

IC Action Plan / Path-to-IC

Deal: mclean-tx-psa

Generated: 2026-05-14T18:07:35.323Z

Current IC readiness: 2% | source recommendation: not_ready_for_ic

Top reason: Material diligence conditions remain open before IC review.

Fastest path: Fastest path: clear 5 top critical action(s) across lender packet, finance, title, environmental to move mclean-tx-psa toward IC-ready status.

Top Bundled Actions

CRITICAL | 10 related lender packet blockers | lender_packet | unlocks_lender | immediate

Obligations: 10 | representatives: b10_entity_closing_10_d, b4_zoning_permits_4_b, b4_zoning_permits_4_c, b4_zoning_permits_4_d, b4_zoning_permits_4_e

Next: Resolve the grouped lender packet blockers or document exact remaining packet conditions before IC.

Why: Bundling repeated lender packet gaps keeps the IC path focused while preserving every underlying obligation.

Blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.

CRITICAL | 1 lender packet blocker | lender_packet | unlocks_lender | immediate

Obligations: 1 | representatives: none

Next: Clear the lender packet blockers or document exact remaining packet conditions before IC.

Why: A weak lender packet posture is a material condition for IC readiness.

Blockers: 21 lender packet blocker(s)

CRITICAL | 4 related closing blockers | finance | unlocks_closing | immediate

Obligations: 4 | representatives: b10_entity_closing_10_d, b8_financial_tax_8_a, b8_financial_tax_8_c, b8_financial_tax_8_f

Next: Work the grouped closing blockers before treating the IC package as presentation-ready.

Why: Bundling related finance blockers reduces review noise while preserving the underlying obligations.

Blockers: missing evidence; unresolved critical gaps

CRITICAL | 4 related closing blockers | title | unlocks_closing | immediate

Obligations: 4 | representatives: b2_survey_plats_2_c, b5_access_txdot_5_e, b5_access_txdot_5_f, b2_survey_plats_2_b

Next: Work the grouped closing blockers before treating the IC package as presentation-ready.

Why: Bundling related title blockers reduces review noise while preserving the underlying obligations.

Blockers: missing evidence; unresolved critical gaps

CRITICAL | 4 related closing blockers | environmental | unlocks_closing | immediate

Obligations: 4 | representatives: b4_zoning_permits_4_b, b4_zoning_permits_4_c, b4_zoning_permits_4_d, b4_zoning_permits_4_e

Next: Work the grouped closing blockers before treating the IC package as presentation-ready.

Why: Bundling related environmental blockers reduces review noise while preserving the underlying obligations.

Blockers: missing evidence; unresolved critical gaps

CRITICAL | 2 related closing blockers | engineering | unlocks_closing | immediate

Obligations: 2 | representatives: b5_access_txdot_5_b, b5_access_txdot_5_d

Next: Work the grouped closing blockers before treating the IC package as presentation-ready.

Why: Bundling related engineering blockers reduces review noise while preserving the underlying obligations.

Blockers: missing evidence; unresolved critical gaps

CRITICAL | 1 closing blocker | legal | unlocks_closing | immediate

Obligations: 1 | representatives: b9_insurance_claims_9_c

Next: Environmental permits not approved for lender packet.

Why: Closing readiness is 56%; clearing this blocker improves the IC path.

Blockers: missing evidence; unresolved critical gaps

HIGH | 1 IC blocker | operator | unlocks_ic | next_24h

Obligations: 1 | representatives: none

Next: Use the top blocker queues to clear IC-specific and closing-critical diligence before recirculating IC materials.

Why: The current IC readiness percentage is too low for a credible IC package.

Blockers: Material diligence conditions remain open before IC review.; 22 closing blocker(s) remain open.; Lender readiness is 3%, below the conditional IC threshold.

HIGH | engineering review queue | engineering | clears_review | next_24h

Obligations: 1 | representatives: none

Next: Resolve 13 critical engineering reviewer item(s).

Why: engineering review pressure is slowing the path to IC-ready materials.

Blockers: 13 critical blocker(s) assigned

MEDIUM | Seller follow-up needed | seller_follow_up | reduces_risk | this_week

Obligations: 31 | representatives: b2_survey_plats_2_c, b3_environmental_3_a,

b3_environmental_3_c, b3_environmental_3_d, b4_zoning_permits_4_b

Next: Prepare and manually send the seller correspondence package when ready.

Why: Seller response progress reduces open diligence uncertainty before IC materials are circulated.

Blockers: Seller response status: not_sent; Open requested items: 31

Action Lanes Summary

legal: 2 open action(s), highest priority critical

title: 2 open action(s), highest priority critical

engineering: 2 open action(s), highest priority critical

environmental: 2 open action(s), highest priority critical

finance: 2 open action(s), highest priority critical

operator: 2 open action(s), highest priority high

seller_follow_up: 1 open action(s), highest priority medium

lender_packet: 2 open action(s), highest priority critical

What Changes Readiness Fastest

Fastest readiness movement starts with 10 related lender packet blockers: 21 lender packet blocker(s) keep lender readiness low.

What Is Waiting On Seller

31 requested seller item(s) remain open; response status is not_sent.

What Is Waiting On Internal Reviewer

legal has 43 open item(s), including 42 critical blocker(s).

Lender Packet Blockers

21 lender packet blocker(s), 7 missing lender item(s), 3% lender readiness.

Closing Blockers

15 closing blocker(s), 56% closing readiness.

Do Not Present To IC Until

- IC readiness is materially higher and the top IC blockers are cleared or explicitly conditioned.
- Lender packet blockers are reduced enough to support an IC discussion.
- Closing blockers are cleared or converted into explicit conditions.
- Open seller-requested items have a response, reviewer path, or documented follow-up plan.

Safety

No readiness mutation: true; no auto-approval: true; no workflow execution: true; no stage advancement: true; no email sent: true; no legal conclusion: true.