

July 19, 2019

The Keller Pointe
405 Rufe Snow Drive
Keller, TX 76248

Re: The Keller Pointe
Water Slide Tower Structural Inspection

Dear Mr. Wernersbach and Ms. Oaks:

This letter is regarding my visual observations of the Indoor, steel frame water slides at the above referenced location. The site visit was attended on July 19th, 2019.

The scope of this review was to visually examine the structures. No attempt was made to check components that were not readily viewable or directly accessible. Predicting future changes in the conditions of the structures or their components is impossible. This inspection report is intended to provide an overview of the existing condition only, and should not be used as an indicator of future performance. No expressed or implied warranty or guarantee of any kind of, condition or suitability is given. This work cannot accurately and completely assess all risks, detect all flaws, or make assurances.

Slide Structures:

The inspection of the slides consisted of review the slide stair towers, slide fiberglass, and their associated support structures. The inspection revealed the tower to be in fair/poor condition but with no urgent structural or life safety deficiencies. Based on this, it is recommended the following items be addressed as time permits:

- No stair treads, decking slide support brackets or flume sections were found to be loose. However, it is recommended that they slide bolts be checked and tightened once a year.
- Bolts on the tower and stairs were rusting. Consideration could be given to replacing these nuts/bolts or coating them to prevent further deterioration. All bolts shall be replaced with the same type, size and grade as the existing.
- The spiral stair column does not have double bolts on the anchor bolts to the baseplate. This item was flagged by the state inspector as being unacceptable so this will need to be rectified with chipping down existing concrete to allow access to the anchor bolts. They will then need to be cut and coupled to allow for additional bolt threads to be available to place two nuts on each bolt. The chipped-out area would then have concrete placed again.
- Anchor bolts and baseplates on three columns were found to be rusted significantly. It can not be determined how they have corroded due to several layers of paint and powder coat being applied to the bolts. They would need to be blasted/cleaned to be inspected and possibly replaced. It is in our recommendation that they be replaced.
- The original stair treads are in poor condition and do not allow for proper drainage. It is recommended these treads be replaced with the new Strongwell fiberglass design.
- During the inspection, rust and chips was viewed in a several locations on the railing steel. It is recommended that several sections of the railing be replaced due to the high amounts of

corrosion found, especially near the slide on the start tub platform. The railing on the spiral stairs was painted over several times. It was difficult to determine how badly the steel has corroded. It could be blasted to see how far down it goes, but from a visual and price perspective, it would be recommended to just have it replaced.

- Surface rust and chipped powder coat/paint were noticed on the tower platform and arms supporting the slide. These rusting surfaces shall be prepared per the manufacturer's recommendation, then coated with POR15 followed by Sherwin Williams Acrolon 218.
- All columns did not have weep holes. It is recommended that they be drilled to allow for drainage of any fluid buildup inside the column.
- The spiral stair column showed large amounts of rust and chipped paint/powder coat. At time of inspection it was not possible to determine how far the corrosion went into the column. It is recommended that a minimum it be blasted, inspected after, and then powder coated again. The best recommendation would be to have it, the stairs, and associated steel/connections on the spiral be replaced.
- The fiberglass inspection found the ride surface or gel coat has some general wear and tear but is in good condition overall. In a few locations, chips and scratches were found. It was mentioned that another contractor would be coming back to gel coat it again but if at any time Splashtacular can be of assistance or perform the replacement gel coat please do not hesitate to contact us. It is recommended that after repair, the ride surface be cleaned buffed and waxed. The slide can be waxed using Turtle Wax Ice.
- All slide joints with missing or cracked caulking should be cleaned out and re-caulked using Sikaflex-291 Adhesive Sealant or an equivalent MARINE grade sealant.
- It is recommended that the slide tower be cleaned to remove the build-up of calcium and other grime. The tower can be cleaned with simple, NON-ACEIDC, green products. Soapy water and a non-coarse brush is preferred. The slides are also recommended that they are power washed as frequently as possible with non-chlorinated water to remove build up.

Below are pictures featuring the items listed above to further detail the inspection results. Also included with this document, is a copy of the Operations and Maintenance Manual that was provided originally with the structure close out documentation. This will assist your team in future maintenance of the slide structures both on the daily and long term.

I want to thank you so much your time and business. I appreciate you letting me visit your amazing aquatic facility at Keller Pointe. At any time, you have questions or need additional clarification, please do not hesitate to contact me. Thank you again!

Sincerely,

Robin Rogers
Splashtacular Project Engineer
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pc: File



Example of Bolt Rust on Spiral Stair Column Anchor Bolts



Example of Rust on Spiral Stairs and Railing



Example of Spiral Stair Connection Rust



Example of Tower Rust and Chipped Paint



Example of High Corrosion on Railing at Slide Platform



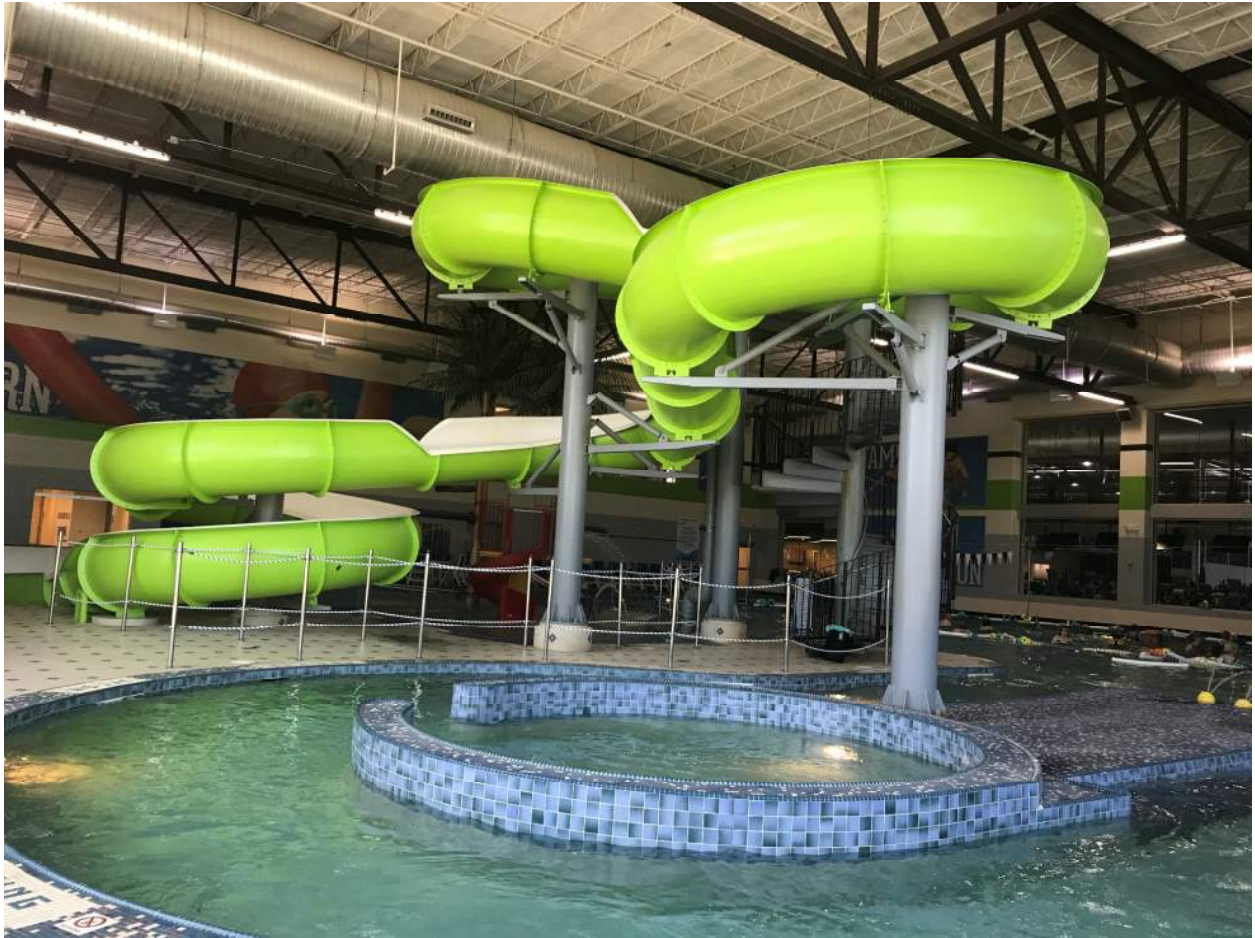
Example of Rust on Stairs and Railing



Example of Rust on Slide Support Arms



Example of Chipped Gel Coat on Slide



Slide Structure Overview