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AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address):
Angleton Recreation Center Expansion
1601 North Valderas
Angleton, Texas 77515

PROJECT NUMBER: 08016/
CONTRACT FOR: General Construction
CONTRACT DATE: June 02, 2009

OWNER:
ARCHITECT:
CONTRACTOR:

TO OWNER:
(Name and address):
Angleton Better Living Corporation
121 South Velasco
Angleton, Texas 77515

TO CONTRACTOR:
(Name and address):
Warwick Construction, Inc.
365 FM 1959
Houston, Texas 77034

FIELD:
OTHER:

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

All portions of the work related to the Contract Documents for the Angleton Recreation Center Expansion project, including completion of all items on the attached Preliminary Architectural Punch List dated 08/24/09, the Final Architectural Punch List dated 08/31/09, and the Mechanical/Electrical/Plumbing Punch List dated 08/28/09.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty	Date of Commencement
Integrated Architecture & Design, LLC	August 26, 2009
_____ ARCHITECT	_____ DATE OF ISSUANCE

Brent Bowles
BY

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$ not available

The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Warwick Construction, Inc.	<i>[Signature]</i>	9.14.09
_____ CONTRACTOR	BY <i>Jason T. Galloway</i>	DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 12:01 a.m. (time) on August 27, 2009 (date).

Angleton Better Living Corporation	<i>[Signature]</i>	9/14/09
_____ OWNER	BY	DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

Owner assumes all.

[Handwritten mark]

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Integrated Architecture & Design

107 West Way, Suite 16
Lake Jackson, Texas 77566
979.297.1411 p. 979.297.1418 f.
www.iadarchitects.com



TO: WARWICK CONSTRUCTION

PROJECT: ANGLETON RECREATION CENTER EXPANSION
ANGLETON, TEXAS

PROJECT NO: 08016

DATE: AUGUST 24, 2009

RE: PRELIMINARY PUNCH LIST

DESCRIPTION: The following items contained in this preliminary punch list were observed in a walk-thru performed by Brent Bowles, AIA of iAD Architects on August 24, 2009. All items are the responsibility of the General Contractor and should be corrected prior to the final walk-thru. This list does not include MEP items.

INTERIOR

1. Clean base (typical).
2. Complete face plate installation (typical).
3. Repaint door frames w/satin finish (typical).
4. Complete return grills (typical).
5. Caulk around return duct.
6. Reskim/repaint gypsum board walls around outside and inside of HVAC closets (typical).
7. Caulk seams at window sill at south and north wall flooring.
8. Remove/reinstall glazing caulk at southeast window head.
9. Reset ceiling tile w/receptacle at southeast corner.
10. Clean up glazing caulk throughout (typical).
11. Add 2nd coat of paint to southeast and northeast gypsum board walls.
12. Clean/touch up storefront frames.
13. Touch up gypsum board soffit between storefront head and acoustical ceiling tile grid.
14. Roll entire floor thoroughly to remove seams. Review again and reconsider seam width.
15. Reset/replace/repair acoustical ceiling tile between new gypsum board soffit and existing acoustical ceiling tile.
16. Verify power at all receptacles.
17. Remove rubber base gap at northeast corner.

EXTERIOR

1. Complete roof assembly/soffit/fascia installation.
2. Complete storefront installation.
3. Paint angle iron lintels to match block (typical).
4. Install backer rod and sealant around storefront (typical).
5. Secure fascia on north side near drip edge (typical).
6. Install soffit lighting.
7. Install sodding and irrigation.
8. Repair/replace existing cap flashing at southwest corner above gas line.
9. Clean exterior block (power wash).

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10. Add 2nd coat of paint to gable stucco finishes and stucco soffit areas (typical).
11. Clean site (throughout).
12. Remove all construction debris.
13. Clean roof thoroughly (existing).

End of Preliminary Punch List

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TO: WARWICK CONSTRUCTION

PROJECT: ANGLETON RECREATION CENTER EXPANSION
ANGLETON, TEXAS

PROJECT NO: 08016

DATE: AUGUST 31, 2009

RE: FINAL PUNCH LIST

DESCRIPTION: The following items contained in this final punch list were observed in a walk-thru performed by Brent Bowles, AIA of iAD Architects on August 28, 2009. All items are the responsibility of the General Contractor and should be corrected prior to the final walk-thru. This list does not include MEP items.

INTERIOR

1. Clean paint of base (typical).
2. Repaint door frames w/satin finish (typical).
3. Complete return grills (typical).
4. Caulk around return duct.
5. Remove/reinstall glazing caulk at southeast window head.
6. Reset ceiling tile w/receptacle at southeast corner.
7. Clean up glazing caulk throughout (typical).
8. Clean/touch up storefront frames – repair or replace damaged frames.

EXTERIOR

1. Complete roof assembly/soffit/fascia installation.
2. Complete storefront installation.
3. Install backer rod and sealant around storefront (typical).
4. Secure fascia on north side near drip edge (typical).
5. Repair/replace existing cap flashing at southwest corner above gas line.
6. Clean exterior block (power wash).
7. Clean site (throughout).
8. Remove all construction debris.
9. Repair broken exterior floodlight. Existing at south end of expansion.
10. Complete Hurricane fabric installation.
11. Touch up/repaint/replace scratched fascia panels and trim above existing flat roof on west side of expansion.
12. Remove remaining plastic film from fascia panels and trim above existing flat roof on west side of expansion.

End of Final Punch List

A handwritten signature in black ink, appearing to be 'MB' or similar, located in the bottom right corner of the page.

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VERNON E. DUNWICK, P.E.
MECHANICAL, ELECTRICAL, PLUMBING CONSULTING ENGINEER



Integrated Architecture & Design
107 West Way, Suite 16
Lake Jackson, Texas 77566

Angleton Recreation
and Addition

Attention: Brent Bowles

Brent,

I visited the site on Friday, August 28, 2009 to review to MEP installations and have the following comments:

1. The outside air dampers for FCU-1 and FCU- 2 need to be motorized as indicated on detail. Connect dampers to receptacle circuits in mechanical closet.
2. Re-do the condensate drain piping at FCU-1and FCU-2 to allow for the removal of filter.
3. Provide filters as indicated in specifications. Installed filter appears to be construction type filters.
4. Seal wall penetrations at exterior wall where refrigerant lines enter the building.
5. Provide labels for HVAC equipment and disconnects for identification of systems.

Please call if you have and questions.

Gilbert Hinojosa