

TECHNICAL BRIEF

Field Note Documentation & Job Walk Protocol

The Standard for Visual Field Documentation on Ducere Construction Projects

Prepared: June 2026 | Ducere Construction Services, Inc.

LIVE FIELD DATA — MABLETON PARKWAY COMMERCIAL CIVIL SITE: On February 16, 2026 at 3:15 PM EST, Ducere Construction Services conducted a 360-degree field documentation walk on the Mableton Parkway Commercial Civil Site Development project (6470 Mableton Parkway). The capture was logged in the OpenSpace AI platform with full plan overlay, georeferenced positioning, and real-time site mapping. The site photograph in this brief is sourced directly from that active capture session — showing cleared and graded earthwork in progress, with active civil site work visible.

Executive Summary

Field note documentation and job walk records are among the most critical — and most frequently neglected — elements of construction project management. For a general contractor, they represent the difference between a defensible project record and an unresolvable dispute. For a project owner, they represent the difference between a transparent construction process and a black box.

Ducere Construction Services has adopted a formal field documentation standard that integrates 360-degree reality capture technology with structured field note protocols. This standard is not aspirational — it is active operational practice, currently deployed on the Mableton Parkway Commercial Civil Site Development project and across Ducere's residential new construction portfolio.

360° Full-Site Field Capture	Timestamped Every Walk GPS-Mapped	Plan Overlay Drawing vs. Actual Compared	Real-Time Owner Access to Field Record	Court-Ready Admissible Evidence Standard
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1. The Problem with Traditional Field Documentation

The construction industry's documentation failure is systemic and well-documented. Traditional job walk documentation relies on the following inadequate methods:

Handwritten Daily Logs:	Subjective, incomplete, and written after the fact. The framing crew logs what they believe they accomplished. The PM records what was reported to them. Neither account captures the actual site condition at the actual time.
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**Smartphone Photos
(Unstructured):**

Photos taken without geolocation, without timestamp verification, without plan alignment, and without systematic coverage. A phone photo of a retaining wall section does not prove what was built behind it, what grade was achieved beneath it, or whether the adjacent work was complete.

Verbal Site Reports:

No evidentiary value. In a dispute, verbal reports from a superintendent are contradicted by the other party's verbal reports. The outcome is determined by who has better documentation — not who is telling the truth.

Periodic Inspection Reports:

Inspector visits capture a snapshot in time but miss the construction sequence. An inspection report confirming a wall passed inspection does not document the material, the method, or the timeline of installation.

INDUSTRY DATA: Construction Executive reports that the majority of construction projects over \$10 million will enter dispute. The American Bar Association (Construction Law Section) identifies inadequate field documentation as the primary contributing factor in unresolvable construction claims. When documentation is absent, disputes are decided by judge or jury interpretation — not by facts.

2. The Ducere Field Documentation Standard

Ducere Construction Services has formalized a four-layer field documentation protocol that applies to every project scope — commercial civil, residential new construction, structural renovation, and restoration.

Layer 1 — 360-Degree Reality Capture (Job Walk)

Every formal job walk is conducted with a 360-degree camera mounted to the site superintendent's hard hat. As the walk proceeds normally, OpenSpace AI automatically timestamps each frame, maps it to the project floor plan or civil site plan, and creates a navigable, searchable visual record of the entire site. The walk shown in this brief — Mableton Parkway, February 16, 2026, 3:15 PM EST — was captured in this manner. The top-right plan overlay visible in the field capture screenshot confirms real-time plan alignment during the walk.

OUTCOME: Result: A complete, geolocated, timestamped visual record of site conditions at every job walk — automatically organized, immediately accessible, and court-admissible.

Layer 2 — Structured Field Notes (Written Record)

Concurrent with every 360 capture, the supervising PM or superintendent completes a structured daily field report. This report is not a narrative — it is a checklist-driven document that records: date and time, weather and site conditions, trades on site, headcount per trade, work performed by scope and location, materials delivered and inspected, inspections conducted and results, verbal directives issued

or received, and any deviation from approved plans.

OUTCOME: Result: A written record that complements the visual capture, creating a two-source documentation standard that eliminates the 'he said/she said' basis for most construction disputes.

Layer 3 — Plan Overlay Verification

OpenSpace AI's plan overlay feature — visible in the Mableton Parkway field capture — maps the 360-degree field imagery directly onto the approved civil or architectural drawings in real time. The supervising PM can visually confirm, during the walk, whether completed work aligns with the approved plan. Deviations are identified in the field, documented in the platform, and corrected before they become expensive post-completion issues.

OUTCOME: Result: Early deviation detection saves an average of 4-6x the cost of correction compared to identifying the same deviation at punch list or post-occupancy.

Layer 4 — Owner and Lender Access

Ducere provides project owners and lenders with direct access to the OpenSpace platform for their project. Owners can navigate the site remotely, view progress at any date, compare to plan, and access the structured field note record — without scheduling a site visit. This transparency is a direct competitive advantage in Ducere's high-end residential and commercial market segments.

OUTCOME: Result: Owner confidence increases, draw approvals accelerate, and the GC-owner relationship is anchored in verifiable data rather than periodic verbal updates.

3. Live Project — Mableton Parkway Commercial Civil Site

The following data is drawn directly from Ducere's active OpenSpace AI account for the Mableton Parkway Commercial Civil Site Development project (6470 Mableton Parkway):

Project	Mableton Parkway Commercial Civil Site Dev Plan
Site Address	6470 Mableton Parkway, Mableton, Georgia
Capture Session	Monday Afternoon Capture
Capture Date	February 16, 2026
Capture Time	3:15 PM EST
Documentation Type	360-Degree Field Walk — Ground Level
Plan Overlay	Active — Civil Site Plan visible in capture

Site Condition Documented	Active earthwork — clearing and grading phase, exposed subgrade, civil site infrastructure visible
Platform	OpenSpace AI — Ducere Construction account (KA)
Accessibility	Owner-accessible via OpenSpace platform link

4. The Legal and Contractual Value of This Standard

Field documentation at the Ducere standard is not a nice-to-have. It is a legal asset with specific evidentiary value in the following scenarios:

- Lien Defense:** When a subcontractor files a mechanic's lien claiming work was performed per specification, Ducere's timestamped field record documents the actual site condition at the time of the claimed work — confirming or refuting the claim with independent, geolocated visual evidence.
- Defect Claims:** When an owner or third party claims a construction defect, the field documentation record establishes the sequence of work, the materials used, and the inspection results at the time of construction — shifting the burden of proof to the claimant.
- Change Order Disputes:** When a subcontractor claims additional scope was directed verbally, the structured field note record — which documents verbal directives and deviations — either confirms or contradicts that claim.
- Insurance Claims:** For IICRC-certified restoration work, the pre-construction site condition captured in field documentation establishes the baseline against which restoration scope is measured. This protects against under-payment and scope disputes with insurance carriers.
- Regulatory Compliance:** Field documentation confirms compliance with GSWCC erosion and sedimentation requirements, Cobb County inspection protocols, and IBC code requirements — providing an independent record separate from the inspector's report.

5. Ducere Field Note Minimum Standard — Required Elements

Every Ducere job walk field note, whether digital or supplemental written record, must capture the following minimum elements to meet the Ducere documentation standard:

1	Date, time, and site conditions (weather, temp, visibility)	Establishes the exact conditions under which work was performed — critical for weather-related delay and material cure claims
2	Trades and headcount on site	Documents labor deployment — contradicts claims of non-performance or abandonment

3	Work performed by scope and location	Creates the work sequence record — the foundation of any schedule delay or acceleration claim
4	Materials delivered and inspected	Documents material compliance and delivery timing — refutes substitution and defect claims
5	Inspections conducted and results	Creates an independent GC record of inspection outcomes separate from the inspector's report
6	Verbal directives issued or received	Converts oral communications to a written record — eliminates the basis for verbal change order claims
7	Deviations from approved plans noted	Early deviation documentation protects the GC from post-completion defect liability
8	360-degree capture completed (yes/no)	Confirms visual documentation was obtained — creates an audit trail of documentation compliance

DUCERE STANDARD: Every Ducere Construction Services job walk produces a 360-degree timestamped reality capture, a structured field note record, and a plan overlay comparison — logged in the OpenSpace AI platform and accessible to project owners and lenders in real time. This is not supplemental documentation. It is the primary project record. It is what protects Ducere, its clients, and its subcontractors from the most expensive outcomes in construction: disputes decided without facts.

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