



# TEXAS DEPARTMENT OF LICENSING & REGULATION

Regulatory Program Management Division • PO Box 12157 • Austin, Texas 78711 • (512) 463-6599

www.tdlr.texas.gov

## Boiler Equipment Report of Inspection

PURSUANT TO CHAPTER 755, HEALTH AND SAFETY CODE, 16 TX ADMINISTRATIVE CODE, CHAPTER 65, AND OCCUPATIONS CODE CHAPTER 51

TX# * TX272992	* <input type="checkbox"/> 1ST INSPECTION <input checked="" type="checkbox"/> SUBSEQUENT	<input type="checkbox"/> INTERNAL <input checked="" type="checkbox"/> NON-CERTIFICATE	<input checked="" type="checkbox"/> EXTERNAL <input type="checkbox"/>	STATUS: * <input checked="" type="checkbox"/> ACTIVE <input type="checkbox"/> JUNKED	<input type="checkbox"/> DISCONNECTED IN PLACE <input type="checkbox"/> DISPOSITION UNKNOWN	<input type="checkbox"/> EXEMPT <input type="checkbox"/>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> 2ND HAND
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IDENTIFIED BY: * <input checked="" type="checkbox"/> DECAL <input type="checkbox"/> STAMP <input type="checkbox"/> TAG	VARIANCE: * <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	TEXAS SPECIAL: * <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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PHYSICAL ADDRESS <small>(if the physical address has changed a first inspection is required)</small>	OWNER ADDRESS	MAILING ADDRESS
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NAME * <b>Riverside Ranch APTS</b>	NAME <b>Riverside Ranch APTS</b>	NAME <b>Friedman Management</b>
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(Address 1) * <b>1805 Aquarena Springs Dr</b>	(Address 1) <b>1805 Aquarena Springs Dr</b>	(Address 1) <b>1805 Aquarena Springs Dr</b>
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(City, State, Zip) * <b>San Marcos, TX 78666-8280</b>	(City, State, Zip) <b>San Marcos, TX 78666-8280</b>	(City, State, Zip) <b>San Marcos, TX 78666-8280</b>
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LOCATION PHONE: <b>833-328-6248</b>	OWNER PHONE:	CONTACT NAME: <b>Christine Contreras</b>
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OBJECT LOCATION: * <b>Amenity center</b>	BUSINESS EMAIL:	CONTACT PHONE: <b>512-754-0001</b>
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MANUFACTURER * <b>Raypak</b>	NAT'L BOARD # <b>474221</b>	SERIAL NUMBER <b>1809474221</b>	MFGR MODEL # <b>H3-0499</b>
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Boiler MAWP *	YEAR BUILT *	INTERVAL *	BLR TYPE *	BLR USE CLASS *	BLR USE *	HEATING SURFACE	CAP (GAL)	MIN SRV	MAX STEAM	ASME STAMP *
160	2009	36	Water Tube	Hot Water Supply Boiler	Domestic Potable Water	62		620-LB/HR		H

SAFETY RELIEF VALVE DATA			LOW WATER CUTOFF TYPE		FUEL *	BTU/HR INPUT
SET PRESSURE HIGHEST * 125	TOTAL CAP. * 1700000	# OF SAFETIES 1	<input type="checkbox"/> PROBE TYPE	<input type="checkbox"/> FLOAT & CHAMBER	Natural Gas	500000
LOWEST * 125	<input checked="" type="checkbox"/> BTU/HR <input type="checkbox"/> #/HR		<input checked="" type="checkbox"/> FLOW SWITCH	<input type="checkbox"/> OTHER _____		BTU/HR OUTPUT 410000

EXPANSION TANK ASME * <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	EXPANSION TANK MAWP <b>150</b>	EXTERNAL PIPE ASME <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
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EXTENSION INSPECTION? <input type="checkbox"/> YES <input type="checkbox"/> NO	EXTENSION APPROVAL DATE (IF APPLICABLE)
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Comments: CO readings of 0. Discussed AIA coverage. Delivered overdue invoice. Boiler under full operating pressure during inspection. This location is in possible bankruptcy proceedings. I was called to this location by the City of San Marcos stemming from multiple local code violations. I was unable to perform the overdue inspections due to JO reflecting coverage by Travelers insurance.

ITEM # - LAW/RULE	VIOLATION (ATTACH ADDITIONAL PAGES IF NECESSARY)
1 - 65.12(1)	COND: Boiler does not have a current certificate of operation.
2 - 65.300(j)	COND: §65.300. (j) Payment for inspection greater than 90 days overdue.

I HEREBY CERTIFY THAT THIS IS A TRUE REPORT AS A RESULT OF MY INSPECTION.

 SIGNATURE OF INSPECTOR Tim Larrew	1831 TX COMMISSION #	TDLR INSPECTION ORG.
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Jeff Quimby, Code enforcement Officer, 512 393-1092 SIGNATURE OF INDIVIDUAL PRESENT AT INSPECTION *	02/15/2024 DATE (MM/DD/YY) *
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IS CONDITION OF OBJECT SUCH THAT A CERTIFICATE MAY BE ISSUED? \*  YES  NO (IF NO, EXPLAIN FULLY UNDER VIOLATIONS)