CoreVault Data Center Phase II
ELECTRONIC LEAK DETECTION REPORT

ASTM-D 7877 Compliant

PROJECT INFORMATION

Property Name	CoreVault Data Center Phase II
Address	1201 North Commerce Parkway, Dallas, Texas 75247
Facility Type	Data Center
Client / Owner	CoreVault
Roofing Contractor	Summit Roofing | Marcus Webb
Report Date	March 14, 2025
Test Date(s)	March 10–14, 2025
Mobilization #	Phase II, Mobilization 1 | Section: Mechanical Roof
Prepared By	Landry Honza, Vice-President | Honza Group Inc.

EXECUTIVE SUMMARY

~30,000	24	0	24
Total Area Tested (SF)	Breaches Identified	Breaches Repaired & Verified	Breaches Pending Repair

Honza Group Inc. performed Electronic Leak Detection on approximately 30,000 SF of the Mechanical Roof at the CoreVault Data Center Phase II (1201 North Commerce Parkway, Dallas, Texas) from March 10–14, 2025. Twenty-four (20) breaches were identified across the tested area. No on-site repairs were made during this mobilization; all breach locations have been documented with coordinates and photographs for remediation by Summit Roofing. Areas with stored materials from other trades were temporarily cleared to allow complete coverage of the Mechanical Roof section.

SCOPE OF WORK

Areas Tested

The Mechanical Roof Area of the CoreVault Data Center Phase II was tested during this mobilization. Approximately 30,000 SF was covered. This section includes sections C and D as identified on the attached roof plan.

Testing Standard

All testing was performed in compliance with ASTM-D 7877 — Standard Guide for Electronic Methods for Detecting and Locating Leaks in Waterproof Membranes.

TESTING METHOD

High Voltage Electronic Leak Detection (Spark Testing)

A high-voltage electrical pulse is applied to the membrane surface using a brush or broom electrode. The structural deck serves as the ground. When the electrode passes over a breach in the membrane, current arcs through the defect to the deck, triggering an audible and visual signal on the technician's equipment. The breach location is flagged immediately and can be repaired and retested.

SITE CONDITIONS

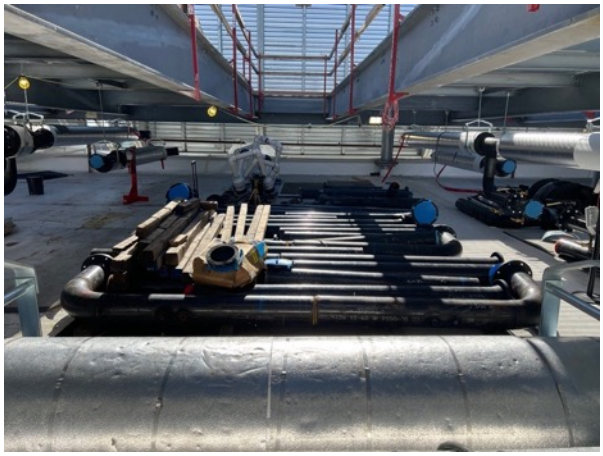
Upon arrival at the site, Honza Group Inc. inspected the conditions of the area to be tested. The following were noted:

- Numerous areas on the roof had materials stored by other trades. Upon testing adjacent to these areas, both Summit Roofing and Apex Construction relocated materials so testing could be completed.
- Debris including pebbles, fasteners, and metal shavings were present throughout the roof area. This debris should be removed prior to membrane traffic; failure to do so could result in new breaches.
- Other trades are still completing work on the roof. The roofing membrane should be protected while other trades are active, or future breaches could occur.

Areas Excluded

Areas A and B on the attached roof plan were not included in this mobilization (shown in red on the plan). These sections are designated Not in Contract / Not Tested.

SITE CONDITION PHOTOS



Representative Condition — Areas with Stored Materials

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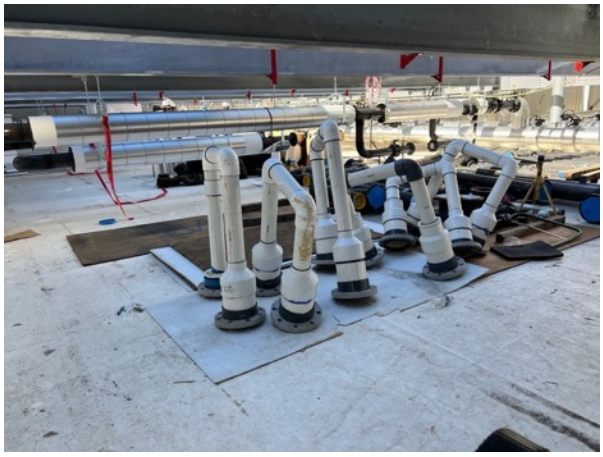


Representative Condition — Areas with Stored Materials

Representative Condition — Debris Present on Membrane

Representative Condition — Fasteners & Metal Shavings on Membrane

Overview — Mechanical Roof

FINDINGS — MECHANICAL ROOF

Twenty (20) breaches were identified in approximately 30,000 SF tested on the Mechanical Roof Area. All breaches were measured from the identified measuring point shown on the attached plan. The first coordinate was measured right to left; the second coordinate was measured top to bottom.

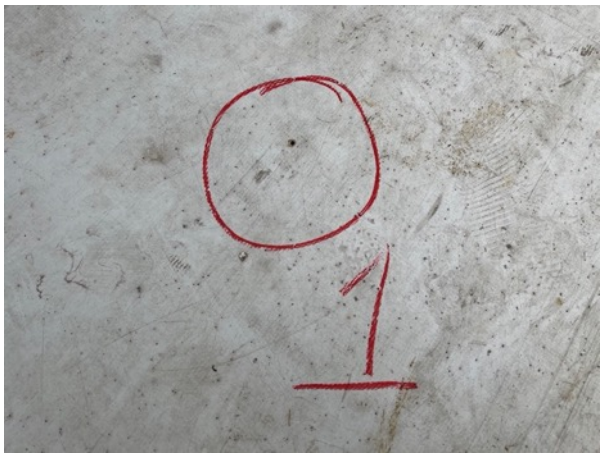
Now that testing has been performed on the Mechanical Area, it is best to prevent any traffic or material storage on the previously tested membrane. Failure to do so could result in new breaches.

BREACH SUMMARY

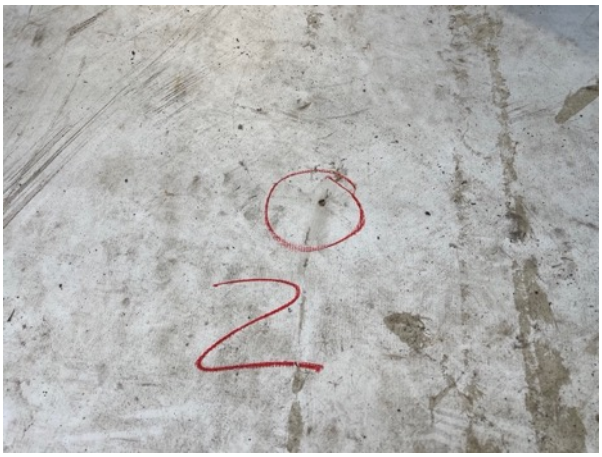
Breach ID	Coordinates (X', Y')	Repair Status
1	54', 13'	Pending Repair
2	9.5', 74'	Pending Repair
3	26', 100'	Pending Repair
4	40', 106'	Pending Repair
5	60', 117'	Pending Repair
6	81', 129.5'	Pending Repair

7	74', 90'	Pending Repair
8	85', 128.5'	Pending Repair
9	101', 117'	Pending Repair
10	95', 13.5'	Pending Repair
11	227.5', 15'	Pending Repair
12	213', 42'	Pending Repair
13	95.5', 13.5'	Pending Repair
14	155', 3'	Pending Repair
15	155', 3'	Pending Repair
16	155', 3'	Pending Repair
17	155', 3'	Pending Repair
18	201', 127'	Pending Repair
19	210', 117'	Pending Repair
20	260', 93'	Pending Repair

BREACH PHOTO DOCUMENTATION

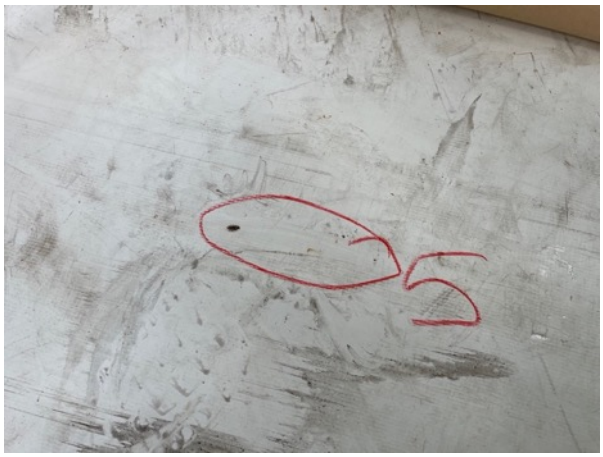


Breach 1 — (54’, 13’)



Breach 2 — (9.5’, 74’)

Breach 3 — (26’, 100’)



Breach 4 — (40’, 106’)

Breach 5 — (60’, 117’)

Breach 6 — (81’, 129.5’)

Breach 7 — (74’, 90’)

Breach 8 — (85’, 128.5’)

Breach 9 — (101’, 117’)

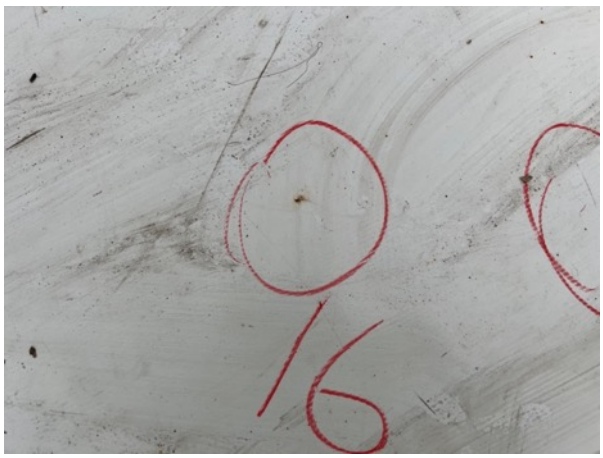
Breach 10 — (95’, 13.5’)

Breach 11 — (227.5’, 15’)

Breach 12 — (213’, 42’)

Breach 13 — (95.5’, 13.5’)

Breaches 14–17 — (155’, 3’) — View A



Breaches 14–17 — (155’, 3’) — View B

Breach 18 — (201’, 127’)

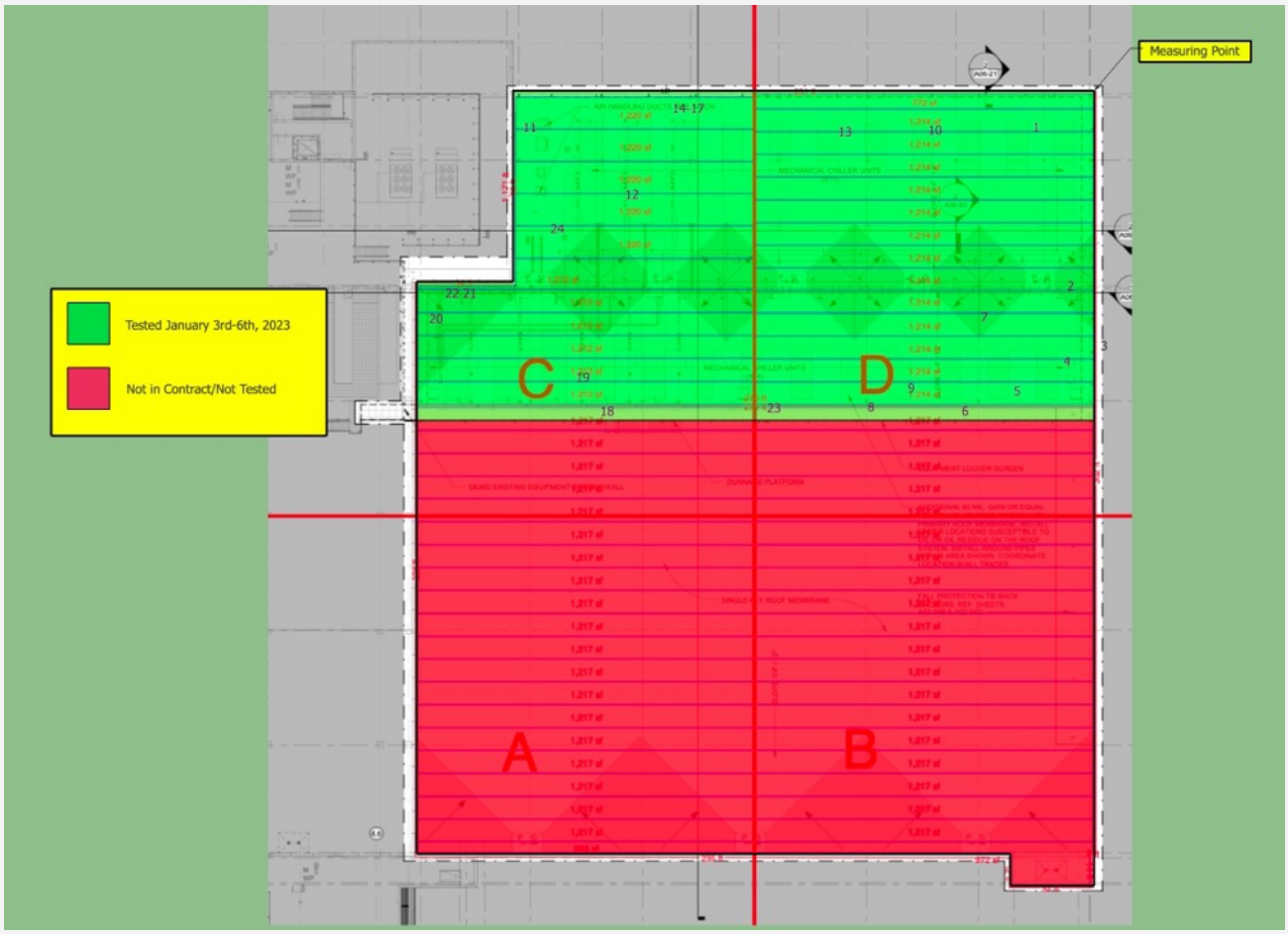
Breach 19 — (210', 117')

Breach 20 — (260', 93')

CERTIFICATION

This certifies that Electronic Leak Detection was performed at the property identified in this report in accordance with **ASTM-D 7877 – Standard Guide for Electronic Methods for Detecting and Locating Leaks in Waterproof Membranes.** Testing was conducted by Honza Group Inc. **Landry Honza, Vice-President | Honza Group Inc. | HonzaGroupInc.com | 301.953.7210**

TEST / BREACH PLAN — MECHANICAL ROOF



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