



GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

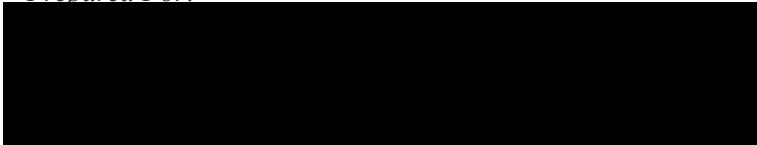
Report Prepared By:

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Electrical: Jed Jordan, Dynamic Electric
Plumbing: Peanut Plumbing LLC TSBPE #M-40977 (132292)

Prepared For:



To Whom It May Concern:

TAHI Inspections and Greenbelt Structural, in conjunction with Capital Building Inspections, performed a limited assessment at the above noted property. The purpose of the site visit was to assess the condition of the structure and aspects of the parcel to determine the feasibility options for future project planning.

Multiple limitations were present and additional issues, both minor and significant, may be not be documented in this report or discovered during the assessment of the structure. The assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the assessment and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. This 3rd party assessment and report has been provided to the prospective buyer for the purposes of due diligence, filing of available information, and additional buyer protection. The assessment process and report do not, in any manner, represent a guarantee or warranty of the above mentioned property.

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TABLE OF CONTENTS

REPORT SECTIONS

SECTION I - PROPERTY DETAILS AND DESCRIPTIONS...	3-8
SECTION II - OBSERVATIONS AND FINDINGS...	9-18
SECTION III - ASSESSMENT CONCLUSIONS...	19-22
SECTION IV - PRIMARY ISSUES/CONCERNS AND ACTION ITEMS...	23-44
SECTION V - BUDGET ANALYSIS REPORT...	45-47
SECTION VI - NOTICE OF SCOPE AND LIMITATIONS...	48

ATTACHMENTS

ATTACHMENT 1 - ELEVATION PLAN/SURVEY
ATTACHMENT 2 - WDI/TERMITE REPORT
ATTACHMENT 3 - HVAC EQUIPMENT MAP AND DETAILS
ATTACHMENT 4 - ELECTRICAL EQUIPMENT MAP AND DETAILS
ATTACHMENT 5 - PLUMBING CAMERA ASSESSMENT REPORT
ATTACHMENT 6 - THERMAL CAMERA ASSESSMENT REPORT
ATTACHMENT 7 - PROPERTY RESEARCH DOCUMENTS
ATTACHMENT 8 - MAINTENANCE MANUAL

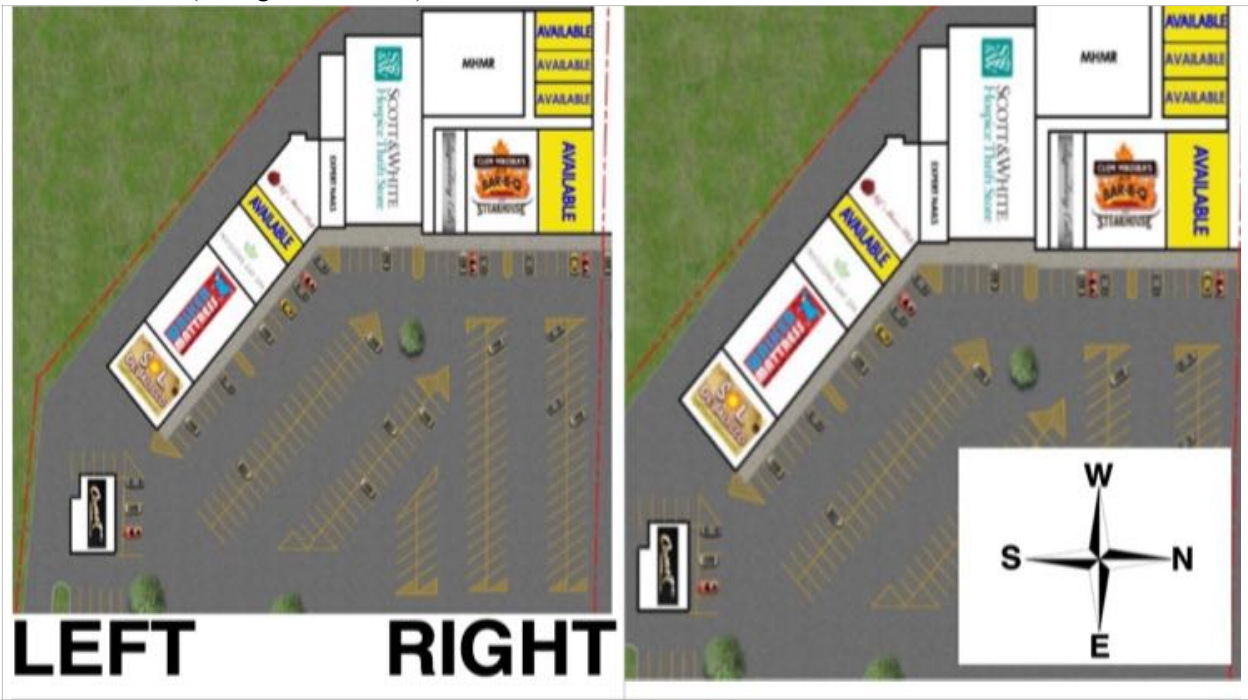
SHARE DRIVE DOCUMENTS

ALL DOCUMENTS LISTED ABOVE
FULL LIBRARY OF SITE VISIT PHOTOS/VIDEOS

SECTION I: PROPERTY DETAILS AND DESCRIPTIONS

SITE ORIENTATION AND SITE IDENTIFICATION:

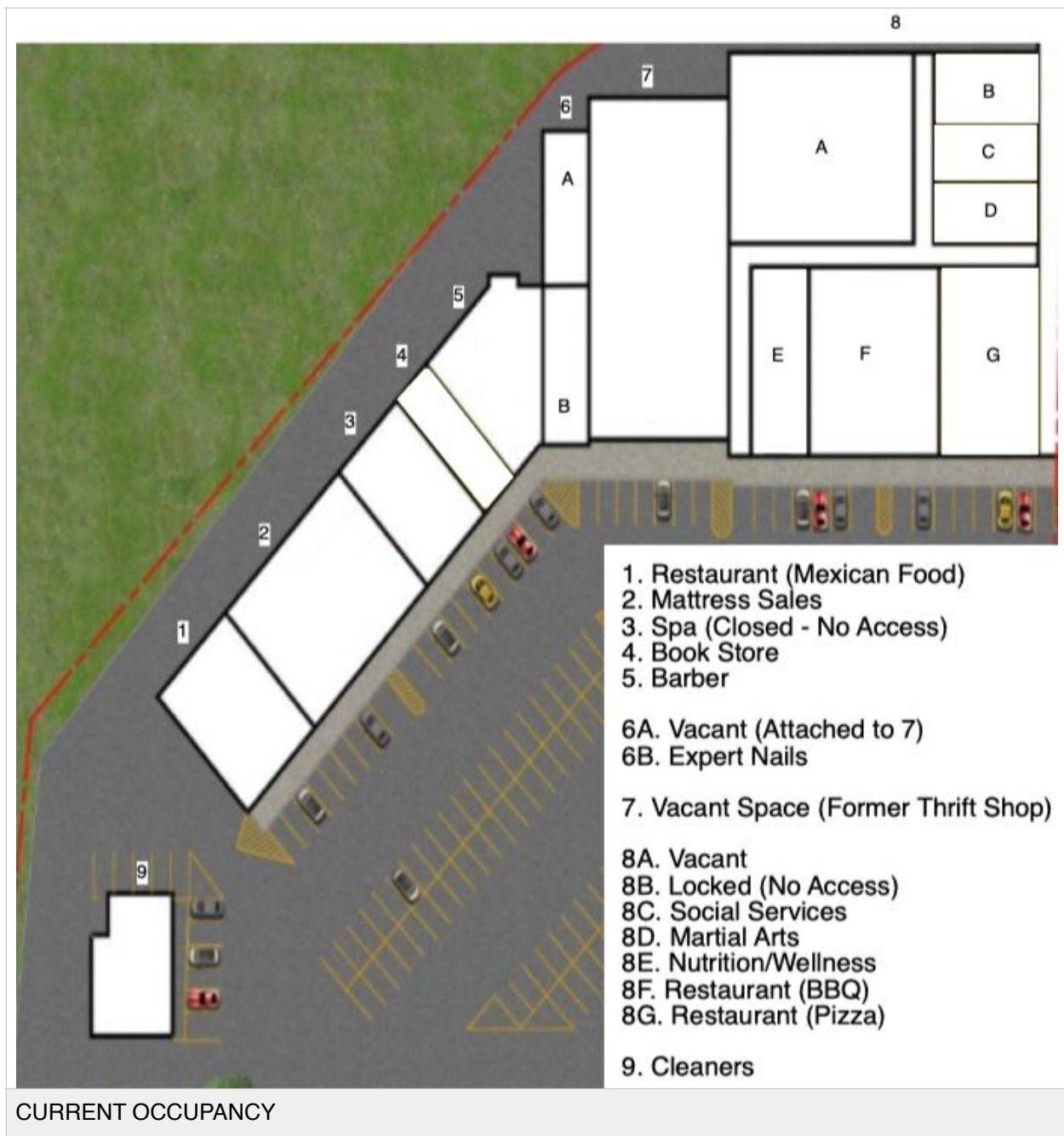
For the purposes of orientation, left and right, when referred herein this report, is always from the vantage point of an individual looking at the front door of the building main building.
The front walls (facing N. Main St.) will be referred to as: East



SUBJECT PROPERTY



AERIAL IMAGE OF PROPERTY



SITE DETAILS	
APPX. PARCEL FOOTPRINT	4.7 Acres
GENERAL TOPOGRAPHY	Mild Sloping East to West
SITE ELEVATION (AT BUILDING)	570'
APPX. ELEVATION DIFFERENCE	Less Than 10' Throughout 4.7 Acre Parcel
GENERAL GRADIENT OF PARCEL	Mainly Neutral Gradient, Light Downward Slope to SE
DRAINAGE FEATURES	Gutters, Limited Isolated Subsurface Drains, Impervious Cover
FLOOD ZONE INFO	Property Appears to Be Near, Not Within Flood Zone

STRUCTURAL DETAILS	
BUILDING USAGE	Commercial Building - General Retail and Office
DATE OF CONSTRUCTION	1979 (CAD)
CONSTRUCTION TYPE	Tilt Wall w/ Steel Framing (I-Beams, Columns, Engineered Truss)
FOUNDATION TYPE	Concrete Slab - Segmented or Similar Design
ROOF DESIGN	Flat Roof, TPO Covering Over Steel Roof Decking
PRIMARY WALL CLADDING	Concrete w/ Aggregate Facade
ADDITIONAL STRUCTURES	Building #9 (Cleaners) of Similar Design
STRUCTURAL ADDITIONS	Concrete Foundation w/ CMU Block Walls (Suite 6A)
DATE OF ADDITION	Exact Date Unknown, Constructed After 2003
DRAWINGS/PLANS REVIEWED	No - No Drawings/Plans Provided or Discovered

M.E.P. DETAILS	
HVAC - TYPES	RTUs (Roof Top Units), Standard Split Systems, Refrigeration
HVAC - UNIT COUNT	Appx. 34 (Further Details in HVAC Section)
ELECTRICAL - SERVICE TYPES	3-Phase and Single Phase
ELECTRICAL - SERVICE ENTRY	Overhead Entry at West/Southwest Portions of Property
ELECTRICAL - PANEL HUBS	Large Hub at Northwest Side of Building, Panels Throughout
PLUMBING - SUPPLY ENTRY	Meter Boxes Near N. Main
PLUMBING - SUPPLY MATERIAL	Primarily Copper Piping

PLUMBING - WASTEWATER TYPE	PVC Terminating to City Sewer
PLUMBING - WASTEWATER EXIT	Connects to City Sewer at West Side of Parcel
LIFE SAFETY SYSTEMS	Fire Suppression/Sprinkler System at Some Locations
LIFE SAFETY SYSTEMS	Alarms/Extinguishers/Signage Varies By Unit/Suite

Property Details

Account

Property Improvement - Building

Description:

46,650.00sqft **Value:** \$0

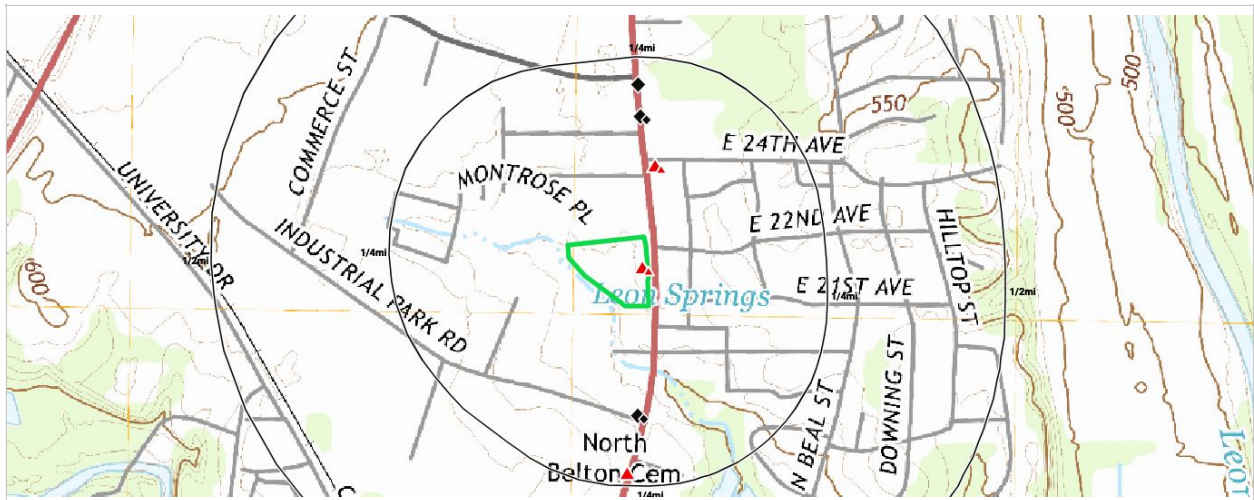
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
STORE	RETAIL OR DISCOUNT AREA	NSCC	EXCN	1979	44,820.00
OP.	OPEN PORCH	*		1979	4,317.00
DOCKC	AVG QUALITY DOCK	*		1979	1,200.00
STORE	RETAIL OR DISCOUNT AREA	RSC	EXCN	1979	1,830.00
OP.	OPEN PORCH	*		1979	360.00
LTS-PL	PARKING LOT LIGHTS	GOOD		1979	6.00

Description: CONCRETE/ASPHALT **Type:** RESIDENTIAL **State Code:** F1 **Living Area:** 0.00sqft **Value:** \$0

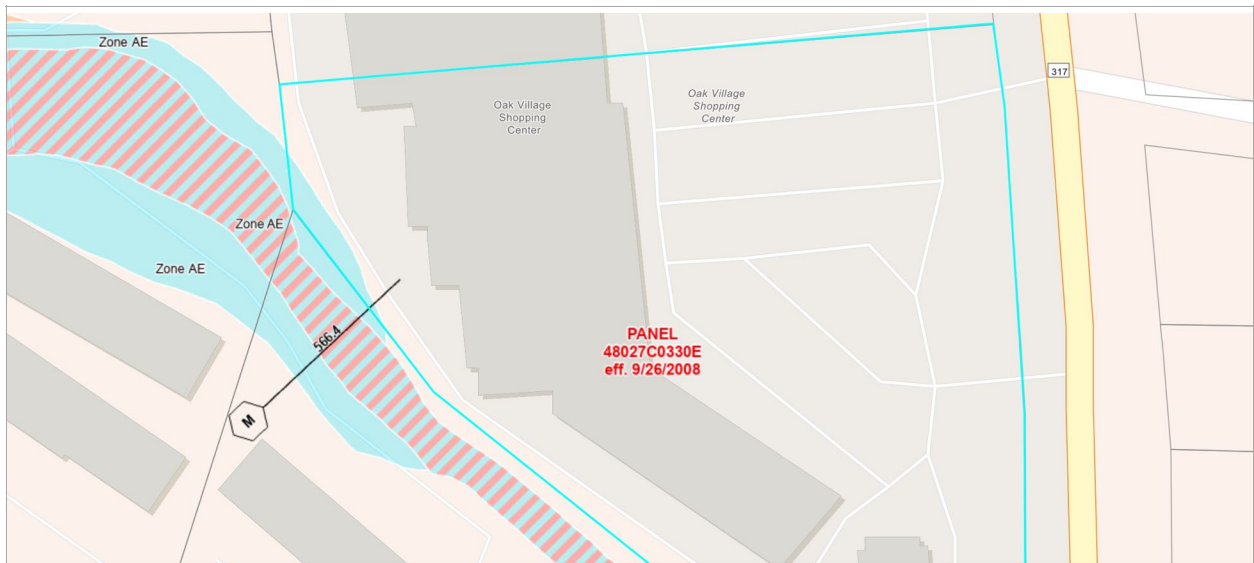
Type	Description	Class CD	Year Built	SQFT
CON	CONCRETE	*	1979	1,833.00
ASPH	ASPHALT PAVING	*	1979	103,088.00

Property Land




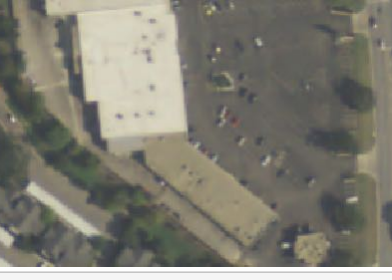
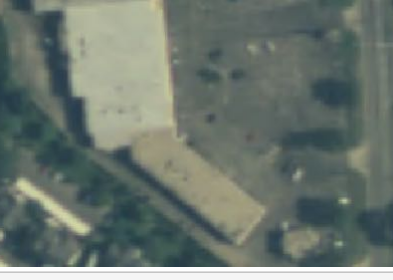

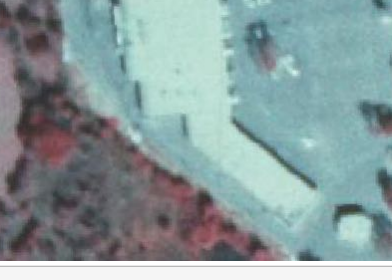




Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
MAIN RD	MAIN RD	4.7630	207,476.28	0.00	0.00	\$0	\$0



TOPOGRAPHIC DETAILS



FEMA DETAILS

		
2022	2019	2015
		
2008	2005	1995
		
1981	1974	1964
		
1995 - NO STRUCTURAL ADDITION		2005 - STRUCTURAL ADDITION PRESENT

SECTION II: OBSERVATIONS AND FINDINGS

GENERAL OBSERVATIONS AND FINDINGS:

The site assessment occurred on 07/19/2023. Time on site was appx. 830-1630 with 4x individuals conducted the primary inspection services. At the time of the site assessment, outdoor temperatures were hot and dry. An extreme heat warning was in effect (temperatures ranged from 100-105F). The inspected property included a large asphalt parking area, a main structure which consisted of 14 individual suites and a stand alone structure currently in use as a dry cleaning facility. Of the 14 suites within 8 units of the main building, appx. 12 appeared to be occupied by tenants. Unit #3 (day spa) was closed and no access was available. Several smaller suites at the north side of Unit #8 were locked and either vacant or closed for business.

Additional inspection limitations were present due to ongoing business activity within the occupied units. Care was taken to avoid substantial disruption of business operations during our site assessment.

IMPERVIOUS COVERAGE - PARKING LOTS, FLATWORK, DRIVEWAYS:

Impervious coverage of the parcel was estimated to be at appx. 90-95%. The exterior parking lot was a standard asphalt design. Surface conditions appeared to be fair. No substantial damage, design flaws, deflections, or drainage issues were discovered. The parking lot did include handicap parking and access ramps to the main pedestrian walkway. Full compliance with current ADA standards was not determined or within the scope of work conducted.

Common surface wear/tear was observed at the parking lot and flatwork. Commercial lighting was present throughout the parking area. Testing of outdoor lighting did not take place. Interviews with building tenants suggest that several parking lot lighting features are currently non-functional.

The back/west portion of the property includes an access driveway, loading ramps, walkways, and stair access points. The back driveway appeared to be older and in less favorable condition than the parking lot and main guest access areas. Multiple cuts and patches were present at the back driveway suggestive of previous plumbing or other subsurface repairs/adjustments. Pot holes are larger asphalt cracks were observed (appearing to be age related wear/tear). Walkways, stairs, railing, and loading docks appeared to be functional with typical flaws, damage, and wear/tear.





FOUNDATIONS:

A structural investigation report is provided below and includes additional details regarding the foundation and structural portions of the building. In general, the foundations are concrete slabs. The specifics of the foundation design are unknown. Foundations plans, drawings, or other details not available for review. Invasive or destructive testing was not within the scope of work conducted. A cut section of the slab was observed in Unit #8 maintenance hallway. The cut/demo area previously occurred to facilitate the installation of a commercial grease trap. Observations at the cut section of slab indicates that the slab surface is appx. 3 to 3 1/2" thick. A vapor barrier was not observed at the area of cut slab surface. Additional slab surface patches were observed at the maintenance (at various locations). During the site investigation, common stress and surface cracks were observed at portions of exposed slab surfaces. Most areas of the slab surface were not available for inspection due to the presence of finish flooring. Isolated areas of non-uniform and/or separating cracks were observed within Unit #7 (vacant space formerly used as a thrift store) and the maintenance hallway of Unit #8 (near egress door exiting to back patio area).

Visible indicators of structural movement stress damage or functional phenomena at building walls and features was determined to be minimal when accounting for the building's age, type, and location. Areas of stress damage appeared to be - for the most part - architectural in nature. Vertical concrete cracks and damage at tilt walls was observed in isolated areas near steel vertical support columns, however, the amount and degree of damage observed did not appear to be significantly affecting the structural integrity of the building overall.



EXTERIOR WALLS AND FEATURES:

The main portions of the buildings are of tilt wall construction. Back portions of the building are provided an aggregate facade. The front portions of the building consist of a concrete/stucco-type facade and commercial display windows/doors. Several alterations to delete egress doors, bay doors, and windows has occurred at the back portion of the building. The deleted features have been infilled with CMU block or EIFS facade. Isolated areas of stress-type damage was noted at observed locations, however, these areas appeared to be isolated and not indicative of atypical structural movement. The overall degree of observable damage to the exterior walls was determined to be common for a building of this age and type.

The structural addition located at the back/center portion of the building is of CMU block construction. An appx. 1-2" gap at the CMU/tilt-wall intersection was observed. The gap with appeared to be uniform and not suggestive of structural separation (see pics for additional details). Cracks and damage at the CMU walls appeared to be minor. An atypical stain was noted near the back door of the addition, however, further investigation of this area did not reveal substantial damage or issues. The cause of the wall staining could not be determined.

ROOF STRUCTURE/FRAMING:

Observations of the roof framing and structure was made from various vacant suites and common areas. The roof structure consists of engineered steel truss systems supported by exterior walls and steel columns. Steel decking was present over the truss system and served to support roof covering underlayment and TPO membrane barriers. Visual and access limitations prevented our ability to record exact measurements of framing dimensions and spans. Observations from interior portions of the building and roof level suggest that the roof framing system remains stable and functional. No evidence of critical failure or excess structural deflection was discovered.

Observations from within the building showed light surface rusting at the underside of the steel roof decking. This indicates that the material intermittently reaches dew points, allowing for surface condensation to form. Further investigation and visual inspection of insulation and ceiling tiles within the building did not appear to have sustained substantial or long term moisture damage as a result of condensation build up. As such, we find it reasonable to assume that condensation build up at decking material was either addressed following the installation of the current roof covering system or a de minimus intermittent occurrence.

Initial property research identified a 2021 permit detail titled "Commercial Roof Collapse". Requests for further information was made to the current property management firm. The firm responded with the following information via email:

"Regarding the "roof collapse", I looked closer at the attachment and saw this: Status: No Applicant Response – Closed vs. the others that said "Permit Issued"; which tells me this was associated with this address in error. I do not recognize the vendor name, and it is certainly not a name we would have used to handle a repair of that magnitude. We use/bid several roofing companies for work in Bell County, and this guy is not one of them."

During our site investigation. No evidence of recent repairs or replacements were discovered at the roof level. Our firm reached out to the City of Belton permitting office. We spoke with Mr. Carl Macek, City Building Inspector. During our brief interview with Mr. Macek, he reviewed the permit details and verified that no follow up notes or documents were attached to the permit file. Although he was unable to provide specific information, he affirmed that the response provided by property management firm was a reasonable assumption.

ROOF COVERING:

The primary covering is a TPO membrane at the flat roof of the main and secondary structure. A single pitch framed roof at the structural addition is covered with a rolled bitumen material which has been treated with a roll on type sealant.

The exact dates of roof covering installation was not determined, however, review of historic aerial photos indicates the following:

- South wing of the building roofing replaced on/after 2012
- Single pitch roof covering replaced or sealed on/after 2012
- Main/north side roof appears to have been replaced at some point between 1995 and 2002
- Note: Image quality of historical aerial photos varies, information above is a reasonable assumption.

The TPO roof covering appeared to remain in serviceable condition. Most TPO seams appeared to remain sealed. No substantial membrane tears or active points of failure was identified. The back (west side of the roof structure serves as the point of drainage (roof has an appx. slope of 1.5-2.0%). Active standing/pooling water was observed at NW portions of the roof and evidence of intermittent pooling was observed throughout the west roof edge. Areas of active pooling appeared to be the result of improperly plumbed roof level HVAC equipment condensate drainage collected at areas of deflected roof surfaces. Portions of pooling water at the NW side of the building were measured at a depth of appx. 1/2". Evidence of previous leak issues was observed at interior areas below the pooling water.

Observations from interior portions of the building revealed evidence of previous leaks (moisture stained and damaged ceiling tiles, finishes, etc.) at various areas. Several areas of moisture damage appear to be related to mechanical leaks/issues. Due to the large amount of mechanical equipment staged on the roof, many roof related action items and recommendations offered in the sections below are associated with HVAC systems. Coordination between roofing and HVAC contractors may be required to address noted issues and improvement needs.

The roof covering located over the structural addition appears dated and in the early stages of failure at isolated locations. Due to the previous installation of a sealant membrane, spot repairs may not be a feasible option. Future planning and budgeting should include the costs of material replacement at this location. Additional budget allocation for the removal of discarded/deleted mechanical equipment should be included in maintenance update plans.

INTERIOR WALLS AND FEATURES:

Most portions of the buildings were accessible during our site visit. Of the 14 suites within 8 units of the main building, appx. 12 appeared to be occupied by tenants. Unit #3 (day spa) was closed and no access was available. Several smaller suites at the north side of Unit #8 were locked and either vacant or closed for business.

Additional inspection limitations were present due to ongoing business activity within the occupied units. Care was taken to avoid substantial disruption of business operations during our site assessment.

Interior portions of the building mainly consisted of steel-stud framed non-load bearing walls. A standard drop ceiling was present at most locations. Finished flooring varied by unit/suite.

In general, interior spaces appeared to be in serviceable condition with common indicators of wear/tear and deferred maintenance. The overall condition and degree of issues/damage varied from one space to the next. Additional details have been provided in the action items section of this report. Of the observed locations, areas with the highest degree of flaws, damage, and/or deferred maintenance are considered to be the following:

- Unit/Building #9 (Cleaners): Interior in poor condition, deferred maintenance, dated/deleted equipment
- Unit #8/Suite F (BBQ Restaurant): Poor commercial kitchen maintenance
- Unit #8 Maintenance Hallway: Excess kitchen grease build up on flooring, spilled stored food items

M.E.P - MECHANICAL (HVAC):

The building's mechanical systems consist of appx. 34 systems staged on the roof level and suspended from roof framing (over the drop ceiling). A full list of identified equipment details is provided in the attachments of this report. Please note that access to air handling units located over drop ceilings was limited due building occupancy and equipment location. Additional assessment limitations due to extreme heat conditions were present as well.

Observations of rooftop equipment indicate that the majority of HVAC units are at or exceeding a general life expectancy (12-15 years in service). Functionality was confirmed at most units, however, isolated start-up failures occurred and have been detailed in the Action Items section of this report. Equipment age and deferred maintenance issues are present throughout. Multiple rooftop units (HVAC, refrigeration, and fan equipment) have been deleted and discarded in place. Budgets to properly remove and seal roof penetrations at discarded equipment should be included in future planning.

The rooftop condensate drain system is considered to be in a state of failure and will require full replacement. Additionally, condensation build up within several RTUs (rooftop units) appear to be causing leak issues within the building.

Set-point demand testing and indoor climate readings were recorded throughout the buildings. System capability issues were identified at multiple locations, however, it should be noted that outdoor temperatures exceeded 100F during testing operations.

Observations of ductwork and airflow testing indicates that the duct system remains in functional, serviceable condition. Air balance, air flow, and air quality issues/concerns were identified at isolated portions of the building and will require updating based on owner/tenant needs.

Detailed inspection of commercial kitchen equipment was not within the scope of work conducted, however, general observations of exhaust, recovery, and refrigeration systems indicate the equipment is in similar condition to HVAC units (most units functional, isolated failures, surpassed life expectancy, varying degree of service/repair/update needs).

NOTE: Additional details related to the HVAC systems are provided in mechanical documents attached to this report.





STANDARD SPLIT SYSTEMS



ROOFTOP PACKAGE UNITS



DELETED EQUIPMENT



CONDENSATION ISSUES



POOLING ISSUES



AIR QUALITY ISSUES



SYSTEM CAPABILITIES VARY



M.E.P. - ELECTRICAL:

Multiple service drops are present at the inspected building. Individual suites/rentable spaces are provided a utility meter. In addition to service for individual suites, a service drops and meter boxes are provided for property wide equipment (exterior lighting and electrical powered features). Both original and updated electrical equipment was identified during the system assessment. Overall, the electrical distribution and system equipment observed and/or tested appeared to be in functional, serviceable condition and installed in a manner that met estimated date of construction or updating.

Due to the age of the building, portions of the system no longer meet current safety or installation standards. Although older equipment may not be required to meet current standards under commonly applied grandfather clauses, TAHI/Greenbelt recommends that current safety standards be met wherever feasible. In some cases, jurisdictions holding authority may mandate system upgrades as a requirement of future permitting needs. System updating costs should be considered when planning and budgeting for upcoming building improvements.

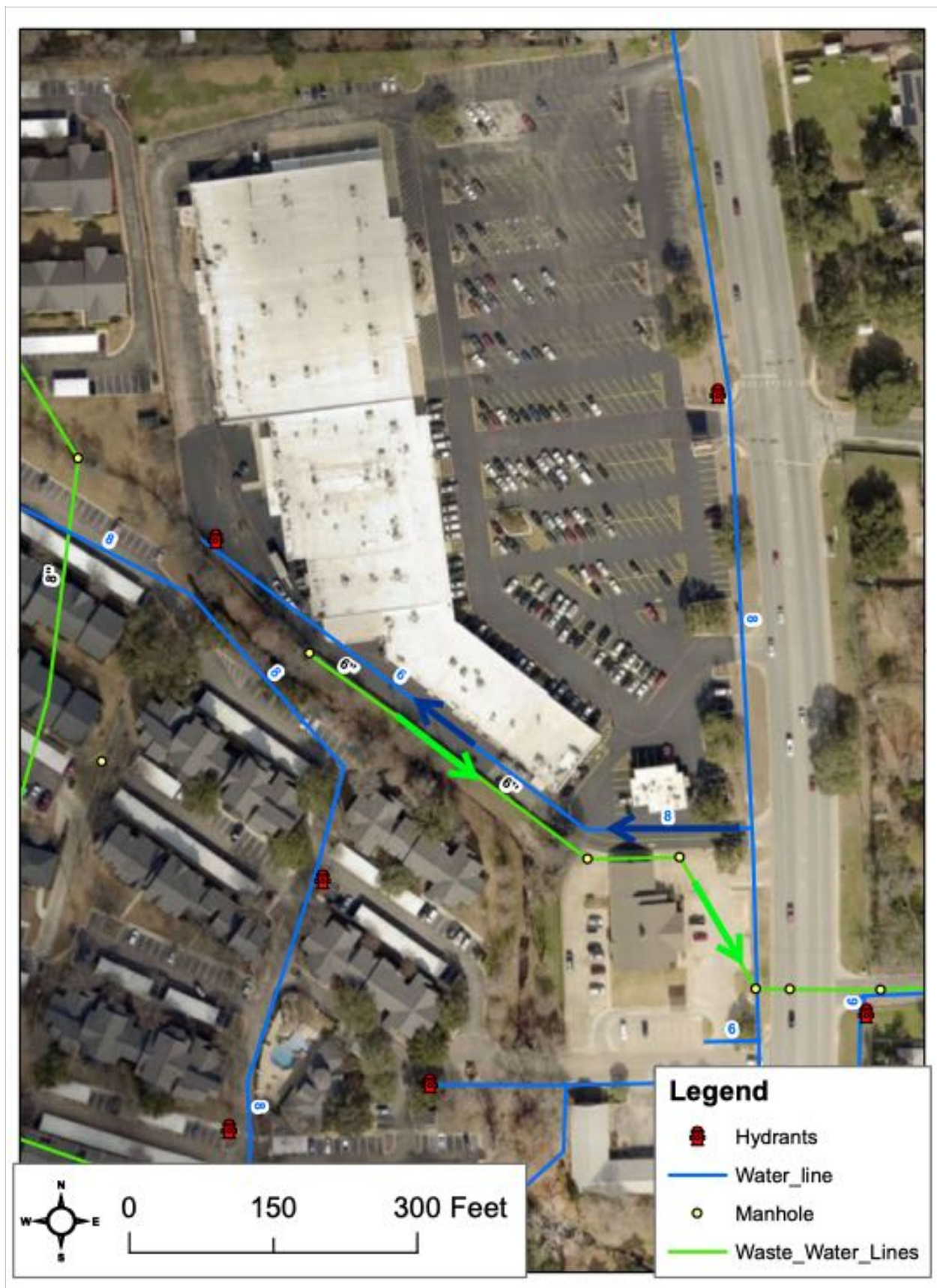
M.E.P. - PLUMBING:

Multiple plumbing and gas supply meters are present at the inspected property. Supply meters are mainly located at the back portion of the property, however, 2x meter boxes were identified near Main Street. The primary supply plumbing pipe material at most observed locations was copper, however other materials are present (PEX, PVC, etc.). Observed wastewater piping was PVC. Multiple clean-out access points were identified at the back portion of the building (both branch and main lateral access points). Supply and wastewater enters/exits the property from the Main Street (see map below). Both supply and wastewater services are provided by the local utility departments.

Additional plumbing features identified on site include, but are not limited to:

- Fire sprinkler/suppression equipment
- Water heating equipment
- Grease trap/collection equipment
- Back-flow prevention equipment
- Commerical kitchen equipment
- Commerical and standard appliances
- Irrigation equipment

Overall observations of plumbing material and equipment indicate that the system remains in functional, serviceable condition. Various common improvement and repair needs were identified and will be detailed in the Action Items sections below.



FIRE SAFETY AND SUPPRESSION SYSTEMS

Portions of the building has been provided fire safety and suppression devices. Fire extinguishers and emergency signage is present throughout the buildings. Updates/additions to smoke, gas, and fire detection/suppression equipment will be required at isolated areas. In many cases, the degree and type of required fire safety equipment will vary based on occupancy type and building usages. Required safety features will also vary from one jurisdiction to the next. Our firm does not conduct in depth assessment of safety equipment requirements. In general, we recommend all buildings meet or exceed current, generally accepted code standards set forth through IBC, NFPA, and other nationally recognized code publications. Any areas of specific concern and recommended actions will be provided in the sections below.

ACCESSIBILITY AND EGRESS

Accessibility to the buildings is considered to be fair. Multiple egress doors are present and accessible in most areas of the buildings. No egress windows are present. Handicap parking spots and access points are provided. The building was not designed to, or currently meets common ADA standards, however, the basic layout of the structure and reasonably easy ability to reconfigure interior walls/doors should allow for basic ADA improvements if required by the building owner or mandated through jurisdictional guidelines.

NOTE: A full ADA assessment was not conducted. Information regarding ADA noted herein this report should be considered cursory.

ADDITIONAL SITE NOTES

In addition to the inspected structures on the property, an adjacent building belonging to the neighboring parcels is connected to the north and south side of the main building by way of a shared wall.

Determination of property lines, setbacks, and owner access/responsibilities/etc. is outside the scope of work conducted by TAHI PLLC.

Current IC (impervious coverage) is estimated to be in excess of 80% which is the commonly applied max allowance (may vary). Due to the age of the property, IC discrepancies may fall within 'grandfather clauses', however, the current IC may create limitations and/or flags during any upcoming permit requests and plan reviews.

In depth inspection of commercial kitchen equipment does not fall within the scope of work conducted. If general areas of concern are identified during our site visit, that information will be provided in the 'Action Items' section of this report.

In depth inspection of fire suppression equipment does not fall within the scope of work conducted. If general areas of concern are identified during our site visit, that information will be provided in the 'Action Items' section of this report.

Additional limitations present during the site visit include, but are not limited to the following:

- Most areas occupied and business operations underway during the inspection process
- Portions of the building not accessible during the inspection process (see site map above)
- Access to areas over the drop ceiling limited
- Access to equipment staged over the drop ceiling limited
- Extreme heat conditions during site assessment (103F outdoor temp., 130-140F temp. on roof)
- Original or renovation drawings/plans not available for review
- Limited additional property data, documents, previous reports, etc. available for review
- Limited, visual inspection (destructive or intrusive testing/inspections not conducted)

SECTION III: ASSESSMENT CONCLUSIONS

SUMMARY OF CONCLUSIONS:

STRUCTURE / FOUNDATIONS: Stable, Common Settlement and Building Stress

SUPERSTRUCTURE / BUILDING: Stable, Type Flaws, Damage, Wear/Tear

ROOF STRUCTURE/FRAMING: Stable, Serviceable Condition

ROOF COVERING: Serviceable Condition, Typical Repair and Maintenance Needs

NON-STRUCTURAL FEATURES: Fair, Condition Varies From One Suite to Another

MECHANICAL (HVAC): Most Systems Functions, At/Exceeds Life Expectancy, Various Issues

PLUMBING - SUPPLY: Functional/Serviceable Condition, Common Issues and Update Needs

PLUMBING - WASTEWATER: Functional/Serviceable Condition, Common Issues and Update Needs

SUMMARY OF GENERAL CONDITION BY SUITE:

<u>UNIT/SUITE/LOCATION</u>	<u>GEN. INTERIOR</u>	<u>GENERAL MEP</u>	<u>OTHER NOTES</u>
1 - Mexican Restaurant	Fair	Fair	
2 - Mattress Store	Fair	Fair	Non-functional water heater
3 - Spa	N/A (No Access)	N/A (No Access)	
4 - Book Store	Fair	Fair	
5 - Barber	Fair	Fair	
6 - Nail Salon	Fair	Service Needs	Interior Temps of 81F
7 - Vacant Thrift Shop	Service/Update Needs	Service/Update Needs	HVAC functionality issues, leaks, air quality concerns (mold). Portions of suite partially demoed. Carpet in poor condition.
8A-G - North Building	Servicing Needs	Service/Repair Needs	Areas of HVAC issues. Areas of previous leaks. Maintenance hall in poor condition. Suite 8F in poor condition. Portions of building not accessible.
9 - Secondary Building	Poor	Poor	Poor condition, dated MEP.

STRUCTURAL ASSESSMENT CONCLUSIONS

Based on our limited visual assessment and results from foundation surveying, it is our professional opinion that the overall degree of structural stress to the foundation and superstructures remains within generally accepted tolerances when accounting for the building age, type, and location. No recommendation to conduct extensive under-pinning repairs are offered at this time. A foundation survey drawing has been provided. This drawing should be retained to be used as 'benchmark readings'. If further evaluation or additional professional opinions are required/desired, additional structural engineering evaluation should take place.

NOTE: Professional opinion may vary from one specialist to the next. Conclusions and recommendations are based primarily on the visual assessment of the structure.

NOTE: A lack of construction documents has limited our ability to determine the specifics of the foundations design and construction.

BUILDING FRAMING ASSESSMENT CONCLUSIONS

Based on my limited visual assessment, we believe the structural members of the building (structural walls and steel framing) remains in fair condition. No indicators of substantial damage and/or critical failures were discovered during our site assessment. Isolated issues/concerns were present and will require improvements during upcoming building renovations. Additionally, improvement needs at structural/framing connections may be required to meet the needs of building owners or tenants.

ROOF COVERINGS ASSESSMENT CONCLUSIONS

Based on our limited assessment of the roof system, it is our professional opinion that the TPO roof covering is currently in functional/serviceable condition. Various previous and/or intermittent leak points, particularly at the back portion of the main building, were identified. Leak and/or pooling at the back roof perimeter appears to be exacerbated by HVAC condensate drainage issues and isolated areas of improper roof drain slopes. Roof maintenance updates and updates to address HVAC issues will be required to prevent ongoing moisture issues and improve the overall condition of the roof.

The condition of the single pitched roof over the back structural addition is considered to be functional, however, indicators of early stage failure and previous repair needs were identified. Planning and budgeting for full replacement within the next five years is advised.

Additional budgeting for the removal of discarded HVAC and mechanical equipment at the roof level of both buildings is recommended. Removal of equipment and proper sealing of equipment penetration points will require coordination from both HVAC and roofing specialists.

ATTICS/DROP CEILING AND INSULATION CONCLUSIONS

The building has not been provided attic spaces. A drop ceiling is present in most areas. Fiberglass batt insulation is present, however, our ability to visually assess the area was limited due to the roof design, occupancy, etc. A limited visual inspection of spaces above the drop ceiling did not reveal significant issues or damage. Insulation levels varied from minimal to fair. The overall condition of observed mechanical, electrical, and plumbing material staged over the drop ceiling was considered to be fair. Evidence of insect and/or vermin activity over the drop ceiling was minimal.

Overall, the visually inspected areas and items located over the drop ceiling was considered to be fair. Install practices appeared to be professional. General insulation improvements are recommended. Replacement of water damaged ceiling tiles and materials is advised. Ensure all roof level issues are professionally addressed as needed.

NON-STRUCTURAL ASSESSMENT CONCLUSIONS

For the purposes of this report, non-structural items refer to finish material (drywall, floor coverings, exterior cladding, doors, windows, cabinets, hardware, decks, etc.). In general, interior spaces appeared to be in serviceable condition with common indicators of wear/tear and deferred maintenance. The overall condition and degree of issues/damage varied from one space to the next. Of the observed locations, areas with the highest degree of flaws, damage, and/or deferred maintenance are considered to be the following:

- Unit/Building #9 (Cleaners): Interior in poor condition, deferred maintenance, dated/deleted equipment
- Unit #8/Suite F (BBQ Restaurant): Poor commercial kitchen maintenance
- Unit #8 Maintenance Hallway: Excess kitchen grease build up on flooring, spilled stored food items

The primary cause of interior building damage appeared to be related to the general age of the structure, issues/damage arising from ongoing business operations, and general deferred maintenance. Based on the observed condition of interior spaces, it is our professional opinion that permanent features (such as interior walls, windows, etc.) remain in fair condition. Various finishes (such flooring, trim, hardware, etc.) require repair or replacement.

ELECTRICAL ASSESSMENT CONCLUSIONS

During the site assessment, 1x electrical panel was discovered. The panel appeared to be updated, however, no permit records for the building improvement was discovered. The panel is nearing capacity (three breaker slots left) and an additional panel or upgrading of the current panel may be required based on the needs of the new owner.

Limited outlets have been provided throughout the warehouse portion of the building. Based on the intentions of the client, outlet and fixture updates will likely be required (area to be a showroom). Isolated, safety, code issues, and/or install errors were discovered during the site assessment. Common electrical system safety features (AFCI/GFCI, utility bonds, panels bonds, grounding, etc.) were partially updated. Information available during the assessment of the main panel and associated components indicates that the system generally meets standards applied to systems installed between the 1990s - 2000s (with isolated updates). Although the electrical system is functional, general updates are recommended to improve the overall protection and quality of the system. In most cases, updating system features to today's standards is not be required if/when major renovations to the building are planned (mandates will likely be a requirement for project permit approval). Additionally, mechanical updating and load requirements may prompt a need for service rebuilds. Based on the assumed load requirements of updated mechanical equipment planned for the building, full or partial rebuilding of electrical service may be required.

MECHANICAL ASSESSMENT CONCLUSIONS - HVAC

A substantial number of mechanical systems are present (30+ units) and individual equipment condition varies widely. The following is our general conclusion of the systems:

The majority of observed equipment is at or exceeding a general life expectancy. Most older equipment is operating on dated refrigerants (R22) which reduces the feasibility to continue long term operations and servicing. Additionally, deferred maintenance issues were noted at various systems. Set-point demand testing and indoor climate readings were recorded throughout the buildings. System capability issues were identified at multiple locations, however, it should be noted that outdoor temperatures exceeded 100F during testing operations. Observations of ductwork and airflow testing indicates that the duct system remains in functional, serviceable condition. Air balance, air flow, and air quality issues/concerns were identified at isolated portions of the building and will require updating based on owner/tenant needs.

Maintenance and servicing needs of HVAC and mechanical equipment is contributing to leak issues and concerns. Although most equipment was functional at the time of inspection, we advise that a sizable budget be allocated towards system updating, improvements, servicing needs, isolated replacement needs, removal of discarded equipment, and repairs/update needs resulting from system issues.

PLUMBING ASSESSMENT CONCLUSIONS

The supply and wastewater plumbing system was functional when tested. No obvious failures/substantial leaks were discovered, however, isolated, common issues are present throughout (see Action Items for additional details). Undiscovered issues may be present and should be anticipated.

GENERAL NOTES

Additional issues not specifically noted or identified herein this report are considered to be likely (based on age, size of structure, and inspection limitations). Planning and budgeting for unexpected repair/update needs discovered during upcoming renovation projects is advised.

SECTION IV: PRIMARY ISSUES/CONCERNS AND ACTION ITEMS

PRIMARY ISSUES AND CONCERNS

Below is a list of noted issues, recommendations, and suggested priority of projects. This information has been provided in order to assist in project planning and implementation. For further information or details. Please reach out to your lead inspector (Andy Jordan) at 512-788-1001

ITEM OF CONCERN	DESCRIPTION/RECOMMENDATION
1: HVAC	Location: Throughout The roof level HVAC condensate drainage system is in a state of failure. The amount of system water draining directly onto the roof appears to be a strong contributing factor to previous leaks and ongoing issues. improper drainage diversion within roof top HVAC units has resulted in additional leaking and air quality issues. Full redesign and replacement of the roof level condensate drain system is advised. Servicing of various systems to address direct moisture leaks and air quality issues will be required as well. This work should be conducted in conjunction with removal of deleted equipment and any replacements required.
2: Building Condition	Location: Secondary Structure The secondary structure is considered to be in poor condition overall. An increased degree of damage and deferred maintenance was observed throughout. Condition of the last remaining functional HVAC unit was poor. Deleted/dated plumbing and electrical equipment was present within the building. The interior portions of the building appeared to be poorly maintained. Floor surfaces were damaged and uneven in areas. Due to the amount of clutter and equipment within the building, we were unable to determine the cause of uneven floor surfaces and general damage. The overall condition of the secondary building is poor when compared to conditions observed at most portions of the main building. An increased budget will be required to address issues associated with the secondary building.
3: Interior Condition	Location: Unit/Suite 8F and Maintenance Hall Poor interior conditions of the 8F (BBQ restaurant) and the attached maintenance hall may create poor conditions that could affect other portions of the building and tenants (such as vermin/insect issues). General cleaning and maintenance is required. Interior maintenance should adhere to IPMC or other applicable jurisdictional documents. Removal of stored items and trip hazards should take place as needed to ensure all egress points are free of obstruction. Ensure an ongoing pest/insect control contract is in place.
4: Safety/Alarm Equipment	Location: Various Areas Various areas appeared to have minimal or no smoke and gas detection/ alarm equipment. Although the type and location of equipment needs will vary based on occupancy, business type, etc., we advise that all units/ suites are provided minimum standards.

2: PRIMARY ISSUES AND CONCERNS SITE PHOTOS - BLDG. 9 / CLEANERS



DATED/DELETED EQUIPMENT



DATED/DELETED EQUIPMENT



CLUTTER/DEBRIS THROUGHOUT



CLUTTER/DEBRIS THROUGHOUT



DATED ELECTRICAL



ELECTRICAL UPDATE NEEDS



PLUMBING IN NEED OF SERVICE



PLUMBING IN NEED OF SERVICE



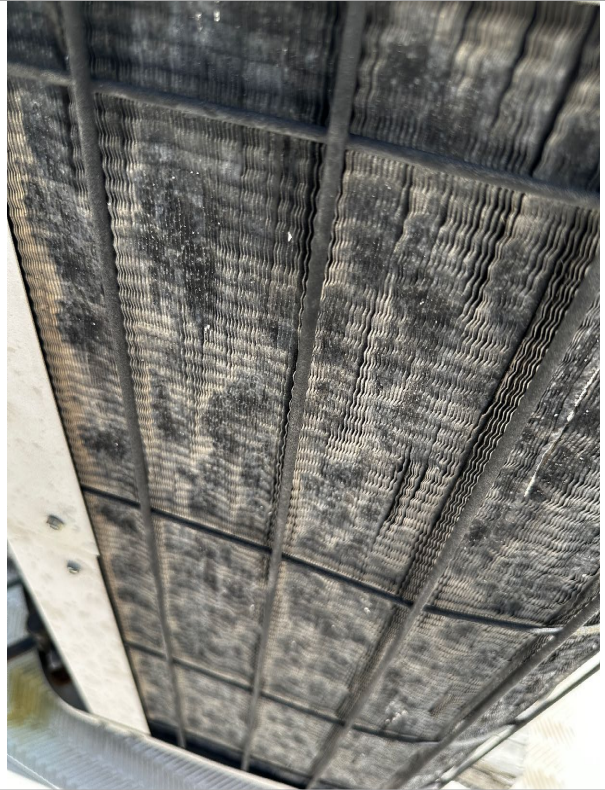
MOST ROOF TOP EQUIPMENT DELETED



MOST ROOF TOP EQUIPMENT DELETED



1X REMAINING HVAC: POOR CONDITION



1X REMAINING HVAC: POOR CONDITION



ROOF LEAK POINTS



PREVIOUS ROOF PATCHES

IDENTIFIED ACTION ITEMS

Provided below is a list of recommended action items discovered during the site visit and property research process. Action items provide additional details and recommendations regarding specific issues or concerns discovered during the inspection process. In many cases, action items are assigned a priority of 'Low', 'Mid', or 'High' to assist the reader in understanding the severity of the concern as it was observed at the time of the site visit. It should be noted that further investigation of any item may reveal additional issues/damage. In such cases, priority may be increased. TAHI/Greenbelt reserves the right to adjust our findings as needed upon receipt of further information.

Low Priority:

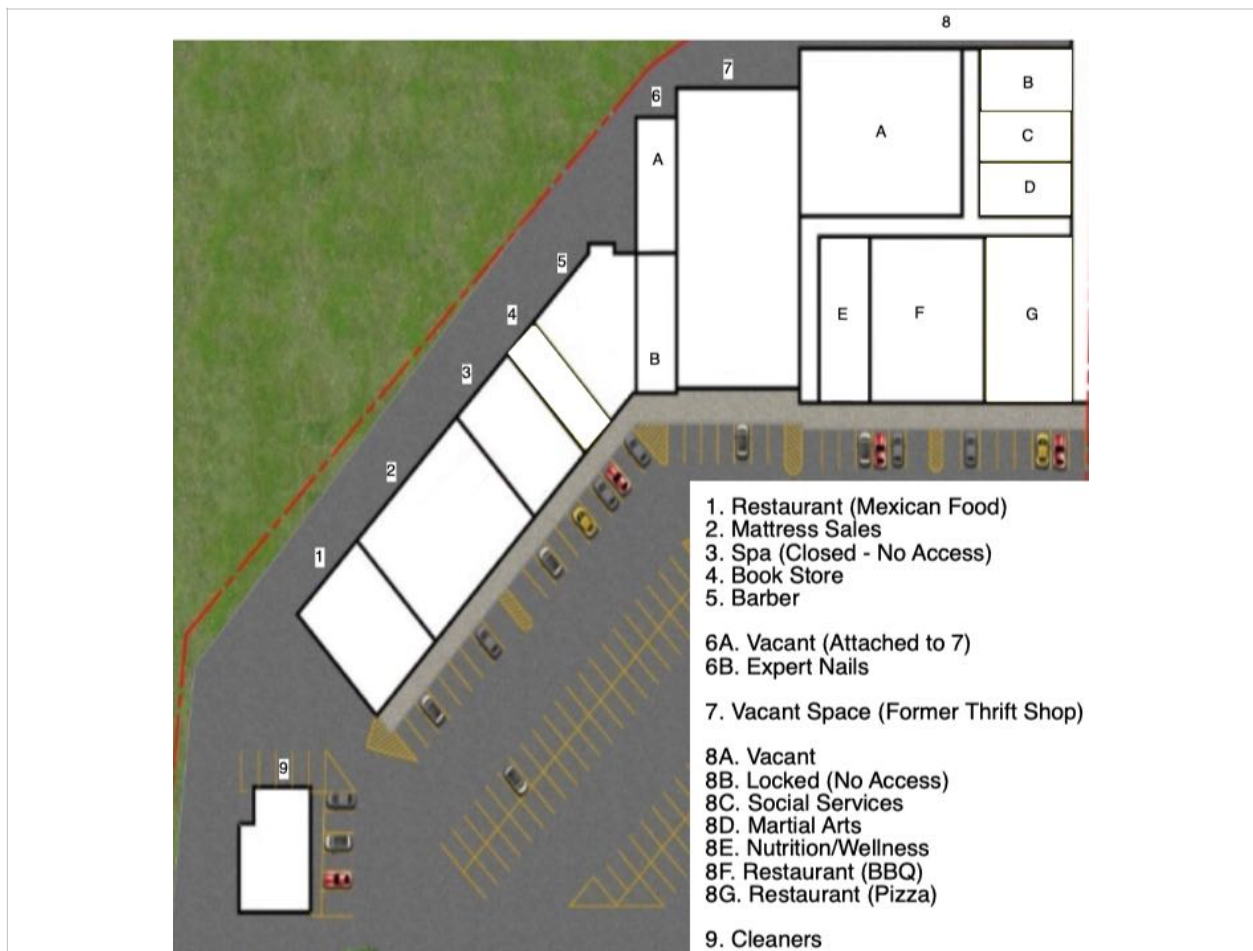
Includes general recommendations and common, minor issues/concerns. Identified issues and concerns appeared to have minimal impact on the building.

Mid Priority:

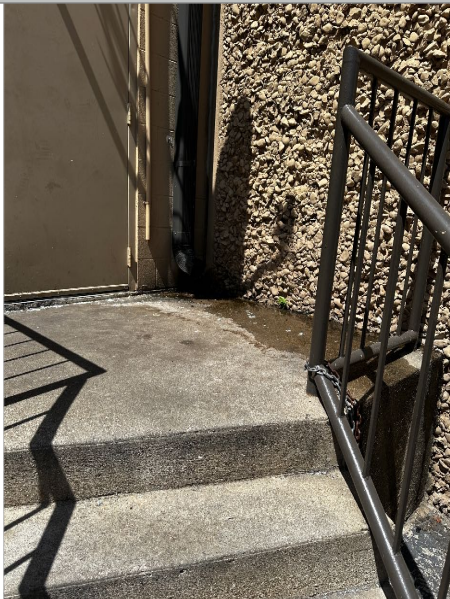

Issues/concerns appearing common for a building of the age/type of inspected building/property. Although common, further action is advised to determine if additional, higher priority issues are present, address discovered issues/concerns, and/or prevent worsening conditions.


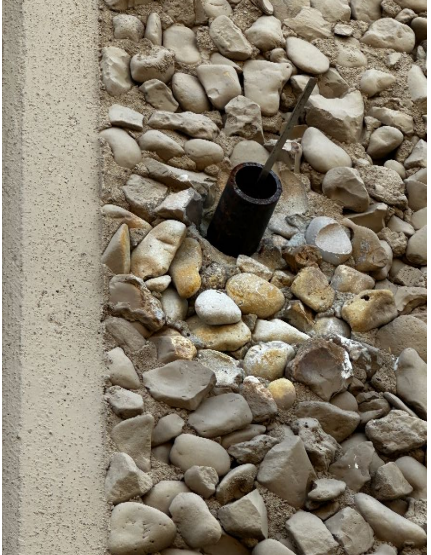
High Priority:





Issues/concerns considered to be of a greater need for further action. High priority issues may have an increased impact on overall building quality and/or are at risk of causing additional damage/issues if not professionally addressed in a timely manner. Items may also be identified as high priority if further action is required to properly verify serviceable condition of primary or life safety equipment.





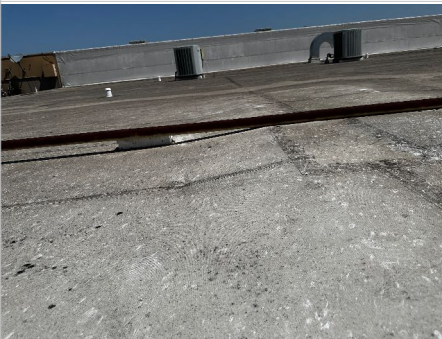
SITE AND EXTERIOR


ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Gutters	Priority: Mid Service and updating of the roof gutter system is advised to address gutter leaks, roof run-off issues, and adjustments to downspout termination points (to better divert water away from the building).	
Driveway	Priority: Low-Mid Address pot holes, areas of pooling at back driveway area.	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Porch Wall	<p>Priority: Mid</p> <p>Cracks/damage at the back porch area wall was noted (under the steel support column). Repairing/sealing the exposed rebar is advised. Ensure maintenance specialists monitor the area for worsening conditions.</p>	
Ext. Walls	<p>Priority: Low-Mid</p> <p>Caulk/seal penetration points at exterior walls (pipes, conduit penetrations).</p>	


ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Ext. Walls	<p>Priority: Low</p> <p>Method of connecting/sealing main building/addition structure (6A) could not be determined. Further assess and seal as needed.</p>	
Ext. Walls	<p>Priority: Low</p> <p>Drill holes (similar to those created during insect treatments) and unusual paint stains/flaws were noted that the CMU block wall (6A building addition). No active issues discovered in these areas. Recommend requesting any additional information from the current owners.</p>	
EIFS Facade	<p>Priority: Low-Mid</p> <p>Wall patches and portions of back wall covered with older generation EIFS. Product is known to retain water if not properly sealed. Ensure all gaps/flaws at EIFS material are repaired/sealed.</p>	
Erosion	<p>Priority: Low-Mid</p> <p>Areas of soil erosion at/around back fencing was observed. Update erosion controls to prevent failure of fencing supports.</p>	



ROOF COVERINGS AND FRAMING



ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Pooling Water	<p>Priority: High</p> <p>Areas of pooling water (up to 1/2" in depth) was noted at the back side of the roof. areas of active pooling water issues correlated with signs of previous leaks observed within the building. Steps should be taken to reduce the amount of pooling water caused by HVAC issues (failed condensate drain issues). Consulting with a roofing specialist will aid in determining what additional improvement and update options are available.</p>	
Open Conduit	<p>Priority: High</p> <p>An open/exposed conduit pipe penetrating the secondary building was noted. It is assumed that intermittent moisture entry into the building occurs at this location. Ensure the conduit is properly sealed or sealed. Address any leak damage as needed.</p>	
Addition Roof	<p>Priority: Mid</p> <p>Previous repairs and installation of a roll-on sealant has occurred at the roof over the addition (6A). Current servicing and planning for replacement needs within 5 years is advised.</p>	
Roof Uplift	<p>Priority: Low</p> <p>An area of uplifting roofing was noted between HVAC units 2 and 11. The cause or purpose of the roof uplift could not be determined. At the time of inspection, the area did not appear to be damaged or leaking. Recommend further investigation during future roof service calls or repairs.</p>	

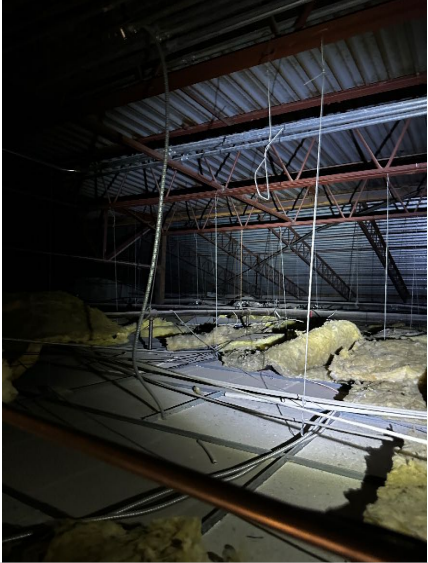
ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Walkway Pads	Priority: Low The addition of service walkway pads (providing routes to rooftop mechanical equipment) would improve long term protection of the roof covering.	
Roof Debris	Priority: Low Removal of roof level debris should take place in appx. 6-12 month intervals.	

INTERIOR WALLS AND FEATURES

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
General	Priority: Low-Mid The overall condition of the accessible walls and features (cabinets, baseboards, trim work, etc.) appeared to be fair/normal when considering the age and type of the inspected structure. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or various flaws were noted during the general inspection process. Isolated flaws should be professionally addressed as needed and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Examples and site specific details noted during the property inspection may be listed below or included in the photo gallery.	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
General - Water Stains	<p>Priority: Mid</p> <p>Isolated areas of water stained/damaged ceiling tiles and finishes were observed at various locations. Likely causes/sources of water damage included previous roof leaks, mechanical equipment leaks, and plumbing leaks. During our site assessment, no substantial, active leak issues were identified, however, the possibility of ongoing intermittent leak issues could not be ruled out. We recommend that all areas of visible, previous leak damage be further investigated and tenants and/or building owners be interviewed to determine if further information/repair documents are available. Ensure all previous or potential leak sources are eliminated. If the source of the leak damage is unknown, the area should be monitored by maintenance specialists. Repair and replacement of any leak damaged material within the building should take place as needed. Ensure all issues/concerns at the roof level (roof covering and mechanical) are professionally addressed as needed.</p>	
Fire Walls and Protection	<p>Priority: Mid</p> <p>Portions of the building has been provided firewalls/partitions (walls extending up to roof to separate individual suites/mechanical locations/etc.). Based on our limited observations over the drop ceilings, additional firewall protection may be required to meet current standards. Determination of specific firewall updating was not conducted during our site visit. In general, we advise that the building meet applicable firewall and general protection set forth in Chapter 7,9 of IBC (or other similar, applicable references).</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Suite 8A	<p>Priority: Mid</p> <p>Multiple areas of water damage caused by previous roof and mechanical leaks was discovered. As a result, drywall, insulation, and ceiling tiles were visibly damaged. At time time of inspection, no active leaks in these areas were discovered, however, the possibility of remaining, intermittent leak issues can not be ruled out. We recommend requesting any available repair information. Removal/replacement of moisture damaged finishes or soft surface material is recommended.</p>	
Suite 7	<p>Priority: Low</p> <p>Common drywall damage, portions of building partially demoed (finishes removed). Update as needed.</p>	
Suite 7	<p>Priority: Mid</p> <p>Areas of older floor tiles and exposed tile adhesive was noted at the back portion of the vacant store (former thrift shop). Based on the age of the building and observed material, it is possible that asbestos based products are present. Inspection and testing for asbestos is outside the scope of work our firm conducted. For further information, an asbestos specialist should be contacted.</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Insulation	<p>Priority: Mid</p> <p>Observations of batt insulation indicate various areas of low/missing insulation is present throughout. Updating the insulation (over drop ceiling) is recommended to improve overall energy efficiency of the building.</p>	
Doors	<p>Priority: Low-Mid</p> <p>General rusting, drafting, hardware issues, and damage to egress doors were observed at various locations (mainly at back egress exits). Conducting general maintenance updates is recommended.</p>	

HVAC

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
General	<p>Priority: Primary</p> <p>See HVAC details in “Primary Issues and Concerns” above.</p>	
General	<p>Priority: N/A</p> <p>Due to the extreme heat conditions and occupancy limitations, the heating system inspection was limited in scope. It should be noted that interior equipment and occupant loads often produce sufficient indoor heat during colder months (particularly restaurants). Our visual inspection of roof level heating equipment suggests that various furnaces are seldom in use. Long term lack of furnace usage is a common cause of functionality issues stemming from dust/debris build up on safety switches, seizing of valves and other moving parts, etc. In general, we have determined that heating equipment is in similar condition to other inspected HVAC units and will require service/repair in conjunction with cooling equipment.</p>	
General Age	<p>Priority: Mid-High</p> <p>A majority of HVAC equipment has surpassed 15 years of service (recorded equipment details/manufacture dates have been provided in attached documents). The likelihood that these units will need servicing, repairs and replacement increase as they age. Generally speaking, HVAC equipment operating in Texas conditions have a basic lifespan of 12-15 years. It is our professional opinion that the costs of continued operation, servicing, and repair of aging equipment - particularly units operating with dated R22 refrigerant - will cease to be financially feasible at some point in the near future. Based on the current age, condition, and efficiency of various HVAC systems observed during our site visit, it is recommended that a substantial budget for upcoming replacement and repairs be allocated. Any costs associated with significant repairs or update needs to the older units should be reallocated to fund replacement systems.</p>	


ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
R22 in Use	<p>Priority: Mid</p> <p>In an effort to reduce the consumption of HCFC pollutants, the EPA has called for the phase out of R22 refrigerants. The manufacture of R22 was ceased (or drastically reduced) in 2020. Prices for the product have increased significantly and is difficult to obtain. As a result, the financial feasibility to continue operation of older, R22 systems is reduced. In many cases, replacement of dated systems is required following a critical failure or loss of refrigerant. Appropriate budgeting for increased replacement costs is advised.</p>	
Exhaust	<p>Priority: High</p> <p>Excess cooking debris and missing grease catches are creating problematic conditions in at the roof level over the BBQ restaurant (grease/debris throughout area and nearby equipment). Servicing and updating of the kitchen exhaust equipment is advised. Ensure traps/catches are in place and debris build up from kitchen operations are addressed regularly. NOTE: Additional servicing needs at exhausts over other restaurants was noted, however, the area over the BBQ restaurant was of the highest priority.</p>	
Active Leak	<p>Priority: High</p> <p>An active system leak and air quality issues was observed at suite 7 (former thrift store). Leak appears to be coming from the rooftop equipment.</p>	
Deleted Equipment	<p>Priority: Mid-High</p> <p>Appx. 3-5 areas of deleted equipment present at the main building. All but 1x HVAC unit has been deleted at the secondary building. All deleted equipment not intended for replacement should be fully removed (to include conduit, piping, wiring penetrating the roof). Following removal, the roof penetrations should be professionally sealed by roofing specialists.</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
HVAC Electrical	Priority: Mid-High Wire connections exposed to the elements/heat and loose electrical equipment serving rooftop equipment was noted at various areas. Protect wiring in proper junction box or within unit, ensure all equipment is properly secured.	
Supply Vents/ Diffusers	Priority: Mid-High Service and/or replacement of damaged or excessively dirty vents and duct connections is advised for the following locations: -Portions of suite 7 -Portions of suite 8F	
Thermostats	Priority: Low Consider updating older t-stats to smart devices.	
Condenser #2	Priority: High Electrical wire overheat/melting issue observed. Service/repair system as needed.	
Condenser #3	Priority: High Equipment failed to engage. Service and repair as needed.	
Rooftop Unit #8	Priority: Mid-High Fins and interior cabinet conditions are poor (dated 2007 equipment). Depending on service/repair costs, replacement may be a more feasible option.	
Rooftop Unit #15	Priority: High Pooling and air quality issues were observed within the unit. Recommend service and repair as needed.	
Rooftop Unit #19	Priority: Mid-High Low voltage wire connections exposed to the elements/heat. Protect wiring in proper junction box or within unit.	
Hail Protection	Priority: Mid-High Several roof top units with exposed fins have been damaged by hail and other weather conditions. Installation of protective covers should take place as needed and/or as equipment is replaced (where damage is at older units).	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Equipment Pads	Priority: Low-Mid As equipment is replaced (roof level), any wood/lumber type equipment support pads should be replaced with rubber/plastic or TPO covered platforms. Mechanical access walkway pads should be installed as well (to protect roof).	
AHU Locations	Priority: Low The addition of markers/tags at ceiling tiles under air handling units (suspended from joists) is recommended to improve access and ability inspect/service systems.	
Insulation	Priority: Mid Multiple suction lines not provided proper pipe insulation. Ensure pipes are insulated as needed to prevent excess condensate issues and reduced system efficiency/capacity.	
Filters	Priority: Mid Equipment filters are present at exterior, roof top units and indoor AHU equipment. Current filter replacement needs are present at multiple units. All system filters and locations should be recorded and replacement intervals included in ongoing maintenance plans.	
Mechanical Pumps	Priority: Mid Mechanical condensate pumps are present at several indoor staged air handling units. Where feasible, condensate pumps should be replaced with gravity fed drain pipes (routed to exterior of building or plumbing drain pipe).	
Equipment Fasteners	Priority: Low Missing cabinet screws and improperly functioning access hardware is present at various rooftop units. Replacing or adjusting fasteners and hardware should take place during upcoming servicing.	
Suite 1	Priority: Low-Mid Average indoor temperature was 78F. System was unable to maintain temps below 75F. Service as needed.	


ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Suite 1	Priority: Mid Make up air serving kitchen equipment should be no less than 10F higher than indoor temperatures. Service equipment as needed to meet mechanical standards.	
Suite 7/6A	Priority: Mid Average indoor supply temperature was 65-68F. System was unable to maintain proper temps. Service as needed.	
Suite 8A	Priority: High 1x system failed to function when tested. Service/repair/replace equipment as needed.	
Suite 8E	Priority: Mid Average indoor temperature was 80F. System was unable to maintain temps below 75F. Service as needed.	
Suite 5	Priority: Mid Average indoor supply temp was 63-70F. System was unable to maintain temps below 75F. Service as needed.	



ELECTRICAL

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
General	<p>Priority: Mid</p> <p>Information available during the assessment of the electrical system indicates that both original and updated equipment and features are present. Overall, the original portions of the system appear to generally meet standards observed at the time of installation. Although the electrical system is functional, safety and component updates are recommended to improve the overall protection of the building and occupants. In most cases, updating system features to today's standards is not be required unless renovations take place. Updates would be considered a safety and functionality improvement. Ensure all updates are conducted by a licensed professional.</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Parking/Security Lighting	Priority: Mid Portions of exterior lighting was not functional (information provided during site interviews). Contact an electrician to further investigate and address functionality issues as needed.	
Disconnects	Priority: Low Several older main panels have not been provided main disconnect breakers. By current standards, all main panels should be provided a single disconnect, however, previous standards allowed for the observed installation method. As such, updating may not be required under common 'grandfather' clauses. Any equipment update would be considered a general improvement to the system.	
GFCI	Priority: Mid No GFCI protection identified during site assessment. Updating systems to meet basic, current, GFCI safety standards is advised.	
Panels	Priority: Low Some panels/equipment locked. Ensure all equipment which requires intermittent servicing/inspection/repair is accessible (owners/property managers should have access).	
Bonding	Priority: Mid No bonding connections identified at gas utility piping. Update bonding as needed or per jurisdictional requirements.	
Deleted Items	Priority: Low Open/unused conduit, junction boxes, or other electrical items were observed. Ensure all unused items are covered, capped or deleted as needed. Unused items include, but are not limited to the following: -Open conduit at floor level (maintenance hall) -Unused/open j-boxes at back exterior wall	

PLUMBING

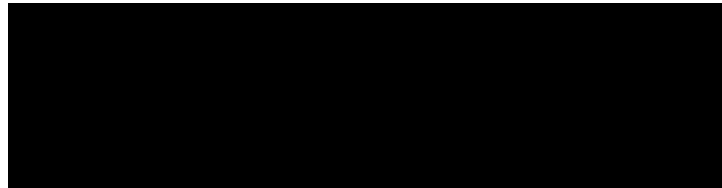
ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Floor Drains	<p>Priority: High</p> <p>Excess debris build up and damaged covers were noted at various floor drains. Recommend jetting of drains, particularly at restaurants and maintenance hall areas. NOTE: Observed lateral and branch drain material was PVC. Floor drains appeared to be cast iron. Cast iron piping has a higher likelihood of failure as it ages. Due to the high amount of debris within the floor drains, conducting a pipe scoping camera assessment in these areas was not possible.</p>	
Supply Pressure	<p>Priority: High</p> <p>Recorded incoming supply pressure was measured at 100PSI. Max pressure is recommended to be no more than 80PSI. Recommend addition of pressure regulating valve/s as needed.</p>	
Water Heaters	<p>Priority: High</p> <p>Improper plumbing of TPR drain pipe (standard PVC ran to second drain), bi-metal connections, and general servicing needs (observed at suite 7).</p>	
Water Heaters	<p>Priority: Low-Mid</p> <p>Several water heaters have surpassed their life expectancy. Recommend servicing and budgeting for update needs.</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Riser Pipe	<p>Priority: Mid</p> <p>A cracked/damaged riser pipe was discovered during a pipe scoping camera assessment (back street riser near adjoining government building). If the cracking/damage worsens over time, replacement of the riser pipe will be required.</p>	
Clean Out Access	<p>Discovered clean out access points (to wastewater piping) was limited to areas at the back of the building. No clean out access points were discovered at side or front portions of the property. Current installation standards call for lateral wastewater pipe every 100' linear. Due to the presence of impervious coverage and other limitations, retroactive installation is not recommended at this time. If future repair need require excavation of sub-surface piping, additional clean out risers should be installed at that time.</p>	
Fire Sprinkler System	<p>Priority: Mid</p> <p>Pipe and fastener corrosion was observed at portions of the steel plumbing primarily serving the fire sprinkler system. Contacting a fire system service specialist is advised to further investigate the system and determine what repair/update options are available and warranted.</p>	
Deleted Plumbing	<p>Priority: Mid</p> <p>Partially deleted plumbing equipment present within Unit 7. Ensure equipments/ valves are fully deleted or properly capped.</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Dated Valves	<p>Priority: Low-Mid</p> <p>As a general maintenance recommendation, all dated supply fixtures and valves (located at sinks, commodes, laundry, water heater, etc.) should be updated and replaced every 10 years or as needed. As these devices age, the material becomes weak and is prone to damage/leakage. Replacement of dated valves/fixtures would reduce the likelihood of future leaks and improve the system as a whole. At the time of inspection, no significant, active leaks were discovered, however, most valves were not turned due to the current weakened material condition. Minor drip leaks during usage at sink/tub fixtures may be present and not specifically noted in this report.</p>	
Anti-Siphon	<p>Priority: Low</p> <p>The installation of anti-siphon devices (also known as vacuum breakers) at the exterior hose bibs is recommended. These devices prevent water from flowing back into the plumbing supply lines. Anti-siphon devices are easily installed, inexpensive, and available at most hardware stores.</p>	

ESTIMATE

512-788-1001
info@axtinspect.com



All costs noted below should be considered a cursory estimate. Repair costs are based on information gathered during the inspection process. Undiscovered issues, additional repairs not included below, and/or incidental costs should be budgeted for. Repair costs vary widely depending on company, repair method, and material. For additional details and accuracy, site visits by subject matter experts will be required.

NOTE: High range estimate used for total calculations.

Description	Cost			
SITE / BUILDING / STRUCTURAL				
Budget for the service and updating of rain gutters, downspouts, extensions. Isolated erosion controls. Jetting of subsurface run-off drain pipes as needed. RANGE: \$3150.00 - \$3900.00	1	\$ 3,900.00	\$	3,900.00
Budget for servicing and isolated improvement to TPO roof covering. Addition of mechanic's walkway pads. Updates to TPO following removal of deleted mechanical equipment. RANGE: \$14,500 - \$22,000	1	\$22,000.00	\$	22,000.00
Budget for exterior maintenance and repairs to address isolated damage, update caulking and sealing, general maintenance needs. RANGE: \$3300.00 - \$4600.00	1	\$ 4,600.00	\$	4,600.00
Budget for replacement of bitumen single pitched roof (structural addition). RANGE: \$10000.00 - \$16000.00	1	\$16,000.00	\$	16,000.00
Budget for general updates and improvements at maintenance hallway, to include back-fill and patching of concrete cut outs and removal of excess floor debris build up. RANGE: \$2100.00 - \$3100.00	1	\$ 3,100.00	\$	3,100.00
ELECTRICAL				

Description	Cost		
Budget to conduct follow-up investigation, general servicing of systems, isolated repairs and updates. Estimated at appx. 24-36 hours on site. NOTE: Budget not intended to update system to meet all current standards. Budget does not include cost of panel replacements or upgrades. RANGE: \$9400.00 - \$12,100	1	\$12,100.00	\$ 12,100.00

HVAC

General budget for the replacement of dated equipment considered to be at/ exceeding useful lifespan. Budget for servicing and repairs throughout building/units. Removal of deleted equipment. Full replacement of roof level condensate system. Various improvements to improve AHU access and condensate systems. NOTE: Responsibility of mechanical updating and servicing varies based on commercial lease agreements. The substantial range differences provided below is due to a lack of details regarding building lease agreements. RANGE: \$100,000 - \$200,000	1	\$200,000.00	\$ 200,000.00
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PLUMBING

Budget for annual servicing and maintenance of equipment, service and flushing of water heaters, updating of valves, jetting of floor and branch drains as needed, capping and properly deleting equipment as needed. RANGE: \$3000.00 - \$4500.00	1	\$ 4,500.00	\$ 4,500.00
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MAINTENANCE

Budget for appx. 30 hours of general services and maintenance. NOTE: Additional budgets for ongoing maintenance is advised. RANGE: \$2550.00 - \$3750.00	1	\$ 3,750.00	\$ 3,750.00
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		Subtotal	\$ 269,950.00
Tax	8.25%	\$	22,270.88
		Total	\$ 292,220.88

NOTICES AND SCOPE OF ANALYSIS

All costs noted above should be considered a cursory estimate. Repair costs are based on information gathered during the inspection process. Undiscovered, incidental costs should be budgeted for. Repair costs vary widely depending on company, repair method, and material. Feel free to contact us anytime with questions or concerns.

NOTE: High range estimate used for total calculations.

NOTE: Items marked 'Optional' not included in total price calculation.

ADDITIONAL NOTE OF LIMITATIONS:

Estimates were built following review and consultation with the lead inspector. For additional details and accuracy, site visits by subject matter experts will be required.

This repair budget analysis sheet is not intended to provide costs for all issues and needs of the building. Estimate ranges cover portions of the primary issues/ concerns discovered during a limited inspection process. Additional budgeting for non-specified items, undiscovered issues, and issues outside the scope of the inspection / reporting / budget analysis is strongly advised.

The subject building is an older (1991). The likelihood of additional repair needs not discovered during the inspection and research process is increased for properties of this age and type. Planning and budgeting for undiscovered / unexpected repair and maintenance costs is advised.

NOTE:

Fire/gas safety equipment not included in budget analysis.

Commercial kitchen equipment not included in budget analysis.

Budget items is not a complete list. Additional costs should be expected.

NOTICE OF LIMITATIONS

LIMITED SCOPE INSPECTION:

The property assessment performed was limited in scope to major structural and mechanical feature (where accessible and inspectable). A full inspection did not take place at the request of the client. Limited assessments and visual checks of non-structural and mechanical items may be included (as a courtesy to the client), however, these inclusions should be considered limited and not construed to be an indication that a full inspection occurred. Possible issues and damage at non-inspected areas should be anticipated and budgeted for.

LIMITED INSPECTION - PLAN FOR MAINTENANCE NEEDS AND UNEXPECTED ISSUES:

Multiple limitations are present during the property inspection process. Non-discovered issues, both minor and significant, may not be documented in this report or discovered during the assessment of the structure. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent your inspector's professional opinion in regards to the general condition of the structure and associated systems. Professional opinions may vary from one individual to the next. The inspection process and report do not represent a guarantee or warranty of any kind.

REQUEST PREVIOUS DAMAGE INFO AND INSURANCE CLAIMS:

Areas of previous damage and repair to the building may not be detectible during the inspection process. Requesting all available information/documentation pertaining to previous damage, insurance claims, permit requests, and repairs is advised. If information regarding previous issues/updates to the property have been provided, please ensure your inspector is made aware of these items prior to the inspection process.

ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:

Reoccurring maintenance checks and updates will be required for all properties. Preparing and following a monitoring and maintenance schedule is imperative to the proper upkeep of any structure. Budgeting for regular maintenance and unexpected repair needs is advised. For additional maintenance information and calendars, please visit: atxinspect.com/client-care

ATTACHMENTS

ATTACHMENTS

ATTACHMENT 1 - ELEVATION PLAN/SURVEY

ATTACHMENT 2 - WDI/TERMITE REPORT

ATTACHMENT 3 - HVAC EQUIPMENT MAP AND DETAILS

ATTACHMENT 4 - ELECTRICAL EQUIPMENT MAP AND DETAILS

ATTACHMENT 5 - PLUMBING CAMERA ASSESSMENT REPORT

ATTACHMENT 6 - THERMAL CAMERA ASSESSMENT REPORT

ATTACHMENT 7 - PROPERTY RESEARCH DOCUMENTS

ATTACHMENT 8 - MAINTENANCE MANUAL



GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:

Andrew Jordan - Principal
TAHI Inspection Services and Greenbelt Structural
512.788.1001
andy@atxinspect.com
TBPE Engineering Firm #F-322834
TREC Professional Inspector #9458
TDA (Pest Control) #0702346
TDLR (HVAC) #48637
TDLR (Mold Assessment Consultant) #MAC1423
TSPBE (Plumbing) #132292
Environmental Professional
Professional Building Scientist

To Whom It May Concern:

TAHI Services and Greenbelt Structural performed a limited assessment at the above noted property. The purpose of the site visit was to assess the condition of the structure and establish foundation elevation readings (elevation plan).

Multiple limitations were present and additional issues, both minor and significant, may not be documented in this report or discovered during the assessment of the structure. The assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the assessment and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. This 3rd party assessment and report has been provided to the prospective buyer for the purposes of due diligence, filing of available information, and additional buyer protection. The assessment process and report do not, in any manner, represent a guarantee or warranty of the above mentioned property.

Below is a limited list of information gathered at the time of assessment.

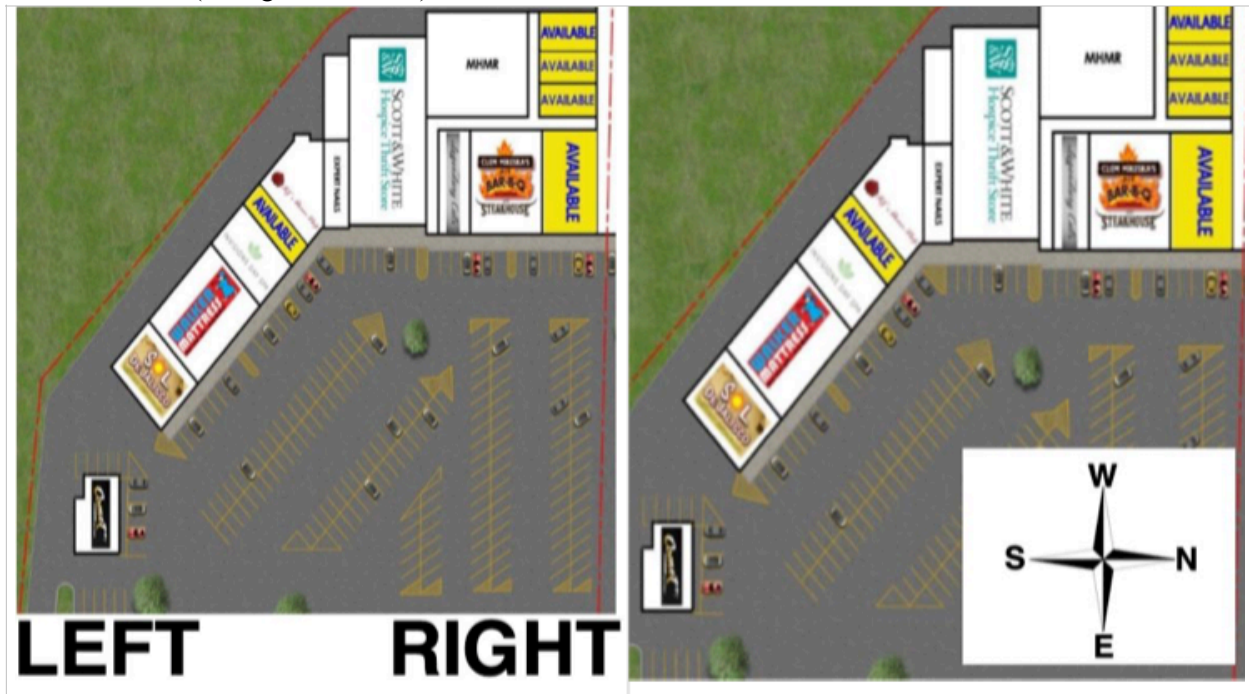
TAHI Inspections PLLC
and Greenbelt Structural Services
512.788.1001
www.atxinspect.com

BUILDING DESCRIPTION:

SITE ORIENTATION AND SITE IDENTIFICATION:

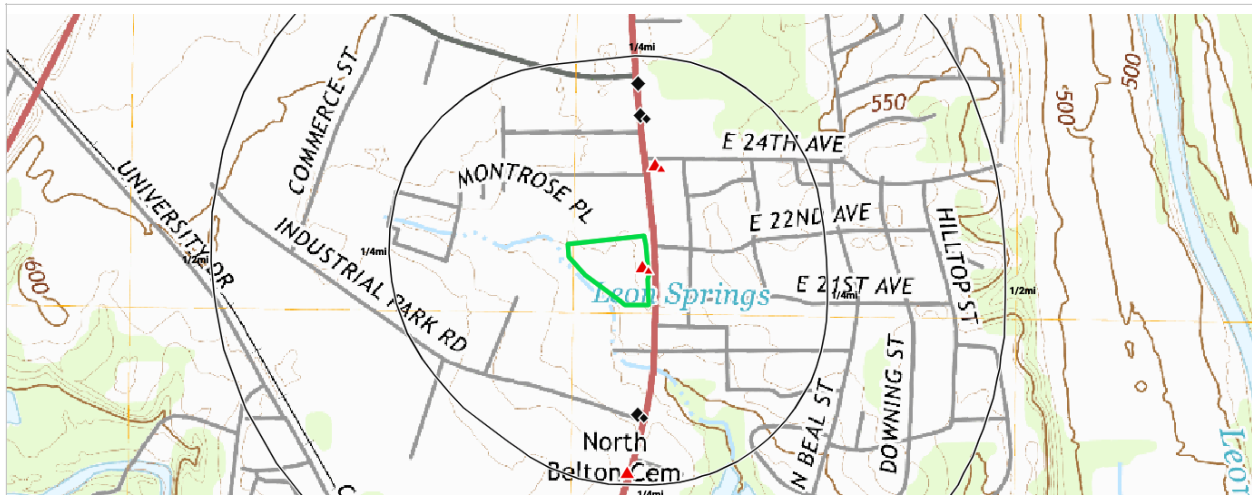
For the purposes of orientation, left and right, when referred herein this report, is always from the vantage point of an individual looking at the front door of the building main building.

The front walls (facing N. Main St.) will be referred to as: East.



SITE DETAILS	
APPX. PARCEL FOOTPRINT	4.7 Acres
GENERAL TOPOGRAPHY	Mild Sloping East to West
SITE ELEVATION (AT BUILDING)	570'
APPX. ELEVATION DIFFERENCE	Less Than 10' Throughout 4.7 Acre Parcel
GENRAL GRADIENT OF PARCEL	Mainly Neutral Gradient, Light Downward Slope to SE
DRAINAGE FEATURES	Gutters, Limited Isolated Subsurface Drains, Impervious Cover
FLOOD ZONE INFO	Property Appears to Be Near, Not Within Flood Zone

STRUCTURAL DETAILS	
BUILDING USAGE	Commercial Building - General Retail and Office
DATE OF CONSTRUCTION	1979 (CAD)
CONSTRUCTION TYPE	Tilt Wall w/ Steel Framing (I-Beams, Columns, Engineered Truss)
FOUNDATION TYPE	Concrete Slab - Segmented or Similar Design
ROOF DESIGN	Flat Roof, TPO Covering Over Steel Roof Decking
PRIMARY WALL CLADDING	Concrete w/ Aggregate Facade
ADDITIONAL STRUCTURES	Building #9 (Cleaners) of Similar Design
STRUCTURAL ADDITIONS	Concrete Foundation w/ CMU Block Walls (Suite 6A)
DATE OF ADDITION	Exact Date Unknown, Constructed After 2003
DRAWINGS/PLANS REVIEWED	No - No Drawings/Plans Provided or Discovered



TOPOGRAPHIC DETAILS

GENERAL OBSERVATIONS AND FINDINGS

The site assessment occurred on 07/19/2023. Time on site was appx. 830-1630 with 4x individuals conducted the primary inspection services. At the time of the site assessment, outdoor temperatures were hot and dry. An extreme heat warning was in effect (temperatures ranged from 100-105F). The inspected property included a large asphalt parking area, a main structure which consisted of 14 individual suites and a stand alone structure currently in use as a dry cleaning facility. Of the 14 suites within 8 units of the main building, appx. 12 appeared to be occupied by tenants. Unit #3 (day spa) was closed and no access was available. Several smaller suites at the north side of Unit #8 were locked and either vacant or closed for business.

Additional inspection limitations were present due to ongoing business activity within the occupied units. Care was taken to avoid substantial disruption of business operations during our site assessment.

FOUNDATIONS:

A structural investigation report is provided below and includes additional details regarding the foundation and structural portions of the building. In general, the foundations are concrete slabs. The specifics of the foundation design are unknown. Foundations plans, drawings, or other details not available for review. Invasive or destructive testing was not within the scope of work conducted. A cut section of the slab was observed in Unit #8 maintenance hallway. The cut/demo area previously occurred to facilitate the installation of a commercial grease trap. Observations at the cut section of slab indicates that the slab surface is appx. 3 to 3 1/2" thick. A vapor barrier was not observed at the area of cut slab surface. Additional slab surface patches were observed at the maintenance (at various locations). During the site investigation, common stress and surface cracks were observed at portions of exposed slab surfaces. Most areas of the slab surface were not available for inspection due to the presence of finish flooring. Isolated areas of non-uniform and/or separating cracks were observed within Unit #7 (vacant space formerly used as a thrift store) and the maintenance hallway of Unit #8 (near egress door exiting to back patio area).

Visible indicators of structural movement stress damage or functional phenomena at building walls and features was determined to be minimal when accounting for the building's age, type, and location. Areas of stress damage appeared to be - for the most part - architectural in nature. Vertical concrete cracks and damage at tilt walls was observed in isolated areas near steel vertical support columns, however, the amount and degree of damage observed did not appear to be significantly affecting the structural integrity of the building overall.

STRUCTURAL ADDITION:

The structural addition located at the back/center portion of the building is of CMU block construction. An appx. 1-2" gap at the CMU/tilt-wall intersection was observed. The gap with appeared to be uniform and not suggestive of structural separation (see pics for additional details). Cracks and damage at the CMU walls appeared to be minor. An atypical stain was noted near the back door of the addition, however, further investigation of this area did not reveal substantial damage or issues. The cause of the wall staining could not be determined.

IMPERVIOUS COVERAGE - PARKING LOTS, FLATWORK, DRIVEWAYS:

Impervious coverage of the parcel was estimated to be at appx. 90-95%. The exterior parking lot was a standard asphalt design. Surface conditions appeared to be fair. No substantial damage, design flaws, deflections, or drainage issues were discovered. The parking lot did include handicap parking and access ramps to the main pedestrian walkway. Full compliance with current ADA standards was not determined or within the scope of work conducted.

Common surface wear/tear was observed at the parking lot and flatwork. Commercial lighting was present throughout the parking area. Testing of outdoor lighting did not take place. Interviews with building tenants suggest that several parking lot lighting features are currently non-functional.

The back/west portion of the property includes an access driveway, loading ramps, walkways, and stair access points. The back driveway appeared to be older and in less favorable condition than the parking lot and main guest access areas. Multiple cuts and patches were present at the back driveway suggestive of

previous plumbing or other subsurface repairs/adjustments. Pot holes are larger asphalt cracks were observed (appearing to be age related wear/tear). Walkways, stairs, railing, and loading docks appeared to be functional with typical flaws, damage, and wear/tear.

EXTERIOR WALLS AND FEATURES:

The main portions of the buildings are of tilt wall construction. Back portions of the building are provided an aggregate facade. The front portions of the building consist of a concrete/stucco-type facade and commercial display windows/doors. Several alterations to delete egress doors, bay doors, and windows has occurred at the back portion of the building. The deleted features have been infilled with CMU block or EIFS facade. Isolated areas of stress-type damage was noted at observed locations, however, these areas appeared to be isolated and not indicative of atypical structural movement. The overall degree of observable damage to the exterior walls was determined to be common for a building of this age and type.

ROOF STRUCTURE/FRAMING:

Observations of the roof framing and structure was made from various vacant suites and common areas. The roof structure consists of engineered steel truss systems supported by exterior walls and steel columns. Steel decking was present over the truss system and served to support roof covering underlayment and TPO membrane barriers. Visual and access limitations prevented our ability to record exact measurements of framing dimensions and spans. Observations from interior portions of the building and roof level suggest that the roof framing system remains stable and functional. No evidence of critical failure or excess structural deflection was discovered.

INTERIOR WALLS AND FEATURES:

Most portions of the buildings were accessible during our site visit. Of the 14 suites within 8 units of the main building, appx. 12 appeared to be occupied by tenants. Unit #3 (day spa) was closed and no access was available. Several smaller suites at the north side of Unit #8 were locked and either vacant or closed for business.

Additional inspection limitations were present due to ongoing business activity within the occupied units. Care was taken to avoid substantial disruption of business operations during our site assessment.

In general, interior spaces appeared to be in serviceable condition with common indicators of wear/tear and deferred maintenance. The type and degree of damage to interior material was not suggestive of elevated foundation movement related issues.

STRUCTURAL ASSESSMENT CONCLUSIONS

Based on our limited visual assessment and results from foundation surveying, it is our professional opinion that the overall degree of structural stress to the foundation and superstructures remains within generally accepted tolerances when accounting for the building age, type, and location. Areas of building stress damage appeared to be isolated and not significantly affecting structural stability or functionality. No recommendation to conduct extensive under-pinning repairs are offered at this time.

A foundation survey (elevation plan) was conducted and is provided below. Due to the layout and other limitations present, multiple reference points were established. This method of creating an elevation plan reduces the accuracy of the readings. As such, the plan and overall readings were used as a supplementary performance. Our visual inspection of the building is the primary source of data influencing our conclusions and professional opinions.

The overall readings indicate that foundation movement has occurred. Isolated spans of floor elevation readings fall outside typical deflection and/or tilt ranges, however, the overall degree of height differential was determined to be typical for a building of this age, type, and location.

NOTE: Professional opinion may vary from one specialist to the next. Conclusions and recommendations are based primarily on the visual assessment of the structure.

NOTE: A lack of construction documents has limited our ability to determine the specifics of the foundations design and construction.

RECOMMENDATIONS

Ensure building updates and improvements identified in the general inspection report are professionally addressed as needed. Particular care should be given to ensure proper drainage away from the occurs.

The foundation survey drawing (elevation plan) provided below should be retained for future cross referencing.

If copies of construction drawings, foundation plans, or other structural documents are discovered, please forward these documents to TAHI Greenbelt for review.

Some foundation and soil movement should be expected and is considered normal for all buildings. Maintaining consistent moisture content in the soil under and around the perimeter of the foundation is important to prevent structural movement. Moisture diversion and run-off management helps achieve and maintain optimal moisture content.

Standing water should not be permitted around the foundation. Periodically checking for pooling water during periods of especially heavy rain is recommended. Gutters, swales, and below-grade drainage systems are generally a good way to resolve improper grading/drainage conditions. Gutters and downspouts should divert rainwater 3 to 5 feet away from the structure, where feasible. Maintaining downspout extensions and keeping gutters clean and free of debris will allow for proper routing of water away from the foundation.

A positive slope away from the structure is important to prevent standing water near the foundation. Backfilling, adding soil, or addressing issues at flatwork may be necessary to help create the desired slope. Added soils should be properly layered and compacted. Watering the soil around the foundation is important during the hottest/driest seasons. This will ensure a consistent moisture level in the soil and reduce structural movement. Common methods for controlling water content include but are not limited to: using a soaker hose, adding a dedicated irrigation zone, or watering by hand. Note that areas with more vegetation may require additional watering due to roots absorbing the added moisture. Keeping the lawn/sod healthy is also beneficial by reducing evaporation. Signs that the soil may be too dry include but are not limited to: cracks forming in the soil, soil pulling away from the foundation wall, and settlement cracks developing at walls.

PRACTICES AND PROCEDURES

FOUNDATION AND STRUCTURAL INSPECTION PROCEDURE:

The foundation inspection procedure performed by Greenbelt Structural LLC has been created through the guidance of several industry specific publications, C.E. course work, industry association standards, individual work experience, and mandates set forth through the Texas Board of Professional Engineers and the Texas Real Estate Commission. Certain aspects of the structural and foundation assessment will vary depending on the building type, inspection limitations, and scope of the project. The complete methodology used by this company to inspect and evaluate structures is proprietary. Pertinent criteria for the proper evaluation of structural settlement and foundation issues have been described in document #FPA-DC-01-A published by the Foundation Performance Association. Please note that professional opinion may vary.

LIMITATIONS:

Our investigation included a reasonable but limited observation of the structural condition of the property at the time of assessment. The investigation was limited to visible areas and did not include any destructive methods. Any signs of structural stress or deficiencies not visible by external observation may not be included in this report. This report serves to document only visual observation and provide correlating professional opinion. Due to limited access, some issues may be present that are not listed in the report but that could affect some of the conclusions and/or recommendations provided. Please note that this investigation did not include detailed analytical study of the structural elements of the superstructure. No guarantee, expressed or implied, is intended by this report and no examination was made to determine compliance with any governmental code or regulation. Concealed deficiencies may exist and future distress to the building is possible.

The opinions and recommendations contained in this report are based on the visual observation of the conditions of the house at the time of assessment and the knowledge and experience of the engineer. The evaluation was limited to visual observations and areas not visible, accessible, or hidden behind furniture and appliances were not included in the evaluation. There has been no structural inspection of the existing framing of the house and no verification of the framing has been done. The evaluation did not include any soil sampling or testing. The evaluation did not include any assessment of the existing framing, plumbing or soil (unless otherwise noted) and no implication is made on the compliance or non-compliance of the house with old or current building codes. The evaluation does not constitute a design of the foundation or verification of design. No verification was made of the existing concrete strength, thickness, reinforcement nor capacity to support any load.

Foundation and structural movement is a common phenomenon in the Austin and central Texas area. Future foundation movement should be planned and budgeted for depending on the shrink/swell characteristics of the soil (plasticity index). Complete prevention of future foundation movement is unlikely. No guarantee or warranty as to the future performance or need for repair of the foundation is intended or implied. Limits of liability for any claims with respect to this report is limited to the fees paid for services and anyone relying on the content of this report agrees to indemnify Greenbelt Structural LLC for all costs exceeding this fee. Please contact our offices with any further questions regarding any aspect of the inspection, report, findings, or recommendations.

NOTICE OF LIMITATIONS

LIMITED SCOPE INSPECTION:

The property assessment performed was limited in scope to major structural and mechanical feature (where accessible and inspectable). A full inspection did not take place at the request of the client. Limited assessments and visual checks of non-structural and mechanical items may be included (as a courtesy to the client), however, these inclusions should be considered limited and not construed to be an indication that a full inspection occurred. Possible issues and damage at non-inspected areas should be anticipated and budgeted for.

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REQUEST PREVIOUS DAMAGE INFO AND INSURANCE CLAIMS:

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Reoccurring maintenance checks and updates will be required for all properties. Preparing and following a monitoring and maintenance schedule is imperative to the proper upkeep of any structure. Budgeting for regular maintenance and unexpected repair needs is advised. For additional maintenance information and calendars, please visit: atxinspect.com/client-care

REVIEWER DETAILS



Darren Patrick Bentz, P.E.
Professional Engineer #141000





GREENBELT STRUCTURAL SERVICES

A DIVISION OF TAHI LLC

Report Type: Foundation Assessment and Relative Height Survey
Property Lead Inspector: A. Jordan #9458

STRUCTURAL INFORMATION:

Building Type: Commerical Office Building (Shopping Center)
Scope of Work: General Building Inspection (Real Estate)
Foundation Type: Concrete Slab - Specific Design Unknown
Total Building Size: 45,000 SF
Building Age: Constructed in 2018

INACCESSIBLE OR OBSTRUCTED AREAS:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Sub Flooring | <input checked="" type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas |
| <input checked="" type="checkbox"/> Floors Covered | <input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected |
| <input checked="" type="checkbox"/> Walls/Ceilings Covered or Freshly Painted | <input checked="" type="checkbox"/> Slab Limitations: Various Portions Covered |
| <input checked="" type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input type="checkbox"/> Crawl Space is limited - Viewed From Accessible Areas |

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

STRUCTURAL DRAWINGS AND REFERENCE POINTS

FOUNDATION AND STRUCTURAL INSPECTION PROCEDURE

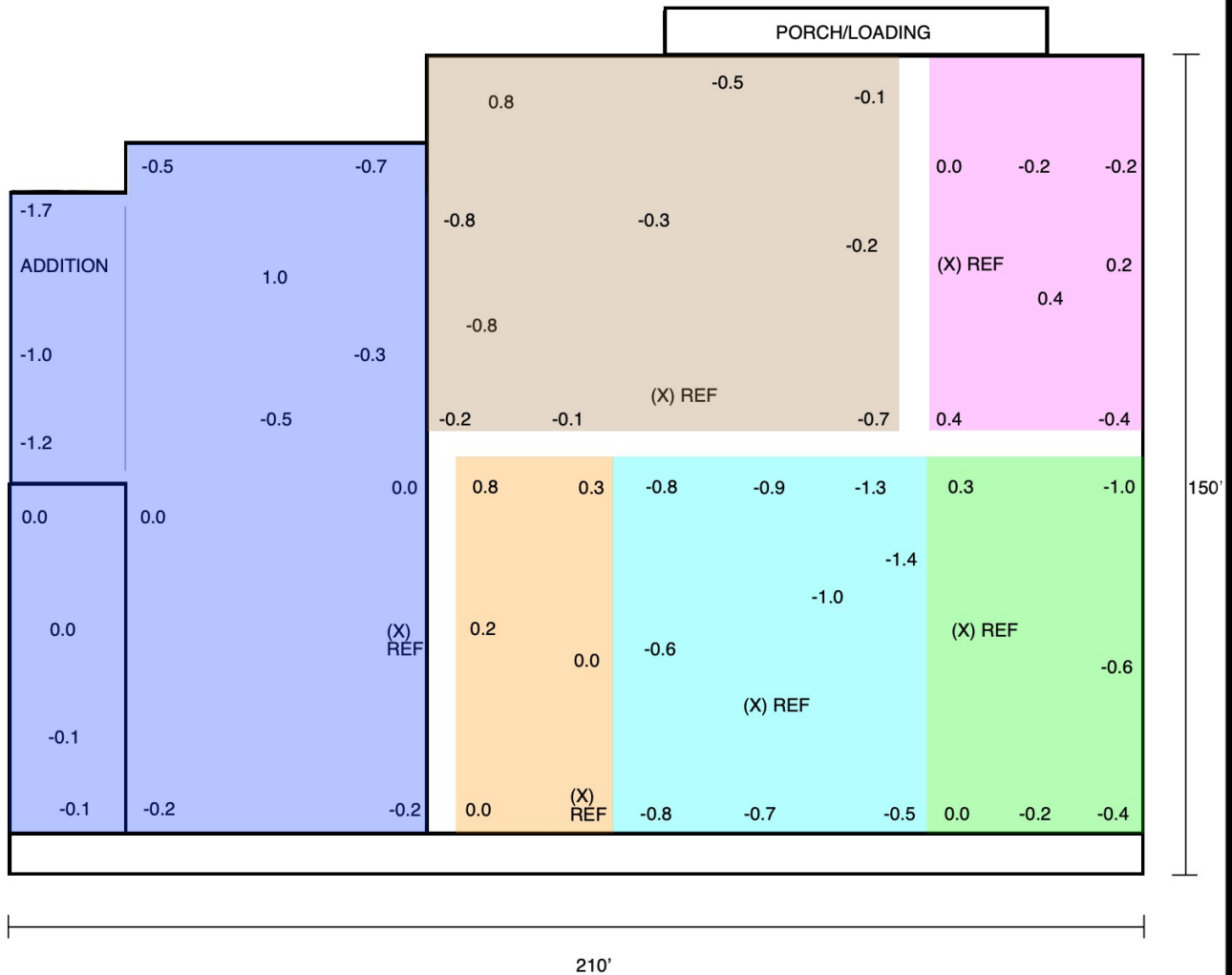
The foundation inspection procedure performed by TAHI Services has been created through the guidance of several industry specific publications, C.E. course work, industry association standards, individual work experience, and mandates set forth through the Texas Real Estate Commission. Certain aspects of the structural and foundation assessment will vary depending on the building type, inspection limitations, and scope of the project. The complete methodology used by this company to inspect and evaluate structures is proprietary. Pertinent criteria for the proper evaluation of structural settlement and foundation issues have been described in document #FPA-DC-01-A. This document has been published by the Foundation Performance Association, to which this company is an active member. Research credits to the American Society of Civil Engineers are noted.

The information and recommendations noted in this report represent the professional opinion of the licensed inspector or inspectors performing the evaluation. Multiple inspection limitations are present and undiscovered issues/concerns may be present.

Foundation: Measurement of Relative Heights

The following drawing shows the raw measurement data taken during the inspection of the property. The measurements are shown on an engineering scale in tenths of an inch. All readings indicate a difference in elevation relative to the reference point, which is indicated by the '☒' symbol. The exterior numbers represent approximate linear footage. The drawing is not to scale, but is a reasonable facsimile. The drawing should only be used as a reference tool:

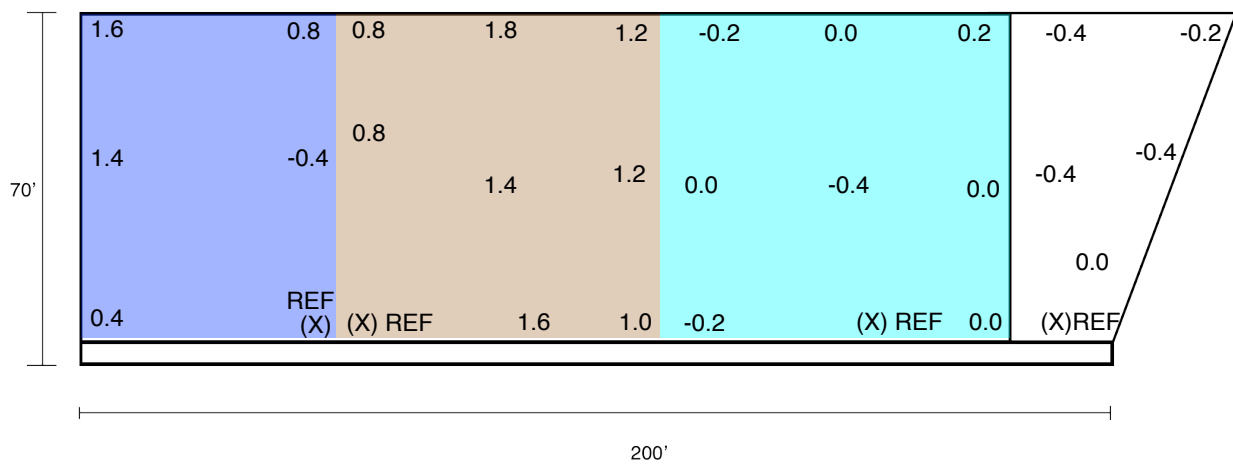
SEE NEXT PAGE



NOTE:
 Due to building layout, multiple controls points were required. An increased margin of error applies.
 Color coding represents control point areas.

SUBJECT: XXXXXXXXXX
 PROJECT: Structural Assessment
 BY: GB Structural PROJECT No.: 20230723-2100
 CHECK: _____ DATE: 7/19/2023

SHEET
1

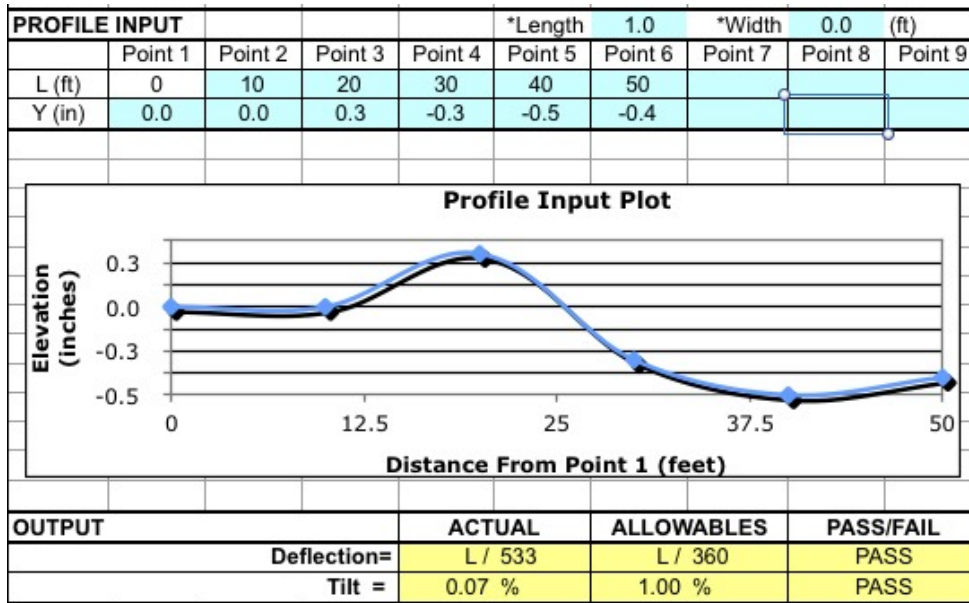


NOTE:
Building layout altered for ease of reporting.

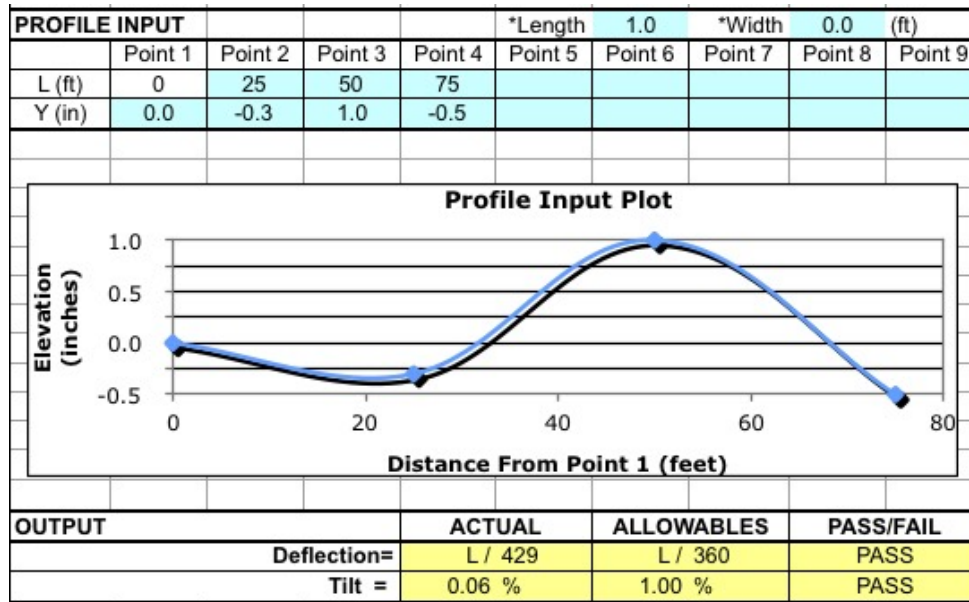
SHEET

2

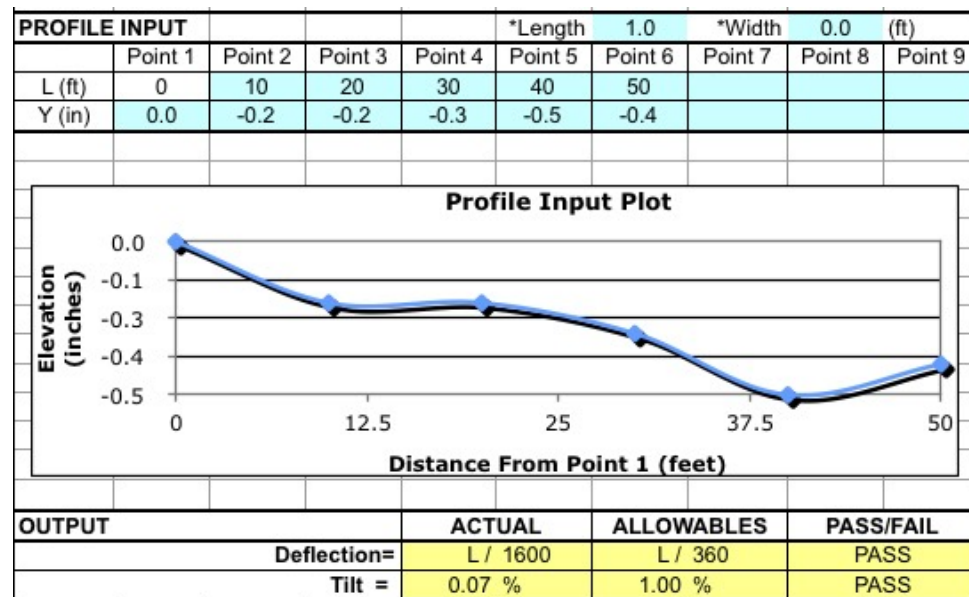
REPRESENTATIVE TILT/DEFLECTION CALCULATIONS



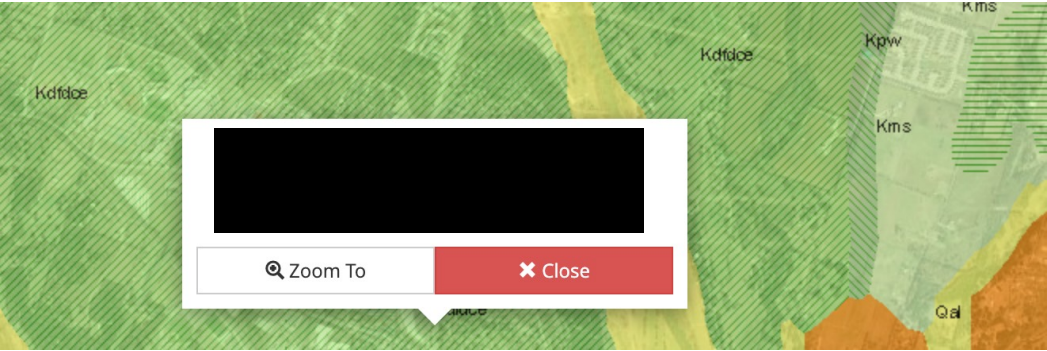
MAIN BUILDING



MAIN BUILDING



SECONDARY BUILDING (CLEANERS)



Denton Clay

McALESTER TEXARKANA- Clay and shale, blue- to brownish-gray, and marly, fossiliferous limestone with "Texigryphaea washitaensis;" thickness, 45 to 65 feet.

Name	Denton Clay
Geologic age	Early Cretaceous
Lithologic constituents	Major Sedimentary > Clastic > Mudstone > Shale (Bed) Sedimentary > Clastic > Mudstone (Bed) Sedimentary > Carbonate > Limestone (Bed)

Lithology:		
DESCRIPTION & COLOR OF FORMATION MATERIAL		
From (ft)	To (ft)	Description
		Dark gray, reddish brown, SANDY CLAY (CL), with gravel
		Gray, moderately weathered limestone (WM)

Soil Layer Information

	Boundary			Classification		Saturated hydraulic Conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	5 inches	11 inches	very cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	11 inches	12 inches	bedrock	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:

Soil Layer Information

	Boundary			Classification		Saturated hydraulic Conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
2	3 inches	31 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
3	31 inches	59 inches	bedrock	Not reported	Not reported	Max: 14 Min: 1.4	Max: Min:

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

2. Fairgrounds Management Co, LLC Fairgrounds Management Co, LLC Fairgrounds Management Co, LLC Fairgrounds Management Co, LLC Fairgrounds Mar Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐

3 Unknown

Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☒ Seller ☐ Agent ☐ Buyer ☐
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A Main Structure and Secondary Building

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:

Foundation: Slab ☒ Pier & Beam ☐ Pier Type: _____ Basement ☐ Other: _____

Siding: Wood ☐ Hardie Plank ☐ Brick ☐ Stone ☒ Stucco ☒ Other: _____

Roof: Composition ☐ Wood Shingle ☐ Metal ☐ Tile ☒ Other:

6A. This company has treated or is treating the structure for the following wood destroying insects: N/A

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

6B.		
N/A	N/A	N/A
Date of Treatment by Inspecting Company	Common Name of Insect	Name of Pesticide, Bait or Other Method


This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☒ List Insects: N/A

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:

7A. Andrew Jordan 0702346 
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. _____
Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)




Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐
Water Heater Closet ☐
Beneath the Kitchen Sink ☒

8B. Date Posted: 07/19/2023

9A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic		Insulated area of attic		Plumbing Areas		Planter box abutting structure	
Deck		Sub Floors		Slab Joints		Crawl Space	
Soil Grade Too High		Heavy Foliage		Eaves		Weepholes	

Other ☐ Specify: Attached building not inspected, building occupied, areas not accessible

10A. Conditions conducive to wood destroying insect infestation: Yes ☒ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conductive Conditions include but are not limited to:

Debris under or around structure (K) ☐ Wood to Ground Contact (G) ☐ Formboards left in place (I) ☐ Excessive Moisture (J) ☐

Planter box abutting structure (O) ☐ Footing too low or soil line too high (L) ☐ Wood Rot (M) ☐ Heavy Foliage (N) ☐

Insufficient ventilation (T) ☐ Wood Pile in Contact with Structure (Q) ☐ Wooden Fence in Contact with the Structure (R) ☐

Other (C) ☐ Specify: _____

Licensed and Regulated by the Texas Department of Agriculture
PO Box 12847, Austin, Texas 78711-2847 Phone 866-918-4481, Fax 888-232-2567

Inspected Address

City

Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

11B. Drywood Termites

11C. Formosan Termites

11D. Carpenter Ants

11E. Other Wood Destroying Insects

Active Infestation

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Previous Infestation

Yes ☒ No ☐

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Previous Treatment

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Specify: _____

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: _____

11G. Visible evidence of: Sub Termites has been observed in the following areas: Secondary Building - Interior Wall

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection)

Yes ☒ No ☐

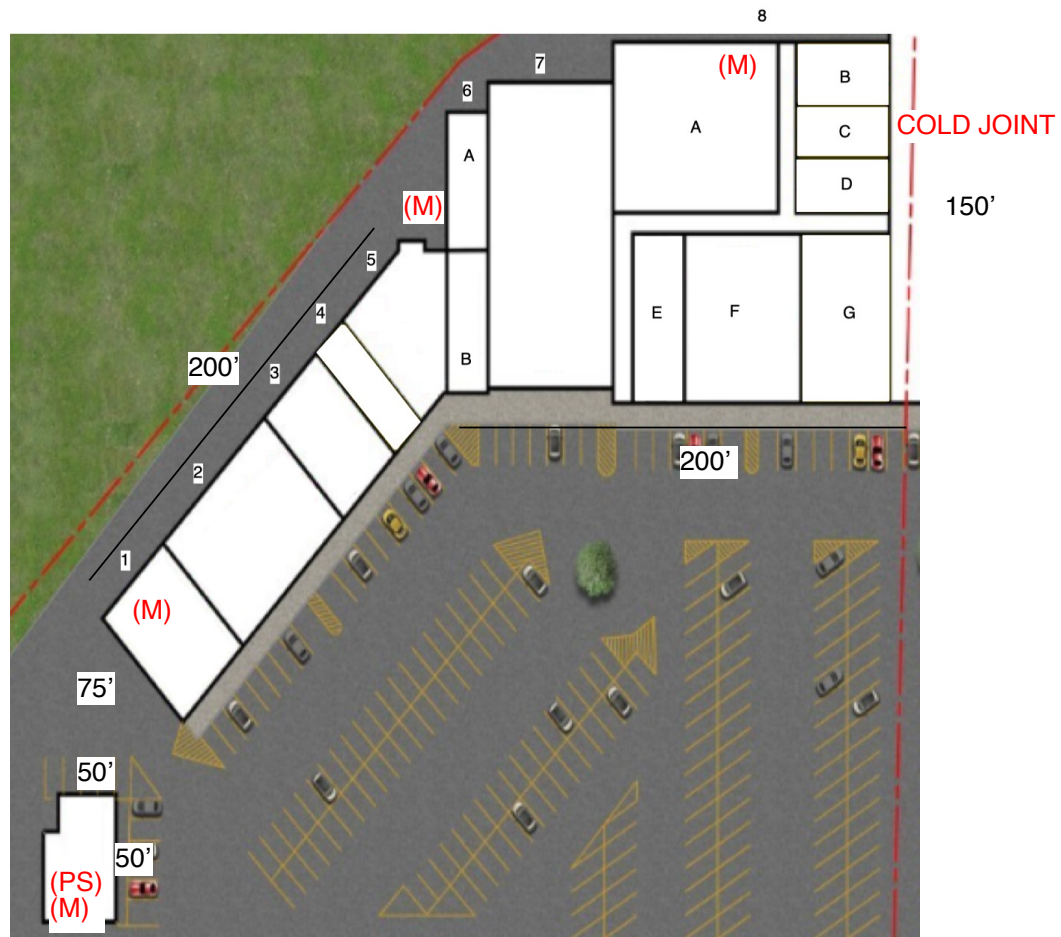
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☒ No ☐

Specify reason: (M) (PS)

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H- Carpenter Ants; Other(s) - Specify _____



Additional Comments _____

(M) Previous leaks/moisture issues at various portions of main building.

(M) Previous and current moisture issues at secondary building.

(PS) Previous termite activity noted at interior walls of secondary building.

Address conducive conditions and update building per recommendations noted in general inspection report.

Conduct treatment at secondary building (delay treatment if repairs/renovation are planned for near future).

Inspected Address

City

Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

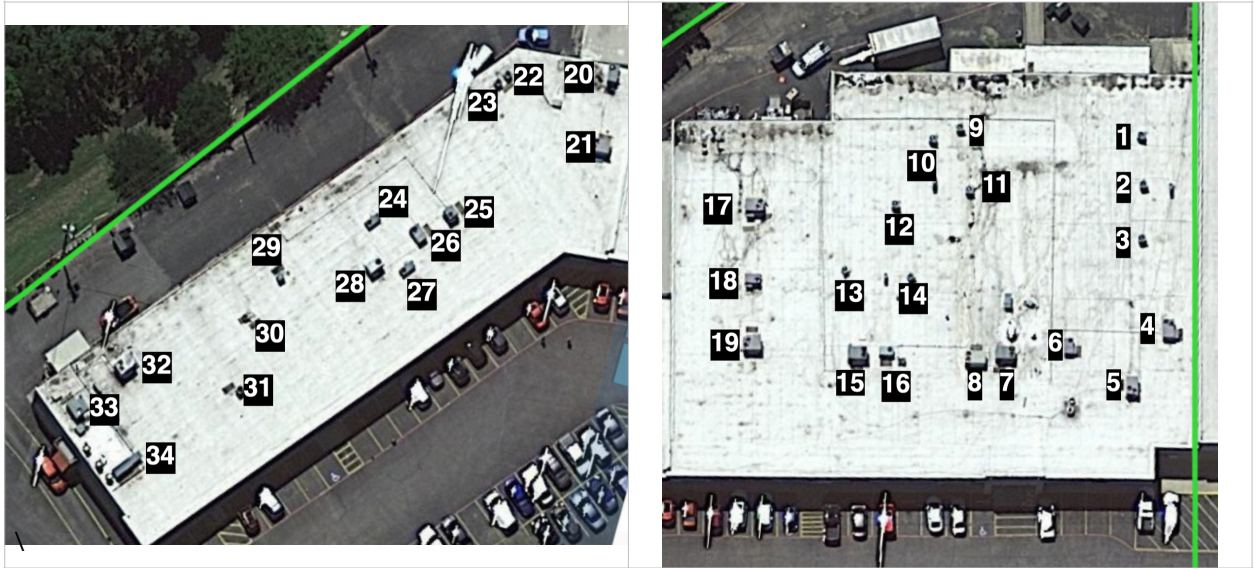
If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee _____ Date _____

☐ Customer or Designee Not Present

Buyer's Initials _____

HVAC DETAILS -



UNIT TAG / TYPE	TON	AGE	REFRIG	MFG.	CONDITION / NOTES
1-COND	5	2008	R22	Trane	Fair/Dated
2-COND	5	2008	R22	Trane	Fair/Dated: Heat damage at condenser electrical
3-COND	5	2008	R22	Trane	Non-Functional/Dated
4-RTPU	7	2014	R410A	ICP	Fair: Servicing needs, exchanger corrosion
5-RTPU	X	2014	R410A	ICP	Fair
6-RTPU	3	2014	R410A	ICP	Fair
7-RTPU	10	2014	R410A	Rheem	Fair
8-RTPU	10	2007	R22	Lennox	Dated/Weather Damaged
9-COND	5	2008	R22	Trane	Fair/Dated
10-COND	5	2008	R22	Trane	Fair/Dated
11-COND	5	2008	R22	Trane	Fair/Dated
12-COND	5	2008	R22	Trane	Fair/Dated
13-COND	2.5	2008	R22	Trane	Fair/Dated
14-COND	2.5	2008	R22	Trane	Fair/Dated
15-RTPU	7.5	2013	R410A	Rheem	Poor: Leaking, Air Quality Issues

UNIT TAG / TYPE	TON	AGE	REFRIG	MFG.	CONDITION / NOTES
16-RTPU	X	X	X	Trane	
17-RTPU	10	2014	R410A	ICP	Fair
18-RTPU	5	2014	R410A	ICP	Fair
19-RTPU	7.5	2014	R410A	ICP	Fair: Electrical servicing needs
20-RTPU	5	1997	R22	Ruud	Poor/Dated
21-RTPU	7.5	2013		TempStar	Fair
22-COND	4	2013	R410A	ICP	Fair
23-COND	4	2023	R410A	Lennox	Fair
24-RTPU					Deleted Unit
25-RTPU	5	2012	R410A	Rheem	Fair/Nearing Life Expectancy
26-RTPU	5	2012	R410A	Rheem	Fair/Nearing Life Expectancy: Weather damaged
27-RTPU					Deleted Unit
28-RTPU	5	8-20	R410A	Trane	Fair
29-COND	5	2023	R410A	Trane	Fair, Improve base support, electrical service needs
30-COND	3.5	2022	R410A	Trane	Fair, Improve base support, electrical service needs
31-COND	4	2022	R410A	Trane	Fair, Improve base support, electrical service needs
32-RTPU	7	2018	R410A	ICP	Fair
33-RTPU	X	X	R22	Ruud	Dated
34					Refrigeration/Kitchen Equipment

ADDITIONAL NOTES

Secondary Bldg.	1x functional split system serving the secondary building. Functional system is in poor condition. All other rooftop mechanical equipment (fans, exhaust, HVAC) is deleted and non-functional. Secondary building M.E.P. equipment considered to be in poor condition.
Refrigeration Equipment	Condition of refrigeration systems vary. Most equipment appeared to be functional but dated and in need of general servicing.
Exhaust Equipment	Most exhaust fans appeared to be functional. Updates to include grease traps advised. General servicing advised.
Condensate Drains	Full replacement of condensate drain system (roof level) required.
General Servicing	General servicing required throughout/

MECHANICAL ASSESSMENT CONCLUSIONS - HVAC

A substantial number of mechanical systems are present (30+ units) and individual equipment condition varies widely. The following is our general conclusion of the systems:

The majority of observed equipment is at or exceeding a general life expectancy. Most older equipment is operating on dated refrigerants (R22) which reduces the feasibility to continue long term operations and servicing. Additionally, deferred maintenance issues were noted at various systems. Set-point demand testing and indoor climate readings were recorded throughout the buildings. System capability issues were identified at multiple locations, however, it should be noted that outdoor temperatures exceeded 100F during testing operations. Observations of ductwork and airflow testing indicates that the duct system remains in functional, serviceable condition. Air balance, air flow, and air quality issues/concerns were identified at isolated portions of the building and will require updating based on owner/tenant needs.

Maintenance and servicing needs of HVAC and mechanical equipment is contributing to leak issues and concerns. Although most equipment was functional at the time of inspection, we advise that a sizable budget be allocated towards system updating, improvements, servicing needs, isolated replacement needs, removal of discarded equipment, and repairs/update needs resulting from system issues.

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
1: HVAC	Location: Throughout The roof level HVAC condensate drainage system is in a state of failure. The amount of system water draining directly onto the roof appears to be a strong contributing factor to previous leaks and ongoing issues. improper drainage diversion within roof top HVAC units has resulted in additional leaking and air quality issues. Full redesign and replacement of the roof level condensate drain system is advised. Servicing of various systems to address direct moisture leaks and air quality issues will be required as well. This work should be conducted in conjunction with removal of deleted equipment and any replacements required.	1: HVAC

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
General	<p>Priority: N/A</p> <p>Due to the extreme heat conditions and occupancy limitations, the heating system inspection was limited in scope. It should be noted that interior equipment and occupant loads often produce sufficient indoor heat during colder months (particularly restaurants). Our visual inspection of roof level heating equipment suggests that various furnaces are seldom in use. Long term lack of furnace usage is a common cause of functionality issues stemming from dust/debris build up on safety switches, seizing of valves and other moving parts, etc. In general, we have determined that heating equipment is in similar condition to other inspected HVAC units and will require service/repair in conjunction with cooling equipment.</p>	
General Age	<p>Priority: Mid-High</p> <p>A majority of HVAC equipment has surpassed 15 years of service (recorded equipment details/manufacture dates have been provided in attached documents). The likelihood that these units will need servicing, repairs and replacement increase as they age. Generally speaking, HVAC equipment operating in Texas conditions have a basic lifespan of 12-15 years. It is our professional opinion that the costs of continued operation, servicing, and repair of aging equipment - particularly units operating with dated R22 refrigerant - will cease to be financially feasible at some point in the near future. Based on the current age, condition, and efficiency of various HVAC systems observed during our site visit, it is recommended that a substantial budget for upcoming replacement and repairs be allocated. Any costs associated with significant repairs or update needs to the older units should be reallocated to fund replacement systems.</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
R22 in Use	<p>Priority: Mid</p> <p>In an effort to reduce the consumption of HCFC pollutants, the EPA has called for the phase out of R22 refrigerants. The manufacture of R22 was ceased (or drastically reduced) in 2020. Prices for the product have increased significantly and is difficult to obtain. As a result, the financial feasibility to continue operation of older, R22 systems is reduced. In many cases, replacement of dated systems is required following a critical failure or loss of refrigerant. Appropriate budgeting for increased replacement costs is advised.</p>	
Exhaust	<p>Priority: High</p> <p>Excess cooking debris and missing grease catches are creating problematic conditions in at the roof level over the BBQ restaurant (grease/debris throughout area and nearby equipment). Servicing and updating of the kitchen exhaust equipment is advised. Ensure traps/catches are in place and debris build up from kitchen operations are addressed regularly.</p> <p>NOTE: Additional servicing needs at exhausts over other restaurants was noted, however, the area over the BBQ restaurant was of the highest priority.</p>	
Active Leak	<p>Priority: High</p> <p>An active system leak and air quality issues was observed at suite 7 (former thrift store). Leak appears to be coming from the rooftop equipment.</p>	
Deleted Equipment	<p>Priority: Mid-High</p> <p>Appx. 3-5 areas of deleted equipment present at the main building. All but 1x HVAC unit has been deleted at the secondary building. All deleted equipment not intended for replacement should be fully removed (to include conduit, piping, wiring penetrating the roof). Following removal, the roof penetrations should be professionally sealed by roofing specialists.</p>	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
HVAC Electrical	Priority: Mid-High Wire connections exposed to the elements/heat and loose electrical equipment serving rooftop equipment was noted at various areas. Protect wiring in proper junction box or within unit, ensure all equipment is properly secured.	
Supply Vents/ Diffusers	Priority: Mid-High Service and/or replacement of damaged or excessively dirty vents and duct connections is advised for the following locations: -Portions of suite 7 -Portions of suite 8F	
Thermostats	Priority: Low Consider updating older t-stats to smart devices.	
Condenser #2	Priority: High Electrical wire overheat/melting issue observed. Service/repair system as needed.	
Condenser #3	Priority: High Equipment failed to engage. Service and repair as needed.	
Rooftop Unit #8	Priority: Mid-High Fins and interior cabinet conditions are poor (dated 2007 equipment). Depending on service/repair costs, replacement may be a more feasible option.	
Rooftop Unit #15	Priority: High Pooling and air quality issues were observed within the unit. Recommend service and repair as needed.	
Rooftop Unit #19	Priority: Mid-High Low voltage wire connections exposed to the elements/heat. Protect wiring in proper junction box or within unit.	
Hail Protection	Priority: Mid-High Several roof top units with exposed fins have been damaged by hail and other weather conditions. Installation of protective covers should take place as needed and/or as equipment is replaced (where damage is at older units).	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Equipment Pads	Priority: Low-Mid As equipment is replaced (roof level), any wood/lumber type equipment support pads should be replaced with rubber/plastic or TPO covered platforms. Mechanical access walkway pads should be installed as well (to protect roof).	
AHU Locations	Priority: Low The addition of markers/tags at ceiling tiles under air handling units (suspended from joists) is recommended to improve access and ability inspect/service systems.	
Insulation	Priority: Mid Multiple suction lines not provided proper pipe insulation. Ensure pipes are insulated as needed to prevent excess condensate issues and reduced system efficiency/capacity.	
Filters	Priority: Mid Equipment filters are present at exterior, roof top units and indoor AHU equipment. Current filter replacement needs are present at multiple units. All system filters and locations should be recorded and replacement intervals included in ongoing maintenance plans.	
Mechanical Pumps	Priority: Mid Mechanical condensate pumps are present at several indoor staged air handling units. Where feasible, condensate pumps should be replaced with gravity fed drain pipes (routed to exterior of building or plumbing drain pipe).	
Equipment Fasteners	Priority: Low Missing cabinet screws and improperly functioning access hardware is present at various rooftop units. Replacing or adjusting fasteners and hardware should take place during upcoming servicing.	
Suite 1	Priority: Low-Mid Average indoor temperature was 78F. System was unable to maintain temps below 75F. Service as needed.	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Suite 1	Priority: Mid Make up air serving kitchen equipment should be no less than 10F higher than indoor temperatures. Service equipment as needed to meet mechanical standards.	
Suite 7/6A	Priority: Mid Average indoor supply temperature was 65-68F. System was unable to maintain proper temps. Service as needed.	
Suite 8A	Priority: High 1x system failed to function when tested. Service/repair/replace equipment as needed.	
Suite 8E	Priority: Mid Average indoor temperature was 80F. System was unable to maintain temps below 75F. Service as needed.	
Suite 5	Priority: Mid Average indoor supply temp was 63-70F. System was unable to maintain temps below 75F. Service as needed.	

Appendix B – ASHRAE Median Service Life Estimate

Median Service Life, Years			Median Service Life, Years			Median Service Life, Years		
Equipment Item	Abramson et al. (2005)	Akalin (1978)	Equipment Item	Abramson et al. (2005)	Akalin (1978)	Equipment Item	Abramson et al. (2005)	Akalin (1978)
Air Conditioners			Air Terminals			Condensers		
Window unit	N/A*	10	Diffusers, grilles, and registers	N/A*	27	Air-cooled	N/A	20
Residential single or split package	N/A*	15	Induction and fan-coil units	N/A*	20	Evaporative	N/A*	20
Commercial through-the-wall	N/A*	15	VAV and double-duct boxes	N/A*	20	Insulation		
Water-cooled package	>24	15	Air washers			Molded	N/A*	20
Heat pumps			Ductwork			Blanket	N/A*	24
Residential air-to-air	N/A*	15	Dampers			Pumps		
Commercial air-to-air	N/A*	15	Fans			Base-mounted	N/A*	20
Commercial water-to-air	>24	19	Centrifugal	N/A*	25	Pipe-mounted	N/A*	10
Roof-top air conditioners			Axial	N/A*	20	Sump and well	N/A*	10
Single-zone	N/A*	15	Propeller	N/A*	15	Condensate	N/A*	15
Multizone	N/A*	15	Ventilating roof-mounted	N/A*	20	Reciprocating engines		
Boilers, Hot-Water (Steam)			Coils			Steam turbines		
Steel water-tube	>22	24	DX, water, or steam	N/A*	20	Electric motors		
Steel fire-tube		25	Electric	N/A*	15	Motor starters		
Cast iron	N/A*	35	Heat Exchangers			Electric transformers		
Electric	N/A*	15	Shell-and-tube	N/A*	24	Controls		
Burners			Reciprocating compressors			Pneumatic	N/A*	20
Furnaces			Packaged Chillers			Electric	N/A*	16
Gas- or oil-fired	N/A*	18	Reciprocating	N/A*	20	Electronic	N/A*	15
Unit heaters			Centrifugal	>25	23	Valve actuators		
Gas or electric	N/A*	13	Absorption	N/A*	23	Hydraulic	N/A*	15
Hot-water or steam	N/A*	20	Cooling Towers			Pneumatic	N/A*	20
Radiant heaters			Galvanized metal	>22	20	Self-contained		10
Electric	N/A*	10	Wood	N/A*	20			
Hot-water or steam	N/A*	25	Ceramic	N/A*	34			

* N/A: Not enough data yet in Abramson et al. (2005). Note that data from Akalin (1978) for these categories may be outdated and not statistically relevant. Use these data with caution until enough updated data are accumulated in Abramson et al.

ELECTRICAL DETAILS MAP

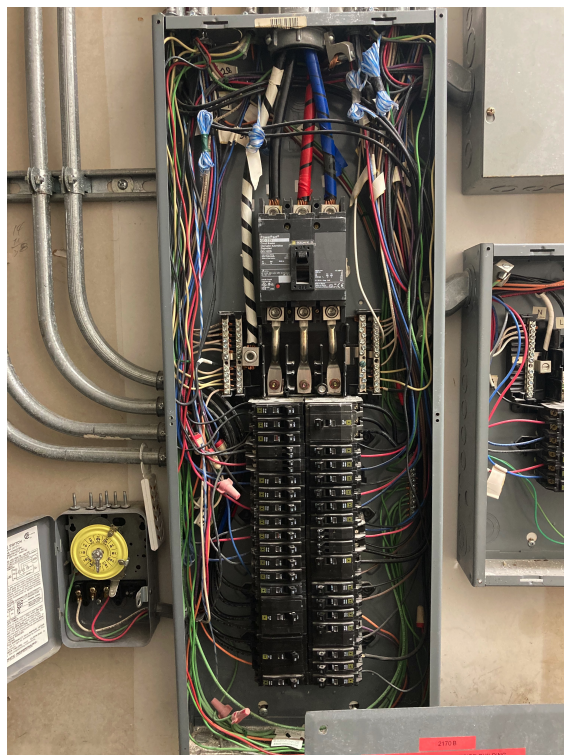
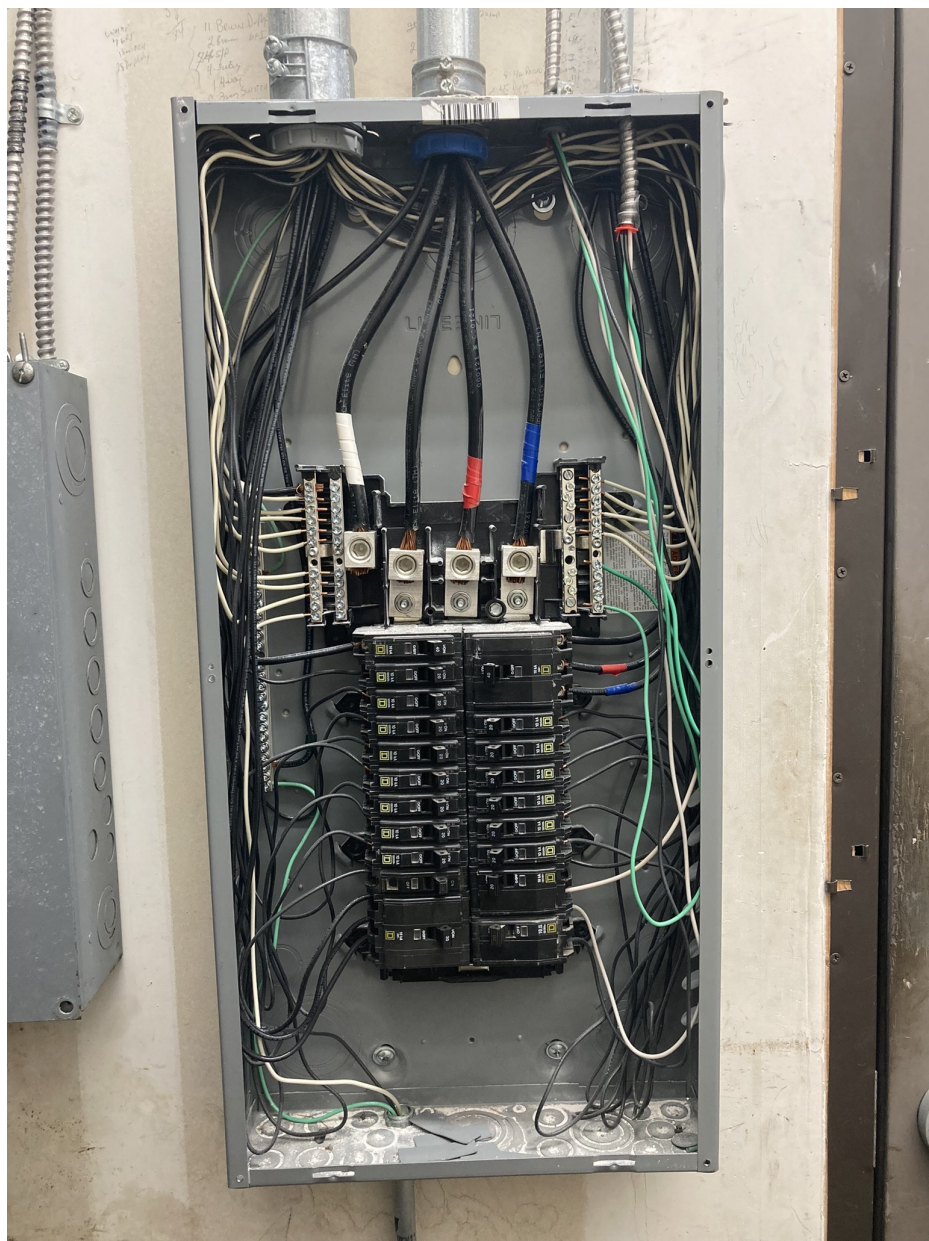


- 1: LARGE 3-PHASE OVERHEAD SERVICE DROP AND PANEL HUB
- 2-4: ADDITIONAL SERVICE DROPS
- 5: MULTIPLE SUB-PANELS LOCATED WITHIN MAINTENANCE HALL
- 6: LARGE SUB-PANEL HUB LOCATED AT BACK INTERIOR WALL
- 7: SINGLE PHASE SERVICE DROP AT MAIN ENTRY SIGNAGE POLE
- 8: 3-PHASE SERVICE AT SECONDARY BUILDING (ORIGINAL EQUIPMENT)

NOTES:

- EACH SUITE PROVIDED A SERVICE METER
- PANEL/S PRESENT AT EACH UNIT/SUITE (MAP NOT COMPLETE)
- SEVERAL REMOVED METER HEADS AT BACK EXTERIOR WALL
- 3 PHASE AND SINGLE PHASE PRESENT
- ORIGINAL AND UPDATED EQUIPMENT IN USE
- MOST OBSERVED DISTRIBUTION PROPERLY INSTALLED (STEEL FLEX CONDUIT)
- MOST OBSERVED JUNCTION BOXES APPEAR TO MEET STANDARDS
- ALL TESTED OUTLETS INDICATE PROPER WIRING/GROUNDING
- AFCI/GFCI PRESENT AT ISOLATED AREAS (CURRENT STANDARDS NOT MET)







PNL MA

~~Front~~ unit
middle

ON

CIR. NO.

OFF

GENERAL ELECTRIC
DISTRIBUTION ASSEMBLIES DEPT. CHAINVILLE, CONN.

TYPE QMR FUSIBLE INTERRUPTER

CAT. No. QMR325 60 AMP 3 POLE 240VAC

HORSEPOWER RATINGS	
VOLTS	240AC
STANDARD	7 1/2
MAXIMUM	15

THE STARTING CURRENT OF MOTORS OF MORE THAN THE STD. H.P. RATING MAY REQUIRE THE USE OF FUSES WITH APPROPRIATE TIME-DELAY CHARACTERISTICS.

A/C UNIT

N.P. 171369-P139 PLANT STYLE 1 MADE IN U.S.A.

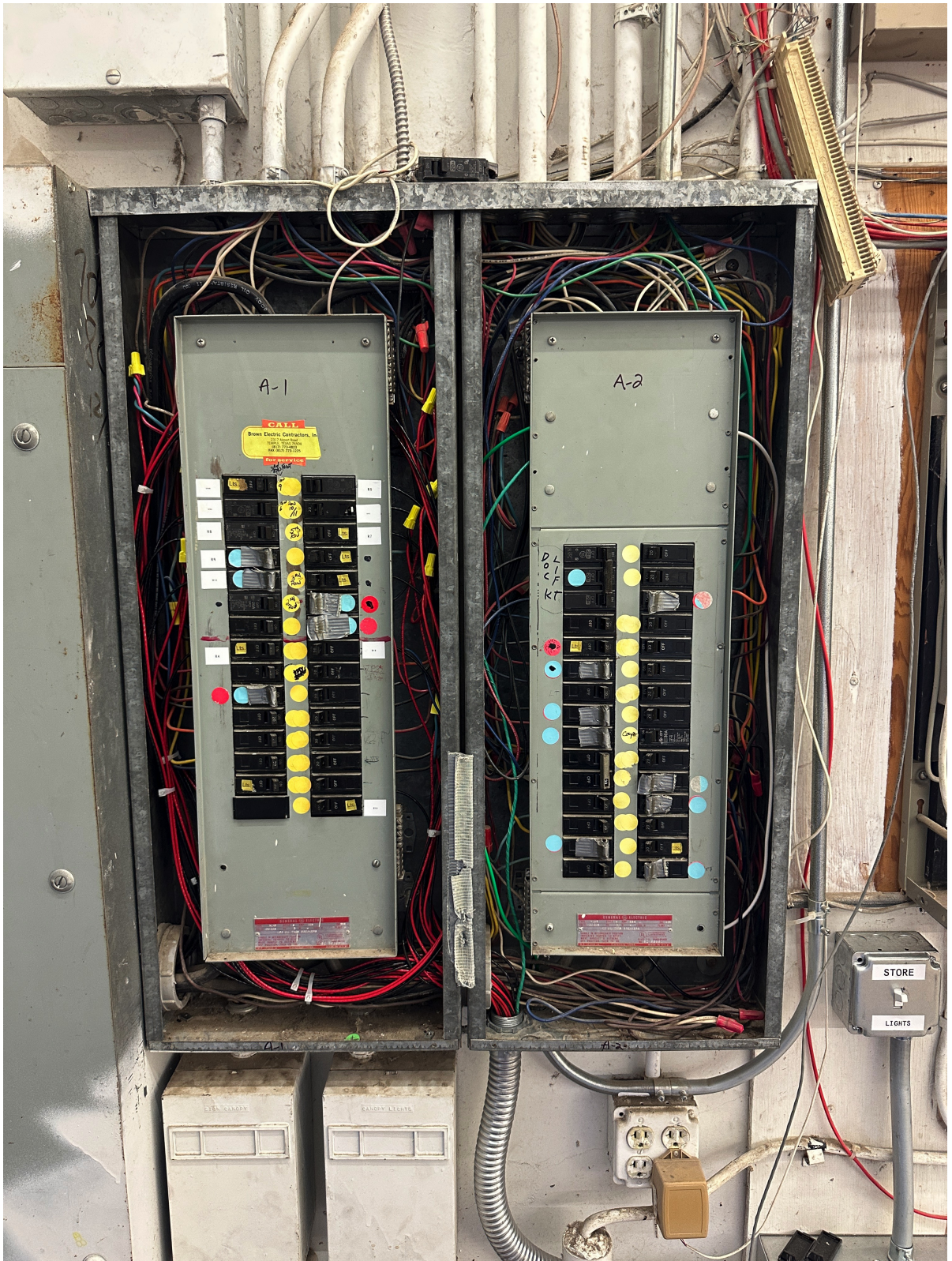
~~middle~~ unit
Front ①

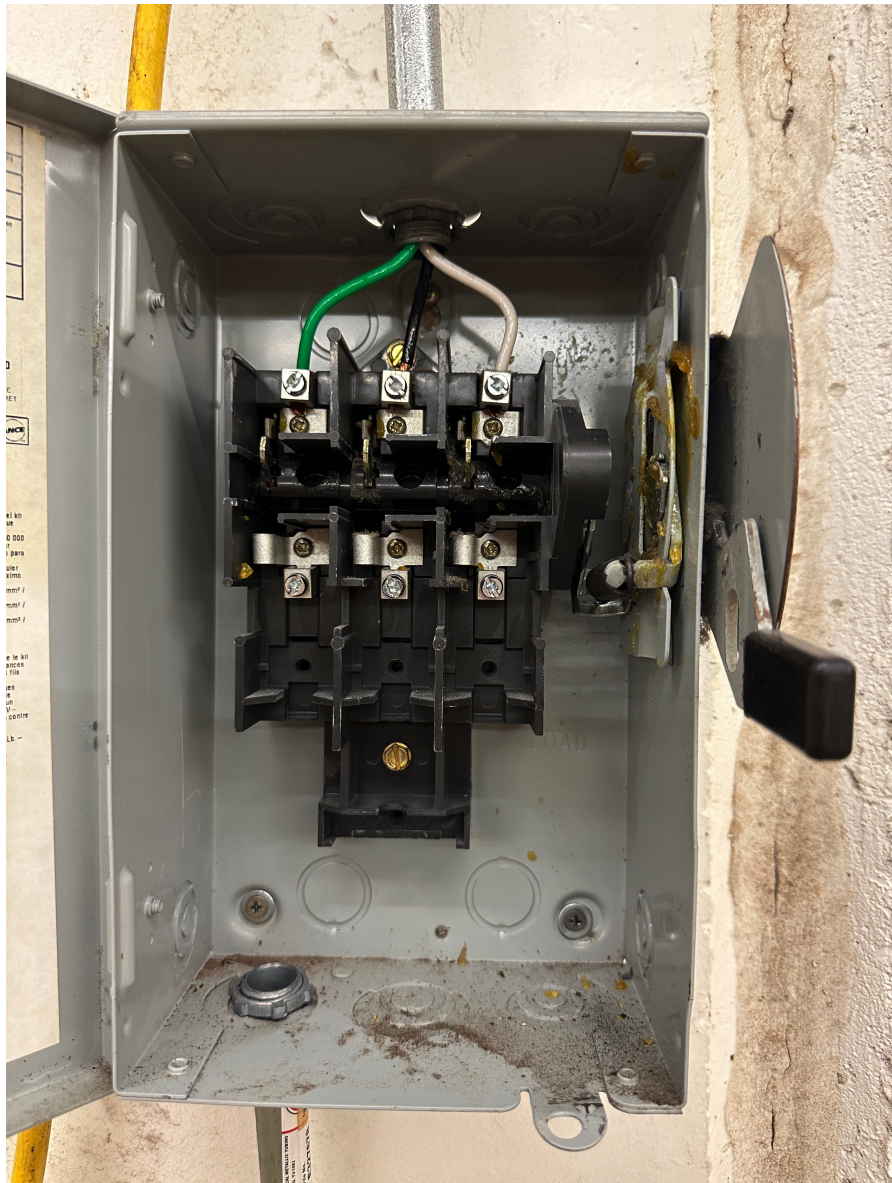
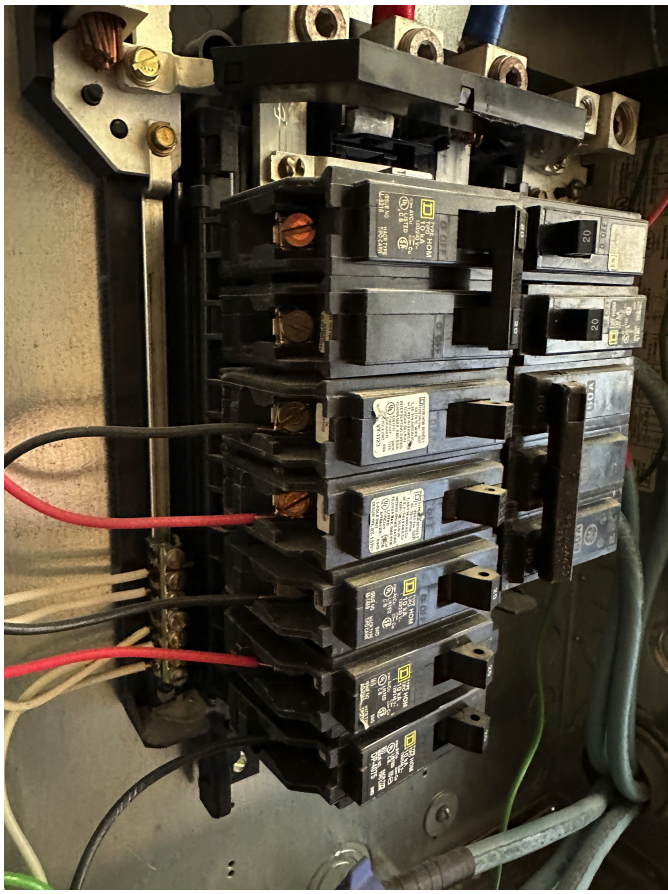
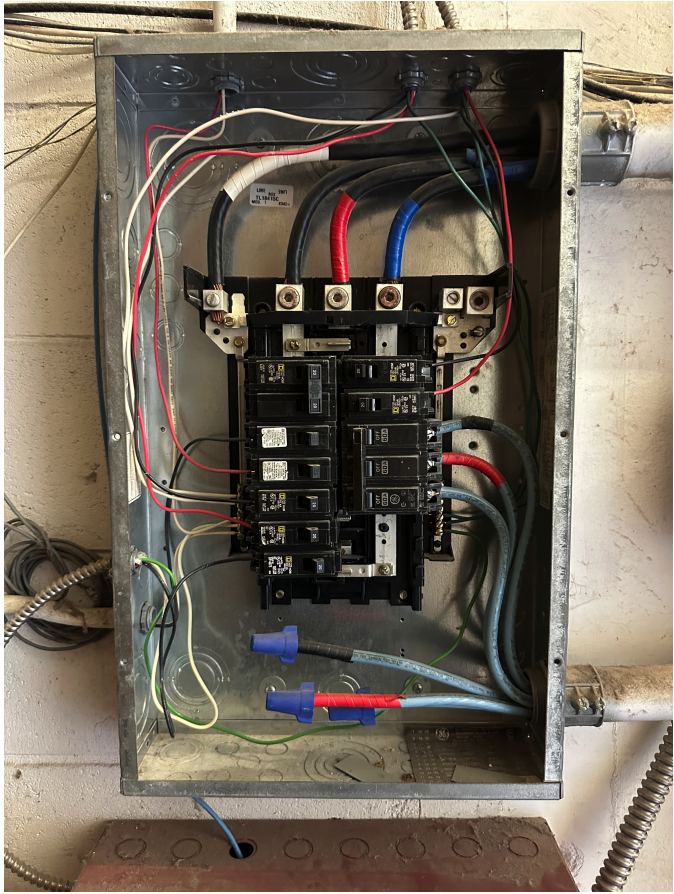
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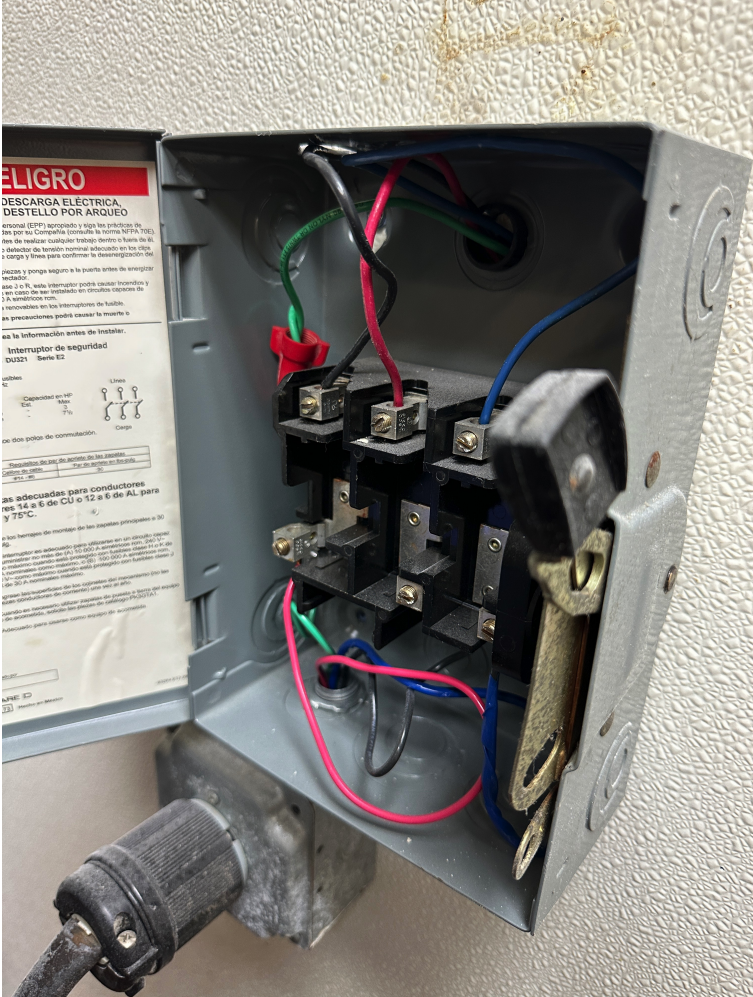
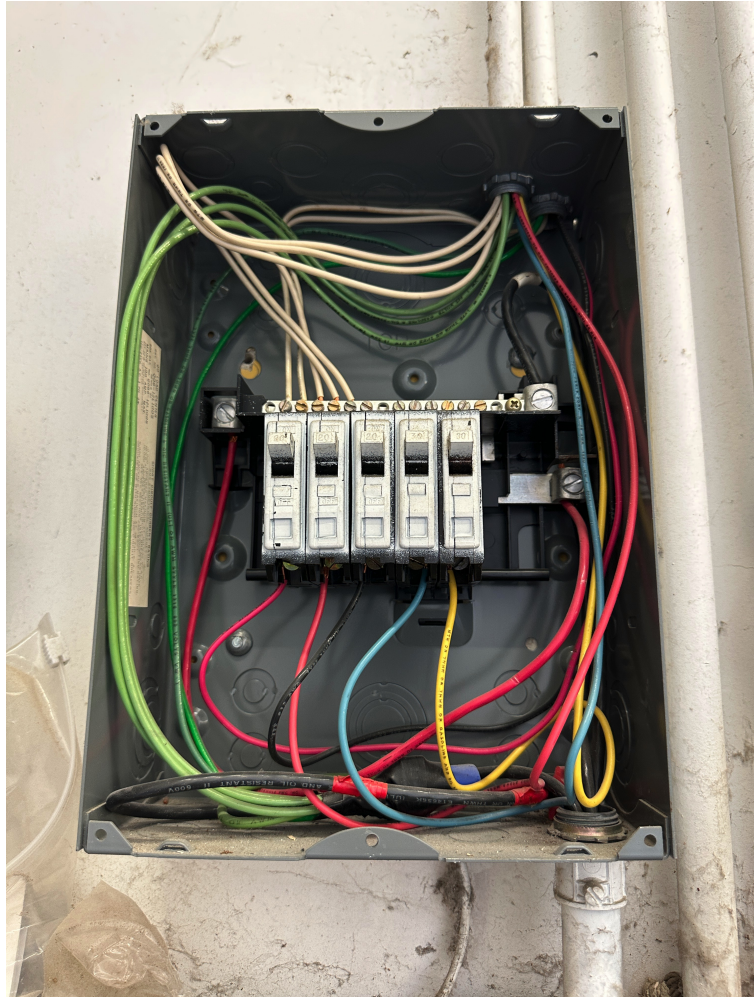
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CIR.

N.P. 1713







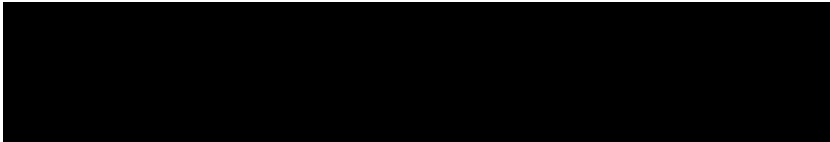


GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC



Prepared By:

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TREC Professional Inspector #9458
TSBPE (Plumbing) #132292
TSBPE (Responsible Master Plumber): M-40977



To Whom It May Concern:

A site visit to the above mentioned property was made in order to perform a limited plumbing camera assessment of the main lateral (primary sewage/drain line running from the property towards the utility connection or septic system). A full assessment was not performed. Branch pipes (pipes running from individual fixtures such as sinks, showers, laundry, etc.), unless specifically identified herein this report, are not within the scope of this assessment. In most cases, the assessment includes portions of the main lateral at/under the structure and yard lines. Additional limitations beyond those which apply to all assessments will be identified in the main body of this report.

The assessment is provided to describe the material type, general condition, and noted concerns based on the sample of piping observed through the scoping camera. The report is not intended to be all encompassing nor will it identify all issues. Due to the nature of the assessment, the exact location of the camera and/or identified issues may not be known. Assumed or approximate locations of issues may be provided, however, verification of the location and condition of all discovered issues/concerns should be conducted by plumbing professionals during follow-up investigations. Often, further evaluation by plumbing professionals will allow for more accurate detail regarding location, severity, and repair costs/options of plumbing issues. Follow up assessments may also result in the discovery of additional repair needs not identified during our limited camera assessment. As a rule, when issues/concerns are discovered and identified in this report, further evaluation by plumbing professionals will be required.

NOTICE OF ASSESSMENT INTENTIONS AND LIMITATIONS:

Ideally, lateral and branch pipes should be professionally inspected via camera and hydrostatic testing. Often, time, scope, access, and licensing limitations do not allow for full camera and hydrostatic testing. In cases such as these, a partial camera assessment can serve as an alternative to provided basic information based on representative samples observed at portions of the lateral pipe. The assessment and report provided to the client is the latter. As such, the client should be aware that undiscovered, unidentified, or incorrectly identified issues/concerns may occur. All identified issues/concerns will require further evaluation by SMEs (subject matter experts). In most cases, the SME is a master plumber or similarly skilled specialist. This document provides basic information based on conditions observed at a sample portion of the main lateral drain pipe. A full inspection of the lateral pipe will not take place. Observation of branch pipes are not within the scope of work conducted. Any mention of camera/item locations by the assessor are approximate and intended to assist the plumber in follow up investigations. Follow up investigations will provide additional details and accuracy. When issues/concerns are

identified, follow up investigation by SMEs should always take place prior to making any critical planning/budgeting decisions.

Multiple assessment limitations reduce the ability to fully investigate the system and additional issues, both minor and significant, may be present. Recommendations for follow up inspections by SMEs are offered due to the known limitations of the performed assessment and likelihood that additional undiscovered/unidentified/partially identified issues are present.

The camera assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the plumbing camera assessment is intended to provide additional, basic information based on limited observations of the buried lateral drain pipe. The camera operator will view sample portions of the lateral drain pipe to provide a professional opinion of material condition and determine if identifiable physical damage or issues are visible at areas viewed through the camera. No work or information which requires specific licensing outside of those held by the operating inspector has been, or will be performed. Issues and concerns, when identified in this report, will require further evaluation by subject matter expert/s. The evaluation and reports produced by SMEs will serve as the primary source of information which should be used by the client for project planning and budgeting.

This 3rd party assessment and report has been provided to the client and representing agents for the purposes of general due diligence. The assessment process and report do not, in any manner, represent a guarantee of warranty of the above mentioned property or associated system conditions. For a full analysis of the plumbing system, please call a master plumber (contact info provided herein). Ideally, lateral and branch pipes should be professionally inspected via camera and hydrostatic testing. System information noted at the time of assessment is listed below. This is not an official TREC report document.

NOTICE OF 3RD PARTY EVALUATION AND FURTHER INFORMATION:

All information gathered during the limited camera evaluation should be provided to a 3rd party plumbing specialist. All noted issues/concerns will require further evaluation by an SME. Additional evaluation, repair recommendations, cost estimates, professional opinions, provided by the 3rd party plumbing specialists should be considered the primary source of information for client planning/budgeting. Client contact information will be forwarded to Peanut Plumbing for these purposes.

Any work/investigation which specifically requires trade specialization will be conducted/supervised by properly licensed individuals. Peanut Plumbing LLC can be reached at the follow:

512.924.7989

peanutplumbingtx.com

LIMITED PLUMBING CAMERA ASSESSMENT

GENERAL SYSTEM INFORMATION:

APPX. SIZE OF BLDG. 45,000 Sq. Ft.
APPX. NUMBER OF BATHROOMS: 10+
MAIN CLEAN OUT LOCATIONS: Back Side of Property
APPX./ASSUMED AGE OF SEWAGE PIPE MATERIAL: Original - Date of Construction (1979)
PRIMARY MATERIAL TYPE: PVC
PREVIOUS REPAIR/UPDATES: Yes - Request All Available Records
SERVICE RECORDS AVAILABLE: Unknown - Request All Available Records
EVIDENCE OF FOUNDATION SETTLEMENT: Common - Moderate

GENERAL CAMERA OPERATION INFORMATION:

CAMERA TYPE: Rigid SeeSnake (or Similar Device)
CAMERA ENTRY POINT: 3x Clean Outs at Back Portion of Property
CAMERA DIRECTION IF KNOWN: Towards Utility Connection (Exact Route of Travel Unknown)
CAMERA DIRECTION IF KNOWN: Towards Structure (Exact Route of Travel Unknown)
ADDITIONAL CAMERA DIRECTIONS/ENTRY: N/A
MAX DISTANCE OF CAMERA TRAVEL (APPX.): 200'+
LIMITATIONS: Camera Route of Travel/Distance/Visibility Varies (Partial and Limited Assessment Only)
LIMITATIONS: Representative Sample Assessment (Portions of Main Lateral Viewed)
LIMITATIONS: Partial Assessment of Lateral Pipe Only, Branch Pipes Not Observed
LIMITATIONS: Undiscovered Issues May Be Present (Limited Scope Assessment)
LIMITATIONS: Location of Items/Issues/Concerns Are Approximate/Assumed
LIMITATIONS: Additional Issues Damage May Be Discovered By SMEs
LIMITATIONS: Minimal Clean Out Access Points
LIMITATIONS: Large Building, Overall Percentage of Viewed Piping Reduced

GENERAL ASSESSMENT INFORMATION - OBSERVATION FINDINGS:

EXCESS DEBRIS: General Build Up at Isolated Branch Lines
DRAIN BACK-UP/BLOCKAGE: Not Discovered During Limited Assessment
WATER LEVEL RISE DUE TO BELLIES: Not Discovered During Limited Assessment
PIPE COMPRESSION/CHANNELING: Not Discovered During Limited Assessment
EXCESS MATERIAL DETERIORATION: Not Discovered During Limited Assessment
PIPE FRACTURE/PHYSICAL DAMAGE: See Below
PIPE SEPARATION: Not Discovered During Limited Assessment
EVIDENCE OF ROOT/SOIL ENTRY: Not Discovered During Limited Assessment
PIPE CONNECTION ERRORS: Not Discovered During Limited Assessment
INSTALLATION ERRORS/CONCERNS: See Below
ADDITIONAL ISSUES OR CONCERNS: N/A


ASSESSMENT CONCLUSIONS AND RECOMMENDATIONS



GENERAL NOTES AND RECOMMENDATIONS

LIMITED DRAINAGE FLOW TEST - NORMAL DRAINAGE OBSERVED:

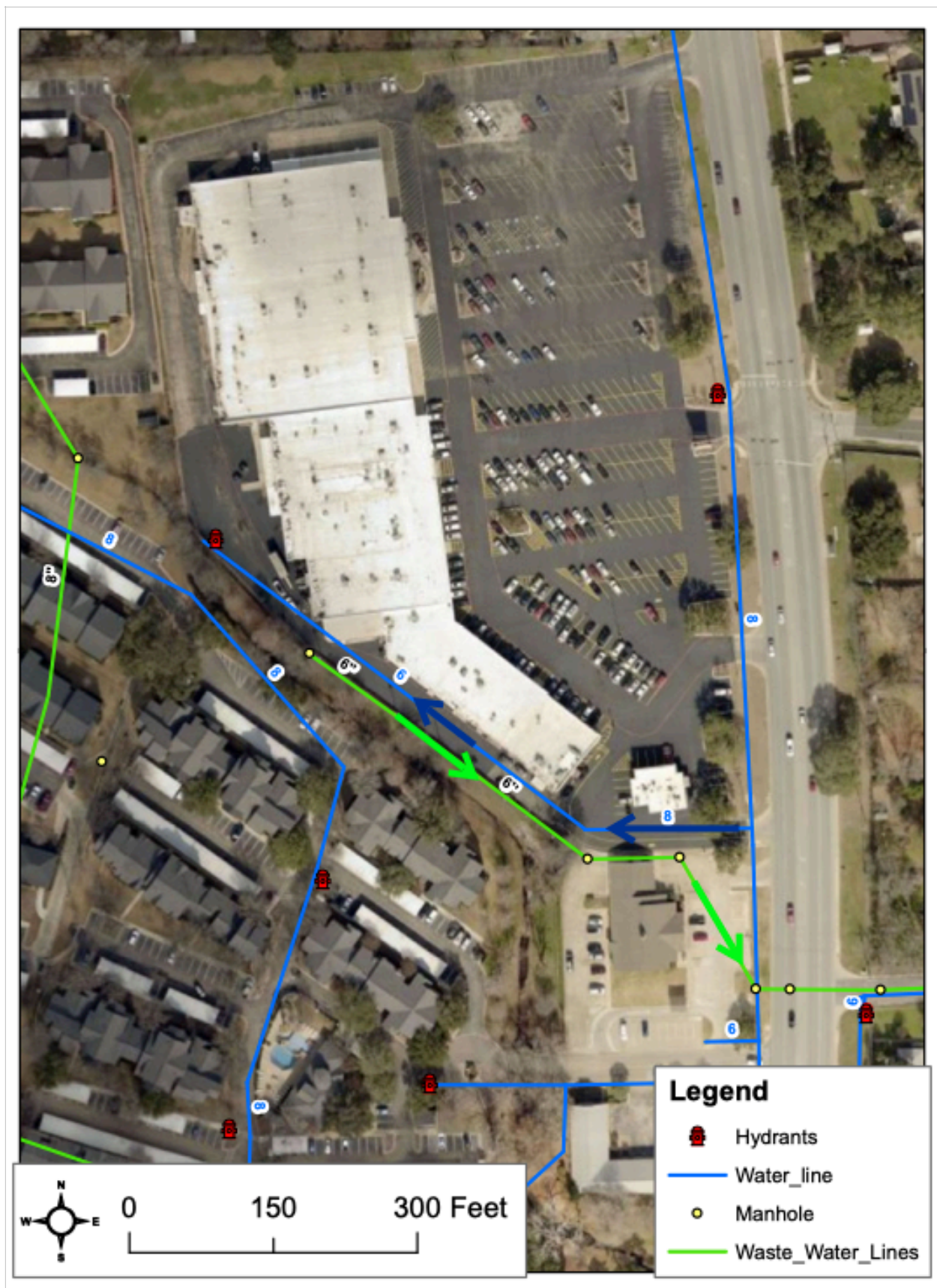
Multiple plumbing fixtures were turned on and basins filled. Water was released and viewed from the clean out access point. At the time of inspection, waste water flowing through the primary sewage line appeared to be properly exiting the structure. No evidence of significant blockage, slope issues, and/or pipe damage was discovered during this limited, visual assessment of the plumbing drainage.

ISSUES AND CONCERNS - FURTHER ACTION RECOMMENDED

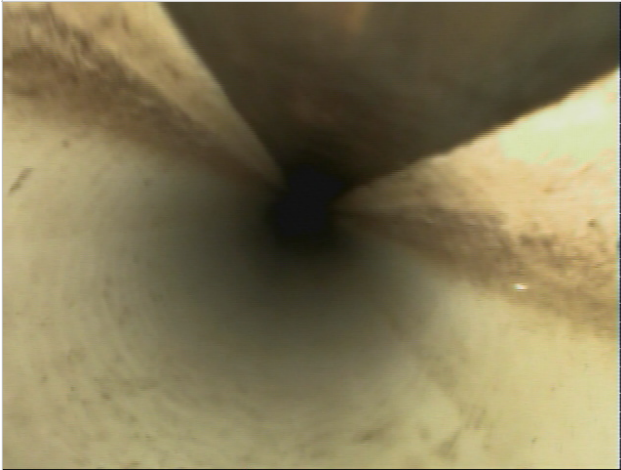
ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Floor Drains	Priority: High Excess debris build up and damaged covers were noted at various floor drains. Recommend jetting of drains, particularly at restaurants and maintenance hall areas. NOTE: Observed lateral and branch drain material was PVC. Floor drains appeared to be cast iron. Cast iron piping has a higher likelihood of failure as it ages. Due to the high amount of debris within the floor drains, conducting a pipe scoping camera assessment in these areas was not possible.	
Supply Pressure	Priority: High Recorded incoming supply pressure was measured at 100PSI. Max pressure is recommended to be no more than 80PSI. Recommend addition of pressure regulating valve/s as needed.	
Water Heaters	Priority: High Improper plumbing of TPR drain pipe (standard PVC ran to second drain), bi-metal connections, and general servicing needs (observed at suite 7).	

ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Water Heaters	<p>Priority: Low-Mid</p> <p>Several water heaters have surpassed their life expectancy. Recommend servicing and budgeting for update needs.</p>	
Riser Pipe	<p>Priority: Mid</p> <p>A cracked/damaged riser pipe was discovered during a pipe scoping camera assessment (back street riser near adjoining government building). If the cracking/damage worsens over time, replacement of the riser pipe will be required.</p>	
Clean Out Access	<p>Priority: Mid</p> <p>Discovered clean out access points (to wastewater piping) was limited to areas at the back of the building. No clean out access points were discovered at side or front portions of the property. Current installation standards call for lateral wastewater pipe every 100' linear. Due to the presence of impervious coverage and other limitations, retroactive installation is not recommended at this time. If future repair need require excavation of sub-surface piping, additional clean out risers should be installed at that time.</p>	
Fire Sprinkler System	<p>Priority: Mid</p> <p>Pipe and fastener corrosion was observed at portions of the steel plumbing primarily serving the fire sprinkler system. Contacting a fire system service specialist is advised to further investigate the system and determine what repair/update options are available and warranted.</p>	

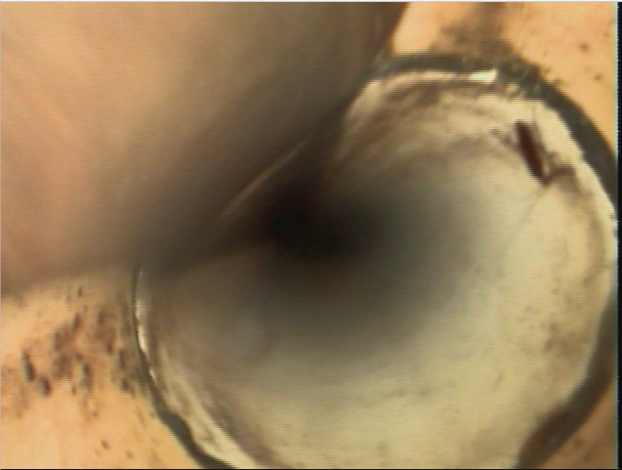
ACTION ITEM	DESCRIPTION / RECOMMENDATION	ADDITIONAL INFO
Deleted Plumbing	<p>Priority: Mid</p> <p>Partially deleted plumbing equipment present within Unit 7. Ensure equipments/ valves are fully deleted or properly capped.</p>	
Dated Valves	<p>Priority: Low-Mid</p> <p>As a general maintenance recommendation, all dated supply fixtures and valves (located at sinks, commodes, laundry, water heater, etc.) should be updated and replaced every 10 years or as needed. As these devices age, the material becomes weak and is prone to damage/leakage. Replacement of dated valves/fixtures would reduce the likelihood of future leaks and improve the system as a whole. At the time of inspection, no significant, active leaks were discovered, however, most valves were not turned due to the current weakened material condition. Minor drip leaks during usage at sink/tub fixtures may be present and not specifically noted in this report.</p>	
Anti-Siphon	<p>Priority: Low</p> <p>The installation of anti-siphon devices (also known as vacuum breakers) at the exterior hose bibs is recommended. These devices prevent water from flowing back into the plumbing supply lines. Anti-siphon devices are easily installed, inexpensive, and available at most hardware stores.</p>	



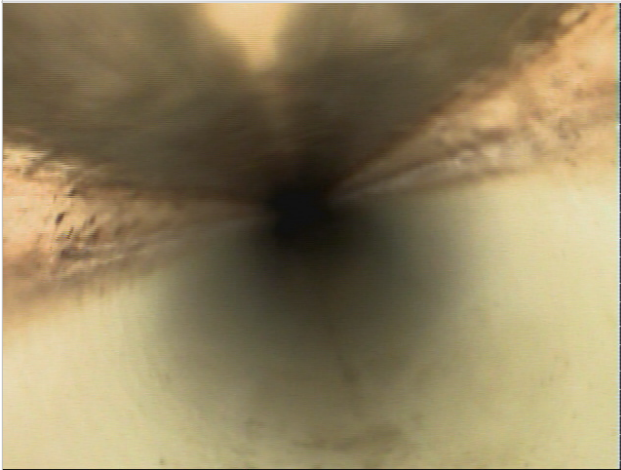
PLUMBING CAMERA ASSESSMENT - PHOTO LIBRARY



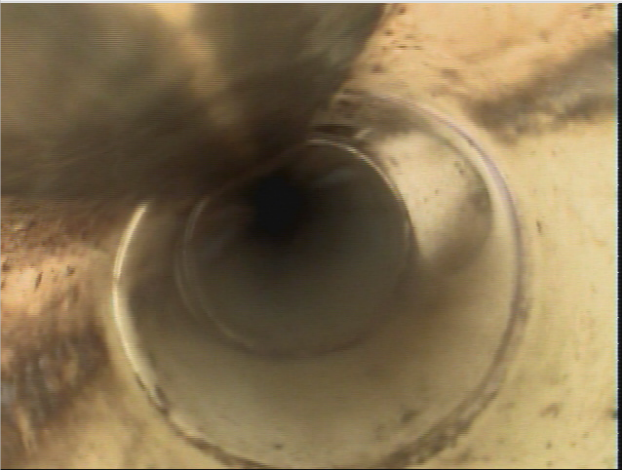
MAIN LATERAL - NORMAL CONDITIONS



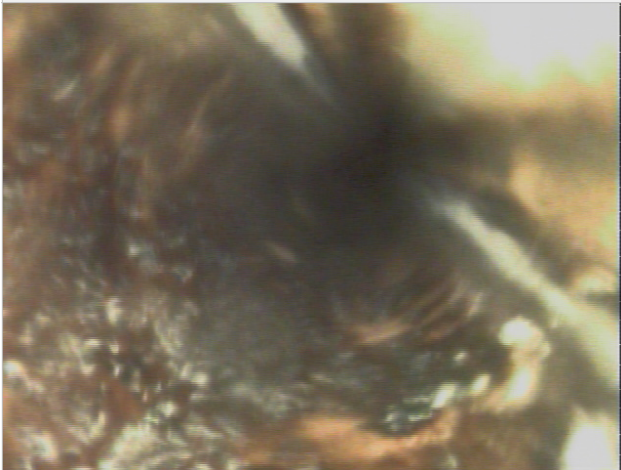
MAIN LATERAL - NORMAL CONDITIONS



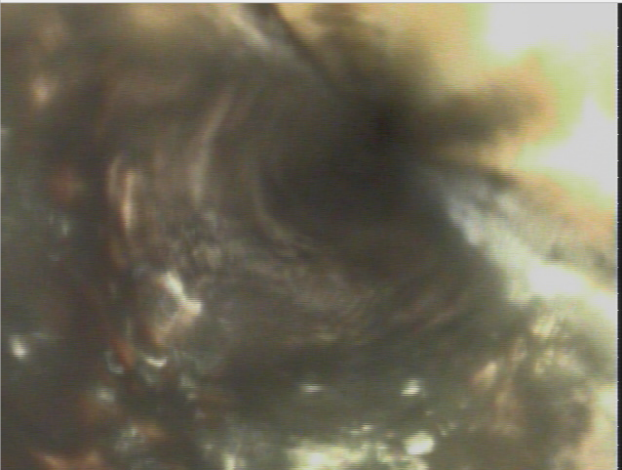
MAIN LATERAL - NORMAL CONDITIONS



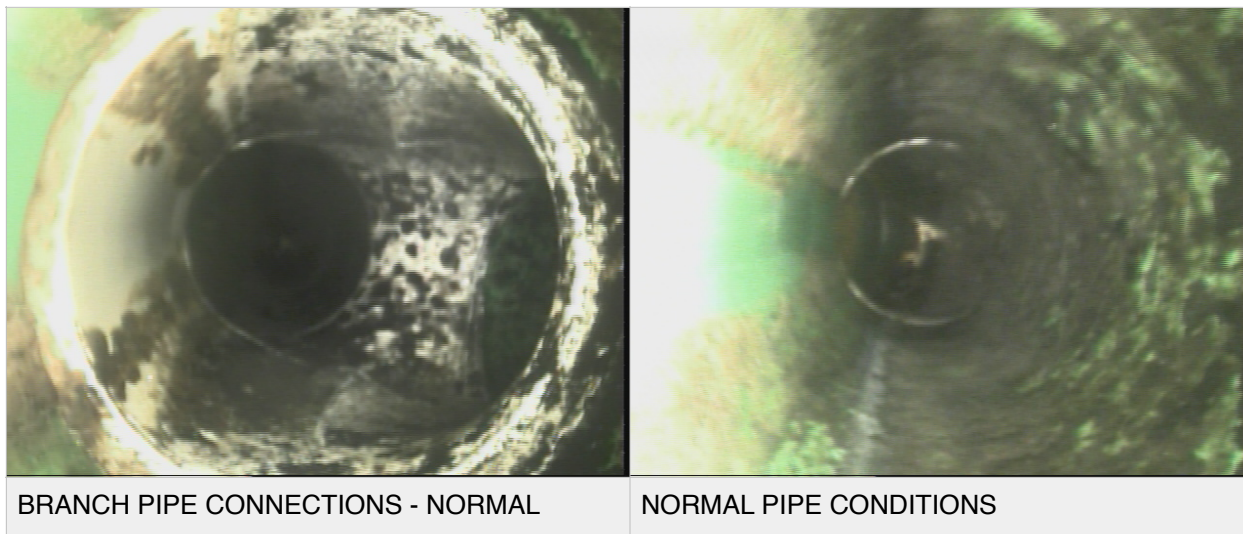
MAIN/BRANCH CONNECTIONS - NORMAL



TYPICAL BUILD UP IN PIPING



TYPICAL BUILD UP IN PIPING



ADDITIONAL NOTICE OF LIMITATIONS:

The limited plumbing camera assessment is not designed or intended to diagnose specific issues, isolate exact locations of areas of concern, or determine the degree/significance of damage (if discovered). Rather, this limited assessment is intended to provide additional, basic information in regards to plumbing material and signs of possible functionality issues or material damage. All noted information and concerns should be assessed, verified, and remedied as needed by a licensed plumbing professional. Multiple limitations to the camera assessment are present and additional issues may go undiscovered during the limited assessment.

NOTE: This is not an official TREC report document and should not be used as such.

FURTHER INVESTIGATION MAY BE REQUIRED TO VERIFY NOTED ISSUES AND CONCERNS:

Indicators of issues or possible issues will be noted if discovered during the limited pipe camera assessment. Due to scope of work and visual limitations, further assessment of the plumbing system by a system specialist may be required to verify issues and concerns which may be included in this report.

Peanut Plumbing LLC: 512-924-7989



GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

TAHI Inspections PLLC
512.788.1001
www.atxinspect.com



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512.924.7989
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GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:

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TAHI Inspection Services and Greenbelt Structural
512.788.1001
andy@atxinspect.com
TBPE Engineering Firm #F-322834
TREC Professional Inspector #9458
TDA (Pest Control) #0702346
TDLR (HVAC) #48637
TDLR (Mold Assessment Consultant) #MAC1423
TSPBE (Plumbing) #132292
Environmental Professional
Professional Building Scientist

LIMITED THERMAL CAMERA ASSESSMENT:

EQUIPMENT USED: Flir Thermal Camera

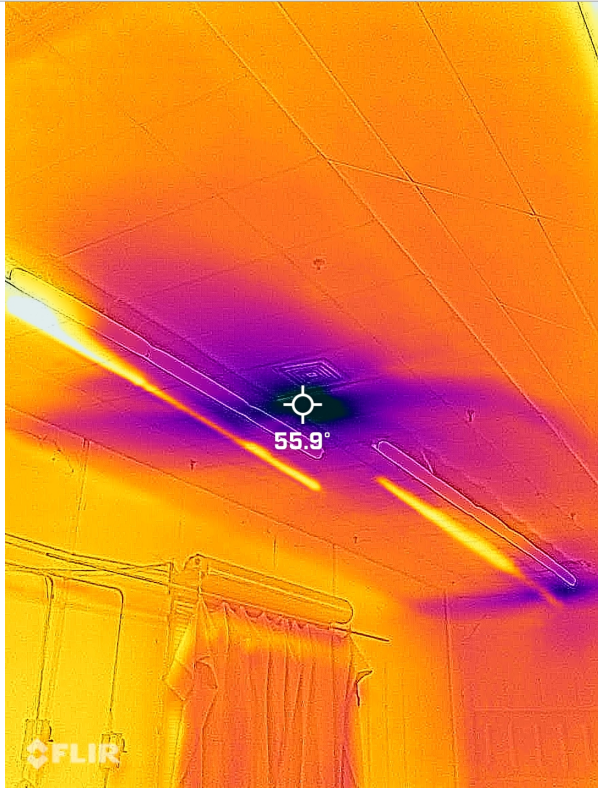
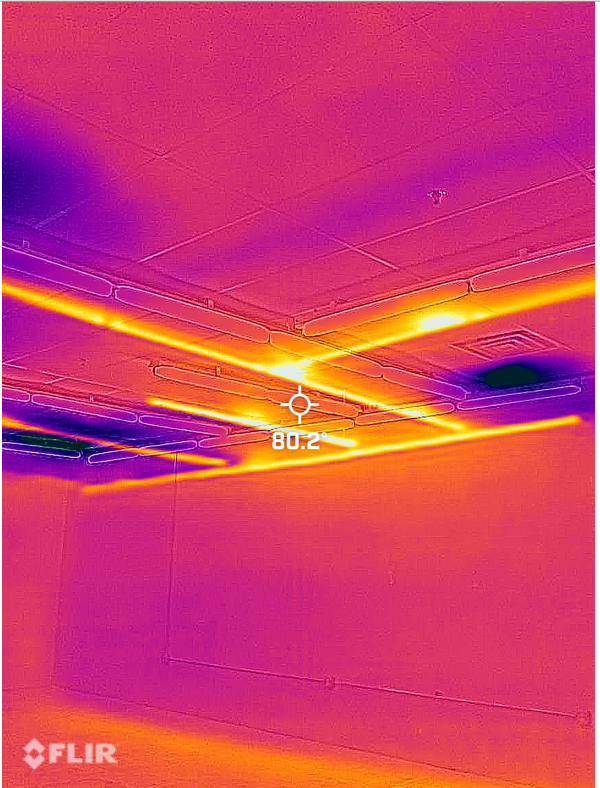
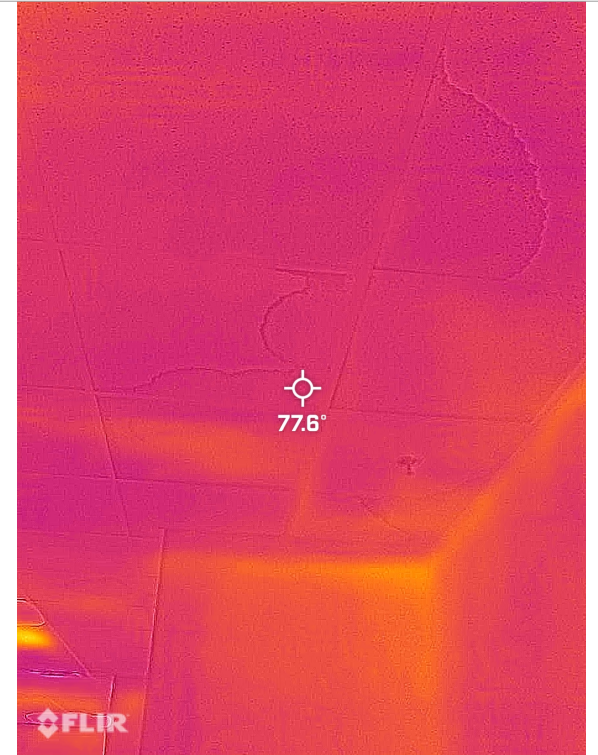

AREAS ASSESSED: Limited Interior/Exterior

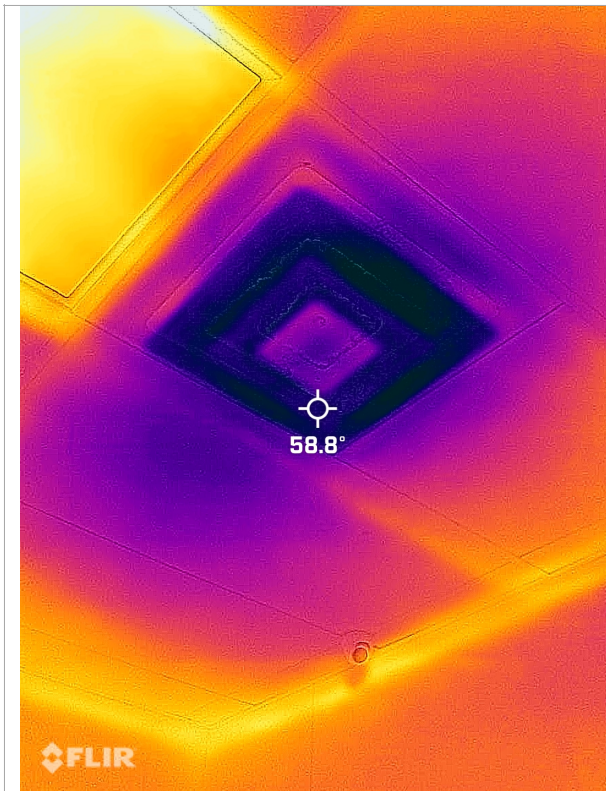
NOTE: Thermal camera equipment is employed to assist in the visual inspection of the property. Multiple equipment limitations apply. Generally speaking, thermal equipment is not designed to verify areas of damage or deficiency; but rather to aid in locating areas that may require further investigation. This equipment does not eliminate or reduce any visual limitations noted in this report, associated agreements, or produced documents.

LIMITED THERMAL CAMERA ASSESSMENT INFORMATION:

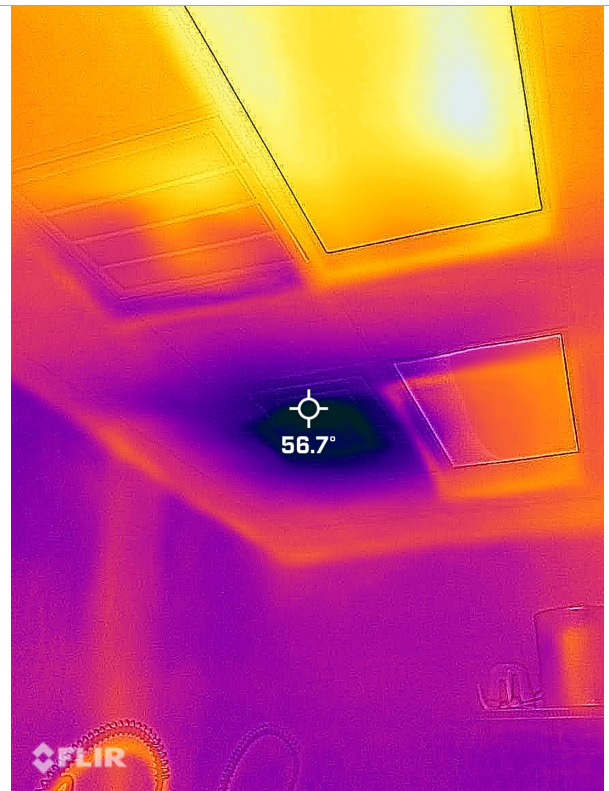
A partial thermal imaging analysis of the exterior and interior portions of the structure was conducted during the inspection of the property. Overall, most or all areas assessed appeared to be free from excessive temperature shifts. This suggests that the structure is sealed and insulated to a level common for the building's age and type. No concerning readings were discovered during this partial analysis. Noted recommendations or concerns, if any, are listed below.

THERMAL PHOTOS

 <p>A thermal image of a ceiling with a grid pattern. A bright yellow/orange line runs diagonally across the frame. A temperature reading of 55.9° is shown in the center. The FLIR logo is in the bottom left corner.</p>	 <p>A thermal image of a ceiling with a grid pattern. A bright yellow/orange line runs diagonally across the frame. A temperature reading of 80.2° is shown in the center. The FLIR logo is in the bottom left corner.</p>
NORMAL CONDITIONS	NORMAL CONDITIONS
 <p>A thermal image of a ceiling with a grid pattern. A temperature reading of 77.6° is shown in the center. The FLIR logo is in the bottom left corner.</p>	 <p>A thermal image of a wall. A temperature reading of 72.1° is shown in the center. The FLIR logo is in the bottom left corner.</p>
NORMAL CONDITIONS	NORMAL CONDITIONS



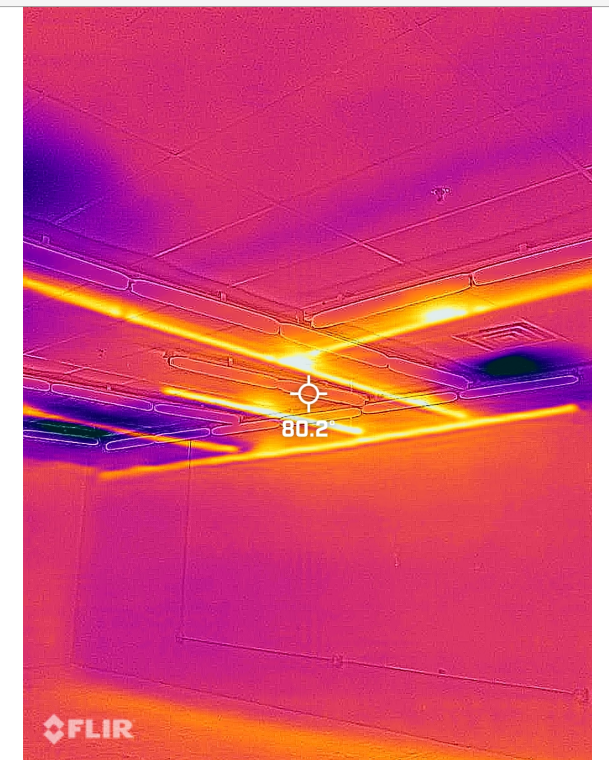
MOST HVAC UNITS FUNCTIONAL



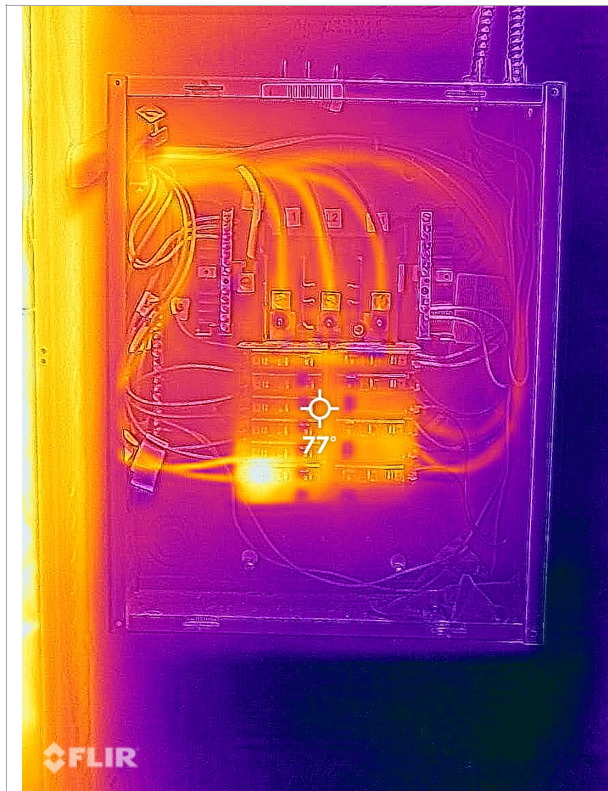
MOST HVAC UNITS FUNCTIONAL



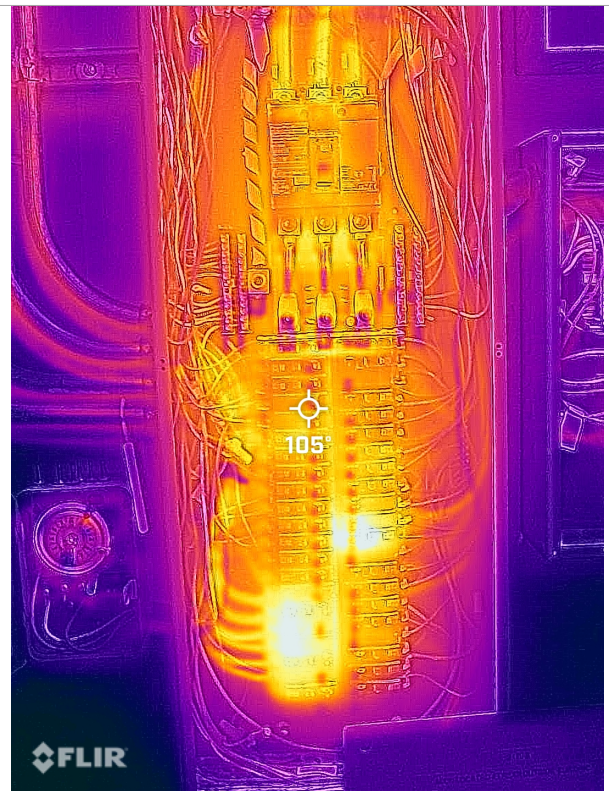
ELEVATED INDOOR TEMPERATURES



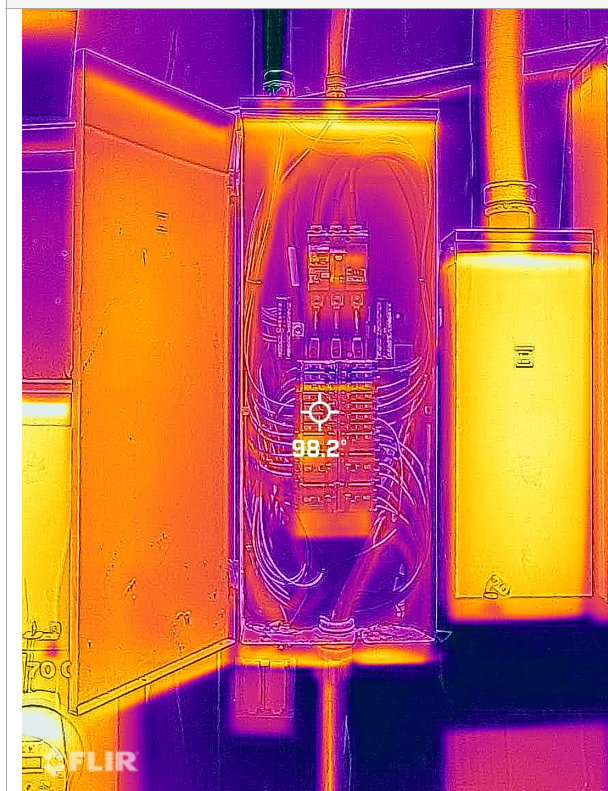
ELEVATED INDOOR TEMPERATURES



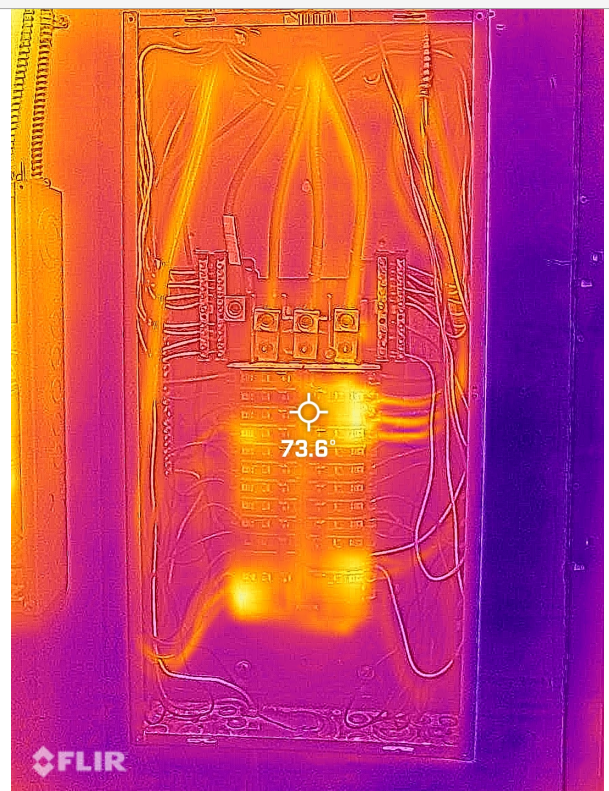
ELECTRICAL - NORMAL CONDITIONS



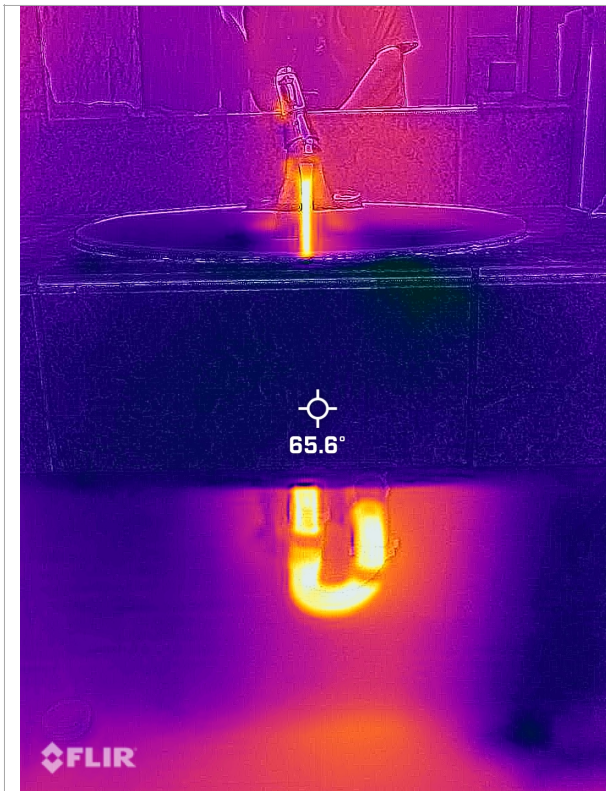
ELECTRICAL - NORMAL CONDITIONS



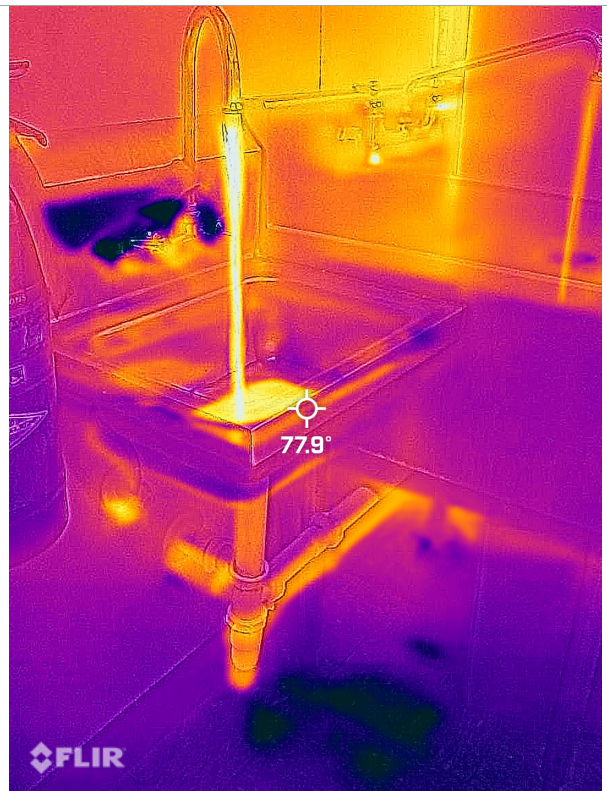
ELECTRICAL - NORMAL CONDITIONS



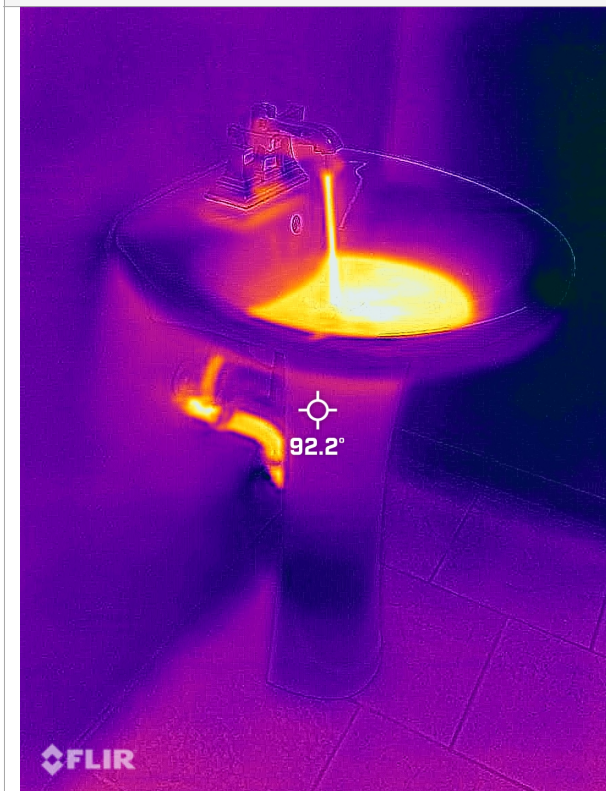
ELECTRICAL - NORMAL CONDITIONS



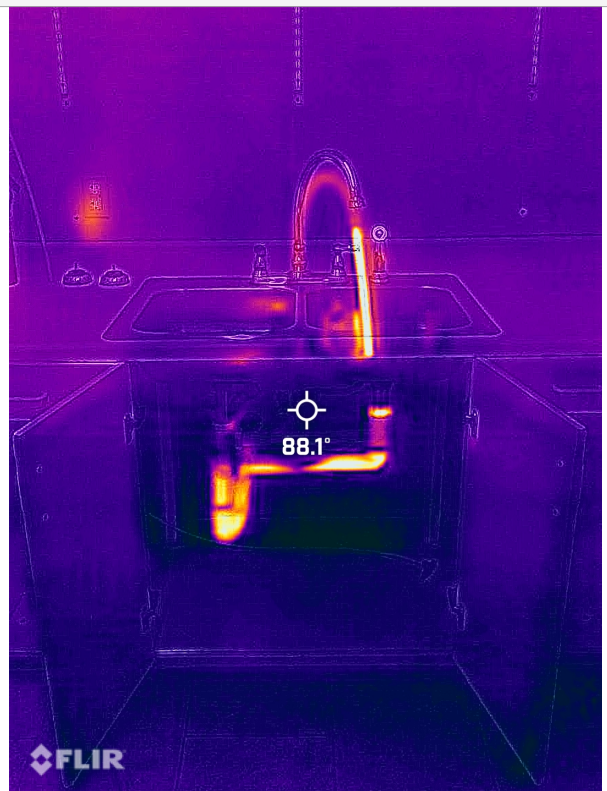
PLUMBING - NORMAL CONDITIONS



PLUMBING - NORMAL CONDITIONS

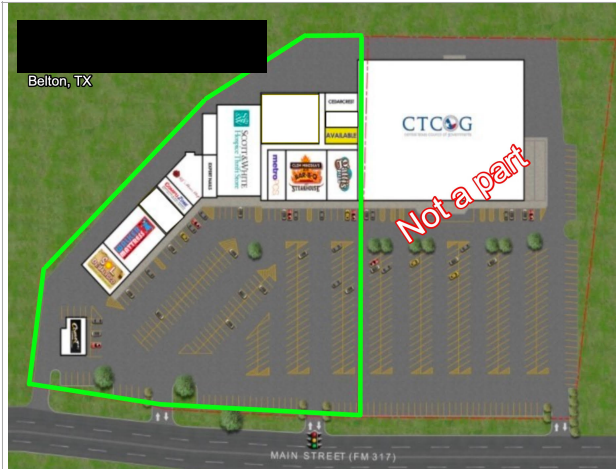


PLUMBING - NORMAL CONDITIONS



PLUMBING - NORMAL CONDITIONS

PROPERTY RESEARCH DOCUMENTS



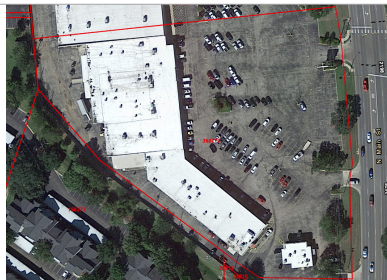
SUBJECT PROPERTY



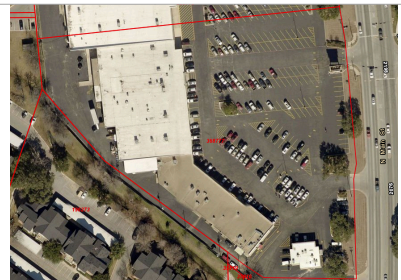
FEMA DETAILS



2022

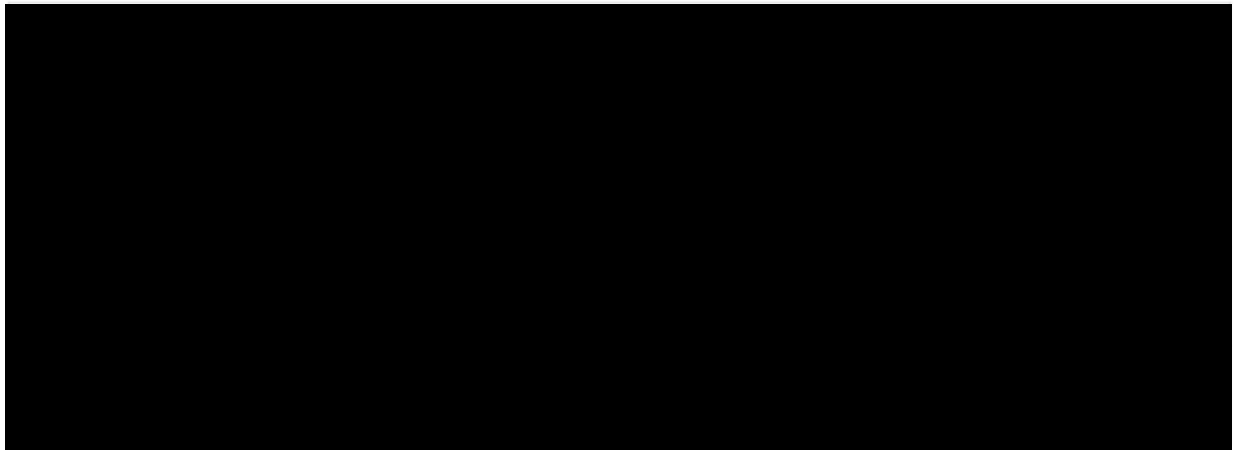


2019



2015

Property Details



Property Improvement - Building

Description: OAKVILLAGE SHOPPING CENTER **Type:** COMMERCIAL **State Code:** F1 **Living Area:** 46,650.00sqft **Value:** \$0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
STORE	RETAIL OR DISCOUNT AREA	NSCC	EXCN	1979	44,820.00
OP.	OPEN PORCH	*		1979	4,317.00
DOCKC	AVG QUALITY DOCK	*		1979	1,200.00
STORE	RETAIL OR DISCOUNT AREA	RSC	EXCN	1979	1,830.00
OP.	OPEN PORCH	*		1979	360.00
LTS-PL	PARKING LOT LIGHTS	GOOD		1979	6.00

Description: CONCRETE/ASPHALT **Type:** RESIDENTIAL **State Code:** F1 **Living Area:** 0.00sqft **Value:** \$0

Type	Description	Class CD	Year Built	SQFT
CON	CONCRETE	*	1979	1,833.00
ASPH	ASPHALT PAVING	*	1979	103,088.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
MAIN RD	MAIN RD	4.7630	207,476.28	0.00	0.00	\$0	\$0



A NON-EXCLUSIVE, PERPETUAL, ACCESS EASEMENT (THE "RECIPROCAL ACCESS EASEMENT") IS GRANTED BY TO, AND ACROSS THE DRIVEWAY OR DRIVING LANES OF THE PAVED OR ASPHALT SURFACE LOCATED ON EACH LOT IN THE SUBDIVISION (FOR THE BENEFIT OF EACH LOT) FOR THE PURPOSE OF FURTHER ACCESS OF VEHICULAR AND PEDESTRIAN INTERFERENCE BETWEEN THE LOTS AND TO AND FROM THE ADJACENT PUBLIC AND PRIVATE ROADS, STREETS, AND DRIVEWAYS. THE RECIPROCAL ACCESS EASEMENT DOES NOT Lie OVER OR ACROSS ANY PORTION OF ANY DESIGNATED PARKING SPACE OF ANY GIVEN LOT. THE TERMS OF THE RECIPROCAL ACCESS EASEMENT MAY BE FURTHER DESCRIBED IN A SEPARATE INSTRUMENT TO BE RECORDED AMONG THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.

11413-D
DRAWING NUMBER

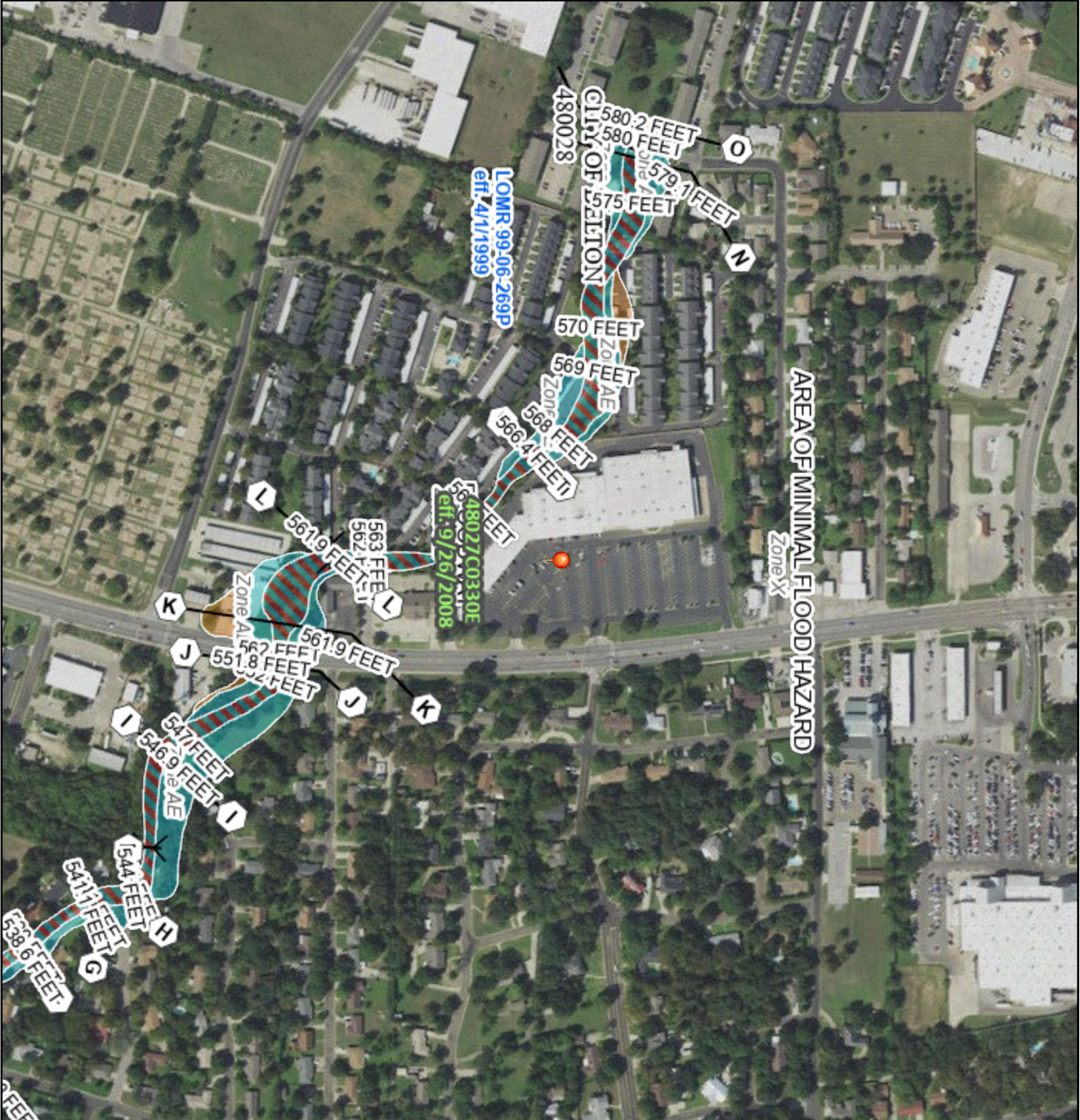
COMPUTER
DWG. NO. 05131.dwg

DRAWING NUMBER

National Flood Hazard Layer FIRMette



97°27'48"W 31°45'1"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE, AO, AH, VE, AR
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee, See Notes, Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS

NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
17.5 Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2023 at 11:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

97°27'10"W 31°42'0"N

Basemap Imagery Source: USGS National Map 2023



Oak Village Shopping Center

2100 N Main St.

Belton, TX 76513

Inquiry Number: 7392929.5

July 18, 2023

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

07/18/23

Site Name:

Oak Village Shopping Center
2100 N Main St.
Belton, TX 76513
EDR Inquiry # 7392929.5

Client Name:

TAHI Inspections and Greenbelt Structur
3571 Far West Blvd. #101
Austin, TX 78731
Contact: Andrew Jordan



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1995	1"=500'	Acquisition Date: January 31, 1995	USGS/DOQQ
1985	1"=500'	Flight Date: July 01, 1985	USGS
1981	1"=500'	Flight Date: January 11, 1981	NHAP
1974	1"=500'	Flight Date: January 31, 1974	USGS
1964	1"=500'	Flight Date: December 12, 1964	USGS
1952	1"=500'	Flight Date: December 12, 1952	USGS

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 7392929.5

YEAR: 2020

— = 500'





INQUIRY #: 7392929.5

YEAR: 2016

— = 500'





INQUIRY #: 7392929.5

YEAR: 2012

— = 500'





INQUIRY #: 7392929.5

YEAR: 2008

 = 500'





INQUIRY #: 7392929.5

YEAR: 2005

— = 500'





INQUIRY #: 7392929.5

YEAR: 1995

— = 500'





INQUIRY #: 7392929.5

YEAR: 1985

— = 500'





INQUIRY #: 7392929.5

YEAR: 1981

— = 500'





INQUIRY #: 7392929.5

YEAR: 1974

— = 500'





INQUIRY #: 7392929.5

YEAR: 1964

— = 500'





INQUIRY #: 7392929.5

YEAR: 1952

— = 500'



Oak Village Shopping Center
2100 N Main St.
Belton, TX 76513

Inquiry Number: 7392929.3

July 18, 2023

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/18/23

Site Name:

Oak Village Shopping Center
2100 N Main St.
Belton, TX 76513
EDR Inquiry # 7392929.3

Client Name:

TAHI Inspections and Greenbelt Structural
3571 Far West Blvd. #101
Austin, TX 78731
Contact: Andrew Jordan



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by TAHI Inspections and Greenbelt Structural were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 71A6-4E22-B9AA

PO # NA

Project 20230719SA-2100

UNMAAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 71A6-4E22-B9AA

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Oak Village Shopping Center
2100 N Main St.
Belton, TX 76513

Inquiry Number: 7392929.2s
July 18, 2023

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	122
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-13
Physical Setting Source Map Findings	A-15
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2100 N MAIN ST.
BELTON, TX 76513

COORDINATES

Latitude (North):	31.0765120 - 31° 4' 35.44"
Longitude (West):	97.4580450 - 97° 27' 28.96"
Universal Transverse Mercator:	Zone 14
UTM X (Meters):	647098.1
UTM Y (Meters):	3438919.0
Elevation:	574 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

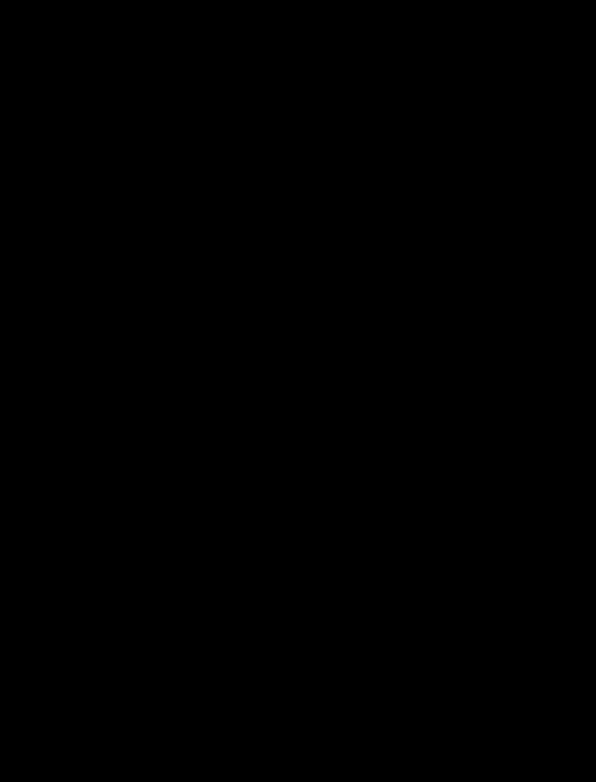
Target Property Map:	12861916 BELTON, TX
Version Date:	2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20201011
Source:	USDA

MAPPED SITES SUMMARY

Click on map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1			FINDS	Higher	1 ft.
A2			DRYCLEANERS, Ind. Haz Waste, CENTRAL REGISTRY	Higher	1 ft.
A3			EDR Hist Cleaner	Higher	1 ft.
A4			RCRA NonGen / NLR, US AIRS, FINDS, ECHO	Higher	1 ft.
A5			RCRA NonGen / NLR, FINDS, ECHO	Higher	2, 0.000,
B6			AST	Higher	514, 0.097, NNE
B7			UST	Higher	549, 0.104, NNE
B8			AST	Higher	549, 0.104, NNE
B9			UST, Financial Assurance	Higher	580, 0.110, NNE
B10			EDR Hist Auto	Higher	580, 0.110, NNE
B11			LPST, GCC, RDR	Higher	580, 0.110, NNE
C12			Ind. Haz Waste, CENTRAL REGISTRY	Lower	823, 0.156, South
C13			RCRA-VSQG	Lower	823, 0.156, South
D14			RDR	Lower	861, 0.163, NNE
D15			UST	Lower	861, 0.163, NNE
C16			RDR	Lower	950, 0.180, South
D17			UST, Financial Assurance, CENTRAL REGISTRY	Lower	1119, 0.212, North
18			UST	Higher	1222, 0.231, South
19			RDR, CENTRAL REGISTRY	Lower	1817, 0.344, North
20			UST, Financial Assurance, RDR	Higher	2626, 0.497, South

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

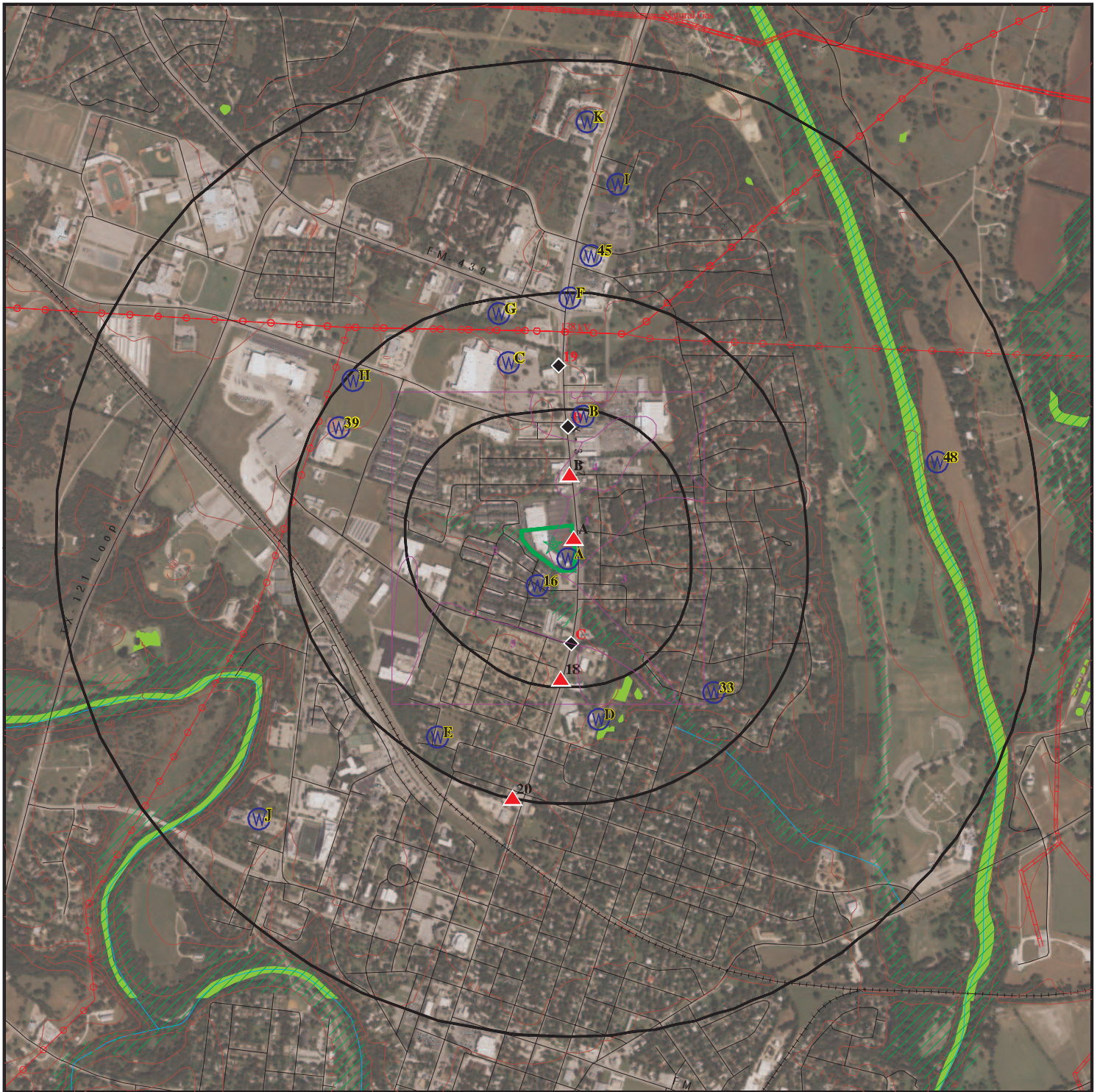
Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

OVERVIEW MAP - 7392929.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory








State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

CLIENT: TAHI Inspections and Greenbelt Structural
CONTACT: Andrew Jordan
INQUIRY #: 7392929.2s
DATE: July 18, 2023 1:17 pm

DETAIL MAP - 7392929.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

0 1/16 1/8 1/4 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

CLIENT: TAHI Inspections and Greenbelt Structural
 CONTACT: Andrew Jordan
 INQUIRY #: 7392929.2s
 DATE: July 18, 2023 1:18 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
CLI	0.500		0	0	0	NR	NR	0
WASTE MGMT	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
INDIAN LUST	0.500		0	0	0	NR	NR	0
LPST	0.500		1	0	0	NR	NR	1
RDR	0.500		1	2	2	NR	NR	5
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	3	NR	NR	NR	5
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.500		0	0	0	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AUL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
CENTRAL REGISTRY	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
NON REGIST PST	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
HIST LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		2	0	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		1	NR	NR	NR	NR	1
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		3	NR	NR	NR	NR	3
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		2	NR	NR	NR	NR	2
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
APAR	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
ED AQUIF	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
GCC	0.001		0	NR	NR	NR	NR	0
IOP	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
Ind. Haz Waste	0.250		1	1	NR	NR	NR	2
MSD	0.500		0	0	0	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
RWS	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
IHW CORR ACTION	0.250		0	0	NR	NR	NR	0
PST STAGE 2	0.250		0	0	NR	NR	NR	0
COMP HIST	0.001		0	NR	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0

- Totals --		0	18	7	2	0	0	27
-------------	--	---	----	---	---	---	---	----

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

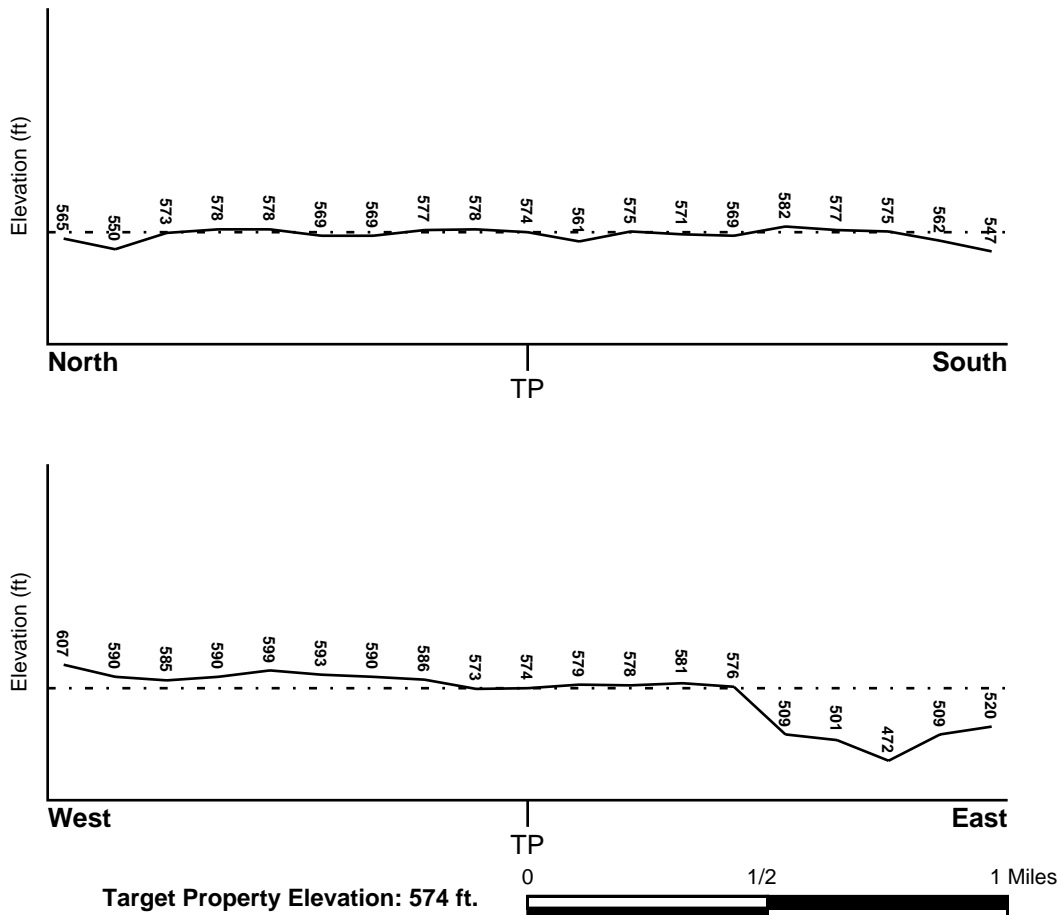
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
48027C0330E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
48027C0340E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

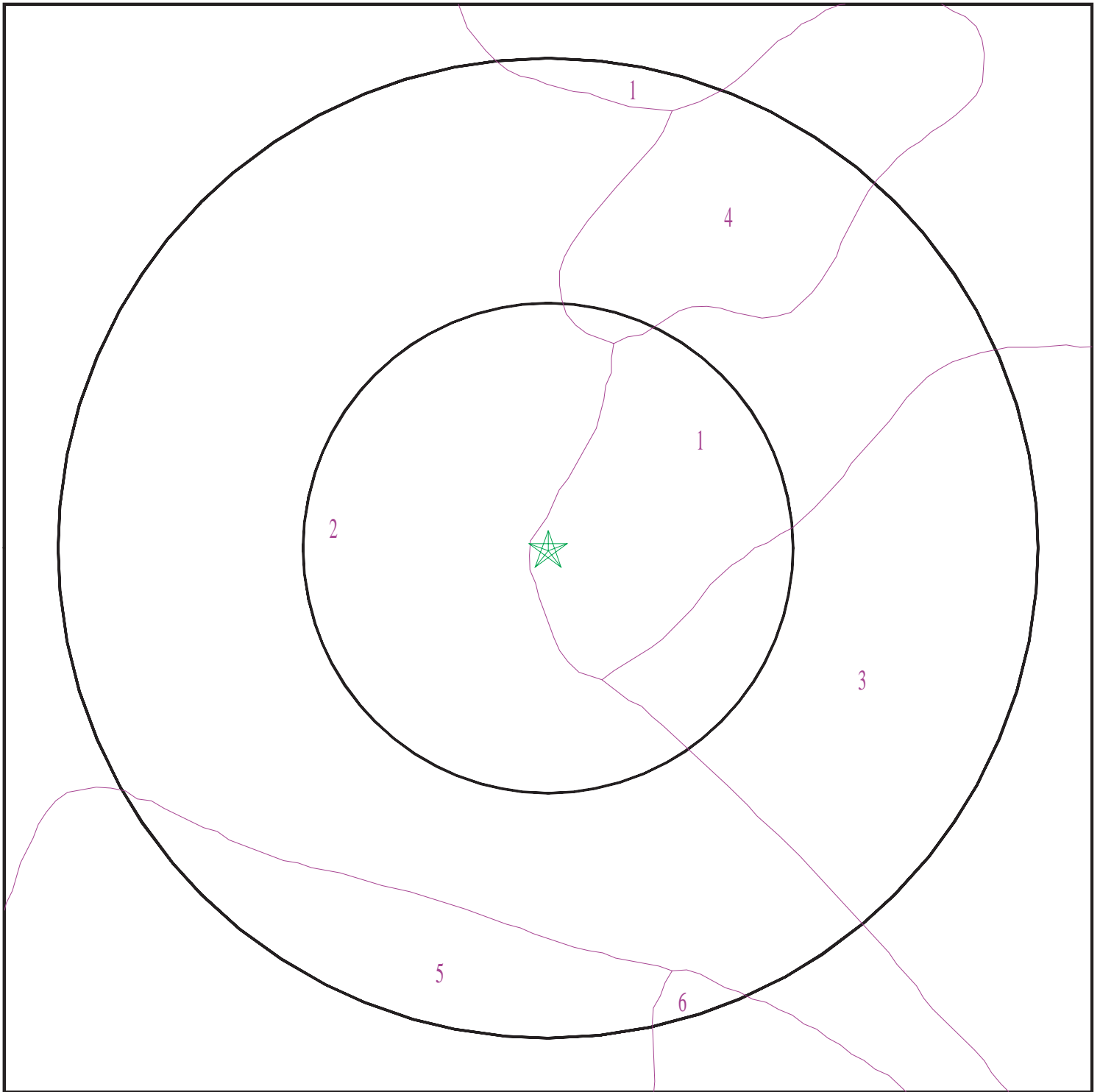
Era:	Mesozoic
System:	Cretaceous
Series:	Washita Group
Code:	IK3 <i>(decoded above as Era, System & Series)</i>

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7392929.2s



- ★ Target Property
- ∕ SSURGO Soil
- ∕ Water

0 1/16 1/8 1/4 Miles



CLIENT: TAHI Inspections and Greenbelt Structural
CONTACT: Andrew Jordan
INQUIRY #: 7392929.2s
DATE: July 18, 2023 1:18 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Eckrant

Soil Surface Texture: cobbly silty clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
2	5 inches	11 inches	very cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
3	11 inches	12 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Crawford

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 79 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 1.4	Max: Min:
2	3 inches	31 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 1.4	Max: Min:
3	31 inches	59 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 1.4	Max: Min:

Soil Map ID: 3

Soil Component Name: Speck

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 51 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
2	7 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
3	20 inches	24 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:

Soil Map ID: 4

Soil Component Name: Minwells

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 6.6
2	14 inches	51 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 6.6
3	51 inches	90 inches	very gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 6.6

Soil Map ID: 5

Soil Component Name: San Saba

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 91 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
2	3 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
3	35 inches	40 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:

Soil Map ID: 6

Soil Component Name: Purves

Soil Surface Texture: silty clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 36 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
2	7 inches	14 inches	very gravelly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:
3	14 inches	24 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0.42	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

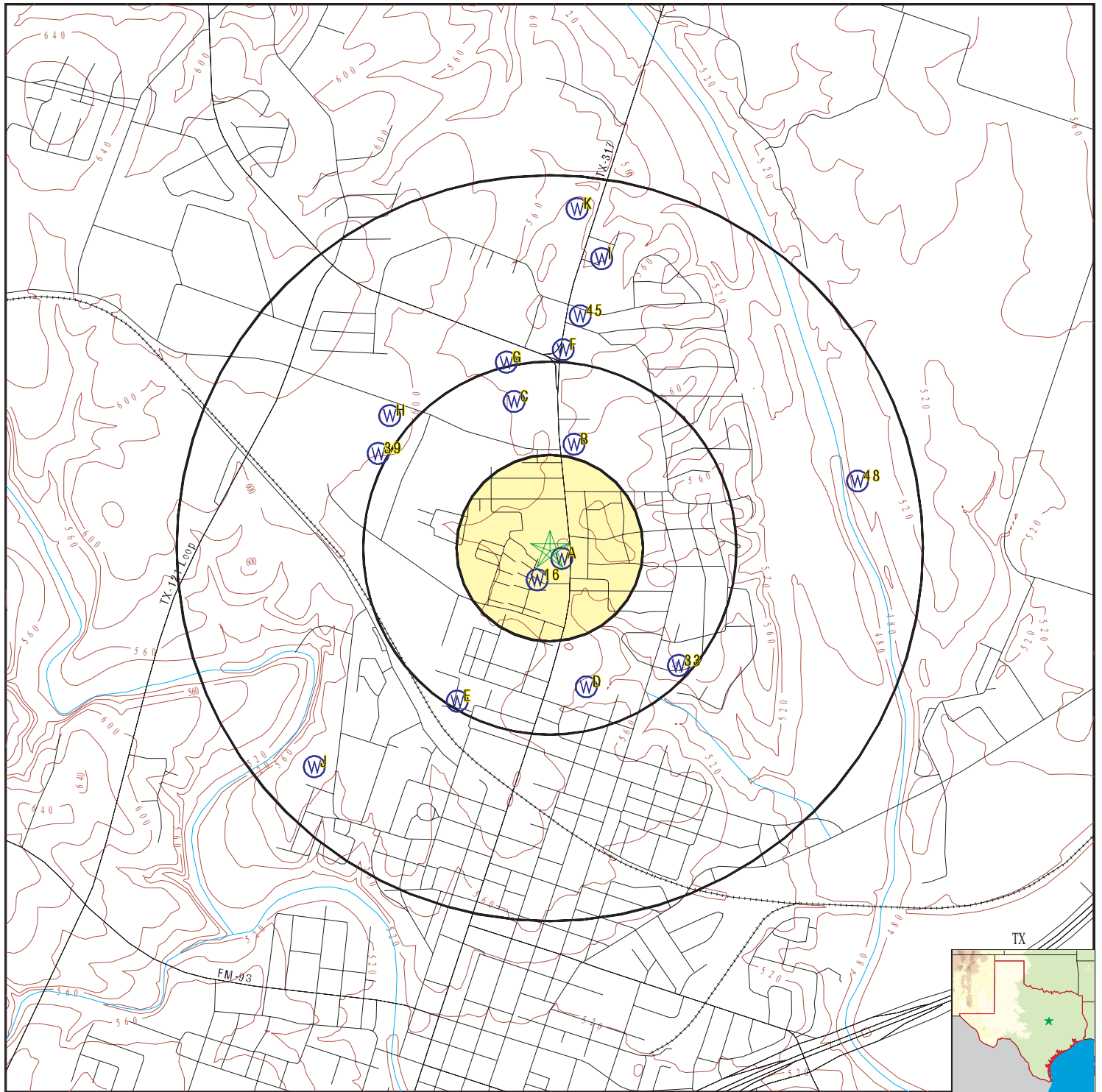
MAP ID	WELL ID	LOCATION FROM TP
A1	TXMON6000050207	0 - 1/8 Mile SE
A2	TXMON6000050208	0 - 1/8 Mile SE
A3	TXMON6000050206	0 - 1/8 Mile SE
A4	TXMON6000050204	0 - 1/8 Mile SE
A5	TXMON6000050205	0 - 1/8 Mile SE
A6	TXPLU6000108807	0 - 1/8 Mile SE
A7	TXPLU6000108808	0 - 1/8 Mile SE
A8	TXPLU6000108806	0 - 1/8 Mile SE
A9	TXPLU6000108804	0 - 1/8 Mile SE
A10	TXPLU6000108805	0 - 1/8 Mile SE
A11	TXDOL2000007114	0 - 1/8 Mile SE
A12	TXDOL2000007118	0 - 1/8 Mile SE
A13	TXDOL2000007117	0 - 1/8 Mile SE
A14	TXDOL2000007115	0 - 1/8 Mile SE
A15	TXDOL2000007116	0 - 1/8 Mile SE
16	TXWDB8000117834	0 - 1/8 Mile SSW
B17	TXPLU6000033352	1/4 - 1/2 Mile NNE
B18	TXPLU6000152088	1/4 - 1/2 Mile NNE
C19	TXDOL2000007135	1/4 - 1/2 Mile NNW
C20	TXMON6000042238	1/4 - 1/2 Mile NNW
C21	TXPLU6000093406	1/4 - 1/2 Mile NNW
C22	TXMON6000042234	1/4 - 1/2 Mile North
C23	TXPLU6000008400	1/4 - 1/2 Mile North
C24	TXDOL2000007138	1/4 - 1/2 Mile North
D25	TXWDB8000132414	1/4 - 1/2 Mile SSE
D26	TXBR40000063713	1/4 - 1/2 Mile SSE
C27	TXDOL2000007136	1/4 - 1/2 Mile NNW
C28	TXPLU6000008402	1/4 - 1/2 Mile NNW
C29	TXMON6000042237	1/4 - 1/2 Mile NNW
C30	TXDOL2000007137	1/4 - 1/2 Mile NNW
C31	TXMON6000042235	1/4 - 1/2 Mile NNW
C32	TXPLU6000008401	1/4 - 1/2 Mile NNW
33	TXPLU6000170768	1/4 - 1/2 Mile SE
E34	TXDOL2000007189	1/4 - 1/2 Mile SSW
E35	TXMON6000028929	1/4 - 1/2 Mile SSW
F36	TXMON6000334970	1/2 - 1 Mile North
G37	TXPLU6000033347	1/2 - 1 Mile NNW
G38	TXMON6000334976	1/2 - 1 Mile North
39	TXWDB8000115328	1/2 - 1 Mile WNW
F40	TXMON6000334963	1/2 - 1 Mile North
F41	TXDOL2000006954	1/2 - 1 Mile North
F42	TXMON6000111838	1/2 - 1 Mile North
H43	TXDOL2000006648	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H44	TXMON6000178917	1/2 - 1 Mile NW
45	TXPLU6000046629	1/2 - 1 Mile North
I46	TXPLU6000070465	1/2 - 1 Mile NNE
I47	TXWDB8000118225	1/2 - 1 Mile North
48	TXMON6000508480	1/2 - 1 Mile ENE
J49	TXDOL2000007018	1/2 - 1 Mile SW
J50	TXMON6000079767	1/2 - 1 Mile SW
J51	TXWDB8000111328	1/2 - 1 Mile SW
K52	TXPLU6000030238	1/2 - 1 Mile North
K53	TXPLU6000030117	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 7392929.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil or gas wells

CLIENT: TAHI Inspections and Greenbelt Structural
 CONTACT: Andrew Jordan
 INQUIRY #: 7392929.2s
 DATE: July 18, 2023 1:18 pm

Search Permit Applications

Required

Select Jurisdiction: You can select default values for country, state, and jurisdiction in your account. If selected, these filters will be automatically set when you log in.

Country:

State:

United States ▼

Texas ▼

Jurisdiction:

Belton ▼

Project Type:

Permit ▼

Click here for advanced reporting or bulk downloads (<https://www.mygovernmentonline.org/reports/#140>). Otherwise, continue below.

Suggested

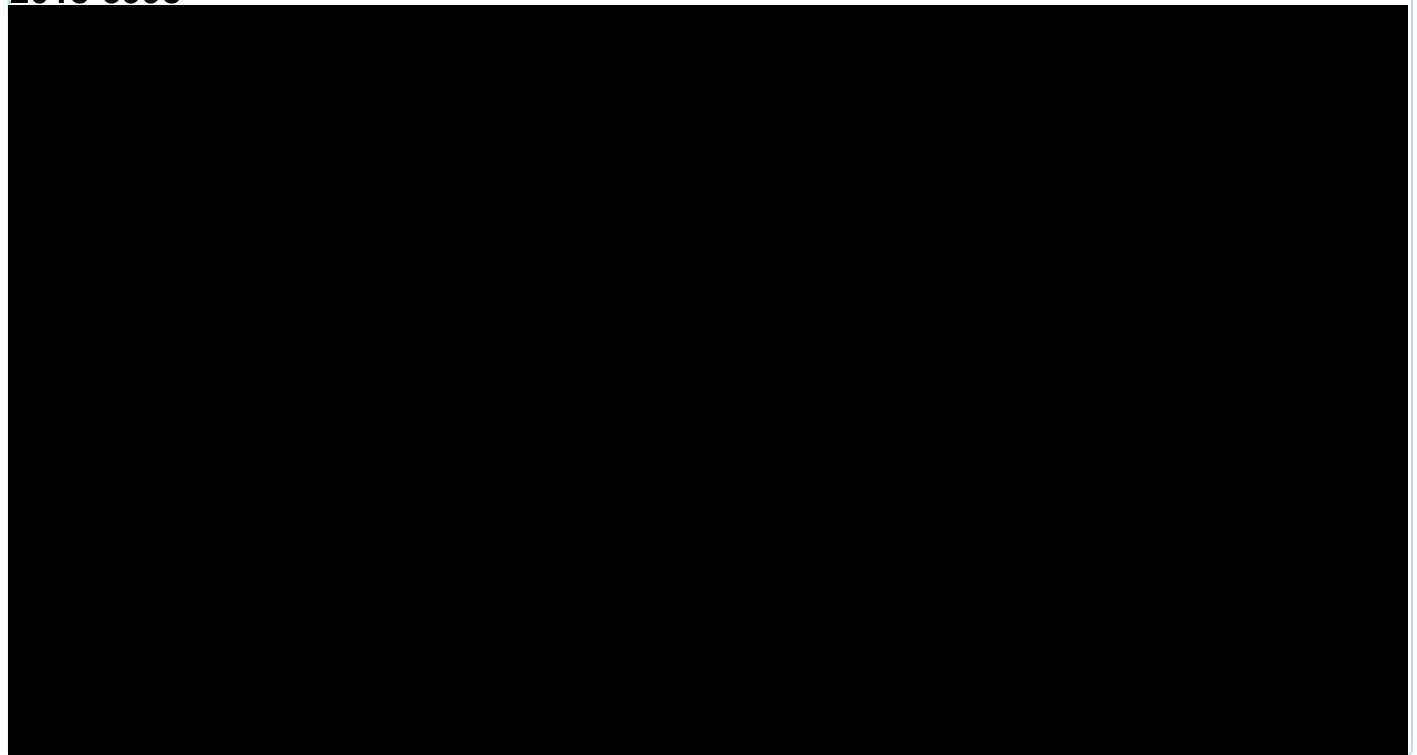
Please fill out only one of the suggested categories for best results. At least one suggested field must be filled out in order to search.

Project #:

OR

Search

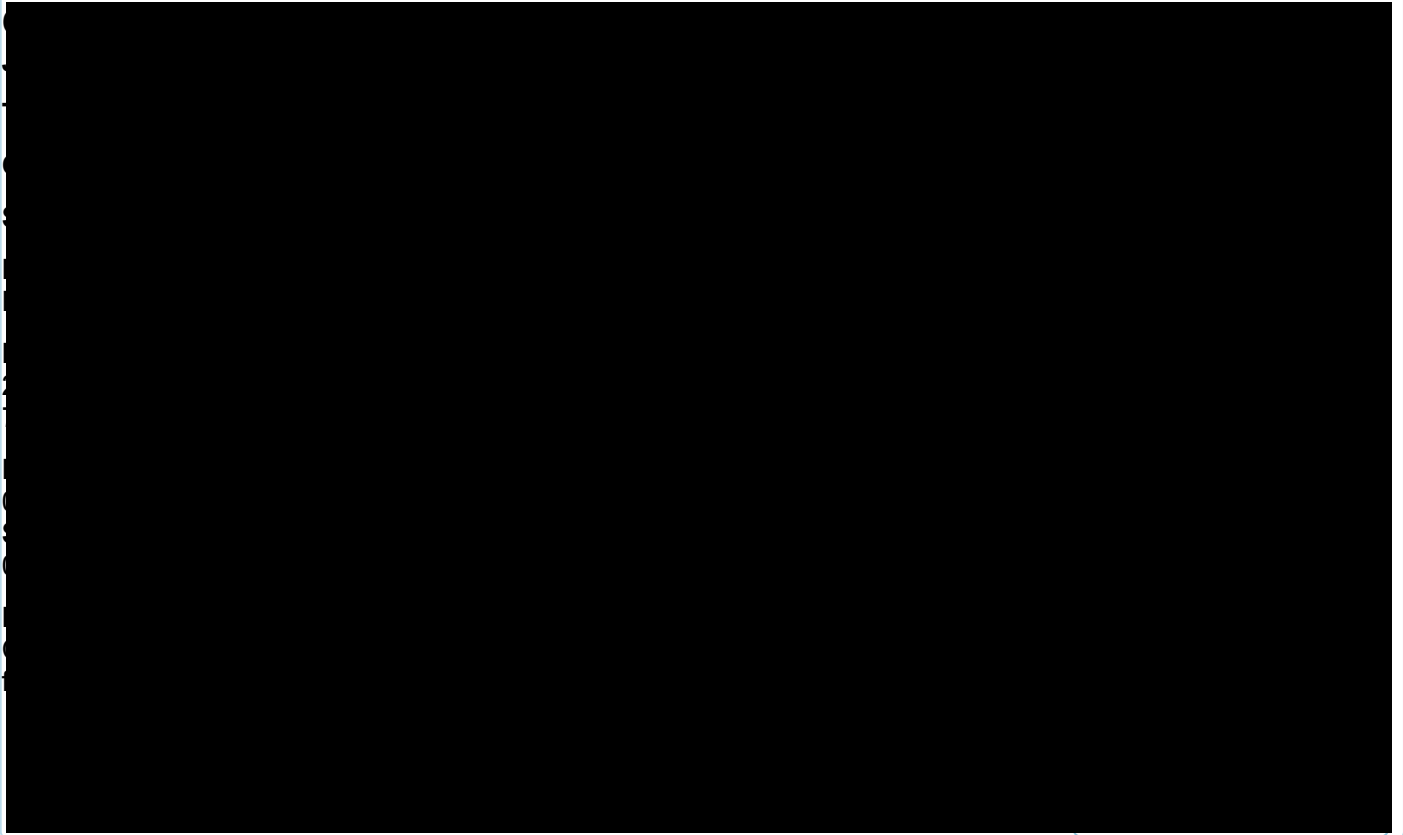
2018-3998



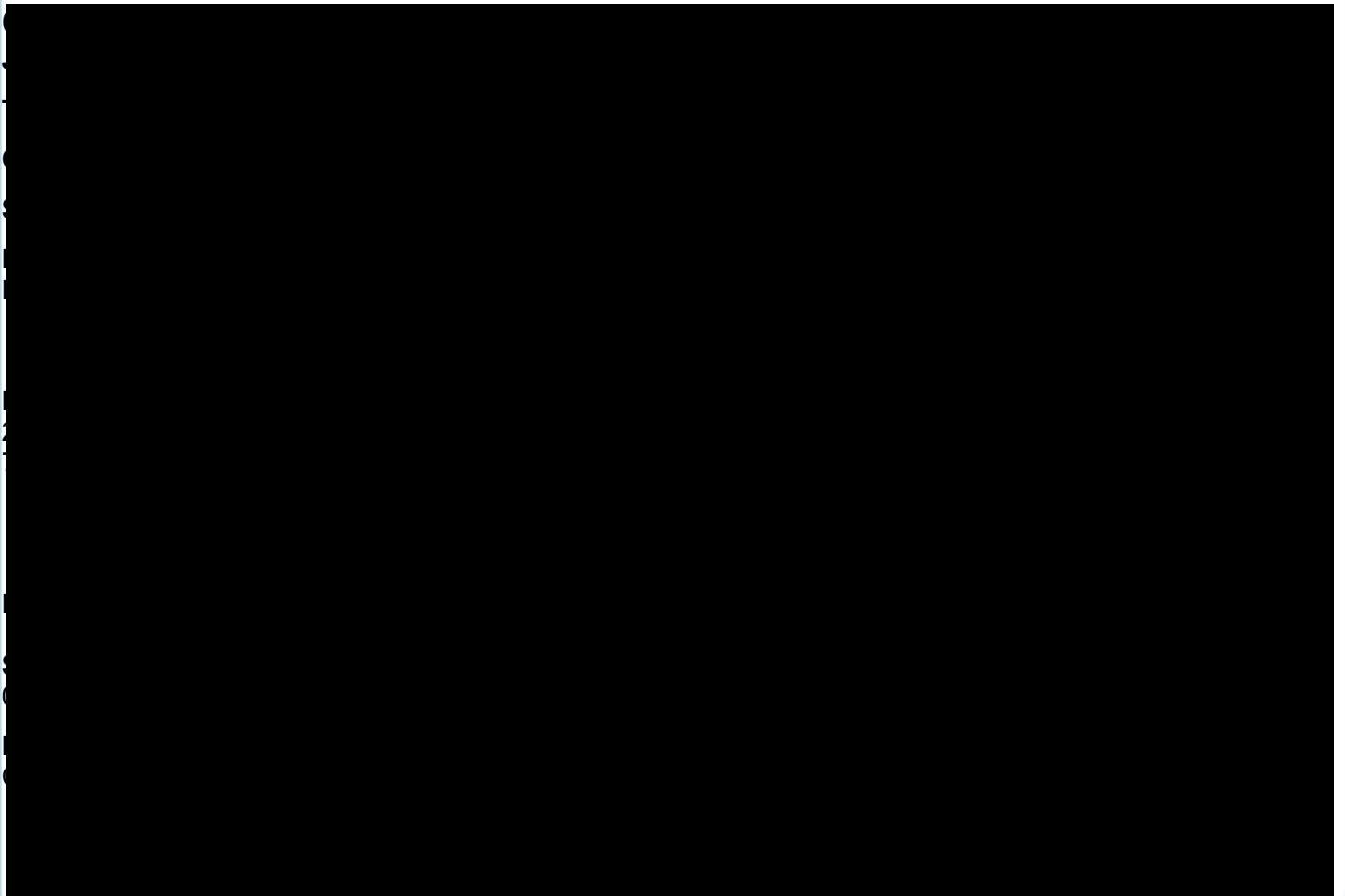
2018-4160



2020-5364



2021-7704





PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

Licensed TCEQ Backflow Testers that are conducting a backflow test(s) within the PWS ID# 0140002 must register with the City of Belton and complete a Certified Backflow Tester Annual Application each year. Deliver tester application and backflow report(s) in person at the Public Works Department at 1502 Holland Rd., Belton, Texas 76513 or mail it to the City of Belton, Attn: Public Works, P.O. Box 120, Belton Texas 76513. Please print as illegible or incomplete reports will not be accepted. The City of Belton will only accept original signatures and not a copy/scan signature will not be accepted.

3
765

<input checked="" type="checkbox"/> Reduced Pressure Principle (RPBA)		<input type="checkbox"/> Reduced Pressure Principle-Detector (RPBA-D) Type II <input type="checkbox"/>				
<input type="checkbox"/> Double Check Valve (DCVA)		<input type="checkbox"/> Double Check-Detector (DCVA-D) Type II <input type="checkbox"/>				
<input type="checkbox"/> Pressure Vacuum Breaker (PVB)		<input type="checkbox"/> Spill-Resistant Pressure Vacuum Breaker (SVB)				
Manufacturer:	Main: <u>Watts</u>	Bypass:				
Model Number:	Main: <u>LF0090T</u>	Bypass:				
Serial Number:	Main: <u>166224</u>	Bypass:				
Reason for test:	New <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Old Model/Serial #	Size:	Main: <u>1/2"</u> Bypass:			
Is the assembly installed in accordance with manufacturer recommendations and/or local codes?		BPA Location:	<u>ice maher</u>			
Is the assembly installed on a non-potable water supply (auxiliary)?		BPA Serves:	<u>ice maher</u>			
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
TEST RESULT PASS <input checked="" type="checkbox"/> FAIL <input type="checkbox"/>	Reduced Pressure Principle Assembly (RPBA)		Type II Assembly			
	DCVA		PVB & SVB			
	1 st Check	2 nd Check***	Relief Valve	Bypass Check		
Initial Test Date: <u>4-6-21</u> Time: <u>10:48</u> <input checked="" type="checkbox"/> AM/PM <input type="checkbox"/>	Held at <u>8.2</u> psid Closed Tight <input type="checkbox"/> Leaked <input type="checkbox"/>	Held at <u> </u> psid Closed Tight <input checked="" type="checkbox"/> Leaked <input type="checkbox"/>	Opened at <u>3.4</u> psid Did not open <input type="checkbox"/> Leaked <input type="checkbox"/>	Held at <u> </u> psid Closed Tight <input type="checkbox"/> Leaked <input type="checkbox"/>	Opened at <u> </u> psid Did not open <input type="checkbox"/> Did it fully open <input type="checkbox"/> (Yes <input type="checkbox"/> / No <input type="checkbox"/>)	Held at <u> </u> psid Leaked <input type="checkbox"/>
Repairs and Materials Used**	Main: <u> </u> Bypass: <u> </u>					
Test After Repair Date: <u> </u> Time: <u> </u> <input type="checkbox"/> AM/PM <input type="checkbox"/>	Held at <u> </u> psid Closed Tight <input type="checkbox"/>	Held at <u> </u> psid Closed Tight <input type="checkbox"/>	Opened at <u> </u> psid Closed Tight <input type="checkbox"/>	Held at <u> </u> psid Closed Tight <input type="checkbox"/>	Opened at <u> </u> psid	Held at <u> </u> psid
*** 2 nd check: numeric reading required for DCVA only						
Differential pressure gauge used:			Potable: <input checked="" type="checkbox"/>	Non-Potable: <input type="checkbox"/>		
Make/Model: <u>Midwest / 845-5</u>		SN: <u>08120089</u>	Date tested for accuracy: <u>09/08/20</u>			
Remarks: <u> </u>						



WMARSS-Operated by the City of Waco
Liquid waste transporter trip tickets.

39374

Generator Information

(Must be completed by the generator)

My waste tank or trap holds up to 300 gallons.
The transporter removed a total of 300 gallons.

As the generator's representative, I certify that this waste contains no hazardous materials, was removed from this address on 4/5/22 at 7:30 AM/PM, and is to be transported to a facility that the Texas Commission on Environmental Quality has authorized to receive these wastes.

Name (printed): Yessenia Signature: [Signature]

Transporter Information

waste described under "Generator Information" above to:

Waste Receiver: **WMARSS**. TCEQ Permit No.: **WQ0011071001/TX0026506**

I certify that the information provided above is correct and that only the waste certified for removal by the generator is contained in this waste transport vehicle. I am aware that falsification of this trip ticket may result in revocation of my waste transportation permit, criminal prosecution, and/or civil penalties.

Driver Name (printed): G. Charrin Vargas Signature: [Signature]

Receiver Information

(Must be completed by the waste treater)

Name: **Waco Metropolitan Area Regional Sewage System**

TCEQ Permit No.: **WQ0011071001/TX0026506**

Mailing Address: P.O Box 2570, Waco, Texas 76702 Telephone: (254) 299-2450

Physical Address: 1147 Treatment Plant Road, Waco, Texas. 76702

The transporter named above delivered 300 gallons of this waste to this business on 4/5/22 at 4:35 AM/PM, Ph: 20 The origin of the waste ☐ was ☐ was not, verified. ☐ Other analytical testing performed.

This waste has been recycled or disposed as required by the TCEQ authorization for this business.

Operator Name (printed): Tracy Hill Operator Signature: [Signature]



CITY OF BELTON

Planning Department
333 Water Street P.O. Box 120
Belton, TX 76513-0120
254-933-5812 FAX 254-933-5822
www.beltontexas.gov

BLDING PERMIT-RESIDENTIAL

PERMIT #:	2000000291	DATE ISSUED:	6/30/2000
JOB ADDRESS:		LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:		CONTRACTOR:	ACTIVE SIGNS
ADDRESS:		ADDRESS:	1301 S 53RD
CITY, STATE ZIP:		CITY, STATE ZIP:	TEMPLE TX 76504
PHONE:		PHONE:	254-774-8960
PROP.USE		SETBACKS:	
VALUATION:		FRONT:	
SQ FT		LEFT SIDE:	
OCCP TYPE:		RIGHT SIDE:	
CNST TYPE:		REAR:	

FEE CODE	DESCRIPTION	AMOUNT
BLD MULTI	MULTIFAMILY >2 UNITS (PER UNIT)	\$ 17.50
TOTAL		\$ 17.50

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

_____/_____/_____
DATE

(APPROVED BY)

_____/_____/_____
DATE



CITY OF BELTON

Planning Department
333 Water Street P.O. Box 120
Belton, TX 76513-0120
254-933-5812 FAX 254-933-5822
www.beltontexas.gov

WATER / SEWER TAP

PERMIT #:		DATE ISSUED: 2/02/2006
JOB ADDRESS:		LOT #:
PARCEL ID:		BLK #:
SUBDIVISION:		ZONING:
ISSUED TO:		CONTRACTOR: BELTON OAK VILLAGE
ADDRESS:		ADDRESS: 3000 S 31ST STREET
CITY, STATE ZIP:		CITY, STATE ZIP: TEMPLE TX 76502
PHONE:		PHONE:
PROP. USE:		SETBACKS:
VALUATION:		FRONT:
SQ FT:		LEFT SIDE:
OCCP TYPE:		RIGHT SIDE:
CNST TYPE:		REAR:

FEE CODE	DESCRIPTION	AMOUNT
TAP W3		\$ 600.00
TAP W7		\$ 75.00
TOTAL		\$ 675.00

NOTES:

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



CITY OF BELTON

Planning Department

333 Water Street P.O. Box 120

Belton, TX 76513-0120

254-933-5812 FAX 254-933-5822

www.beltontexas.gov

BLDING PERMIT-RESIDENTIAL

PERMIT #:		DATE ISSUED: 2/28/2006
JOB ADDRESS:		LOT #:
PARCEL ID:		BLK #:
SUBDIVISION:		ZONING:
ISSUED TO:		CONTRACTOR: SIGN BUILDERS OF AMERICA, INC.
ADDRESS:		ADDRESS: 4125 TODD LANE
CITY, STATE ZIP:		CITY, STATE ZIP: AUSTIN TX 78744
PHONE:		PHONE: 512-447-3147
PROP. USE:		SETBACKS:
VALUATION:		FRONT:
SQ FT:		LEFT SIDE:
OCCP TYPE:		RIGHT SIDE:
CNST TYPE:		REAR:
FEE CODE:		
BLD SGNON:		AMOUNT \$ 50.00
		TOTAL \$ 50.00

NOTES:

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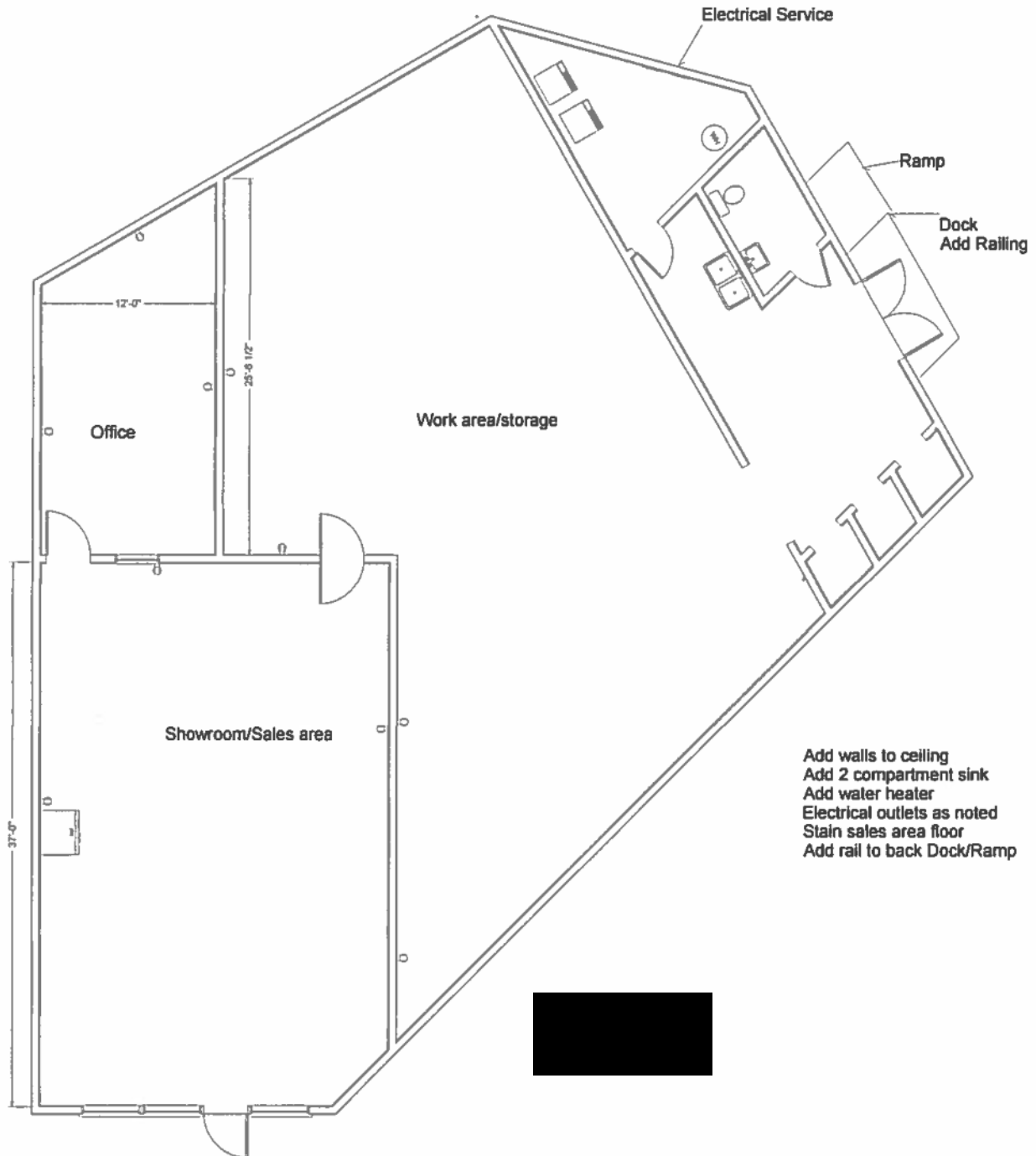
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

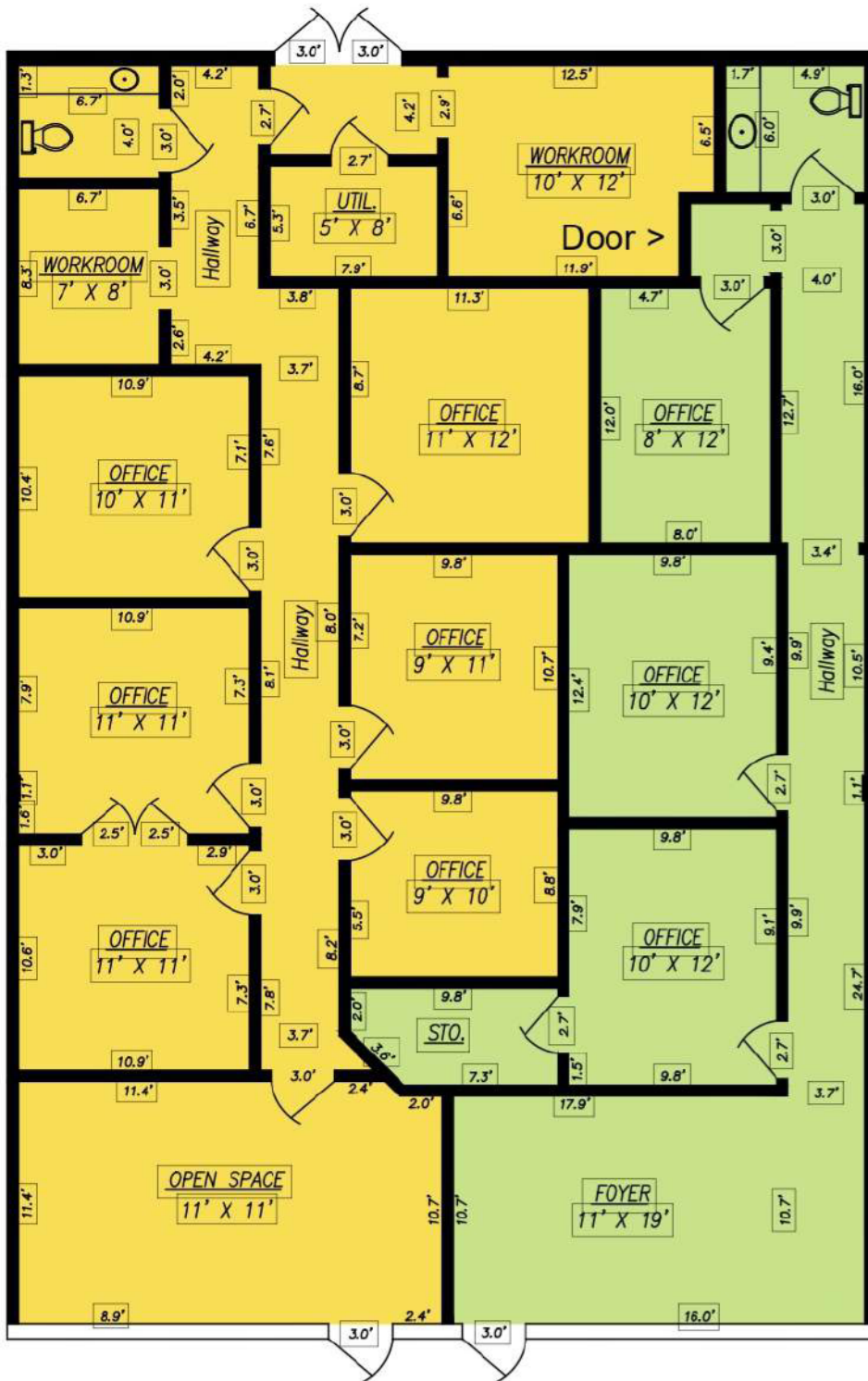
(APPROVED BY)

DATE

Revised for
BJ's Flowers



(*) "Every attempt has been made to ensure the accuracy of this drawing, however it is to be used for presentation purposes only. Not attempting to verify exact square footage or to be construed as a survey"



LEGEND

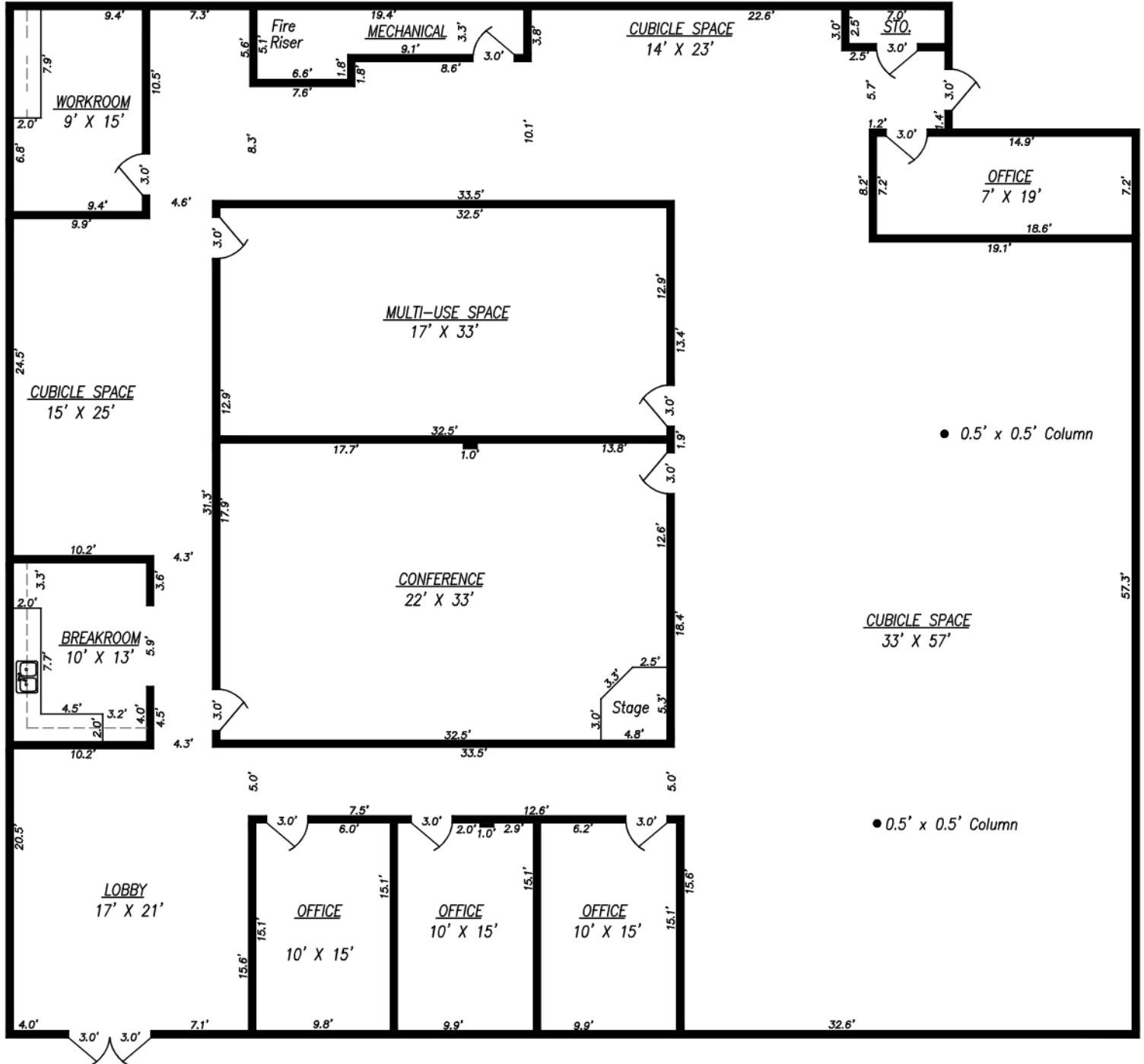
	= WINDOW
	= TILE
	= WOOD
	= CARPET
C	= CLOSET
WH	= WATER HEATER
S	= SINK
AC	= AIR CONDITIONER
DW	= DISH WASHER
W	= WASHER/DRYER
R	= REFRIGERATOR
P	= PANTRY
FP	= FIREPLACE
STO	= STORAGE
SHW	= SHOWER

(*) 2,445.04 Sq. Ft.

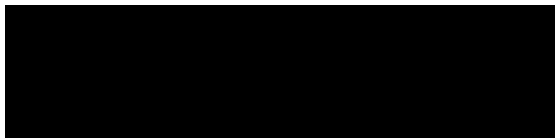
(*) 893.03 Sq. Ft.

(*) 1,552.01 Sq. Ft.

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.



(*) 5,985.34 Sq. Ft.



	= WINDOW	CLO. = CLOSET	R = REFRIGERATOR
	= TILE	W/H = WATER HEATER	P = PANTRY
	= WOOD	S = SINK	FP = FIREPLACE
	= CARPET	A/C = AIR CONDITIONER	STO = STORAGE
		DW = DISH WASHER	SHW = SHOWER
		W/D = WASHER/DRYER	

[illegible]



GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

TABLE OF CONTENTS

Part 1: General Building and Property Information

Foreword

Part 2: Mechanical Systems Information & Maintenance

HVAC Systems

Electrical Systems and Components

Plumbing Systems

Irrigation/Watering Systems

Grading and Drainage

Pool/Spa Equipment

Misc. Systems

Part 3: General Building & Property Maintenance Schedules

Monthly/Quarterly Maintenance Schedules

Bi-Yearly Maintenance Schedules

Yearly Maintenance - General Recommendations

Yearly Maintenance - Structural

Yearly Maintenance - Electrical and Fire Safety

Yearly Maintenance - HVAC

Yearly Maintenance - Plumbing

Yearly Maintenance - Irrigation

Pool/Spa Maintenance

Service and Repair Log

Part 4: Equipment Manufacturer Documents and Additional Resources

Additional Maintenance Resources and Calendars (Web Links)

Contractor and Trade Referral Information (Web Link)

Part 1: General Building and Property Information

Foreword

This document has been provided by TAHI Inspections and Greenbelt Structural Services to aid in the proper understanding, maintenance, and service needs of your home.

Routine monitoring and maintenance of your home and building systems is integral in proper operations, maximization of energy efficiency, and component longevity. Failure to properly maintain and service your home and systems could result in elevated issues, failures, reduced life expectancy, and voiding of warranties (builder and/or manufacturer protection where applicable).

The focus of your property maintenance program should be on preventive measures. The property and building systems should be inspected and maintained according to the following schedules or manufacturer recommendations. Copies of this maintenance schedule should be made available to grounds, household, and general service staff (where applicable).

This systems manual is designed to inform the homeowner, occupants, and/or service specialists on operation and maintenance needs of the building's mechanical and structural systems. It is intended to be useful in the day-to-day and long term operations of the property. This document includes a summary of recommended maintenance procedures/practices that should be followed to extend the life of the installed products.

The systems manual is meant to be a living document. As future changes are made to the systems, the information relative to the new equipment should be documented here. Subsequently, discarded equipment should be removed from the manual as it is removed from the building.

Part 2: Mechanical Systems Information & Maintenance

HVAC Condensing Units

Unit Type	Mfg.	Model	R22/R410A	Mfg. Date	Ton
Condenser #1					
Air Handler #1					
Condenser #2					
Air Handler #2					
Condenser #3					
Air Handler #3					
Condenser #4					
Air Handler #4					
Condenser #5					
Air Handler #5					

HVAC Heating Units

Unit Type	Mfg.	Model	Fuel Type	Mfg. Date
Furnace #1				
Furnace #2				
Furnace #3				
Furnace #4				
Furnace #5				

HVAC Thermostat Locations

T-Stat/Zone #		T-Stat Location	Zones Area	Notes
	1			
	2			
	3			
	4			

HVAC System Condenser Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Clean Debris Around Unit			✓				As Needed
Inspect for Lines for Damage				✓			
Inspect Suction Line Insulation				✓			
Inspect/Record Suction Line Temp					✓		
Check Unit for Even/Level Pad					✓		
Visually Assess Electrical/Capacitor					✓		
Service/Clean Coils						✓	As Needed
Maintenance Servicing						✓	
Register System With Manufacturer							Within 60 Days of Taking Ownership

HVAC System Air Handler and Furnace Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Filter Change			✓				
Flush Condensate Drain (Drain Cleaner)			✓				
Inspect for Moisture issues			✓				
Test/Record Supply Temp				✓			
Test/Record Return Temp				✓			
Service/Clean Coils						✓	
Professionally Clear Condensate Drain						✓	

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Engage/Inspect Flame					✓		
Visually Inspect Gas Line					✓		
Inspect Unit for Physical Damage						✓	
General Servicing						✓	
Register System With Manufacturer							Within 60 Days of Taking Ownership

Services and Inspections Log Sheet

[illegible]

Electrical (Main Service Panels and Disconnects)

Panel #	Panel Location	Panel/Breaker Type	Service Amperage	Notes
1				
2				
3				

Electrical (Sub Panels)

Panel #	Panel Location	Panel/Breaker Type	Service Amperage	Notes

Electrical (Fire/Smoke Alarm System)

Location	# Detectors	# Strobe Alarms	# Alarm Pulls	Notes
Room #1				
Room #2				
Room #3				
Room #4				
Room #5				
Room #6				
Room #7				
Control Panel at Main Entry				

Panels and Disconnects Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Visually Inspect for Physical Damage					✓		
Visually Inspect for Heat Damage					✓		
Remove Cover Plate to Visually Inspect (Pro Only)						✓	As Needed
Trim Shrubs/ Branches (18" Clearance)						✓	Check Yearly, Trim As Needed
General Servicing							As Needed

Devices and Fixtures Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Visually Inspect for Physical Damage					✓		
Visually Inspect for Heat Damage					✓		
Functionality Test				✓			
Replace Bulbs							As Needed
Clean Debris from Fixtures/Globes				✓			As Needed
Caulk and Seal at Fixture/Wall Connections							5-7 Tears or as Needed

Smoke/Gas Alarms and Devices Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Functionality Test			✓				Or Per Mfg. Recommendation
Change Alarm Battery						✓	Or As Needed (if Sooner)
Dust/Clean Devices				✓			Or As Needed

Supply Plumbing Systems

[illegible]

Drain Plumbing Systems

[illegible]

Plumbing Systems Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Visually Assess Areas Near Equipment/Pipes			✓				
Turn/Test All Fixture Valves				✓			
Clear/Add Cleaner to Drain Lines				✓			
Service/Flush Water Heater						✓	

Services and Inspections Log Sheet

[illegible]

Irrigation System

[illegible]

Irrigation System Maintenance Chart

[illegible]

Services and Inspections Log Sheet

[illegible]

Grading and Drainage System

[illegible]

Grading and Drainage System Maintenance Chart

[illegible]

Services and Inspections Log Sheet

[illegible]

Services and Inspections Log Sheet - Other

[illegible]

Misc Systems Maintenance Chart

[illegible]

Misc Systems

[illegible]

Misc Systems Maintenance Chart

[illegible]

Misc Systems

[illegible]

Misc Systems Maintenance Chart

[illegible]

Services and Inspections Log Sheet

[illegible]

Part 3: Building Maintenance Schedule

Monthly Maintenance Schedules

Monthly Maintenance	Description
Your Home at a Glance	Each month, take a few moments to walk the exterior and interior portions of your home. Make it a point to view areas of the building that you may not notice on a regular basis. Take note of items that appear out of place. Uncommon staining, cracks, gaps, moisture pooling, etc. should be recorded and filed for further assessment during upcoming service calls. Any elevated concerns should be addressed as soon as possible.
Representative Sampling	Each month, make it a point to perform a few 'representative sample' tests. These tests can be done at any time and incorporated into your typical routine. Simply choose a feature of the home and briefly check for proper condition and functionality. Opening and closing windows, running a sink fixture and checking for leaks, glancing behind the washer/dryer are all examples of simple spot checks which can assist in the early detection of maintenance needs.
Adjust Maintenance Time Intervals Based on Individual Usage/Needs	Adjusting time intervals of regular maintenance may be required based on the specific factors and routines of individuals occupying the home. As an example, if the occupants seldom use the oven and stovetop, extending scheduled cleaning of range filters to quarterly intervals instead of monthly would likely provide sufficient maintenance. Alternatively, if indoor pets reside in the home, increasing intervals of HVAC filter replacements may be needed. Consulting with your building inspection specialist may aid in determining what maintenance adjustments are warranted.
Roof, Attic, and Crawlspace Assessments	The roof system, attic, and crawlspace (foundation area) are critical building components. Reoccurring maintenance checks will be required. Ground level roof assessments should take place monthly. Brief visual assessments of safely accessible attics and crawlspaces should be conducted quarterly and following any inclement weather conditions.
Gutters and Drainage System	Various drainage features have been installed to assist in attaining sufficient moisture diversion away from the structure. Areas surrounding the structure and all drainage features should be monitored regularly (particularly after heavy rains). Monitoring and maintenance of drainage features should be considered an ongoing requirement. Clearing of tree, soil, and other debris will be required (maintenance interval needs will vary). Visual checks for blockage, leakage, and areas of marginal moisture diversion should take place on no less than a monthly basis.

Monthly Maintenance (Cont.)	Description
Smoke/CO Detectors	Perform functionality test (test button)
Fire Extinguishers	Check tank gauge for proper charge
Change HVAC Filters	Filter sizes listed above in 'Mechanical System Information'
Clean/Clear HVAC Condensate Drain Line	Pour appx. 1/2-1 cup of bleach into drain line port located at the indoor unit (vertical PVC pipe)
A/C: Record Supply and Return Temperatures	If a thermometer is available, record temperatures at an air vent near the indoor unit (while A/C is running). Next, record indoor temperatures (noted on the thermostat or taken at a return vent). If the temperature difference between supply and return temps are not within the range of 14-25 °F, servicing may be required.
Record and Save HVAC System Notes	Minor system issues and concerns (comfort issues, hot/cold areas, odors) should be noted and provided to your HVAC system specialist during the bi-yearly professional servicing. If elevated concerns or functionality failure occurs, a service specialist should be contacted immediately
A/C: Check Line for 'Beer Can Cold' (As Needed Only)	During hotter seasons while A/C is running, find the refrigerant line running from the outdoor unit towards the home (lager of 2 copper pipes - usually covered with insulation). Pull back the insulation and grab the copper pipe. On a hot day, the pipe should be wet and cold to the touch (like a beer can pulled from a cooler). If the line is not wet/cold, servicing may be required.
Clear Sink/Tub/Shower Drains and Assess for Issues	Flush drains with water/bleach mixture or a standard drain cleanser (Hair and Grease ®). This is also a good time of check around plumbing items for indicators of leaks/moisture issues
Check Sink Drains/ Commodes for Signs of Moisture or Leakage	Visually assess areas near plumbing pipes
Flush Unused Commodes and Drains	Flush commodes and run water though drains that are not used regularly (unused drain traps dry and may allow plumbing gases/odors into the home)
Clean Dryer Lint Trap	If dryer is operated often, lint trap cleaning should occur weekly
Clean/Replace Range Hood Filter	Hand wash or dishwasher. Dry and replace
Clean Dishwasher	Place 1 cup of white vinegar in upper rack of empty dishwasher and run a hot water cycle (eliminates grease/odors)
Clean Garbage Disposal	Grind ice cubes while running cold water (cleans blades and reduces odors)

Bi-Yearly Maintenance Schedules

Bi-Yearly Maintenance	Description
Perform All Monthly Maintenance Tasks	See info above
Check CrawlSpace	From easily accessible areas, inspect the crawlspace for indicators of moisture entry, vermin activity, excess humidity, signs of mildew/mold, unusual odors, damage, and leaks.
Inspect Roof - Ground Level	Visually inspect the roof from ground level and windows looking for signs of damage, moisture issues, excess tree debris
Inspect Tree Branches Near Roof/Structure	Trim back limbs which may be close enough to make contact with the roof/structure.
Check Attic Spaces	Check accessible attic spaces for evidence of moisture penetration, vermin activity, damage to framing, issues near mechanical equipment, disruption of insulation.
Inspect Exterior/Interior Walls	Walk the interior of the building looking for cracks, damage, moisture staining, insects, and general concerns - note and address issues.
Inspect/Clean Gutters and Scuppers	A specialist may be required to perform this work (ladder needed/increased hazards present)
Visually Assess Decks and Fences	Check decks, fences, and exterior features for damage, loose fasteners, wood/ground contact, insect activity, etc.
Check Garage Doors and Automatic Gates	Visually assess garage doors and gates, test operators for proper functionality
Operate/Clean Windows	Operate all windows. Clean and service as needed.
Check Electric Panels	Do not remove breaker cover plate, open panel cover and visually assess panel and breakers for evidence of tripped circuits, overheating, general damage
Spot Test Outlets GFCI Devices	Randomly select various outlets and GFCI devices. Ensure functionality and reset devices as needed
Bi-Yearly HVAC System Servicing	Schedule your bi-yearly HVAC servicing (pre-winter, pre-summer)
Test Plumbing Fixtures and Drains	Run plumbing fixtures and observe drainage/drain pipes (where visible). Ensure no leakage or slow/blocked drains are present.
Clean Ice Makers	Manufacturer cleaning procedures provided in separate document.
Check Behind/Under Dishwasher	View around/under dishwasher to ensure no indicators of leaks or issues are present.
Run Sprinkler System	Run/inspect all zones for damage/leakage/issues.

Yearly Maintenance Schedules (General)

Yearly Maintenance - General	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Contact Home Inspector: 1-Year Inspection	See info below
Contact Maintenance Pros: Yearly Service Needs and to Address Items Discovered During Inspection Process	If a yearly professional inspection and maintenance servicing occurs, the proceeding recommendations are not required to be performed by the home owner.
*If Inspection/Service Professionals are Not Scheduled	<p>Homeowners who choose not to schedule professionals for a yearly inspection, maintenance check, and servicing should proceed to the checklist provided below. Homeowners should <u>NOT</u> perform any hazardous testing or servicing. Failure to perform recommended professional servicing may reduce system quality and affect warranty protection.</p> <p>YEARLY PROFESSIONAL INSPECTION AND SERVICING IS STRONGLY ADVISED.</p>

Yearly Maintenance Schedules (Structural)

Yearly Maintenance - Structural	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Exterior Wall and Foundation and Assessment	Walk the full perimeter of the building (where accessible and free of hazards) looking for cracks, damage, moisture staining, insects, and general concerns - note and address issues
Crawlspace Assessment	If possible and no elevated hazards are present, enter the crawlspace (with flashlight), inspect the crawlspace for indicators of moisture entry, vermin activity, excess humidity, signs of mildew/mold, unusual odors, damage to framing, indicators of leaks coming from upper upper levels (at crawlspace ceiling) *Contacting a professional is advised
Grading and Drainage Assessment	The home owner should note any areas of concern observed during and directly following heavy rain conditions. Any areas of marginal drainage/pooling water should be further investigated by a system specialist.
Inspect Trees	Check trees for signs of growth issues/damage, ensure branches nearing contact with the building are trimmed
Roofing Assessment	A roof level inspection should take place (ground level assessment if not performed by a professional)
Attic Assessment	Check accessible attic spaces for evidence of moisture penetration, vermin activity, damage to framing, issues near mechanical equipment, disruption of insulation.
Operate/Service Doors	Open/close all doors, check for functionality issues, loose/missing hardware, hinge squeaking, drafting, shifting (doors un-plumb, sticking, ghosting) - update as needed
Assess/Service Garage Doors and Operators	Visually assess and test door operations and safety features. Oil/lube track and operator features as needed.
Operate/Service Windows	Open/close all windows, check for functionality issues, loose/missing hardware, drafting, damage, screen issues - service and clean as needed
Inspect Interior Walls, Ceilings, Floors, and Storage	Inspect interior portions of the home for evidence of damage, gaps, moisture staining, mold/mildew, insect activity.

Yearly Maintenance - Structural (Cont.)	Description
Inspect Stairwells/Railing	Assess stairwells and railing to ensure all material and safety features remain secure and in good condition
Fireplace and Chimneys	Visually assess accessible areas. Test flue damper, engage gas valve, verify proper exit of smoke from chimney stack. *Professionals should assess rooftop and accessible attic portions of the fireplace and chimney.
Porches, Decks and Exterior Features	All exterior features of the home should be assessed for physical damage, wood/soil contact, loosening fasteners/material, framing issues, insect activity, proper railing protection *Professionals should investigate proper load support

Yearly Maintenance Schedules (Electrical)

Yearly Maintenance - Electrical and Fire Safety	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Full Panel Assessment (Professional Assessment)	Remove panel cover plates and visually assess breakers, wires, bus bars, etc. for evidence of issues, damage, NEC violations *Licensed professional - see safety advisory above
AMP Load Testing (Professional Assessment)	Testing of load demands should be conducted by a skilled professional
Wiring/Voltage Testing (Professional Assessment)	Testing of all common outlets for functionality and wiring issues should take place. Voltage testing at appliance outlets (240V) should be conducted where available.
Distribution Wiring Checks	At safely accessible areas where distribution wiring is visible (attics/crawlspaces), wiring should be visually inspected for damage, exposed splices, evidence of heat issues.
Fixture Testing	Visually assess and operate all fixtures (lights/fans). Address any issues as needed
Smoke Alarms and Fire Suppression Systems	In conjunction with monthly/6-month testing, all alarm batteries should be replaced. Visually assess fire suppression controls. Ensure any jurisdictional (city) inspection requirements are not due.

Yearly Maintenance Schedules (HVAC)

Yearly Maintenance - HVAC	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Contact HVAC Service Specialist	Schedule bi-yearly servicing. Yearly A/C servicing should include, but not be limited to: Sub-cool/Superheat test, leak testing, clearing of condensate drain line, cleaning of evaporator coils, cleaning of condenser coil fins, leveling of condensing unit, replacement of damage refrigerant line insulation, electrical check of CPU, contractor, compressor, capacitors, and wiring.
Provide Homeowner Notes to HVAC Service Specialist	Homeowners and occupants of the building should take notes of any issues or concerns that arise during the year. These notes can assist your service specialist in troubleshooting and addressing any system issues. Examples of info which could be helpful include, but is not limited to: comfort issues, uncommon odors, rises in utility costs, etc.
Perform Duct Leakage Checks/ Testing	Visual assessment and equipment testing (for professionals) of the HVAC ducts and vents should take place to determine if damage, air loss, energy loss, or areas of condensation issues/ mildew growth are present. All duct issues should be addressed and the system cleaned as needed. NOTE: Additional equipment testing by servicing professionals may aid in determining balance and airflow issues.

Yearly Maintenance Schedules (Plumbing)

Yearly Maintenance - Plumbing	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Contact Plumber to Service Water Heaters and System	Yearly serving and flushing of water heater tanks should take place to reduce sediment build up, pipe corrosion, and plumbing odors.
TPR Valve Check	The TPR valve located at water tanks should be visually assessed and tested for proper functionality *Visually assess only if performed by a homeowner
Pressure Check	Testing of the incoming water pressure should take place to ensure pressure levels remain within normal range (40-80 PSI). NOTE: A standard pressure gauge can be purchased at most hardware stores.
Test All Fixture Shut Off Valves	Fully open and close all supply shut off valves at sinks, commodes, water heaters, laundry areas, etc.. Occasional operation of these valves will reduce the likelihood of corrosion buildup and eventually seizure/failure. Any discovered leakage or damaged valves should be replaced.
Owner Plumbing Supply Shut Off	The main water supply valve should be checked and tested to ensure the valve is functional and can be turned into the fully closed position using normal hand pressure. While in the closed position, exterior hose bib should be opened to ensure the shut off valve is properly functional (water flow completely ceases after lines are drained)
Plumbing Drain Test	Flush all commodes, run all showers, fill all tubs sinks to overflow port and drain. Assess areas around plumbing and at ceilings below upper level plumbing for evidence of leaks/ moisture staining NOTE: Inspection professional carry moisture testing equipment which will increase the ability to test for leakage
Open/Assess Drainage Pipe at Clean Out	With a crescent wrench, remove the clean out access cap (4" vertical pipe typically located at side or front yard). With a flash light, view the buried sewage line (from the open access port) to ensure no standing water or debris build up is present. With water running/draining (at a tub or sink), observe the flow of water in the pipe. Water should be quickly flowing though the pipe. If draining water is rising/blocked, a plumber should be contacted.
Clean Sink and Bath Fixture Screens	Unscrew/remove sink and shower fixture head/screens and soak in a light solvent or vinegar for 15 minutes. Replace and test for issues. NOTE: For fixture assemblies that can not be easily removed, place vinegar in plastic bag. Submerge fixture head in vinegar solvent and secure bag with a rubber band. Allow to clean for 15-20 minutes.

Yearly Maintenance Schedules (Irrigation)

Yearly Maintenance - Irrigation	Description
Zone by Zone Sprinkler System Assessment	Set the sprinkler system to 'Manual' and assess each zone to determine if the system is functioning as intended. System checks should include, but are not limited to: sprinkler head damage, leaks, low pressure, and zone failure

Yearly Maintenance Schedules (Pool/Spa)

Maintenance - Pool/Spa (For Future Installations)	Description
Weekly Servicing Recommended	Pool and spa structures, equipment, and water require a high degree of regular servicing. Best practices call for weekly, professional, servicing and cleaning. NOTE: If weekly, professional servicing does not take place, more detailed maintenance info should be researched. Additional details can be viewed at: theaustinhometinspector.com/pool-spa411
File Weekly Service Records by Year	Ensure all weekly service and repair documents are filed by year.
Provide Homeowner Notes to Pool/Spa Service Specialist	Homeowners and occupants of the building should take notes of any issues or concerns that arise during the year. These notes can assist your service specialist in troubleshooting and addressing any system issues.
Visually Assess Pool/Spa Structure and Equipment	Regular visual assessment of the pool and spa equipment, structure, and water condition should take place (no less than weekly). Issues and concerns should be noted and provided to your service specialist
Operate All Equipment/Features Regularly	Ensure all equipment and features are ran regularly (especially during off-seasons). Systems which are not engaged for extended amounts of time is a common cause of damage/ functionality issues.

Yearly Service and Repair Log

[illegible]

Part 4: Additional Resources - Web Links

Additional Maintenance Resources and Calendars (Web Links)

Maintenance and Client Info.....atxinspect.com/client-care
Upload-able Maintenance Calendars.....atxinspect.com/maintenance411
Additional Maintenance Resources.....atxinspect.com/maintenance411
Additional Pool/Spa Maintenance Resources...atxinspect.com/pool-spa411

Local Referral Information (Contractors and Trade Specialists)

Referral List and Information.....atxinspect.com/referral-info