

Burnet County Annex

Final Inspection Report and Project Closeout Memorandum

Project Location: 127 East Jackson, Burnet, Texas

Inspection Date: July 8, 2026

Inspection Time: 10:00 a.m.

Attendees

- Richard Gumbert
- Zachary Rager
- James Bailey
- Patrick Kelly
- Greg Harris
- Herb Darling

Purpose

The purpose of this meeting and inspection was to conduct a final walkthrough of the Burnet County Annex project located at 127 East Jackson and to verify completion of all remaining punch list items in preparation for project closeout and acceptance by Burnet County.

Background

The inspection team reviewed the punch list previously developed through coordination between Maurico Feldsberg and Levi Dykema. The original list contained numerous items related to exterior finishes, roofing, electrical, plumbing, glazing, doors, and miscellaneous building components identified during earlier inspections and documented in the PlanGrid Task Report dated February 13, 2026. The report identified fifty-five outstanding items requiring correction or completion prior to final acceptance.

In addition to the documented punch list items, the inspection team evaluated several additional items identified during the walkthrough to ensure complete project compliance and readiness for occupancy and use by Burnet County.

Inspection Findings

The inspection team completed a thorough walkthrough of the entire facility, including interior spaces, exterior elevations, roofing components, mechanical and electrical installations, plumbing fixtures, and finish items.

The team confirmed that all previously identified punch list items had been completed and satisfactorily addressed. Items reviewed included, but were not limited to:

- Exterior wall and masonry repairs
- Caulking and weatherproofing deficiencies
- Door and glazing installations
- Roofing and flashing corrections
- Electrical device and fixture completion
- Plumbing fixture completion
- Interior finish work
- Accessibility components
- General construction cleanup and corrections

These items correspond to the deficiencies identified in the February 13, 2026 PlanGrid Task Report and were verified as complete during the July 8, 2026 inspection.

Exception

The only exception noted during the inspection involved the parapet wall located on the front elevation of the building.

The parapet wall finish installation differs from the architect's original recommendation and design intent. However, Burnet County has reviewed the existing installation and determined that the current condition is acceptable due to the County's planned installation of a stone veneer finish on the parapet wall in the near future. The forthcoming veneer installation will effectively address the architectural concerns associated with the current parapet condition.

Accordingly, Burnet County accepts the parapet wall installation as-is and does not consider it a remaining punch list item or deficiency requiring correction prior to project closeout.

Project Acceptance

Based upon the final inspection performed on July 8, 2026, Burnet County finds that the work associated with the Burnet County Annex project at 127 East Jackson has been completed in a satisfactory manner and is substantially complete for its intended use.

With the exception of the accepted parapet wall condition described above, all known punch list items have been completed and resolved to the satisfaction of Burnet County.

Therefore, Burnet County authorizes project closeout and accepts the project as complete and ready for occupancy and operation.

Prepared By:
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Burnet County

Date: July 8, 2026

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