages

1. It speaks the carrier's language natively

This is the single strongest argument for the platform. An insurance adjuster prices a loss in Xactimate. Any documentation that arrives in a format the adjuster cannot open, reconcile, or import becomes a number they discount rather than a number they verify. DocuSketch exports ESX and FML directly — no translation step, no re-keying of dimensions, and no argument about whose measurements are correct.

2. Speed matches the actual pace of a loss

On a fire or water loss, the mitigation clock starts before anyone agrees on scope. A seven-hour sketch turnaround means the scope conversation can begin the same day the building is documented, instead of a week later when demolition decisions have already been made under pressure.

3. One capture serves four purposes

A single walkthrough produces the condition record, the measurements, the scope documentation, and the estimate basis simultaneously. The alternative is three separate field efforts — photographing, measuring, and sketching — each with its own opportunity for error and omission.

4. It creates a defensible, dated condition record

A timestamped 360-degree record of pre-mitigation condition is the cheapest available protection against two expensive arguments: that damage was already there, and your crew caused that. For a general contractor whose license is on the permit, a dated capture taken before anyone touches the building is worth far more than it costs.

5. The skill floor is low

One shot per room, seconds per position. This matters operationally — a field technician can produce usable documentation without becoming a trained reality-capture specialist, and documentation quality does not depend on which person happened to be dispatched.

The Disadvantages

An honest evaluation matters more than a favorable one. These are the real constraints.

1. It is a claim tool, not a progress tool

DocuSketch answers what does this damaged space measure, and what will the carrier pay for it? It does not answer what was built here, and when? There is no meaningful time-series function. It will not show you week-over-week what changed on an active build, and it will not resolve a dispute about when a concealed condition was covered up. That is a different category of software entirely, and using the wrong one leaves a documentation gap nobody notices until it is needed.

2. It is not a structural survey

360-degree imagery is photographic, not geometric. On a fire-damaged or otherwise compromised structure, a sealed engineering report requires measured structural data — LiDAR, total station, or direct field measurement by the engineer.

> **A 360-degree tour must never be allowed to stand in for a structural survey. The imagery is excellent context for an engineer. It is not input the engineer can seal a report on.**

3. It documents scope — it never identifies scope

This is the failure mode most likely to cost real money, and it is not a defect in the software. It is a misunderstanding of what software can do. A capture records what the camera saw. It cannot tell you that the firestopping was never bid, that nobody was assigned the access panels, or that the flashing termination detail has no owner. The completeness of a polished floor plan creates a feeling of completeness that is unearned. Scope enumeration remains a human discipline that happens before anyone opens a documentation platform.

4. It is not an asbestos or hazardous materials survey

Federal law requires a physical inspection. EPA NESHAP regulations mandate an asbestos inspection prior to renovation or demolition activity, and that inspection requires physical sampling by a licensed inspector. On any building constructed before roughly 1980, this is not discretionary and imagery cannot substitute for it.

There is a second edge to this. If a capture documents material that has already been disturbed before a survey was performed, that imagery becomes evidence against the project rather than for it. Sequence matters as much as substance.

5. Data custody is a contract problem, not a software feature

Whoever's account holds the capture controls the capture. When a mitigation partner performs the documentation and the general contractor has no written copy or data-sharing right, the GC loses access to its own condition record the moment that relationship ends — which is precisely the moment the record becomes valuable. This is resolved in the contract, before mobilization, or it is not resolved at all.

6. Subscription economics assume steady volume

A monthly subscription is efficient for a dedicated restoration operation with consistent loss volume. It is poor value for a general contractor handling occasional restoration work. Lower-volume users should evaluate per-sketch pricing or negotiated access through a restoration partner rather than carrying a full seat.

7. Output quality is entirely dependent on field discipline

Missed rooms, inconsistent tripod height, closed doors, and inadequate lighting all degrade the resulting floor plan. Fire losses in particular are dark and heavily sooted — the worst possible optical conditions. The platform cannot correct for a capture that was performed carelessly, and the person controlling that variable is the least supervised person on the job.

How Ducere Approaches Field Documentation

We treat documentation platforms as lane-specific tools rather than a single company-wide standard.

1.	Insurance restoration lane	360-degree capture with native Xactimate export, because the deliverable that matters is a file the carrier can price.
2.	Construction & renovation lane	Progress-documentation software that maps imagery to drawings over time, because the deliverable that matters is a verifiable record of what was built and when.
3.	Structural determinations	Measured survey data supplied to the engineer of record. Imagery supports the engineer; it never replaces the engineer.
4.	Regulated inspections	Asbestos, lead, and hazardous materials surveys performed by licensed inspectors through physical sampling, before any demolition beyond emergency make-safe work.

5.	Data custody	Where a partner performs the capture, written copy and data-sharing rights are established in the agreement before mobilization.

> **The tool is never the standard. The tool serves the standard.**

The Bottom Line

DocuSketch is very good at the specific job it was built for: turning a damaged building into a defensible, carrier-readable estimate quickly.

It becomes a liability only when it is asked to do jobs it was never designed for — tracking construction progress, replacing a structural survey, substituting for an asbestos inspection, or thinking about scope on a contractor's behalf.

> **Choose documentation tools by asking what question you need answered, not by asking which platform takes the nicest pictures.**

DUCERE CONSTRUCTION SERVICES, INC.

5925 Mulberry Street | Austell, GA 30168

(404) 565-0631 | www.ducereconstruction.com

Georgia GC GCCO006711 · Georgia RLQ RLQQA005251 · NASCLA 404696491

Florida GC CBC1263793 · IICRC 7781459