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## COMMERCIAL BUILDING INSPECTION REPORT

2100 Hwy 290 E  
Brenham, TX 77833

JR Enterprises

02/26/2026



Inspector

**Jonathan Dooley**

*Jonathan Dooley*

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**Comment Key**

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficient (D)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**UNDERSTANDING THIS REPORT**

For added clarity, the following colors and phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

- **Minor Defects/Maintenance** - items that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components.
- **RECOMMENDATION**: Denotes a system or component needing repair, or adjustment in order to function properly.
- **SAFETY HAZARD or SIGNIFICANT DEFECT**: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations should be made prior to closing or purchasing the property.
- These categorizations are based on my professional judgement and experience.
- **Comments in Italics** indicate a limitation to the inspection due to lack of access or visibility.

Notice to Third Parties: This Report is the property of the Client(s) listed above.

Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used.

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in front, facing the front of the structure.

# SUMMARY

The Report Summary is a tool to assist our clients in preparing a repair request, if applicable. The summary follows the flow of the report and is not a suggested priority repair list. The inspector will not be able to specify the order of importance. You are strongly encouraged to read and understand the entire report prior to completing a repair request. If you are unclear about any information contained in this report, please call me for clarification.

- 🔧 2.2.1 I. STRUCTURAL SYSTEMS - B. Grading and Drainage: Gutter Rusted
- 🔧 2.5.1 I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior): Cracks in Brick
- 🔧 2.5.2 I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior): Mortar Deterioration/Washout
- ⊖ 2.5.3 I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior): Water Damaged Baseboard
- 🔧 2.6.1 I. STRUCTURAL SYSTEMS - F. Ceilings and Floors: Water Stains on Ceiling
- ⊖ 2.6.2 I. STRUCTURAL SYSTEMS - F. Ceilings and Floors: Cracked Tiles
- ⊖ 2.7.1 I. STRUCTURAL SYSTEMS - G. Doors (Interior and Exterior): Damaged Threshold
- 🔧 2.9.1 I. STRUCTURAL SYSTEMS - K. Porches, Balconies, Decks and Carports: Deteriorated Grout
- ⚠️ 2.9.2 I. STRUCTURAL SYSTEMS - K. Porches, Balconies, Decks and Carports: Trip Hazard
- ⊖ 3.2.1 II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices and Fixtures: Cover Plate Missing
- ⊖ 3.2.2 II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices and Fixtures: Missing Light Fixture
- ⊖ 3.2.3 II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices and Fixtures: Flickering Lights
- 🔧 4.2.1 III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS - B. Cooling Equipment: Dirty Condenser Coils
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- 🔧 4.3.2 III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS - C. Duct Systems, Chases and Vents: Loose Return Grill
- ⊖ 5.1.1 IV. PLUMBING SYSTEMS - A. Plumbing Supply, Distribution System and Fixtures: Hose Bibs Disconnected
- ⊖ 5.1.2 IV. PLUMBING SYSTEMS - A. Plumbing Supply, Distribution System and Fixtures: Faucet Leaking
- ⊖ 5.2.1 IV. PLUMBING SYSTEMS - B. Drains, Wastes and Vents: Sink Slow to Drain
- ⊖ 7.1.1 Standard Accessibility - STANDARD ACCESSIBILITY: Missing Handicap Sign
- ⊖ 8.2.1 Life Safety - Portable Fire Extinguishers: Extinguishers Expired
- ⊖ 8.3.1 Life Safety - Fire Suppression System: Fire Suppression System Grease
- ⊖ 8.4.1 Life Safety - Commercial Cooking Appliances: Inspection Tag Expired

# 1: INSPECTION DETAILS

## Information

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### Type of Building

Restaurant

### Weather

Clear

### Temperature

Between 50 - 60 degrees

### Rain in Last 2 Days

No

### Soil Surface

Dry

### Occupancy

Furnished, Vacant

### People Present

Client, Real Estate Agent

## Limitations

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General

### FURNISHED

*Buildings that are furnished typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise have been detected if it were vacant.*

General

### OVERVIEW

We inspected the readily accessible, visually observable, installed systems and components of the structure. This inspection is neither technically exhaustive or quantitative. All items that are designated for repair or further evaluation should be investigated by qualified tradespeople within the clients contingency period to determine a total cost of said repairs and to learn of any additional problems that may be present. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection. The limit of liability of Dooley Inspections LLC and its employees does not extend beyond the day the inspection was performed.

General

### GENERAL LIMITATIONS

The Standards of Practice for this inspection can be found at: <https://ccpia.org/standards-of-practice/>

General

### COM SOP

The Standards of Practice for this inspection can be found at: <https://ccpia.org/standards-of-practice/>

## 2: I. STRUCTURAL SYSTEMS

		I	NI	NP	D
2.1	A. Foundations	X			
2.2	B. Grading and Drainage	X			X
2.3	C. Roof Covering Materials	X			
2.4	D. Roof Structures and Attics	X			
2.5	E. Walls (Interior and Exterior)	X			X
2.6	F. Ceilings and Floors	X			X
2.7	G. Doors (Interior and Exterior)	X			X
2.8	H. Windows	X			
2.9	K. Porches, Balconies, Decks and Carports	X			X
2.10	L. Other	X			X

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### Information

**A. Foundations: Type of Foundation**

Reinforced Concrete Slab

**A. Foundations: Foundation Performance Opinion**

Performing as intended: In my opinion the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors.

**C. Roof Covering Materials: Types of Roof Coverings**

Metal



Rear

**C. Roof Covering Materials: Viewed From**

Walked

**C. Roof Covering Materials: Roof Type**

Gable

**D. Roof Structures and Attics: Roof Structure Type**

Engineered wood trusses

**E. Walls (Interior and Exterior): Siding Material**

Solid Masonry, CMU Blocks

**H. Windows: Windows**

Aluminum, Double Pane

**C. Roof Covering Materials: Previous Repairs**

Indications of previous repairs were visible on the roof, which are typically an indication of previous leakage. I recommend inquiring with the sellers as to any repair done and documentation of repair for warranty purposes.



Rear

#### D. Roof Structures and Attics: Means of Access to Attic Accessible



Rear Attic



Above walk-in coolers



Attic Front



Front

#### E. Walls (Interior and Exterior): Potential or Hidden Damages

*If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated within report, it should be assumed that moisture penetration has occurred and hidden damages may exist.*

## Limitations

### A. Foundations

#### DISCLAIMERS

*The Inspector is not a structural engineer. Differential movements are likely to occur due to the expansive nature of the soils in this area. As there are no absolute criteria to judge a foundation performance, another inspector or foundation expert may form a different opinion. Should you have future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed foundation specialist for further evaluation. This inspection does not include detection of fault lines, poor soil conditions, underground springs, or water leaks. An appropriate engineer should be consulted for these more in depth services.*

## Comments:

### 2.2.1 B. Grading and Drainage

#### **GUTTER RUSTED**

The end cap was rusted and there was no downspout at end. I recommend improving slope of gutter to downspout.



Rear Right

### 2.5.1 E. Walls (Interior and Exterior)

#### **CRACKS IN BRICK**

A few vertical cracks were observed on the exterior wall at areas pictured. This implies that some settling or movement has occurred, as is typical of most old buildings. I recommend monitoring of these areas for any growth or widening in the cracks.



Front Right Side



Right Side

2.5.2 E. Walls (Interior and Exterior)

 Maintenance Items

**MORTAR DETERIORATION/WASHOUT**

Stone veneer mortar joints were deteriorated leaving gaps in some places. These openings should be repointed and sealed to prevent water entry and brick deterioration.



Front Left Side



Front



Front Right Side

2.5.3 E. Walls (Interior and Exterior)

 Recommendations

**WATER DAMAGED BASEBOARD**

One of the baseboards appeared to have previous water damage. Elevated moisture levels were not detected with a moisture meter at the time of inspection. I recommend cleaning/removal of damaged baseboard.



Bar

2.6.1 F. Ceilings and Floors

 Maintenance Items

**WATER STAINS ON CEILING**

Several water stains were observed on the ceiling at areas pictured. My moisture meter and thermal imaging camera indicated slightly elevated moisture level indicating the leaks may have been repaired or they only leak intermittently. I recommend replacing damaged ceiling tiles.



Party Room



Front Left Side



Front Left Side



Rear Right Side Dining Area



Rear Left Side Dining Area



Rear

2.6.2 F. Ceilings and Floors

 Recommendations

**CRACKED TILES**

A crack in tiles was observed at area(s) pictured. This could be due to foundational movement. I recommend replacement of damaged tiles.



Storage Closet

2.7.1 G. Doors (Interior and Exterior)

**DAMAGED THRESHOLD**

A damaged transition piece was noted at area pictured.

 Recommendations



Party Room

2.9.1 K. Porches, Balconies, Decks and Carports

**DETERIORATED GROUT**

The tiles porch exhibited weathering with gaps in areas. This is a high traffic area. I recommend repointing joints to prevent further deterioration.

 Maintenance Items



Front



Front

2.9.2 K. Porches, Balconies, Decks and Carports

**TRIP HAZARD**

A 1 inch rise was measured at main entry front porch. I recommend raising height of ramp at this transition to remove a trip hazard. ADA requires the transition between the ramp and sidewalk must be smooth and free of abrupt changes. Anything more than 1/2" vertical change is not allowed.

 Significant Defects or Safety Hazards



Front



# 3: II. ELECTRICAL SYSTEMS

		I	NI	NP	D
3.1	A. Service Entrance and Panels	X			
3.2	B. Branch Circuits, Connected Devices and Fixtures	X			X
3.3	Exterior Lighting	X			

I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

## Information

### A. Service Entrance and Panels: Main Panel Location

Exterior, In Kitchen, Interior Utility Room

### A. Service Entrance and Panels: Main Panel Amperage

480 amp 3 Phase

### B. Branch Circuits, Connected Devices and Fixtures: Type of Branch Wiring

Copper



Utility Room

### A. Service Entrance and Panels: Electrical Service Entrance

Overhead, Copper



Rear: Main Disconnects



Kitchen

### A. Service Entrance and Panels: Older Electrical Systems

Electrical components and standards have changed drastically in the past 20 years and continue to change. Commercial electrical systems are required to be updated to meet newly enacted electrical codes or standards. Because of the potential for hidden defects and the specialized knowledge needed, full inspection of electrical systems requires Master electrician-level experience. Full inspection of electrical systems lies beyond the scope of the General Inspection.

### Exterior Lighting: Left Side Lights



Left Side



Front

## Comments:

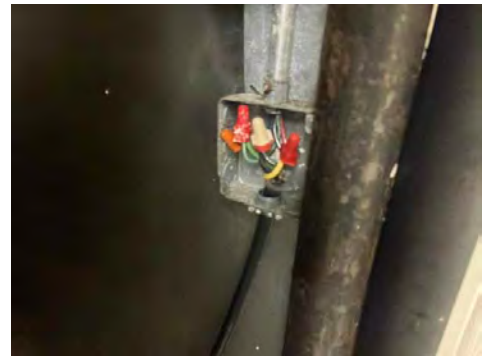
3.2.1 B. Branch Circuits, Connected Devices and Fixtures



Recommendations

### COVER PLATE MISSING

One of the J-boxes was missing a cover plate. This condition left energized electrical components exposed to touch, which can lead to electric shock. All outlets should have cover plates installed.



Kitchen

3.2.2 B. Branch Circuits, Connected Devices and Fixtures



Recommendations

### MISSING LIGHT FIXTURE

One of the light fixtures was missing. I recommend proper termination of conductors and a light fixture or listed cover be installed by a qualified electrical contractor.



Party Room

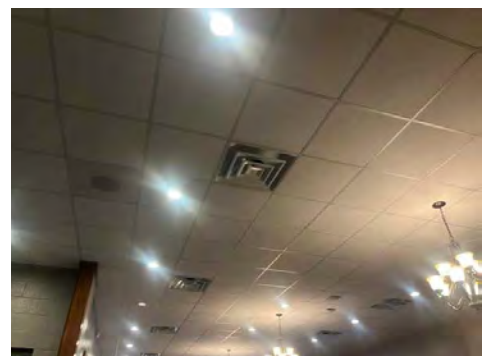
3.2.3 B. Branch Circuits, Connected Devices and Fixtures



Recommendations

### FLICKERING LIGHTS

Lights that flicker when a large appliance is turned on may be a sign of voltage fluctuation or loose wire connections. Further evaluation is needed by licensed electrician.



Rear Dining Area

# 4: III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

		I	NI	NP	D
4.1	A. Heating Equipment	X			
4.2	B. Cooling Equipment	X			
4.3	C. Duct Systems, Chases and Vents	X			X

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## Information

### A. Heating Equipment: Type of Systems

Furnace, 3 Units

### A. Heating Equipment: Energy Sources

Electric, Natural Gas

### B. Cooling Equipment: Type of Systems

Central Air Conditioner, 3 Units

### A. Heating Equipment: Performing as Intended

The heating systems functioned at the time of inspection. I recommend following the manufacture care and maintenance instructions.

*The heating cycle was checked by adjusting the thermostat to heat mode and observing fan operation. Surface Temperature was recorded at each register using an infrared laser thermometer. Systems that do not operate will be reported on below.*

### A. Heating Equipment: Scope

Inspection of the HVAC equipment is by operation of system only. Checking for a refrigerant leak is not included in this inspection due to the specialized equipment needed. Full evaluation of the gas heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. We recommend the heating and cooling systems be completely serviced seasonally.

### A. Heating Equipment: Location

Roof



Rear



Rear

### B. Cooling Equipment: AC Specs

#### Condenser Units Data:

Mfr. Date / Size BTUs / Brand

Unknown- data tags effaced

### B. Cooling Equipment: Systems Performing as Intended

At the time of inspection, The 3 cooling systems functioned and sounded as intended. The ambient air test was performed using an infrared thermometer on registers to determine the temperature differentials between supply and return.

**Average Temperature Differential When Operating in Cool Mode:**

Intake: 74 F

Register: 59 F

Difference: 15 F



Main Dining



Kitchen



Banquet

**B. Cooling Equipment: Temperature Splits**

The ambient air test was performed using an infrared thermometer on registers to determine the temperature differentials between supply and return.

**Average Temperature Differential When Operating in Cool Mode:**

Intake: 72 F

Supply: 62 F

Difference: **10 F** (15 degrees Fahrenheit to 22 degrees Fahrenheit temperature differential is desired)



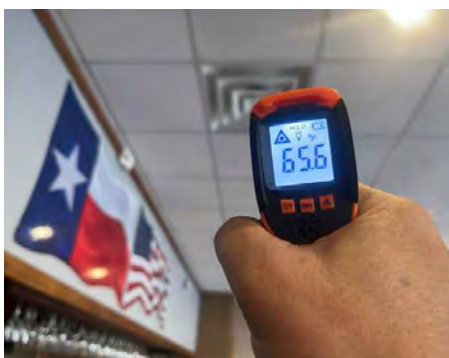
Return Air



Rear Dining Area



Kitchen



Front Dining Area

**Comments:**

4.2.1 B. Cooling Equipment

 Maintenance Items

**DIRTY CONDENSER COILS**

The coils for the A/C condenser units were excessively dirty. It is recommended to have the grills cleaned to promote air flow and better energy efficiency.

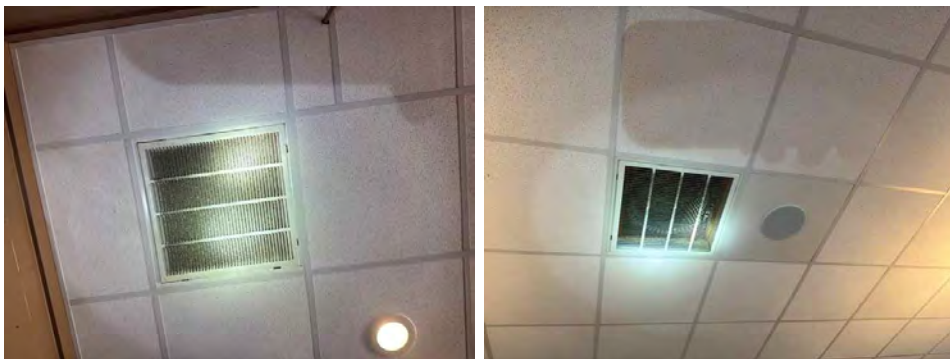


4.3.1 C. Duct Systems, Chases and Vents

 Maintenance Items

**DIRT ON VENTS**

Dirt and debris was noted at the heating/air condition vents. I recommend cleaning the registers and having the ductwork professional cleaned and filters replaced.



Dining

4.3.2 C. Duct Systems, Chases and Vents

 Maintenance Items

**LOOSE RETURN GRILL**

An opening was observed in the return air plenum. I Recommend closing and sealing any gaps in the return air plenum to promote maximum efficiency of the unit.



Hallway

# 5: IV. PLUMBING SYSTEMS

		I	NI	NP	D
5.1	A. Plumbing Supply, Distribution System and Fixtures	X			X
5.2	B. Drains, Wastes and Vents	X			X
5.3	C. Water Heating Equipment	X			
5.4	E. Gas System	X			

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## Information

**A. Plumbing Supply, Distribution System and Fixtures: Water Supply**  
Public

**A. Plumbing Supply, Distribution System and Fixtures: Location of Water Meter**  
Rear, Right Side

**A. Plumbing Supply, Distribution System and Fixtures: Location of water supply valve**  
At meter



Right Side

**A. Plumbing Supply, Distribution System and Fixtures: Plumbing Water Supply**  
Copper, 1"

**A. Plumbing Supply, Distribution System and Fixtures: Plumbing Water Distribution**  
PEX, Copper, combination

**A. Plumbing Supply, Distribution System and Fixtures: Static water pressure reading**  
60 psi

*The static water pressure should be between 40 and 80 PSI.*

**B. Drains, Wastes and Vents: Main Clean-Out Location**  
Right Side, Rear of Building

**B. Drains, Wastes and Vents: Plumbing Waste Pipe**  
PVC

**B. Drains, Wastes and Vents: Waste Water**  
Public



Rear

**C. Water Heating Equipment: Energy Sources**

**C. Water Heating Equipment: Capacity**

**C. Water Heating Equipment: Water Heater Date of**

Electric

2-80 gallon

**Manufacture**

2021



Rear Utility Room

**E. Gas System: Gas Supply Riser**

Rear

**A. Plumbing Supply, Distribution System and Fixtures: Backflow Preventer Installed**

There was a backflow preventer installed on the main water supply line. These should be inspected and certified annually. We do not test these.

**Limitations**

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B. Drains, Wastes and Vents

**DRAIN, WASTE & VENT PIPES - NOT VISIBLE**

*Most drain, waste and vent pipes are buried and a sewer scope camera was not used at the time of inspection.*

**Comments:**

---

5.1.1 A. Plumbing Supply, Distribution System and Fixtures

 Recommendations

**HOSE BIBS DISCONNECTED**

There was no water present at the exterior hose bibs. There were abandoned copper water lines.



Left Side



Right Side

5.1.2 A. Plumbing Supply, Distribution System and Fixtures

 Recommendations

**FAUCET LEAKING**

Kitchen faucet valve was leaking at the sink when operated. Repair is needed



Kitchen

5.2.1 B. Drains, Wastes and Vents

 Recommendations

**SINK SLOW TO DRAIN**

This sink was slow to drain, suggesting that an obstruction may exist. I recommend further evaluation and improvement by a licensed plumber.



Rear Right Side Bathroom

# 6: V. APPLIANCES

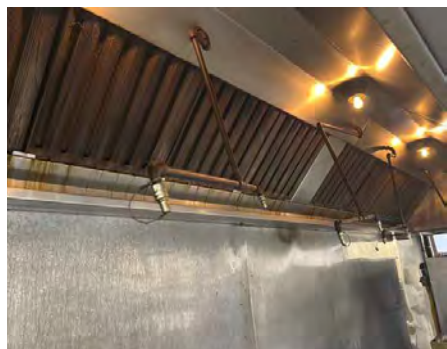
		I	NI	NP	D
6.1	A. Dishwasher			X	
6.2	C. Range Hood and Exhaust System	X			
6.3	D. Ranges, Cooktops and Ovens	X			
6.4	F. Mechanical Exhaust Vents and bathroom Heaters	X			
6.5	I. Other		X		

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## Information

### C. Range Hood and Exhaust System: Operated

I operated the range hood and found it to be performing as intended.



### D. Ranges, Cooktops and Ovens: Energy Source

Natural Gas

### D. Ranges, Cooktops and Ovens: Type

Range, Double Oven

### I. Other: Freezers Functioning

The walk-in freezers appeared to be working as intended at the time of inspection.



## Limitations

D. Ranges, Cooktops and Ovens

### COMMERCIAL RANGE

*Commercial cooking equipment is not included in the scope of this general building inspection*

I. Other

### **ICE MAKERS NOT INSPECTED**

*The ice maker was drained and unplugged. It appeared it hadn't been used in awhile. I recommend asking seller about their functionality and having unit cleaned and tested before the end of your option period.*

# 7: STANDARD ACCESSIBILITY

		I	NI	NP	D
7.1	STANDARD ACCESSIBILITY	X			X

I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

## Comments:

### 7.1.1 STANDARD ACCESSIBILITY

 Recommendations

#### MISSING HANDICAP SIGN

Handicap parking must have signs prominently display the International Symbol of Accessibility (ISA) and be mounted at a height of at least 60 inches above the ground. Van-accessible spaces also require an additional sign stating "van-accessible". In Texas, disabled parking placards must also feature the ISA and include an identification number, expiration date, and the department's seal, according to Texas law.



Front



Front

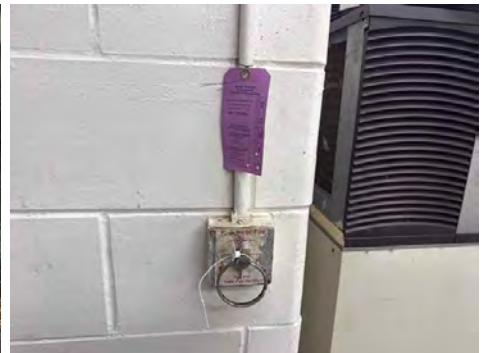
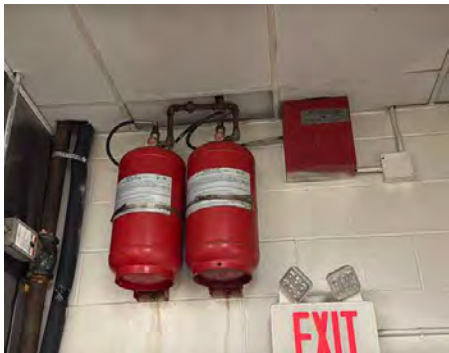
# 8: LIFE SAFETY

		I	NI	NP	D
8.1	Fire Safety	X			
8.2	Portable Fire Extinguishers	X			X
8.3	Fire Suppression System	X			X
8.4	Commercial Cooking Appliances	X			X
8.5	Emergency Lighting Systems	X			
8.6	Exit Signs, Doors, Stairwells and Handrails	X			

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## Information

### Fire Suppression System: Fire Suppression System



Kitchen

## Comments:

### 8.2.1 Portable Fire Extinguishers

#### **EXTINGUISHERS EXPIRED**

Recommendations

Portable fire extinguishers were in need of inspection or recharging. The inspection tags had recently expired.



Party Room



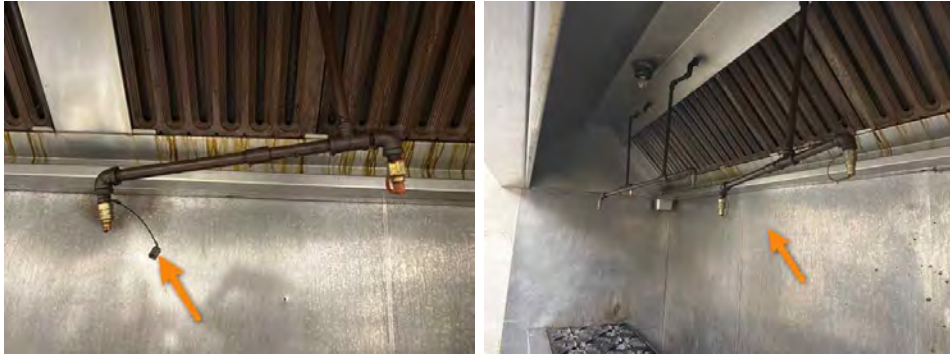
Fire Suppression System

### 8.3.1 Fire Suppression System

## FIRE SUPPRESSION SYSTEM GREASE

Recommendations

The fire suppression nozzles need to be degreased.



Vent hood

### 8.4.1 Commercial Cooking Appliances

## INSPECTION TAG EXPIRED

Recommendations

The certificate for vent hood exhaust was not up to date. I recommend updating certificate of performance.



Kitchen



Make up Air dirty

**Shea Sikes**

**Texas Signature Roofing**

5/20/2024 | 14 Photos

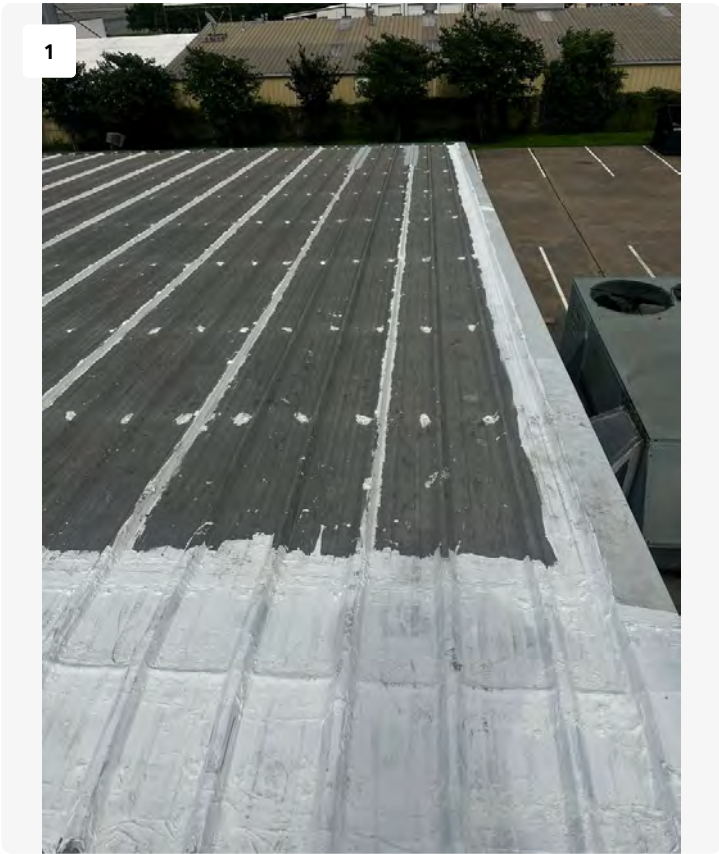


# 2100 Highway 290 E - Tuscany Italian Grill

# Section 1

We were called out due to leaks spread across multiple areas in the roof. After inspecting the roof, we noticed that the panels seemed to be in good condition, but noticed there were several loose screws laying across the roof. We felt the best solution for a R Panel roof in this condition would be a coating system. A full coating wasn't necessary due to the panels still being in good condition, so we applied coating to all empty holes, screws, seams, and rake trim. The rake trim, main ridge seams, and penetrations have a 3-course coating system which includes a middle layer of fabric.

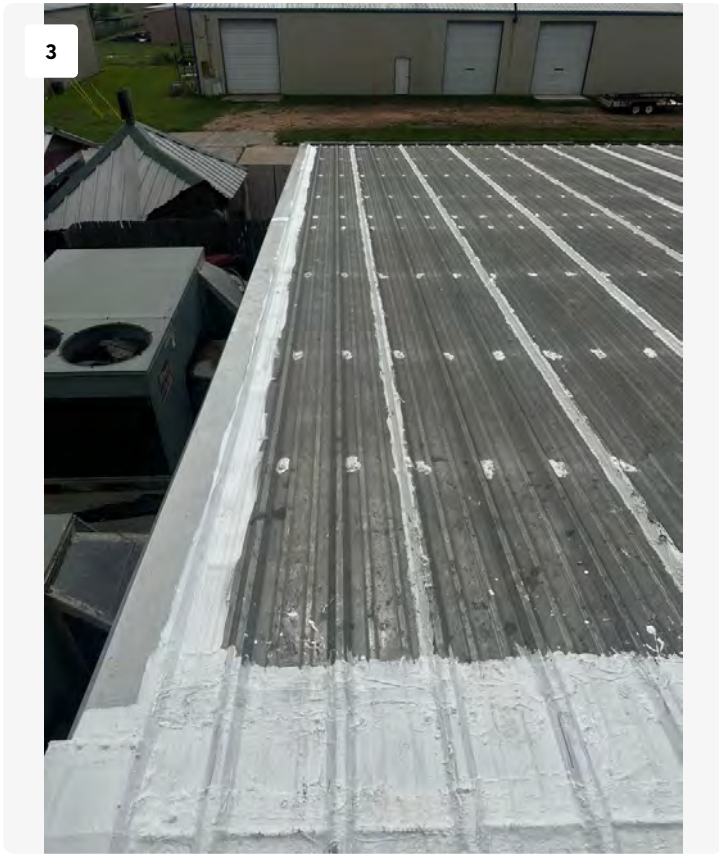
After the coating system was applied, there was a storm that blew through with large amounts of water and major wind speeds, but no leaks were found by the tenant.



Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:28pm  
Creator: Shea Sikes



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5

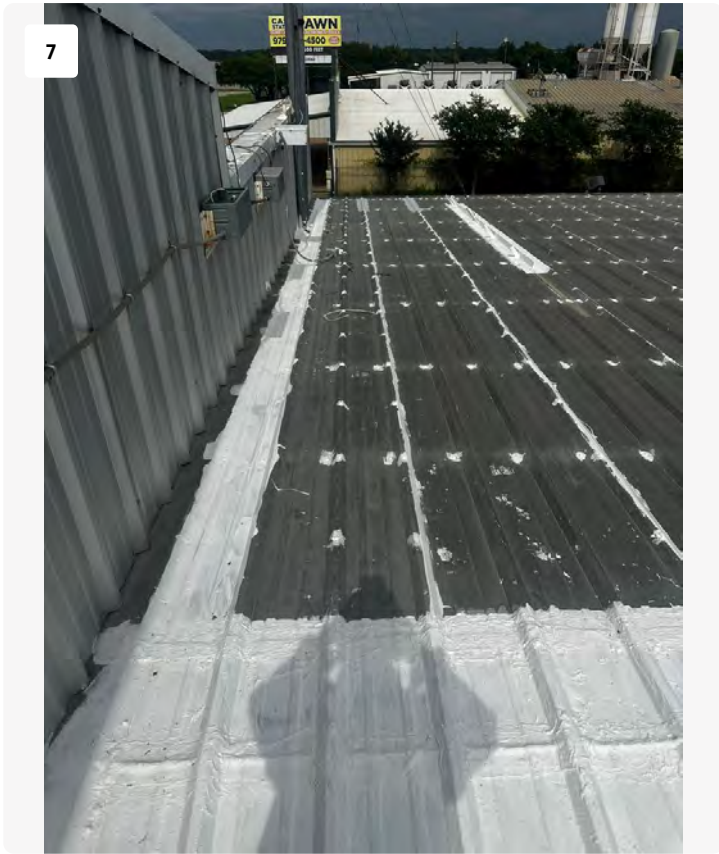


Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:28pm  
Creator: Shea Sikes

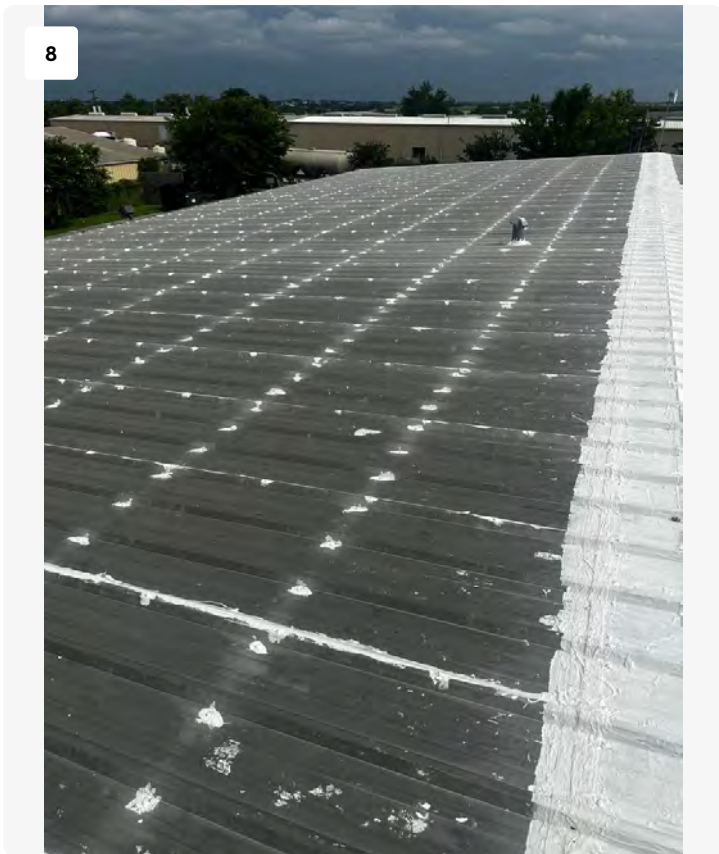
6



Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:28pm  
Creator: Shea Sikes



Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:29pm  
Creator: Shea Sikes



Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:29pm  
Creator: Shea Sikes

9



Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:29pm  
Creator: Shea Sikes

10



Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:29pm  
Creator: Shea Sikes

11



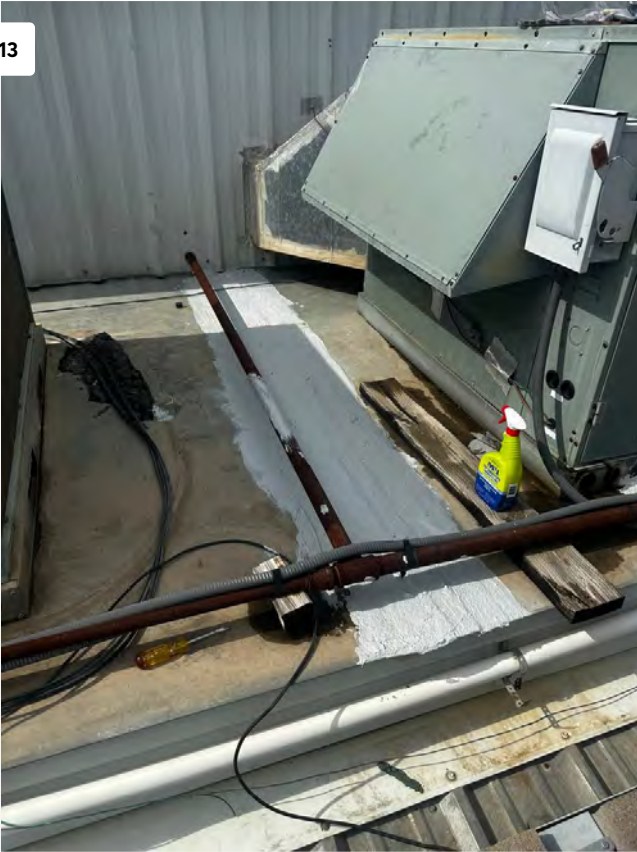
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Project: Tuscany Italian Grill  
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Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:30pm  
Creator: Shea Sikes

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Project: Tiscany Italian Grill  
Date: 5/17/2024, 4:30pm  
Creator: Shea Sikes



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San Antonio, Texas 78240  
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254.233.9839

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**APPRAISAL OF**

**A RESTAURANT**

**LOCATED AT**

**2100 US HIGHWAY 290 EAST  
BRENHAM, WASHINGTON COUNTY, TEXAS 77833**

**DATE OF VALUE  
MAY 14, 2026**

**DATE OF REPORT  
JUNE 1, 2026**

**DATE OF INSPECTION  
MAY 14, 2026**

**PREPARED FOR**

**MR. JIM RICHARDS  
2041 LAKESIDE DRIVE  
SEABROOK, TEXAS 77586**

**PREPARED BY**

**NATIONAL APPRAISAL PARTNERS, LLP**

**NAP LLP FILE #: 26-802**



# NATIONAL APPRAISAL PARTNERS, LLP

June 1, 2026

Mr. Jim Richards  
2041 Lakeside Drive  
Seabrook, Texas 77586

**Re: Appraisal of a restaurant located at 2100 US Highway 290 East, Brenham,  
Washington County, Texas 77833**

Dear Mr. Richards,

At your request we have appraised the above referenced property. The purpose of this appraisal is to provide an estimate of the market value of the fee simple interest of the above referenced property "As Is" as of the date of inspection, or May 14, 2026.

The subject of this appraisal is a restaurant with a total of 7,200 square feet of net rentable area in two buildings on 41,055 square feet or 0.942 acres of land. A detailed description of the property is included in the Site and Improvements Analysis sections of this report.

The intended use of this appraisal is for potential disposition purposes by Mr. Jim Richards. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Our valuation was prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") of The Appraisal Foundation, and with regulations adopted by the Department of the Treasury, Office of the Comptroller of the Currency, required under Title XI of the Financial Institution Reform, Recovery, and Enforcement Act of 1989. This Appraisal Report is the written result of our findings and analysis. These opinions are to be used solely for the purposes stated above and are subject to the accompanying definition of market value and Statement of General Assumptions and Limiting Conditions.

Mr. Jim Richards  
June 1, 2026  
Page ii

Extraordinary Assumptions (the use of which might have affected the assignment results herein):

1. There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions (the use of which might have affected the assignment results herein):

1. There are no Hypothetical Conditions for this appraisal.

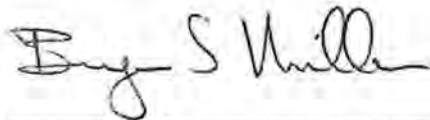
Based on the investigation described in this report, the market value of the fee simple interest of the subject property "As Is" as of the date of inspection, or May 14, 2026, is as follows:

**ONE MILLION SEVEN HUNDRED TEN THOUSAND DOLLARS**  
**\$1,710,000**

We appreciate the opportunity to perform this service for Mr. Jim Richards.

Sincerely,

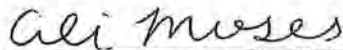
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Attachments

## RECONCILIATION AND FINAL VALUE ESTIMATE

For this appraisal, we used the Sales Comparison and Income Capitalization Approaches to estimate the market value of the fee simple interest of the subject property. The Cost Approach is not an appropriate approach to value the subject property given its age and overall physical characteristics. Therefore, we have not completed the Cost Approach for this appraisal. We considered and evaluated the alternative value indications, weighing the relative significance, applicability and defensibility of each approach. Our value conclusion for each approach to value is as follows.

### **"As Is":**

Cost Approach: N/A

Sales Comparison Approach: \$1,710,000

Income Capitalization Approach: \$1,700,000

Based on our discussions with brokers and investors active in this market, owner users typically give primary consideration to the Sales Comparison Approach, with secondary reliance placed on the Income Capitalization Approach in making an investment decision for similar restaurant buildings. Therefore, we have given primary emphasis to the Sales Comparison Approach and secondary emphasis to the Income Capitalization Approach in our reconciliation.

Based on the investigation described in this report, the market value of the fee simple interest of the subject property "As Is" as of the date of inspection, or May 14, 2026, is as follows:

**ONE MILLION SEVEN HUNDRED TEN THOUSAND DOLLARS**  
**\$1,710,000**