

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

GREENEWAY IMPROVEMENT DISTRICT

APRIL 30, 2026

**for:
GREENEWAY IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



**by:
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1950 SUMMIT PARK DRIVE
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Greenway Improvement District

April 30, 2026

Introduction

In accordance with the Greenway Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2026 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we reviewed areas which were observed the previous year, noting areas that have progressed and documented additional cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, protruding valve covers, worn/discolored decorative crosswalks, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Conclusion

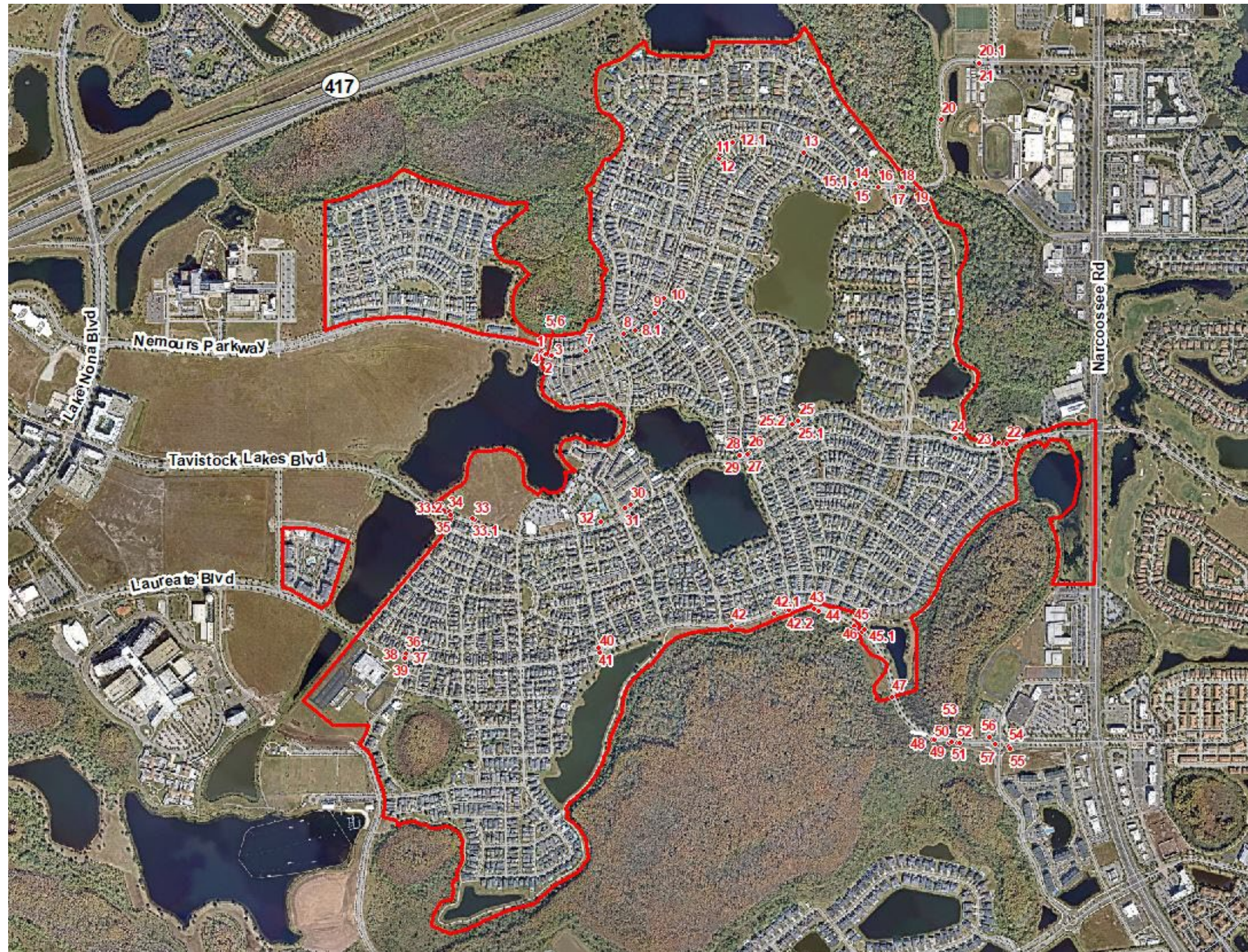
The annual inspection of the Greenway Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



Locations shown have been approximated.

GREENWAY IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1
Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 1 – 2025 Assessment)



Photo 2
Asphalt Pavement Edge Failure (Increasing Edge Failure Observed)
(Refer to Prior Photo 2 – 2025 Assessment)



Photo 3
Valve Cover Approximately 1 inch Reveal (No Observed Changes)
(Refer to Prior Photo 3 – 2025 Assessment)



Photo 4
Asphalt Pavement Edge Failure (Increasing Edge Failure Observed)
(Refer to Prior Photo 4 – 2025 Assessment)



**Photo 5 - Asphalt Pavement Edge Failure (No Observed Changes)
(Refer to Prior Photo 5 – 2025 Assessment)**



**Photo 6 - Asphalt Pavement Edge Failure (No Observed Changes)
(Refer to Prior Photo 6 – 2025 Assessment)**



**Photo 7 - Poor Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 8 – 2025 Assessment)**

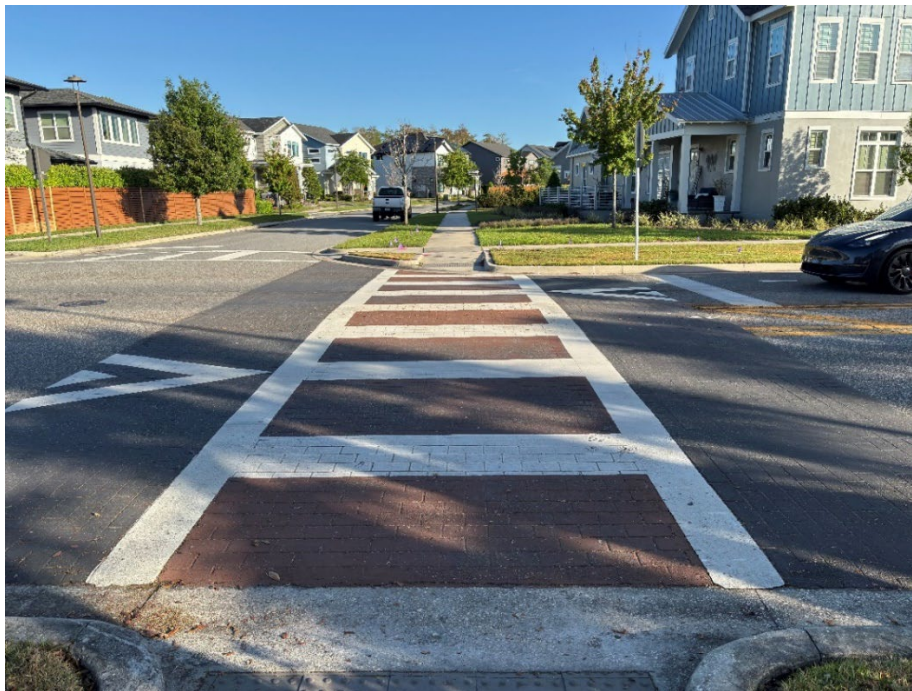


**Photo 8
Deterioration of Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 10 – 2025 Assessment)**



**Photo 8.1 - Cracked Concrete and Base Failure
(New Photo – 2026 Assessment)**



**Photo 9 – Concrete Slab Movement
(Previously Ground Down - Additional Ponding Area Observed)
(Refer to Prior Photo 11 – 2025 Assessment)**



**Photo 10 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 14 – 2025 Assessment)**



**Photo 11
Cracked Concrete and Base Failure at Yard Drain (Base Failure Progressing)
(Refer to Prior Photo 15 – 2025 Assessment)**



Photo 12
Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 16 – 2025 Assessment)



Photo 12.1 – Failing Concrete Edging
(New Photo – 2026 Assessment)



**Photo 13 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 17 – 2025 Assessment)**



**Photo 14 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 18 – 2025 Assessment)**



**Photo 15 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 19 – 2025 Assessment)**



**Photo 15.1 – Concrete Slab Movement
(New Photo – 2026 Assessment)**



**Photo 16 - Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 21 – 2025 Assessment)**



**Photo 17 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 22 – 2025 Assessment)**



**Photo 18 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 23 – 2025 Assessment)**



**Photo 19 - Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 24 – 2025 Assessment)**



**Photo 20 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 27 – 2025 Assessment)**



**Photo 20.1 - Cracked Concrete (Additional Slab Movement Observed)
(New Photo – 2026 Assessment)**



**Photo 21 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 29 – 2025 Assessment)**



**Photo 22 - Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 30 – 2025 Assessment)**



Photo 23
Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 31 – 2025 Assessment)



Photo 24
Poor Quality Asphalt Patch (Asphalt Patch Edge Failure Observed)
(Refer to Prior Photo 33 – 2025 Assessment)



**Photo 25 - Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 34 – 2025 Assessment)**



**Photo 25.1 – Asphalt Damage
(New Photo – 2026 Assessment)**



**Photo 25.2 – Asphalt Raveling and Base Failure
(New Photo – 2026 Assessment)**



**Photo 26
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 35 – 2025 Assessment)**



Photo 27
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 36 – 2025 Assessment)



Photo 28
Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 37 – 2025 Assessment)



**Photo 29 - Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 38 – 2025 Assessment)**



**Photo 30 - Asphalt Edge Failure (No Observed Changes)
(Refer to Prior Photo 39 – 2025 Assessment)**



**Photo 31 - Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 40 – 2025 Assessment)**



**Photo 32 - Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 42 – 2025 Assessment)**



Photo 33
Cracked Asphalt from Side to Side (Increased Cracking Severity Observed)
(Refer to Prior Photo 43 – 2025 Assessment)



Photo 33.1 – Water Ponding
(New Photo – 2026 Assessment)



**Photo 33.2 - Multiple Cracked Asphalt and Asphalt Raveling
(New Photo – 2026 Assessment)**



**Photo 34 - Cracked Asphalt and Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 47 – 2025 Assessment)**



Photo 35
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 50 – 2025 Assessment)



Photo 36
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 51 – 2025 Assessment)



Photo 37
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 52 – 2025 Assessment)



Photo 38
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 53 – 2025 Assessment)



Photo 39
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 54 – 2025 Assessment)



Photo 40
Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 55 – 2025 Assessment)



Photo 41
Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 56 – 2025 Assessment)



Photo 42
Asphalt Raveling and Base Failure (Further Edge Failure Observed)
(Refer to Prior Photo 57 – 2025 Assessment)



**Photo 42.1 – Water Ponding
(New Photo – 2026 Assessment)**



**Photo 42.2 – Asphalt Spalling
(New Photo – 2026 Assessment)**



**Photo 42.3 – Water Ponding
(New Photo – 2026 Assessment)**



**Photo 43 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 58 – 2025 Assessment)**



**Photo 44 - Damage and Uneven Asphalt (No Observed Changes)
(Refer to Prior Photo 59 – 2025 Assessment)**



**Photo 45
Asphalt Pavement Edge Failure (No Observed Changes)
(Refer to Prior Photo 60 – 2025 Assessment)**



Photo 45.1
Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Deformation
(New Photo – 2026 Assessment)



Photo 46
Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Deformation
(Further Deterioration Observed)
(Refer to Prior Photo 62 – 2025 Assessment)



Photo 47
Asphalt Patch Lifting (Cracked Asphalt from Side to Side Observed)
(Refer to Prior Photo 63 – 2025 Assessment)



Photo 48 - Asphalt Edge Failure (No Observed Changes)
(Refer to Prior Photo 66 – 2025 Assessment)



**Photo 49 - Asphalt Edge Failure (No Observed Changes)
(Refer to Prior Photo 67 – 2025 Assessment)**



**Photo 51 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 70 – 2025 Assessment)**



**Photo 51 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 71 – 2025 Assessment)**



**Photo 52 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 72 – 2025 Assessment)**



**Photo 53 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 73 – 2025 Assessment)**



**Photo 54
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 74 – 2025 Assessment)**



Photo 55
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 75 – 2025 Assessment)



Photo 56
Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 76 – 2025 Assessment)



Photo 57
Broken Concrete Pavers on Truck Apron (No Observed Changes)
(Refer to Prior Photo 77 – 2025 Assessment)