

PREPARED FOR:



TOWER CONDITION ASSESSMENT & MAINTENANCE INSPECTION

**GREEN (HTMO1589)
145' MONOPOLE
LEE'S SUMMIT, MISSOURI**

**EDGE PROJECT NUMBER:
#44838
SEPTEMBER 9, 2025**



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MAINTENANCE INSPECTION

Project Information:

Green (HTMO1589)
202 E. Third St.
Lee's Summit, MO 64063

Client:

Horvath Communications
2307 Edison Rd.
South Bend, IN 46615
Phone: (574) 237-0464
trewitt@horvathcommunications.com

Edge Project Number:

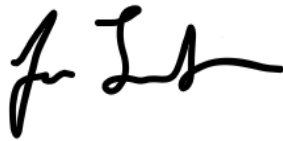
44838

Inspection Date:

August 21, 2025

Date:

September 9, 2025



Jon Lundgren
Engineering Technician

9/9/2025
Date



Lucas J. Fiene
UAS Program Manager

9/9/2025
Date

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SECTION 1

INTRODUCTION

1.1 Purpose of Report

Per your request Edge Consulting Engineers, Inc. (Edge) completed a condition assessment and TIA/EIA tower maintenance inspection of the existing 145' monopole owned by Horvath Communications and located at 202 E. Third St. Lee's Summit, MO 64063.

1.2 Scope of Work

The above noted tower was inspected following the general guidelines set forth by the EIA/TIA-222-I Standard. Standard industry and manufacturer specifications were also observed. A tower climb was completed by Edge Consulting personnel. The climber ascended & descended the tower along the fixed safety climb and a visual inspection of the installation was performed from this vantage point. It should be noted that most of the items noted are based on a visual inspection as part of the tower climb. It is not within the scope of work to physically check or closely observe every member, bolt, connection, etc.

Both the procedures of the assessment/inspection and this report were completed per the requirements of **Annex J: Maintenance and Condition Assessment Procedures** of the TIA/EIA-222-I standard. The standard recommends routine inspection of self-support towers on a maximum of 5-year intervals. Shorter intervals are recommended for Class III (Public Safety) Structures and after severe wind and/or ice storms or other extreme conditions.

1.3 Limitations and Exceptions

The following **limitations and/or exceptions** should be noted for this inspection:

- Subsurface items were not excavated for inspection or otherwise verified
- The building structure surrounding and supporting the tower base was not evaluated as part of this project.
- This inspection report shall not be construed as a confirmation of compliance of the existing structure, components and appurtenances with applicable governmental, non-governmental, and industry codes and standards.
- This inspection report makes no warranties, expressed and/or implied, of the present or future adequacy, capacity, or performance of the existing structure, components, and appurtenances.

SECTION 2 MAINTENANCE INSPECTION

The following sections list issues identified by Edge Consulting personnel during a field inspection conducted on August 21, 2025.


2.1 Maintenance Issues – Tower (CRITICAL)





The following issues identified are considered critical issues that could affect the structural performance of the tower or are considered a safety hazard. It is recommended that these deviations be addressed or further analyzed in the near future.

- There were no deviations that pertain to this section of the report.

2.2 Maintenance Issues – Tower (MAINTENANCE)



The following issues identified are considered low priority deviations that do not require immediate attention but should be considered as part of future tower maintenance activities.


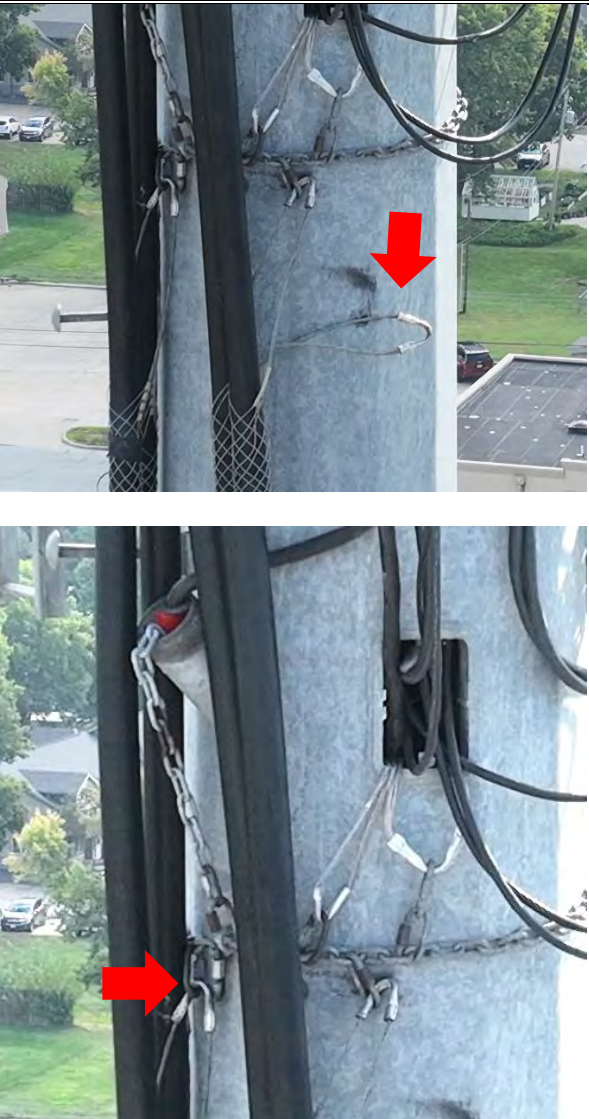
Category & Item Description	Non-Compliant Item & Recommendation	Photo
<p>2.2.1</p> <p>Construction Debris</p>	<p>Trash and construction debris are present inside the base of the tower and within the compound.</p> <p>Recommended to remove all trash and debris as part of future maintenance.</p>	 <p>The photo column contains three images. The top image shows a close-up of a cluttered interior space, likely the base of a tower, filled with tangled black cables, plastic bottles, and other trash. The middle image shows a view from underneath a concrete or metal structure, revealing a pile of debris including wood, metal scraps, and plastic on a concrete floor. The bottom image shows a pile of construction debris, including sticks and plastic, situated on a gravel surface next to a chain-link fence and a metal post.</p>

<p>2.2.1</p> <p>Construction Debris Cont.</p>		
<p>2.2.2</p> <p>Grounding</p>	<p>Detached ground lead is present at the tower base.</p> <p>Recommended to be removed to prevent a trip hazard.</p>	
<p>2.2.3</p> <p>Safety Climb Cable</p>	<p>Safety Climb cable has become detached from cable keepers, causing damage to the tower galvanization coating.</p> <p>Edge Consulting personnel addressed the coating issues at the time of inspection and is noted in section 2.4 below.</p> <p>Recommend installing locking cable keepers to prevent future damage to the cable and tower.</p>	
<p>2.2.4</p> <p>Tower</p>	<p>Corrosion is present at a coax port at approximately 110' opposite the climb face.</p> <p>Edge Personnel were not able to correct this issue at the time of inspection. Recommend clearing the corrosion and applying cold galvanizing compound as part of future maintenance.</p>	

2.3 Maintenance Issues – Appurtenances

The following issues identified pertain to the existing appurtenances and cables secured to the tower structure. Deviations listed are based on standard industry and manufacturer specifications.

Category & Item Description	Non-Compliant Item & Recommendation	Photo
<p>2.3.1</p> <p>Cabling</p>	<p>Unused coax and RET cables are present at top of tower and on the antenna platform.</p> <p>Recommended to notify AT&T to remove all unused cabling.</p>	 <p>The top photograph shows a close-up of a tower structure with several unused coaxial cables and RET cables hanging from the top. The bottom photograph shows an antenna platform with various cables and equipment, including some unused cables.</p>
<p>2.3.2</p> <p>Cabling</p>	<p>Decommissioned cables were present on the roof of a nearby building.</p> <p>Recommended to be removed as part of future tower maintenance.</p>	 <p>The photograph shows a view from a tower looking down at a nearby building's roof. Two red arrows point to decommissioned cables lying on the roof surface.</p>

<p>2.3.3</p> <p>Cabling</p>	<p>AT&T cabling was not secured for approximately 20' on the tower.</p> <p>Recommended for additional coax support to be installed to ensure that all coax is supported every 5' as per TIA standards.</p>	 <p>An aerial photograph showing a tall, grey tower structure. Several black coaxial cables are visible running vertically down the tower. The surrounding area includes a paved road, green trees, and a building with a red roof.</p>
<p>2.3.4</p> <p>Cabling</p>	<p>A Kellum grip was not properly secured near the top of tower coax port at the time of inspection.</p> <p>Additionally, the locking carabiner for the coax support chain was not properly locked.</p> <p>Recommended to re-attach the unsecured Kellum grip and lock the carabiner as part of future tower maintenance.</p>	 <p>Two close-up photographs of the tower's cabling. The top photo shows a Kellum grip (a metal ring) attached to a coaxial cable, with a red arrow pointing to it. The bottom photo shows a locking carabiner attached to a chain, with a red arrow pointing to it.</p>

2.3.5

Cabling

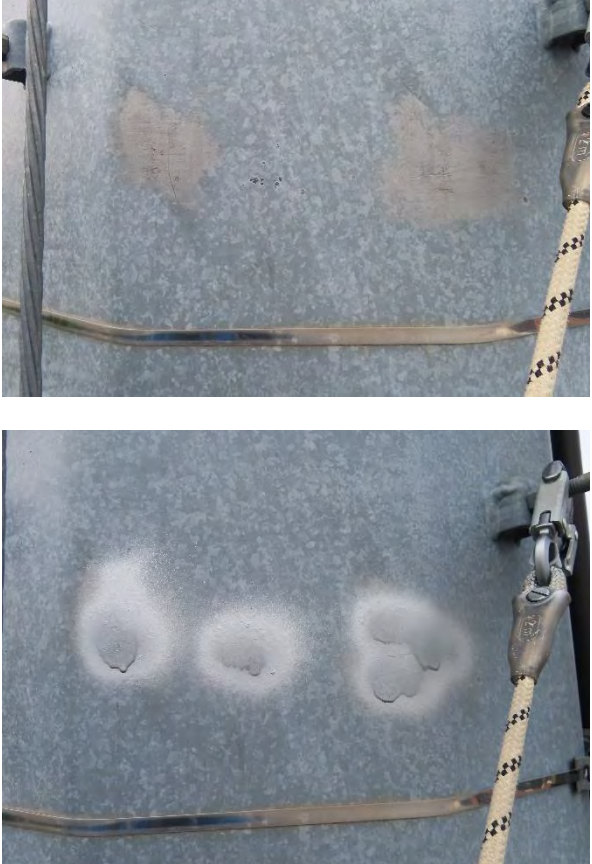
Coax snap-ins are not properly secured to the steel band straps at approximately 80-100'.

Recommended to re-secure the snap-ins in the near future.



2.4 Maintenance Issues – Addressed by Edge Consulting Personnel

The following issues identified are maintenance issues identified and addressed by Edge Consulting personnel at the time of inspection.

Category & Item Description	Non-Compliant Item & Recommendation	Photo
2.4.1 Tower	<p>The tower's galvanized coating has been damaged in multiple locations due to the climb cable coming loose from the cable keepers.</p> <p>Additionally, the tower's galvanized coating was damaged at multiple step bolt attachment points.</p> <p>Corrosion was cleaned with a wire brush and coated with a cold galvanizing compound by Edge Consulting personnel.</p>	

2.4.2

Tower Base

All tower anchor bolts galvanized coating is breaking down and the steel is beginning to corrode.

Additionally, the tower galvanized coating was damaged where the coax band straps were attached.

All visible corrosion was cleaned with a wire brush and coated with a cold galvanizing compound by Edge Consulting personnel.



2.4.2

Tower Base Cont.



FIGURE 1
INSPECTION PHOTOGRAPHS



Photo 1: Compound Ground View



Photo 2: Tower Base Ground



Photo 3: Tower Base Ground2



Photo 4: Lower Tower Ground Bar

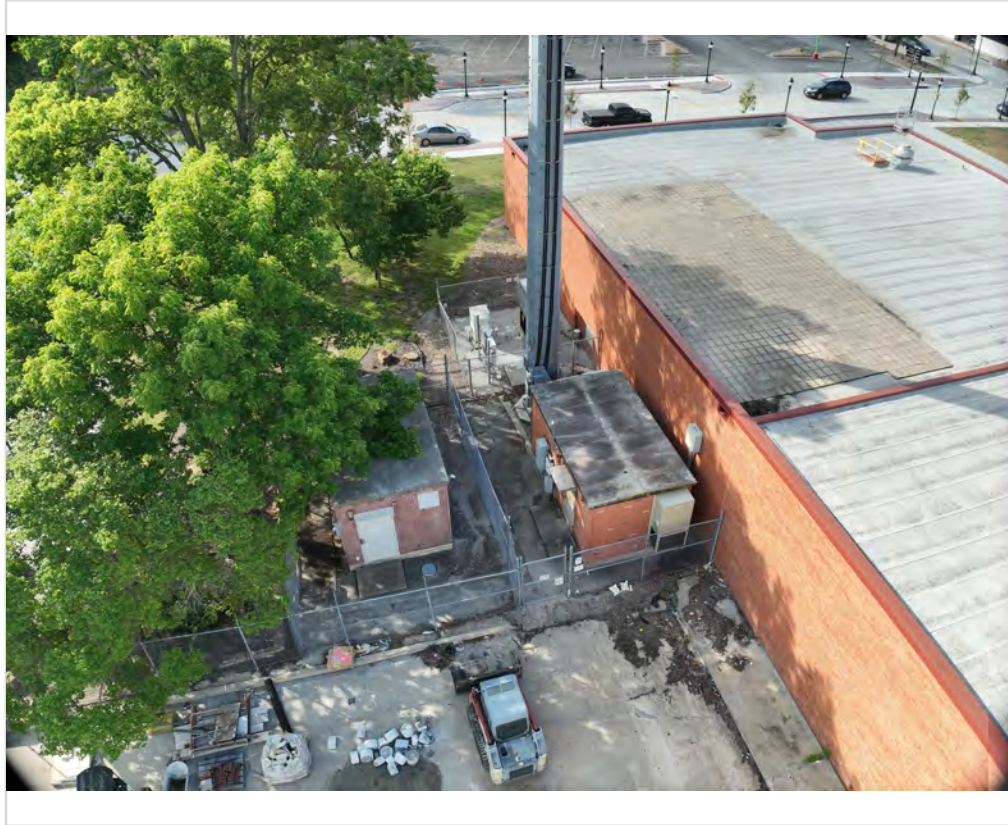


Photo 5: Compound Overview

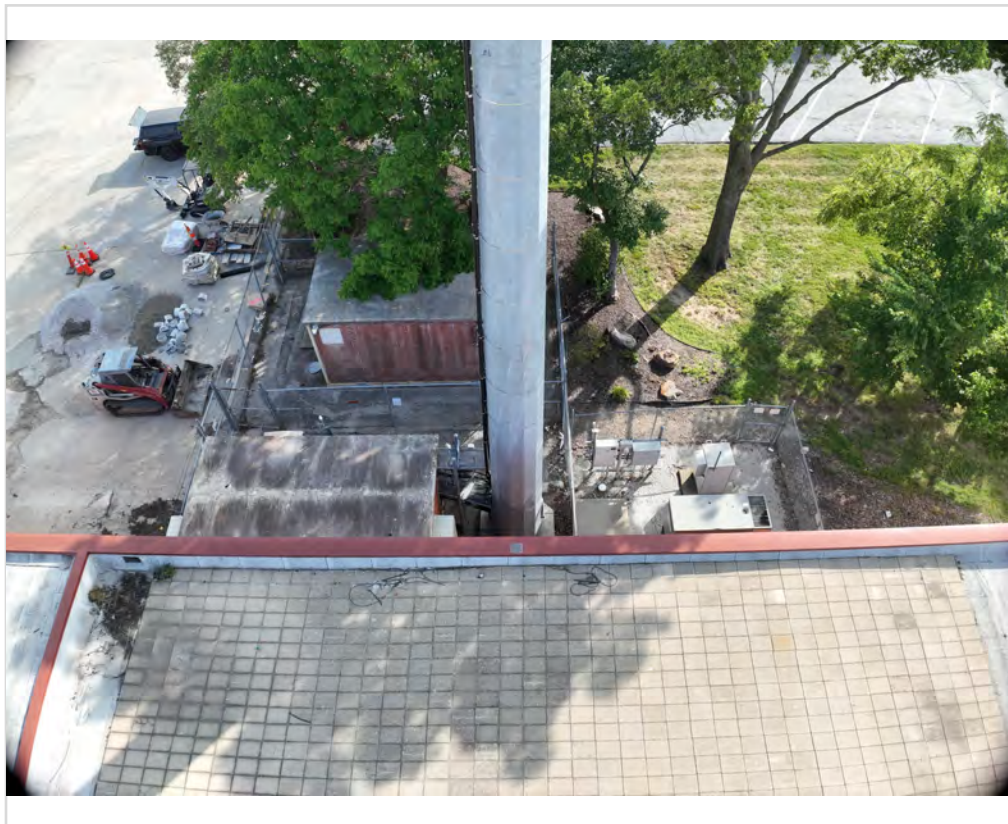


Photo 6: Compound Overview2

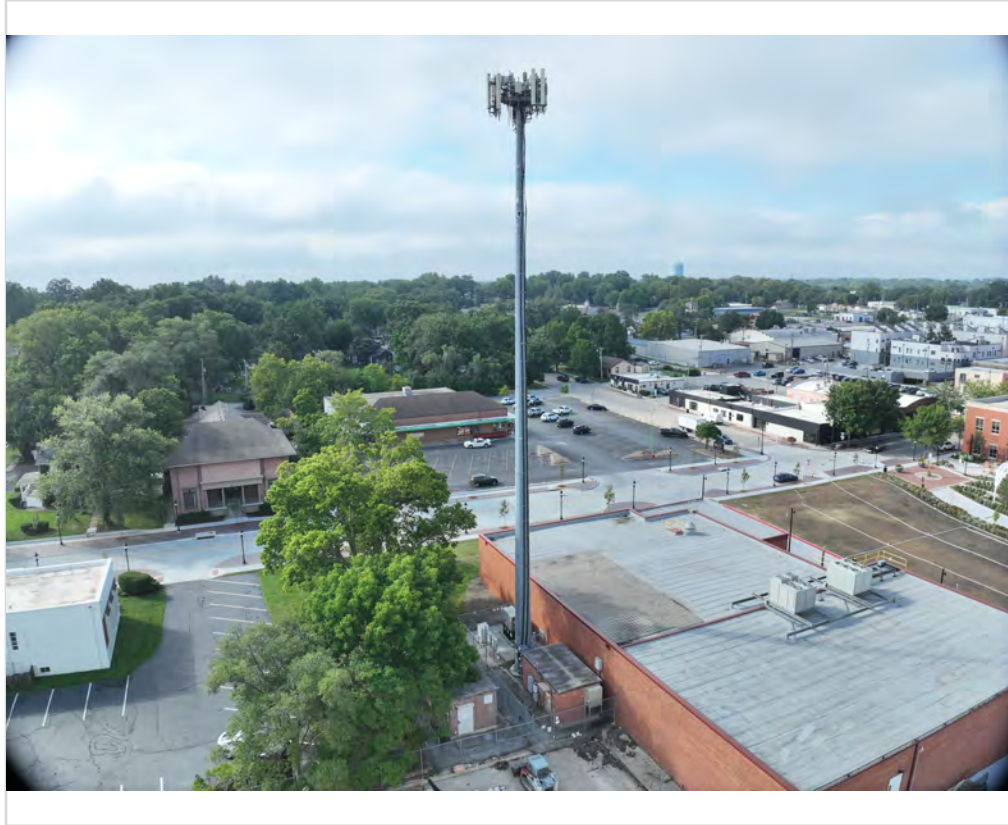


Photo 7: Tower Elevation

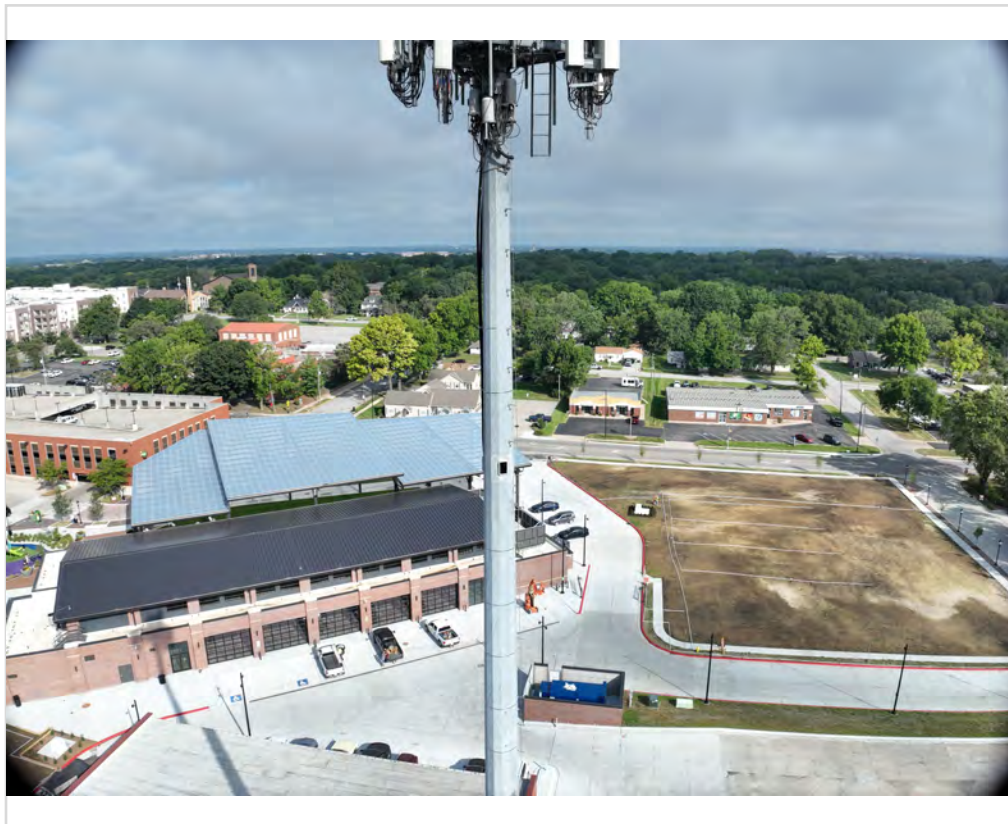


Photo 8: Tower Section

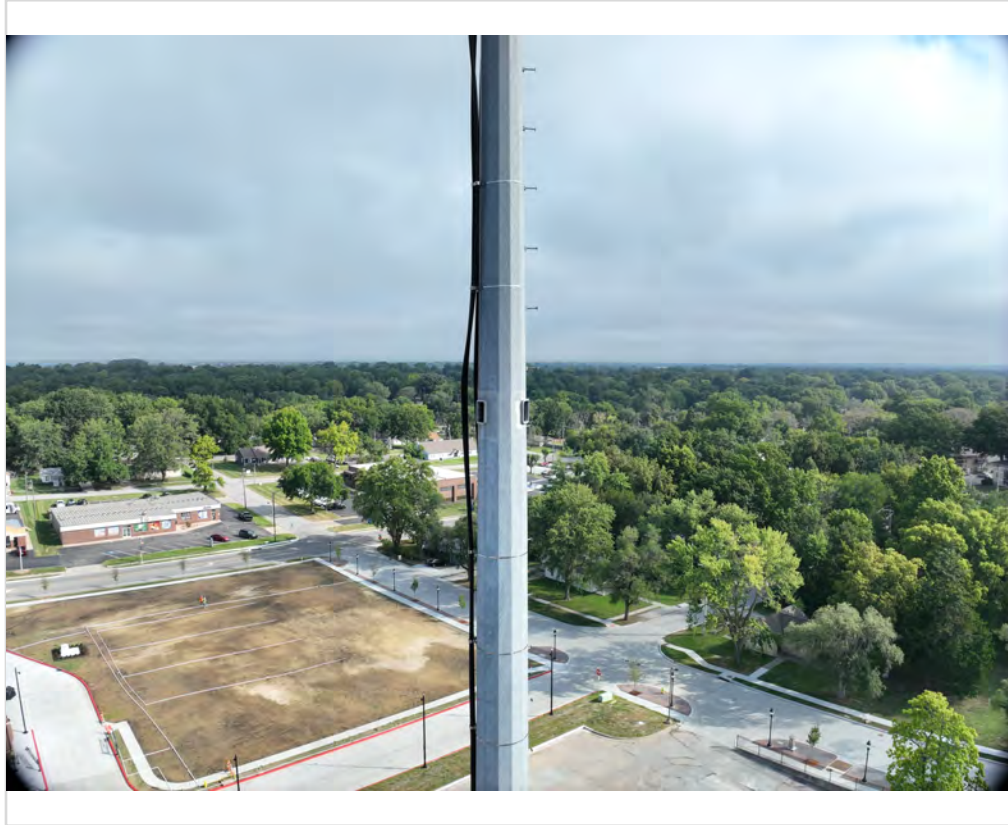


Photo 9: Tower Section2



Photo 10: Tower Section3



Photo 11: Tower Equipment

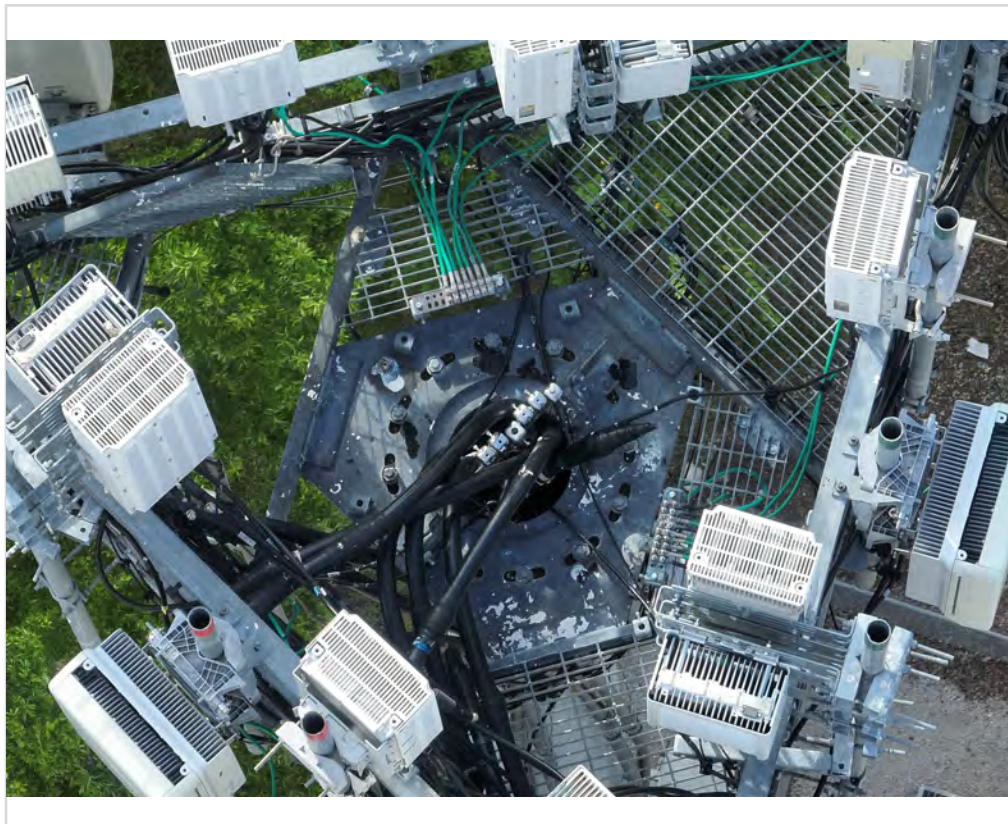


Photo 12: Tower Top

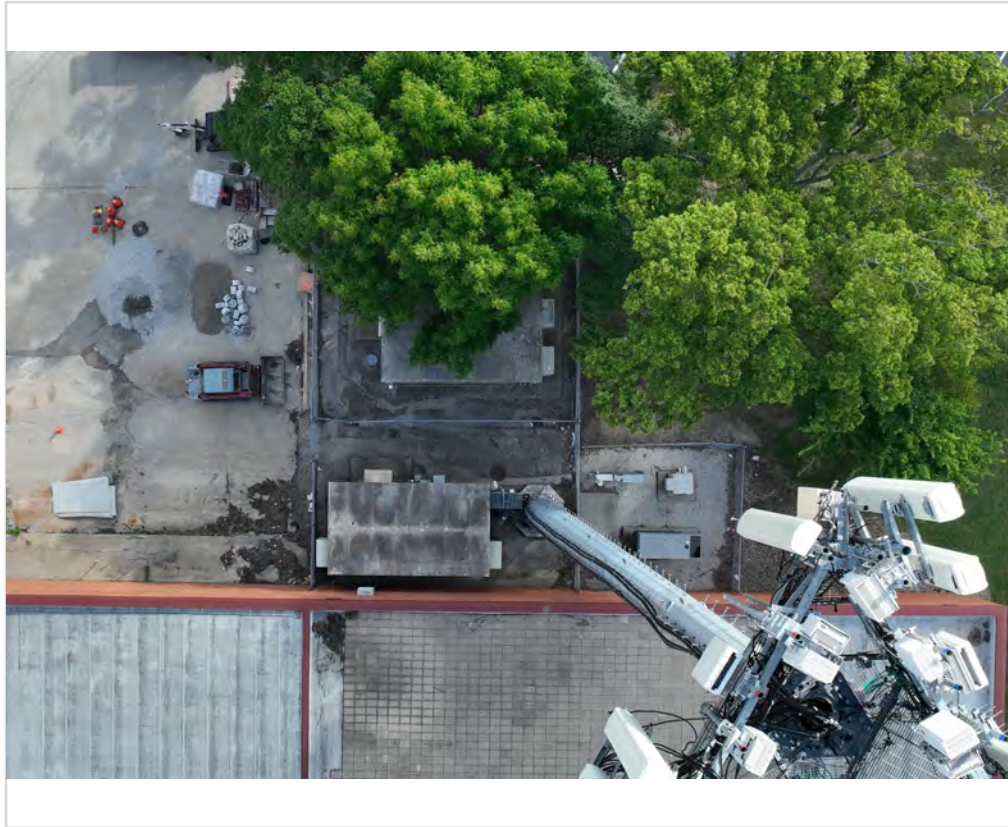


Photo 13: Compound Aerial



Photo 14: Tower Section4



Photo 15: Tower Section5

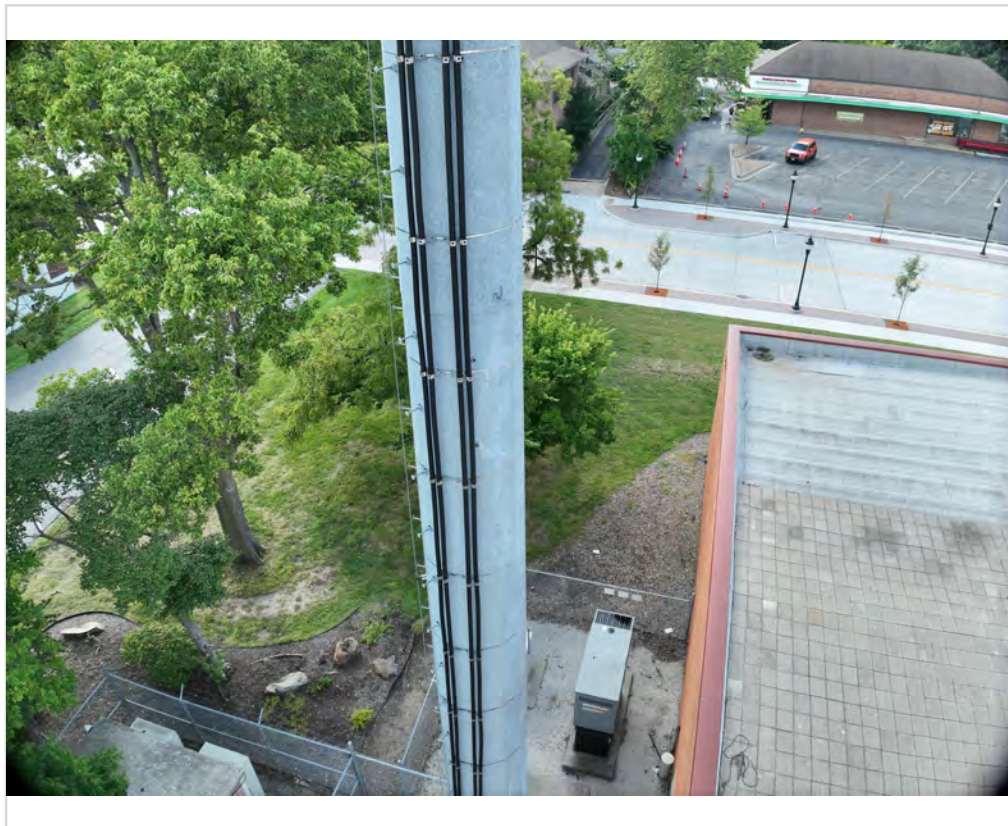


Photo 16: Tower Section6

APPENDIX A
TOWER ELVATION

MOUNT C/L
ELEV: 147.3'

TOP OF LIGHTNING ROD
ELEV: 157.0'

TOP OF TOWER
ELEV: 146.0'



TOP OF CONCRETE
ELEV: 0'

NOTE:

ELEVATIONS ARE BASED ON MEASUREMENTS
EXTRAPOLATED FROM UAS 3D POINT CLOUD.
HEIGHTS ARE ROUNDED TO THE NEAREST 0.1'

PROJECT INFORMATION

SITE NAME: GREEN
HORVATH SITE #: HTMO1589
SITE ADDRESS:
202 E. THIRD STREET
LEE'S SUMMIT, MO 64063
CASS COUNTY

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 **HORVATH**
COMMUNICATIONS
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2307 Edison Rd.
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SHEET:

SITE ELEVATION

INSPECTION DATE: 08/21/2025
PREPARED BY: TJP
CHECKED BY: JRJ
EDGE PROJECT #: 44838
EDGE SITE ID: S17710

T-201