Building Inspection Report

[redacted] 4th Avenue N. Nashville TN 37219

Inspection Date: July 12, 2007

Prepared For:

[redacted]

Prepared By:
BJK Property inspections, Inc.
4282 Pate Road
Franklin, TN 37064-8011
(615) 591-6870 Office
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www.home-inspector.com

Report Number: JA071207AC

Inspector: BJK Property Inspections Inc.

BJK Property Inspections, Inc.
4282 Pate Road
Franklin, TN 37064
Off. (615) 591-6870
Fax (615) 591-6875

Inspection Address: [redacted] 4th Ave. N., Nashville TN 37219
Report Number: AJ071207AC

July 12, 2007

[redacted]

,

Dear Sirs,

At your request through your agent Betsy Williams, an inspection of the above property was performed commencing on July 12, 2007. BJK Property Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the building. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. We have found that setting aside at least one percent of the value of the building on an annual basis is recommended to cover unexpected repairs. This does not include the money that will be necessary to bring the building into top condition initially.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The applicable Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibits us from making any repairs. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. BJK Property Inspections Inc. will not release a copy of this report without your written consent.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the building in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

Bill Gunther, Pres.
BJK Property Inspections, Inc.

Report Overview

THE BUILDING IN PERSPECTIVE

The building is an eight story office building with two basement garage levels, four floors of office space having a footprint full footprint and four floors of office space and a mechanical tower having about one half the footprint. The building was constructed in 1975 and had been the subject of renovations over the years. The building is considered to be structurally sound. There is need for a substantial investment (between $300,000 and $500,000) to make up for deferred maintenance most notably in the building-wide Roofing, HVAC, Ventilation, Plumbing systems as is detailed within the report. Many of the detailed floor items can be addressed as renovations to accommodate their needs are performed. Additional costs to insure building's compliance with safety requirements and fire equipment and sprinkler systems could likely be necessary. Such items are beyond the scope of this inspection.

It is noted that the building pre-exists the ADA (Americans with Disabilities Act) **and when renovating modifications to comply with its provisions will be required. A copy of the "ADA Guide for Small Business" is also attached at the end of this report for your information.**

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: denotes a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Information: denotes a detail or condition present, a standard building practice or requirement, a general maintenance tip or suggestion, or other information which does not require action**.**

- Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.
- For the purposes of this report outside directions are given as if facing the building.
- For the purpose of this report, it is assumed that the building faces west.

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WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 83 degrees F.

PRESENT AT THE INSPECTION

• Bill Gunther • Jonathan Sadler • Daniel Billington • Charles Jones • Frank Jones • Tim Gunther • Tenants occupying the building and personnel from the management company.

Structural Components

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Reinforced Concrete •Basement Configuration(2 levels)
Columns:	•Steel and concrete
Floor Structure:	•Concrete
Wall Structure:	• Brick Veneer /CMU •Fluted concrete panels•Glass in fixed anodized aluminum metal framing.
Roof Structure:	•Metal /Cement
Configuration:	•Two basement parking levels with mechanical rooms •Four full footprint levels• Four ½ footprint levels • Mechanical level

STRUCTURE OBSERVATIONS

The construction of the building is considered to be good quality. The materials and workmanship, where visible, are typical for this age building. Given the setting and work on previous projects in this area, the building is founded on competent limestone and shows no evidence of settlement or other foundational problems. There are no significant cracks in the interior walls or cement veneers used as cladding in the visible areas. In internal areas, the concrete and masonry where visible are in good condition.

Most of the partitions on each level of the building are not structural and can be removed without structural consequence. It is important to insure that when new tenants plan renovations that such plans be submitted for your approval and review to insure that their plans will not adversely impact the structure or conditions for the other tenants.

Typical minor flaws were detected in the structural components of the building

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF STRUCTURE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical building inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a building inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

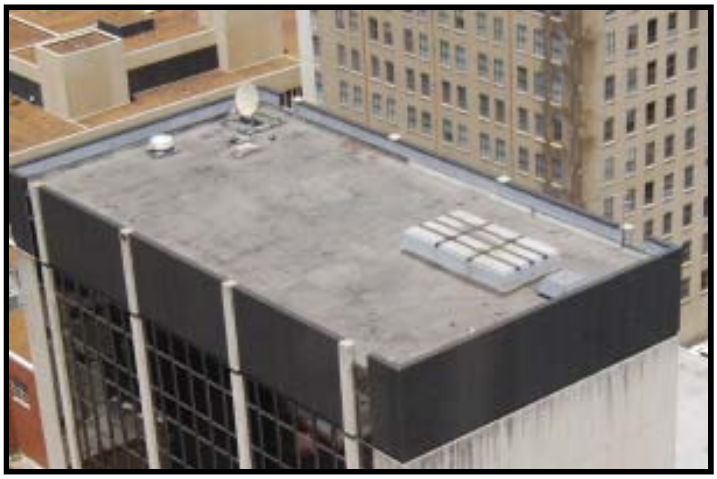
Roofing System

DESCRIPTION OF ROOFING

There are two roof systems on the building. Both roofs are considered to be at or beyond there normal economic useful life and need attention before their failure can significantly damage other building components. Based on the defects and condition of each of the roofs it would normally be recommended that they be replaced. The logistics of removal, carting away and replacement of roofs on a building such as this could easily run in excess of $350,000. I contacted Charles Jones of Jones roofing who stated that there are some newer products which could "coat" the existing roofs rather than removal and would not necessitate the removal of the existing roofing material and provide a 10 year warrantee. I asked him to provide an estimate for such work and data on the product recommended for your perusal.

ROOFING OBSERVATIONS

THE ROOF ABOVE THE MECHANICAL FLOOR



Defects Observed

The flashing on the parapet walls have failed and are allowing water to enter.

There is damage to flashings around penetrations give rise to moisture collecting under roof topping.

There is bubbling and air pockets in the roofing material indicating delamination and that moisture is under some of the areas.

There is noted deterioration of the surface beneath the stone casting commensurate with aged worn out material in need of replacement.






THE ROOF ABOVE THE FOURTH FLOOR

Defects Observed

Numerous patches which are failing are indicative of past roof failures.

There are patches that were not properly installed.

There is blistering of material indicative of age and breakdown of material.

There are seams that are separating and there are pockets under indicating that that there is trapped moisture.






Report of Jones Roofing Company and on following pages.

JONES ROOFING CO.

2498 N. BERRY'S CHAPEL RD.
BRENTWOOD, TN 37027
TELEPHONE (615) 373-8428
Website: jonesroofingco.com

Date: July 30. 2007

Attention: Bill Gunther

For: Building located at 230 Fourth Avenue North, Nashville, Tn.

Jones roofing found the following upon inspection of two roofs:

The Upper Roof: (8500 Square Ft)

- The asphalt in the gravel roof system has desaturated.
- The body of the roof is splitting in places.
- There are air pockets because of trapped moisture.
- Numerous scars on the roof from repairs.
- Wall flashings separating because of desaturation.

The Lower Roof: (8500 Square Ft)

- The lower roof is modified bitumen.
- The seams in the main body are separating.
- There are air pockets because of trapped moisture.
- Wall flashing separating in seams.

Jones Roofing Proposes the following:

The Upper Roof:

- Remove all loose gravel.
- Install moisture vents to eliminate air pockets and trapped moisture.
- Fill all voids and splits with fiber.
- Tie all wall and mechanical flashing with fiber.
- Cover entire roof with binder.
- Apply two layers of R400 Rubber
- Apply two layers of R500 Rubber.
- There will be a total of five layers equal to 60 Mil on upper roof.

The Lower Roof

- Cover all seams with fiber
- Install moisture vents to eliminate air pockets and trapped moisture.
- Tie all wall and mechanical with fiber.
- Cover entire roof with binder.
- Apply two layers of R500 Rubber.
- There will be a total of three layers equal to 30 Mil on lower roof.

Jones Roofing Co. will remove all debris from premises.
There will be a ten year material warranty by the manufacturer.
There will be a five year labor warranty by Jones Roofing Co.

Total cost for the Upper Roof..... $51,000.00
Total cost for the Lower Roof..... $34,000.00

Thank You,
Frank Jones.

R400 RUBBER

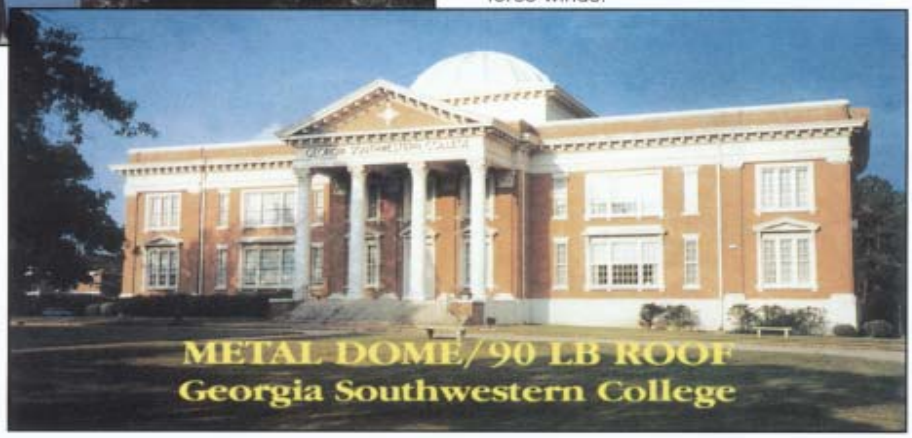
The Liquid Applied Rubber Roof

The most advanced waterproofing technology in the world.

Instead of tearing off your tile roof you can preserve it by applying the **R400 RUBBER SYSTEM.** The original tile is completely sealed and waterproofed, which means the system will stop all leaks and prevent any future leaks from occurring.

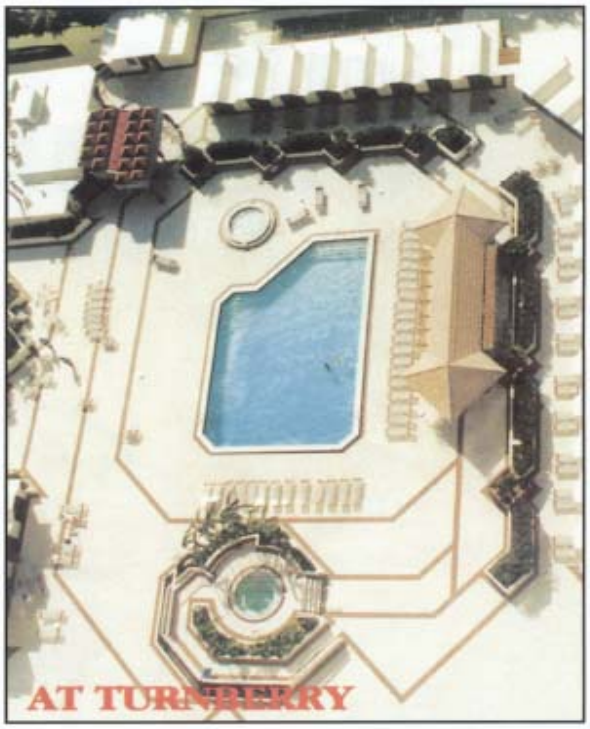
The roof will have a high gloss white appearance, which allows 98% of the sun's rays to be reflected, leading to a cool roof surface and reduced interior temperatures. The **R400 RUBBER SYSTEM** causes the tiles to be sealed together, increasing the roof's strength many times over - enough to withstand hurricane force winds.

While tile roofs that were not protected with the **R400 RUBBER SYSTEM** blew away during Hurricane Andrew, those that were waterproofed with the **R400 RUBBER SYSTEM** remained intact.



A 90 lb. paper roof becomes dry and brittle from the sun's rays when it is not protected and as a result the roof begins to leak. By applying the **R400 RUBBER SYSTEM**, this roof will not have to be replaced. The roof surface and the inside of the building will become cooler as the sun's rays are reflected by the white high gloss finish of the R400 Rubber. By enabling the substrate as a well as the inside of the building to become cooler, the **R400 RUBBER SYSTEM** will provide substantial energy savings.

Flat gravel roofs, commonly used in the construction of warehouses and strip malls, are usually problem roofs; this is because they do not have any slope, therefore no drainage, causing the water to constantly lay on top of the roof. While most products cannot hold up under this constant water, **The R400 RUBBER SYSTEM**, when properly applied, **will hold up against this ponding water** situation and will extend the life of the roof for many years. A lightweight cement slurry is applied - as picture indicates - to make a smooth surface to accept the R400 RUBBER.



The pool deck and cabanas above were leaking water into the parking garages and apartments located below them. The deck was stripped, and two coats of **R400 RUBBER** embedded in Polyester Reinforcing Fabric were applied to the surface. This system eliminated the leaking problems. The deck was then topped with brick pavers to provide a walking surface.

Original barrel tile roofs are practically irreplaceable. By applying The **R400 RUBBER SYSTEM** to the substrate, the original barrel tiles can be preserved. This system will add strength to the roof, stop all leaks, prevent any further leaks from occurring, fix broken tiles and restore the original beauty and luster to the roof. The roof will have a high gloss white appearance. The gloss finish allows the sun's rays to be reflected causing the roofs surface and the interior temperatures to become cooler. Through a custom order, we can color **R400 Rubber.**

DON'T RE-ROOF WATERPROOF

WORLD CLASS RUBBER R400

100% *ACRYLIC* RUBBER WATERPROOFING

The Roof Coating that stood up to HURRICANE ANDREW!

During Hurricane Andrew, roofs that were protected with **R400 RUBBER** withstood Hurricane force winds, while roofs that were unprotected blew away.

R400 RUBBER is a liquid applied material that dries as a thick sheet of rubber. **R400 RUBBER** will stop existing leaks and prevent any further leaks from occurring. The highest quality 100% Acrylic Raw Materials are utilized in a manufacturing process that produces a true Rubber Acrylic without fillers or resin extenders. **R400 RUBBER SYSTEM** is flexible enough to absorb movement of the substrate due to temperature changes. The **R400 RUBBER SYSTEM** has been used successfully on many different substrates and subjected to severe conditions ranging from the subtropical to the freezing North.

R400 RUBBER can be used on virtually any roof surface: Poured Concrete, Tile, Gravel, Foam, Metal, Pool Decks, etc.

R400 RUBBER WITHSTANDS PONDING WATER!

R400 RUBBER has been proven to withstand Hurricane Force Winds, Ultraviolet Rays, Ponding Water and Freezing Weather Conditions, when applied as directed by the manufacturer. **R400 RUBBER** is manufactured by **ALL WHITE MANUFACTURING** which has been in the waterproofing and paint business for over 25 years.

Now is the time to protect your roof from tough Florida Weather.
Don't wait for the rainy season, APPLY R400 RUBBER TODAY!

ALL WHITE MANUFACTURING, INC.
1507 S.W. 21st Avenue • Ft. Lauderdale, FL 33312
Call: (954) 583-9178 • Fax: (954) 583-2475
e-mail: robert@r400rubber.com

R400 RUBBER LIQUID APPLIED

DESCRIPTION

All White Manufacturing's engineers have developed an outstanding, innovative **Rubber system. R400 RUBBER** is a liquid applied material that dries as a thick rubber. **R400 RUBBER** will stop leaks and prevent any further leaks from occurring. In keeping with All White Mfg's commitment to produce the best possible products, the highest quality raw materials are utilized in a manufacturing process with state of the art equipment to produce a true Rubber Acrylic without fillers or resin extenders. **R400 Rubber System** is flexible enough to absorb movement of the substrate due to temperature changes. **R400 Rubber System** has been used successfully on many different substrates and subjected to severe conditions ranging from the subtropical to the freezing north.

USES

Can be used on virtually any roof surface, i.e. : Poured concrete, tile, gravel, foam or metal. Flat or sloped surfaces. **EXCELLENT IN PONDING WATER SITUATIONS.**

SURFACE PREPARATION

This product must be applied to a clean, dry, stable surface. It may be necessary to use a pressure cleaner to remove dirt and mildew. Chalky surfaces may be treated with our **SEALER 200.** For specific information on surface preparation please refer to our technical application sheet.

COVERAGE

Coverage varies according to the type and texture of the roof. Please refer to our technical application sheet.

PRECAUTIONS

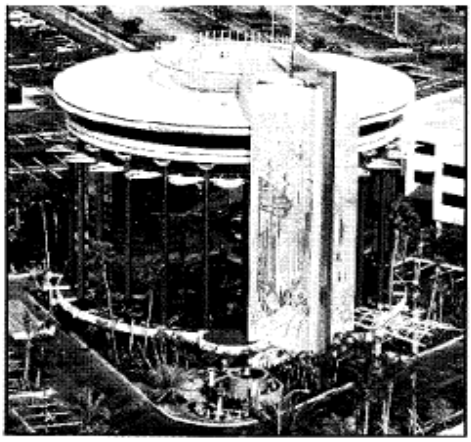
Do not use when ambient temperatures are below 50F. Application shall not commence during inclement weather when precipitation appears imminent or freezing may occur prior to drying. Protect from freezing during shipment and storage. Close containers after each use. Clean up spills and overspray with water.

ADVANTAGES

Can be sprayed, brushed or rolled. (If spraying must be chased with roller). Mildew and fungus resistance, water cleanup, cures fast, resistant to ultraviolet rays, eliminates "spudding" gravel roof before applications. **NO TOP COAT NEEDED.**

PACKAGING

Available in 5 gal. containers or 55 gal. drums.



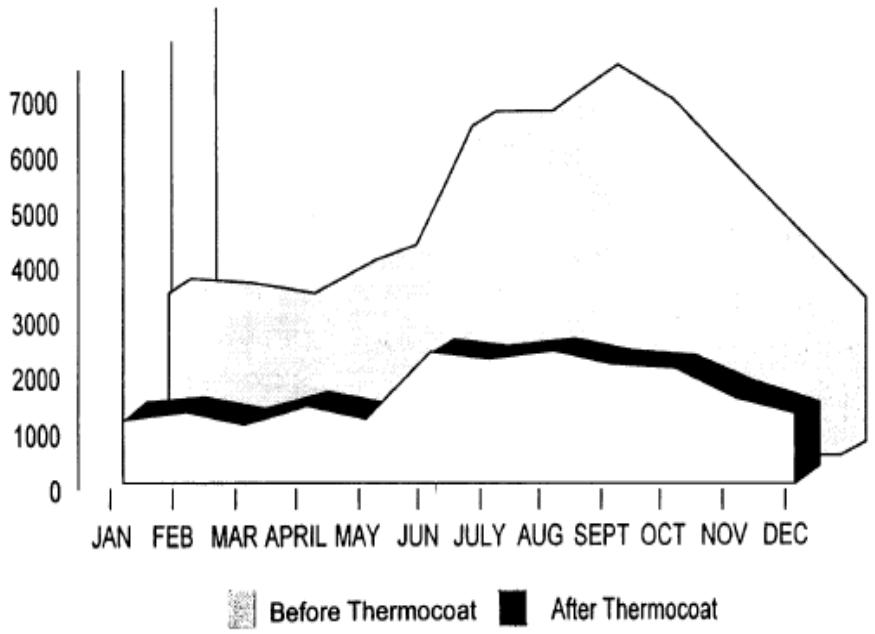
R400 applied to NIVCAB BUILDING on NW corner of Oakland Park Blvd., and US 1 Fort Lauderdale, Fl.

ALL WHITE MANUFACTURING
1507 SW 21ST AVENUE
FORT LAUDERDALE, FL 33312
954-583-9178

THERMOCOAT
KILOWATT HOUR GRAPH

Savings
on Electric Bills

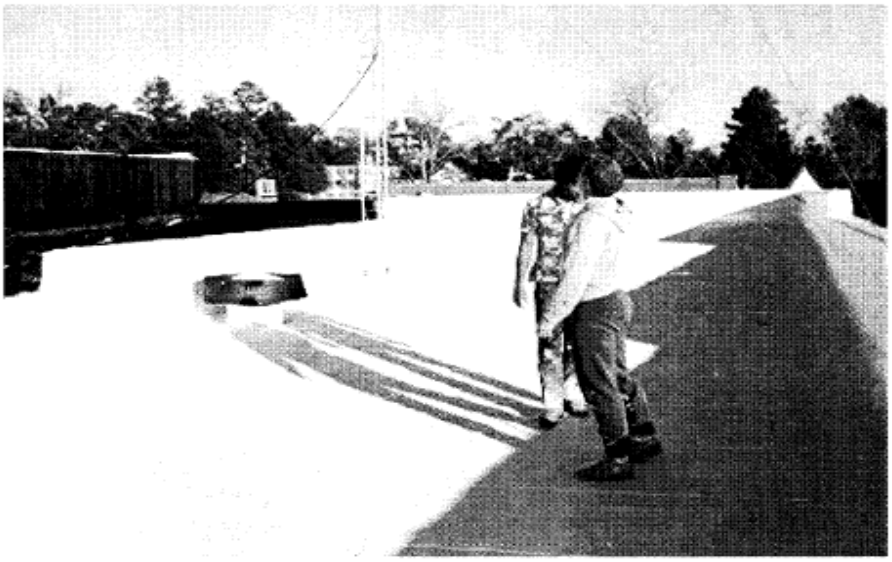
January	$ 80.00
Febuary	$ 10.92
March	$ 46.61
April	$ 12.98
May	$ 90.17
June	$126.98
July	$ 93.73
August	$151.16
September	$142.16
October	$ 67.59



Graph represents a test Miami house. The roof and walls were painted with a flat white the first year and the KWH was recorded. Then it was painted with THRMOCOAT and the KWH used each month was recorded on a graph above and the savings of $956.98 was documented by Florida Power and Light Bills.

TECHNICAL SHEET FOR R400 RUBBER APPLICATION FOR 90LB. ROOF

1. Thoroughly clean the surface by high pressure water and or detergent to remove any film, scale, loose material, oils or foreign material that will inhibit bonding.
2. Coat all loose seams with **R400 RUBBER FIBERED PUTTY GRADE.** If any bubbles exists, cut them out and replace the paper. Imbed the new paper in the Fibered putty grade in the void and seal it to the old paper using **R400 RUBBER MINI FIBER.**
3. Apply **SEALER 200** to the entire surface. The sealer is used to insure adhesion in that the R400 will adhere to the substrate. The sealer should be sprayed or rolled as a thin coat or mist.



Rubber R400 System on a 90lb roof

4. Apply **R400 RUBBER** to the prepared surface by brush, roller or spray. Do not this or dilute this product. Apply two complete coats allowing the first coat to dry. **Drying time is 1 to 4 hours** depending on the temperature and humidity. Care must be taken in application to avoid any skips, holidays, voids and holes. This material must form a continuous, unbroken film.
5. It is recommended that anywhere that water lays or ponds that the Polyester Reinforcing Material (fabric) be used.
6. If spraying the R400 RUBBER it must be chased with a roller.

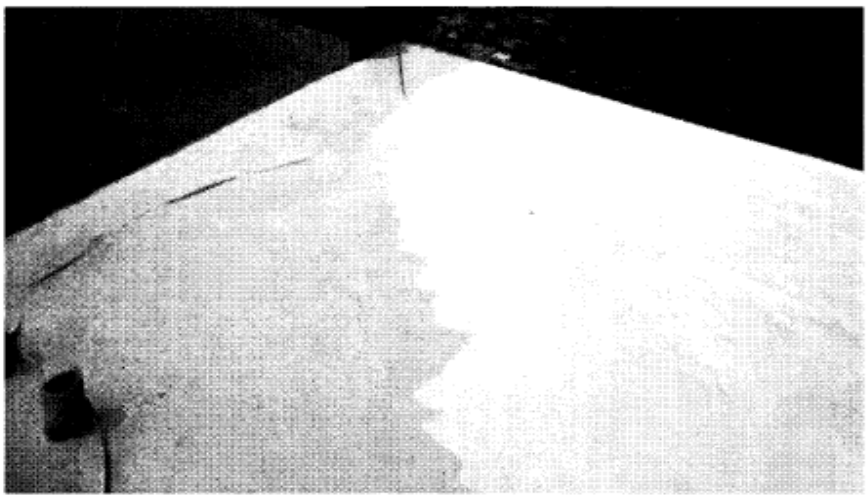
GALLONS REQUIRED FOR PROPER COATING THICKNESS

Upon completion, for every **200 square feet** of roof, one 5 gal can of **R400** must be used.
If using the Polyester Reinforcing Material (fabric) for every **100 to 150 square feet** of roof, one 5 gallon can of **R400** must be used.

7. **No top coat is needed with R400 RUBBER.** Due to the non chalking surface there will be some dirt pickup.

ALL WHITE MANUFACTURING
1507 SW 21ST AVENUE
FORT LAUDERDALE, FL 33312
954-583-9178

GRAVEL LOCK 100% ACRYLIC



DESCRIPTION

All White Manufacturing's 100% Acrylic Gravel Lock coating is designed to lock gravel in place for roof protection. It is available in white.

USES

May be used on flat or pitched gravel roofs.

SURFACE PREPARATION

Remove any debris. Rake gravel smooth. Replace missing gravel where needed to fill in bare spots.

COVERAGE

250 Square Feet per 5 gal. Applied in 2 coats.

ADVANTAGES

Can be sprayed through a conventional airless or garden sprayer. Will out last lime and cement ten fold. Mildew and fungus resistant. Can be lightly pressure cleaned and painted with acrylic paint. **Drying time is 2 - 4 hours at 80 degrees F.** Keeps roof cooler which adds longevity to the roof. Makes an excellent base to accept **THERMOCOAT.**

PRECAUTIONS

Do not use when ambient temperatures are below 50 F. Application shall not commence during inclement weather or wher precipitation appears imminent or when freezing may occur prior t drying. Good drainage is recommended. Protect from freezing during shipment and storage. Close containers after each use. Clean up spills with water.

PACKAGING

Can be obtained in five gallon containers or fifty-five gallon drums.

Our data and suggestions are based on information obtained from laboratory and field testing which we believe to be reliable. Because methods of application and conditions vary with each situation we cannot guarantee or accept any liability resulting from the use of our products.

ALL WHITE MANUFACTURING
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954-583-9178
FAX 954-583-2475
EMAIL-allwhite@mindspring.com
website-allwhite.com

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Covering:	•Cement panels •Brick
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Metal
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Overhead Garage Door(s):	•Steel
Surface Drainage:	•Level Grade

EXTERIOR OBSERVATIONS

Large concrete areas, garage floors, driveways, walks, etc., will usually have some minor cracks. These should be watched and repaired when necessary.
Generally speaking, the exterior of the building is in good condition
It is recommended the following issue(s) and related systems be further evaluated by an appropriate licensed contractor or professional.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue: Improve:** On the front of the building there is a piece of cement casting that has broken off. It is recommended that the piece be appropriately repaired or replaced. It is possible that in time moisture could cause the adhesive to fail and that a strong wind could cause the remaining piece to fall causing damage to property or injury to someone below.

- **Improve:** There are a few places where the glass of the windows has had seal failure or has been broken. Damaged windows should be replaced.




LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL

Service Entrance Wires:	•Underground
Size of Electrical Service:	•2 4000 amp 120/240 Three Phase 4 wire systems
Main Disconnects:	•Building Transformer Main level vault
Branch/Auxiliary Panel(s):	•Multiple main and down-stream panels in the mechanical rooms on each level and in the specialized mechanical and utility rooms. (See diagrams) • Disconnect panels at the heat & air units and controls.
Distribution Wiring:	•Aluminum-Multi-Strand •Copper
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen

ELECTRICAL OBSERVATIONS

The electrical service to the building is underground. The electric is subdivided to service floors of the building and there are sub panels, employing circuit breakers, appropriately located throughout the building. While detailed load calculations were not performed, no evidence of wire overheating were visible or other problems suspected with the service capacity for the current use of the building.

The size of the electrical services appears to be sufficient for typical office needs. The needs of individual tenants will require that wiring be modified during renovations. It is strongly recommended that as new tenants renovate areas all wiring no longer in service be removed.

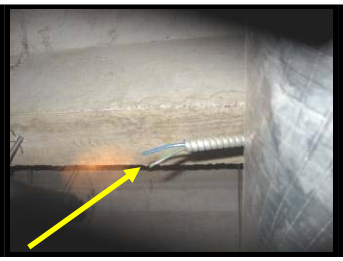
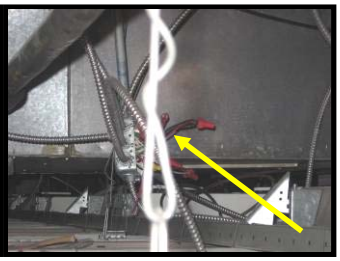
Generally speaking, the electrical system is in average condition.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the building. These devices are extremely valuable, as they offer an extra level of shock protection. GFI breakers/outlets should be 'tripped and reset' occasionally, to be sure they are working properly and to extend their life. If not working properly, they should be replaced.
It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed electrician.

RECOMMENDATIONS / OBSERVATIONS

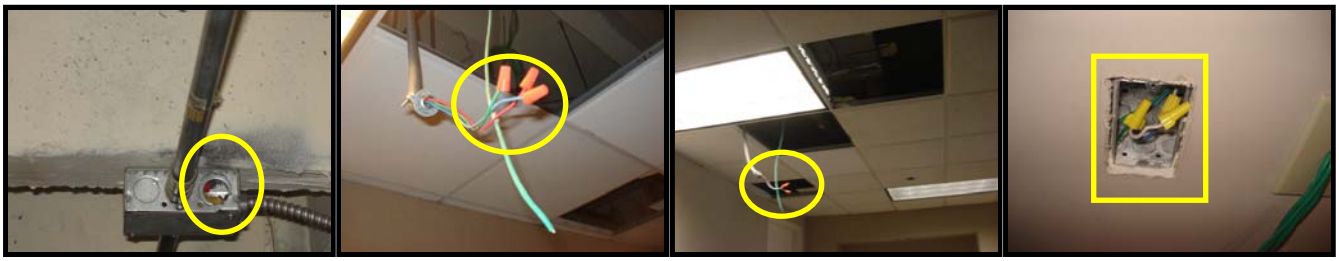
SEVENTH LEVEL

- **Repair:** One of the switch plates is missing in room 7-Z. Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Repair: Safety Issue:** The Exit lights were out in several locations on the 7th floor. All safety exit lights should be brought into proper working order.
- **Repair:** There is an improperly terminated wire in the ceiling cavity of the front hall of the 7th floor. All wires are required to be terminated within an approved box or fixture and boxes are required to be fitted with covers.
- **Repair:** There are uncovered junction boxes in the ceiling cavity of the front hall of the 7th floor. All junction boxes should be fitted with cover plates, in order to protect the wire connections.

SIXTH LEVEL

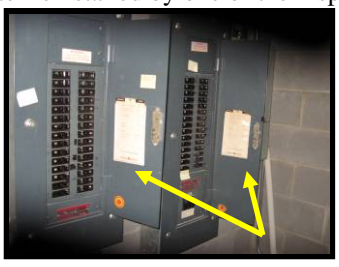
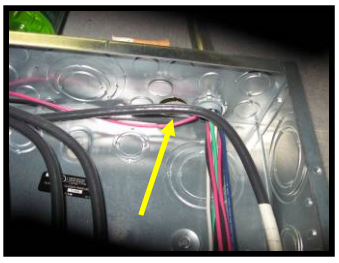

- **Safety Issue: Repair:** In room I there is an open electrical box that has live wires exposed.
- **Safety Issue: Repair:** There are openings in the face of the electrical sub panels ("dead fronts") in the mechanical room on the sixth floor. There should be no openings in the face which would allow the insertion of any object. Insertion of an object could cause damage to the equipment and could injure a person should they come in contact with the inserted object. Openings should be filled with blank spacers.
- **Improve:** The main electrical panels in the mechanical room do not have appropriate legends. Such legends help when repairs are necessary or emergencies arise. The legends should be completed as soon as you occupy the building.
- **Improve:** There is a missing light switch in the main entrance room on the right side of the 6th floor. It is recommended that a light switch be installed.
- **Repair:** There are improperly terminated wires hanging down from the ceiling on the 6th floor. All wires are required to be terminated within an approved box or fixture and boxes are required to be fitted with covers.
- **Repair: Safety Issue:** Electrical boxes and panels are equipped with "knock-outs" for electricians to remove in order to install connectors to hold incoming wires securely in place. If a "knock-out" is removed and not used for a wire to enter the box it is required that the "knock-out" be filled to prevent the intrusion of insects and vermin or the insertion of an object which could them come in contact with "live" wires or buss bars. There are missing knockouts on several junction boxes in the ceiling of the 6th floor.
- **Repair:** There are missing junction box cover plates at several locations on the 6th floor. All junction boxes should be fitted with cover plates, in order to protect the wire connections.



- **Improve:** The outlets in rooms L and M on the 6th floor were not functioning at the time of the inspection. It is recommended that a licensed electrician be called to further evaluate the circuit and make all appropriate repairs.

FIFTH LEVEL

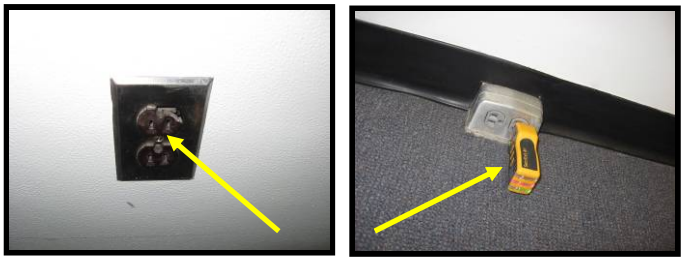
- **Monitor: Safety Issue:** It should be noted that the panel covers of the main panels in the mechanical room on the 5th floor were off at the beginning of the inspection. The panels were later reinstalled by one of the inspectors.

- **Information:** Room number 5-O has 2 additional breaker panels installed by the tenant to service their computer servers. One panel has 2-125 amp breakers and one has 1-150 amp breaker.
- **Safety Issue: Improve:** Since 1971 it has been a standard building practice for bathroom and exterior outlets to be GFCI protected. The outlets in the men's and women's restrooms on the 5th floor outlets are not protected as required and should be corrected.

- **Repair:** Open junction boxes were observed in room 5-Y (mop room). All junction boxes should be fitted with cover plates, in order to protect the wire connections.

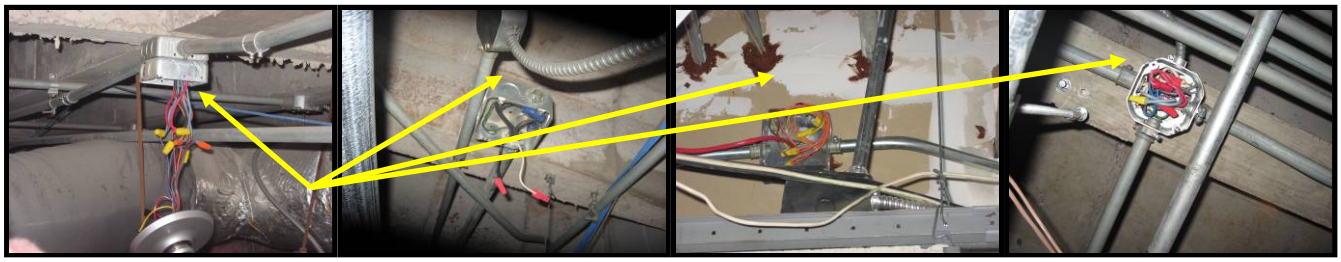
- **Repair:** An outlet in the middle of the main hall is damaged. It should be replaced.
- **Repair:** One of the floor outlets in room 5-I has reversed polarity. An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.



FOURTH LEVEL

- **Information:** It was apparent in the 4th floor that a considerable amount of electrical work was in progress in the ceiling cavity. Where several lights have been displaced to accommodate the work.
- **Improve:** The main electrical panels in the mechanical room do not have appropriate legends (A list which identifies what each fuse or breaker protects.) Such legends help when repairs are necessary or emergencies arise. The legends should be completed as soon as you occupy the building.
- **Improve:** Knock out seals are needed in the 90 amp panel in the mechanical room to cover knock outs that have been removed.

- **Repair:** There are several uncovered junction boxes in the ceiling cavity of the 4th floor over room numbers 4-D, 4-F, 4-I, in the back hall, and 4-GG. All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** Open boxes were observed on the front wall and back hall wall of room number 4-X. It is recommended that all wall boxes be fitted with receptacles and covers or appropriate cover plates.



- **Safety Issue: Repair:** Ungrounded 3-prong outlets were found in room numbers 4-B and 4-FF should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. However, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected to this circuit. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** An outlet on the inside wall of room 4-F is damaged. It should be replaced.

- **Repair:** Several of the outlets and lights in the hall of room number 4-X did not function when tested. All outlets and lights should be brought into proper working order.

- **Safety Issue: Repair:** Many of the safety exit signs of the 4th floor are not lighted and should be brought into proper working order.
- **Repair:** The lights in room 4-AA did not operate when tested and should be repaired.
- **Safety Issue: Improve:** Since 1984 it has been a standard building practice for countertop outlets within six feet of the sink to be GFCI protected. The counter top outlets in room number 4-PP are not protected as required.
- **Repair: Safety Issue:** There are several pipe chases in the walls and ceiling cavity of the 4th floor that need to be sealed to prevent penetration in case of a fire.

THIRD LEVEL

- **Safety Issue: Repair:** Ungrounded 3-prong outlet(s) were found in rooms A, B, C, H, and I and should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected.
- **Safety Issue: Repair:** There is a room with a sink and shower next to Room A which has an outlet next to the sink. The outlet is not GFCI protected as required.
- **Safety Issue: Repair:** The outlets in the men's and woman's bathrooms at the south west corner of the floor are not GFCI protected as required.
- **Safety Issue: Repair:** In the mechanical room on the north wall of the floor there is a water heater on which the covers to the electrical components have been removed. The covers should be re-installed to prevent exposure to electrical components.

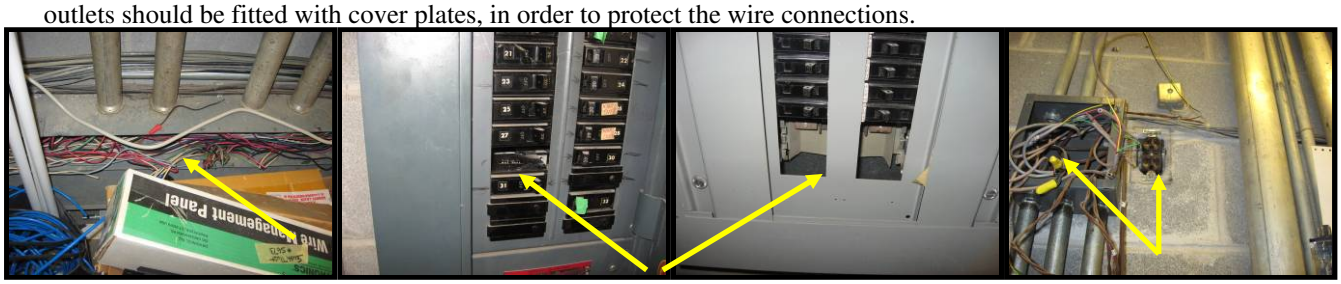
SECOND LEVEL

- **Repair:** The light in the second floor utility closet is out. It is recommended that the light be brought into proper working order.

FIRST LEVEL

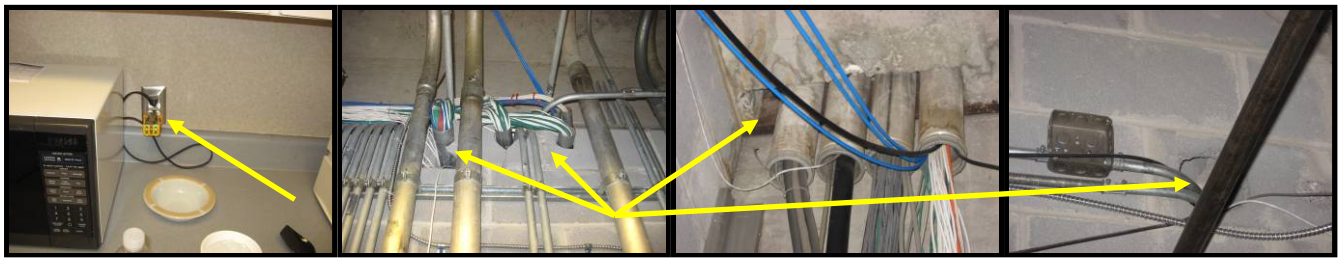
- **Information:** The mechanical room in the first floor has one main breaker panel servicing 6 sub panels.
- **Improve:** The wire chase under the sub panels on the right side of the mechanical room was open and should be properly secured. Several of the wires have been cut with no wire caps installed.

- **Repair:** There are openings in the face of the electrical sub panels ("dead fronts") in the mechanical room on the first floor. Specifically panel number 1 LA and the sub panel to the left of the main panel. There should be no openings in the face which would allow the insertion of any object. Insertion of an object could cause damage to the equipment and could injure a person should they come in contact with the inserted object. Openings should be filled with blank spacers.
- **Repair:** There are uncovered junction boxes and outlets in the mechanical room on the first floor. All junction boxes and outlets should be fitted with cover plates, in order to protect the wire connections.



- **Repair:** There is an uncovered junction box in the ceiling cavity over room number 1-F. All junction boxes should be fitted with cover plates, in order to protect the wire connections. Ceiling cavity spot checked only.
- **Repair:** There are 2 outlets with reversed polarity in room number 1-C. An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Safety Issue: Improve:** Since 1971 it has been a standard building practice for bathroom outlets to be GFCI protected. The 1st floor restroom outlets were not functioning as required and not GFCI protected. It is recommended that they be appropriately repaired.

- **Repair: Safety Issue:** Not all of the counter top outlets in room number 1-CC are GFCI protected. It is recommended that the outlets be improved.
- **Repair: Safety Issue:** There are several holes in the ceiling cavity and walls that should be sealed for fire protection.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating & Cooling Systems

DESCRIPTION OF HEATING & COOLING AND DEFECTS

The building is supplied with steam and chilled water from the Nashville Thermal Plant. The service entry is located at the mechanical room on level P2 of the parking garage.
The supply piping is carbon steel schedule of pipe was not visible.

The cooling for the building is through the use of air handlers with coils and individual fan coil units. The building is equipped with outside air louvers and intakes. The building appears to have economizers for use of outside air to cool the building.
The atriums, hallways and vestibules are supplied through air handlers located on the mechanical level above the 8th floor (penthouse) and in mechanical rooms located on floors 3 and 4. Not all areas were accessible items in those areas have not been inspected.

The cooling of many of the individual office areas was through the use of fan coil self-contained units with individual filter systems.

The heating of the building is through the use of hot water and steam heat. The hot water circulates through baseboard convection radiators. Supplemental heat is provided at elevator lobbies and hall entries with the addition of electric space heaters and electric baseboard heat.
Steam is used to heat the hot water circulating loop, through heat exchangers. Steam is also used for humidification in the duct work.
The piping system is provided with by passes allowing chill water pumps to be used as back up for hot water pumps and vise versa.

Some pipes are missed labeled. For example steam pipe to humidifiers and penthouse heat is labeled hot water supply but return line is labeled steam return. This could posses a problem if additions or repairs are made using the wrong material for the system.

Controls for the HVAC system is through pneumatic thermostats and bi-metal thermostats. The air compressor and main shut off for the control air is located in the mechanical room above the 8th floor (penthouse)

A monitoring system has been installed to monitor the building remotely. This allows for 24 hour monitoring on the temperature of the hot and chilled water loops.

The building domestic water booster pumps and controllers have been disconnected and abandoned. Water pressure on the upper floors may be below minimum.

The HVAC system is in overall poor condition. The system has numerous leaks, by passed and patched piping. Corroded pipe and fittings were noted through out the building and damaged insulation is very common. It appears that very little in the way of maintenance has been performed. Most filters were clogged and the duct work and fan blades are very dirty. Pump grease fittings were dry. Pumps were vibrating and chattering. Most pumps were leaking. The mechanical room has no lighting and exposed florescent light fixture wire was hanging down in several places.

The building has five air handlers by Carrier Corporation each equipped with a coil and filter rack on vibration isolation pads
39ED57 1974
39ED54 1974
39EO48 1974 all located in the penthouse
39ED 36
39ED 36 located on 3rd and 4th floor

Carrier Corporation in line fans in penthouse 32,000 CFM
27GA44 1989
27GA44 1989
27GA44 1989

Penthouse heat is provided by Modine steam space heaters

The coil units in the penthouse air handlers leak and frames are rusted out

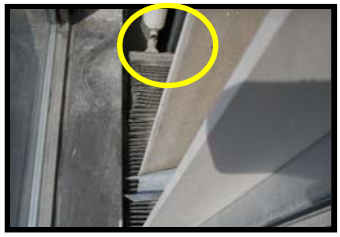
The floor drains in the penthouse are clogged up.
The booster fan intake blades and outside air louvers are covered in dirt



Many hangers and insulation shields are unhooked and missing
The humidifiers have damaged the duct work with moisture



Baseboard heat on third floor was disconnected.
The building is equipped with a domestic water booster pump. The pumps and controllers have been by-passed and abandoned
No inspection tags were seen on building back flow preventers; these must be inspected and tagged yearly.



All the pumps in the mechanical room on P2 are leaking. Pumps are chattering and insulation is damaged. Heavy corrosion noted on pump housings.
Pump grease fittings appear dry
Valves and packing leaks are repaired with flexible plastic pipe run to drains.
The insulation in the mechanical room is heavily damaged or missing. Pipes have so much condensation determining leaks was difficult.





Many gages were not operable or were fogged up.
The hot water heat exchanger is heavily corroded. Indicating no maintenance has been done to clean tubes in the heat exchangers.
The expansion tanks for the hot water system were dry.
The condensation return pump station was heavily corroded.

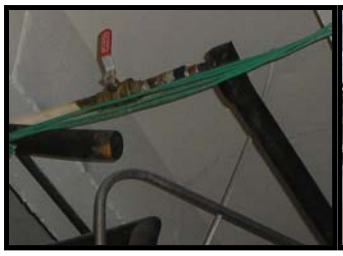



Supplemental electric heat in fire pump room is missing a cover.
There is a large sump hole with a loose cover in the P1 sump room.

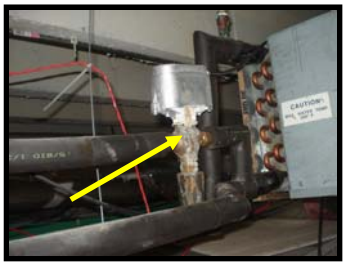

Filter rollers did not operate and filter rolls were empty on some air handling units. Some units have bag filters; all were dirty and had not been maintained.

There is extensive repair work to be done on the fan coil unit piping. Control valves are leaking. Fittings are leaking. And insulation missing is causing condensation leaks.





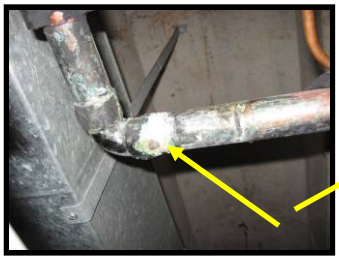

SEVENTH LEVEL

- **Improve:** There was no thermostat in room number 7-A. No air flow was detected.
- **Improve:** There are several missing thermostats at various locations on the 6th floor. It is recommended that all missing thermostats be properly installed
- **Monitor:** There is a valve next to the HVAC unit in the ceiling of the 6th floor that appears to have leaked at one point in time. The valve did not appear have been leaking at the time of the inspection, but should be monitored.

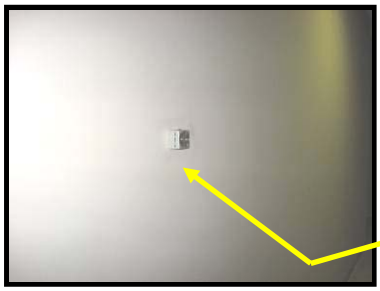
FIFTH LEVEL

- **Repair:** The thermostat in 5th floor Suite 1 hall has been pulled from the wall and should be repaired.
- **Repair:** A leak in the copper condensate line was observed in the ceiling cavity over room number 5-A. It is recommended that the line be properly repaired.
- **Information:** A separate AC unit was installed by the tenants in room number 5-O to service the computer servers located in that room.




FORTH LEVEL

- **Repair:** One of the ducts in the ceiling cavity over room number 4-I has been unhooked and should be repaired during renovations.
- **Repair:** The thermostat in back hall did not operate as intended and the thermostat in room number 4-DD is damaged and should be repaired.


- **Information: Monitor:** It should be noted that the HVAC unit for suite #1 of the 4th floor was not operable at the time of this inspection. It is recommended that the unit be brought into proper working order.
- **Improve:** There is a condensate drain for the HVAC system that has been plumbed directly into the drain of the mop sink in room number 4-A with no air gap. It is recommended that the condensate drain be corrected.

SECOND LEVEL

- **Monitor: Improve:** While inspecting the 2nd floor the complaints from employees were consistent with the complaints from the 1st floor. It is recommended that the AC system be further evaluated and improved.

FIRST LEVEL

- **Improve:** No return air was found in room numbers 1-L and 1-N. This condition should be corrected.
- **Monitor: Improve:** While inspecting the 1st floor many of the employees working in the building commented on the inefficiency of the Air Conditioning system**.** Many of the complaints centered on hot spots or cold spots which is not unusual for buildings of this size. It is recommended that the AC system be further examined and improvements made to more effectively condition the air in the building. The lack of proper ventilation and return air flow in the building could also be a contributing factor.
- **Improve:** There were fans in use directing cool air from the hall into room number 1-P indicating the inefficiency of the AC system in that room. It is recommended that improvements be made to the AC system to achieve consistency in cooling from room to room.

LIMITATIONS OF HEATING & COOLING INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat & cooling supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

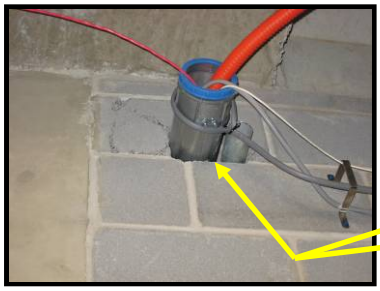
DESCRIPTION OF INSULATION / VENTILATION

The building exhaust fan on the roof was not working. Bathrooms have no ventilation.
With the exhaust fans not working and outside air louvers closed the building will not be meeting the minimum requirements for air exchanges. This may cause indoor air quality problems and should be corrected as soon as possible.
The parking garage is equipped with a ventilation system which was not working. This may be a safety hazard as the system may be meant to remove car exhaust. A substantial expense will be involved in getting this system to proper efficient working order.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

FIFTH LEVEL

- **Repair:** Safety Issue: Fire caulking is necessary at the conduit and pipe chases in the mechanical room and room number 5-O.



FOURTH LEVEL

- **Repair:** **Safety Issue:** There are several pipe chases in the walls and ceiling cavity of the 4th floor that need to be sealed to prevent penetration in case of a fire.

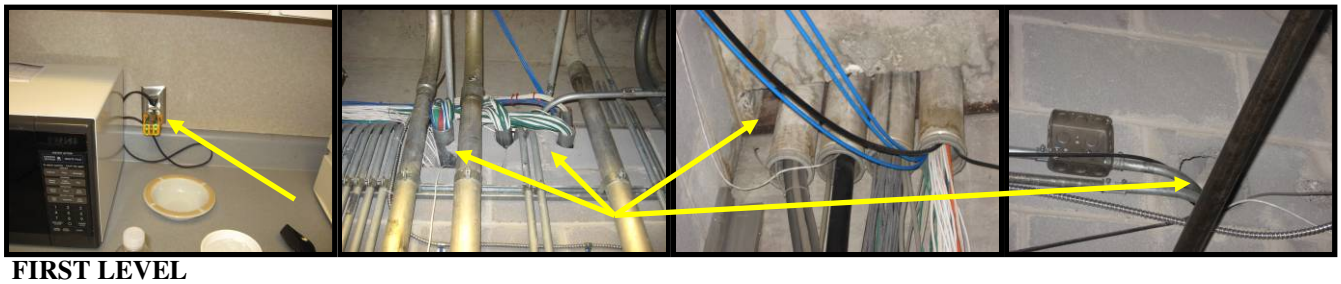


THIRD LEVEL

- **Safety Issue:** **Investigate:** From the opening in the ceiling of room S it was observed that there were what appeared to be black polybutylene DWV pipes. Because the space between the ceiling tile and the bottom of the floor above is used as a return air plenum the presence of polybutylene DWV and other plastic piping is generally not recommended as in case of a fire the pipes can burn and give off hazardous fumes. Local codes may require that if such pipes are allowed they be wrapped to prevent such off gassing.

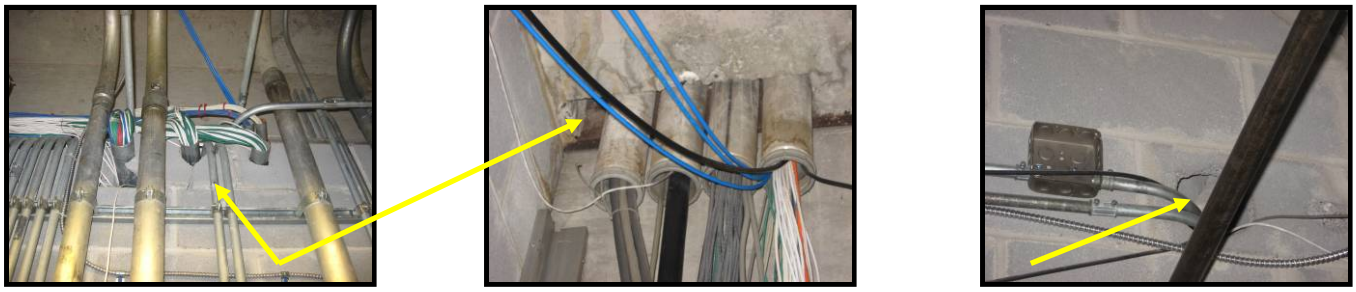
SECOND LEVEL

- **Repair:** **Safety Issue:** There are several holes in the ceiling cavity and walls that should be sealed for fire protection.



FIRST LEVEL

Repair: **Safety Issue:** Fire caulking is necessary in several places in the mechanical room of the 1st Floor.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING

The plumbing supply line and main shut off valve was located in the fire pump room located on level P2 of the parking garage. The entry piping is 6 inch ductile iron with a 6 inch gate valve shut off. Some of the defects in the lower levels are shown in the HVAC section also.

Water Supply Source:	•Public Water Supply
Service Pipe to Building:	•Steel
Main Water Valve Location:	•Kitchen
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron
Water Heater:	•Electric •
Other Components:	•Backflow Preventers, Inspections Current.

PLUMBING OBSERVATIONS

The plumbing system is in average condition and is showing some affects of the lack of routine maintenance. The needs of individual tenants may require that the plumbing be modified during renovations. It is recommended that as new tenants renovate areas all out of service plumbing be properly capped off and labeled or removed.

The water pressure to the fixtures is typical

It is a good idea to check the water pipes going into the top of the water heater from time to time. This is a common area for leaks which may go unnoticed until there is serious damage to the water heater.
Caulking should be maintained around all tubs/showers to prevent water from leaking through. These can cause structural damage. It only takes 1/100th of an inch opening for water to leak through
It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed plumbing contractor.

RECOMMENDATIONS / OBSERVATIONS

GENERAL ITEMS
Water heaters for domestic water
On level P2 Bradford White 2002 Supply piping unions are corroded
State water heater on third floor 50 gallon electric 1998
State water heater in penthouse 52 gallon electric 1989
Old water heaters should be removed.

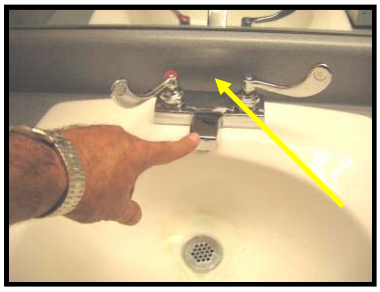
There is a major water intrusion problem at the old fountain pipe system. Mineral deposits from water leaking are evident in many areas.

The supply pipe for the old fountains has been cut off and re-routed. The repair was done with the wrong material and the piping is not insulated. Schedule 40 PVC was used and a Fernco connector neither of which is approved for above ground use and the Fernco is not approved for domestic water.

The fountain piping appears to be connected to domestic water with out a back flow preventer. This creates a cross connection between potable and none potable water.

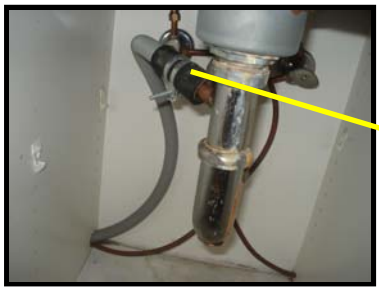
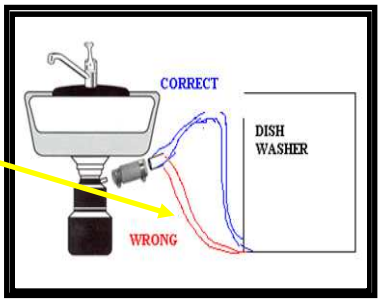

SEVENTH LEVEL

- **Repair:** The right sink in the women's bathroom on the 7th floor is leaking and should be repaired or replaced.
- **Repair:** The hot water valve on the faucet on the mop sink in the kitchen is turned off or defective and should be repaired or replaced.
- **Repair:** Moisture was detected on the floor in front of the dishwasher in the kitchen on the 7th floor indicating that the dishwasher is leaking. It is recommended that the dishwasher be replaced.



SIXTH LEVEL

- **Monitor:** There are metal traps under some of the sinks. These traps are beginning to show evidence of minor rusting. It is recommended that they be replaced with plastic traps which do not rust. Such traps are inexpensive and easy to install and could save many dollars of repair should the metal traps fail and begin to leak
- **Improve:** The drain, from the dishwasher which connects to the drain under the kitchen sink, needs to be modified. Presently the drain rises up from the dishwasher to the drain. It needs to be re-routed to first run up above the drain and then downward to the drain. This rise is necessary to prevent water draining from the sink from backing up into the dishwasher.

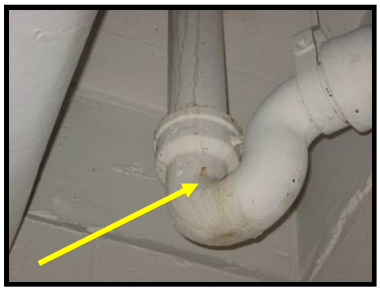
- **Repair:** The kitchen faucet and the faucet in the custodian closet are leaking. It is recommended that the faucets be repaired.

- **Improve:** The north sink in the men's room was observed to drain slowly, suggesting that an obstruction may exist. It is recommended that the drain be brought into proper working order.
- **Repair:** The drain stopper for the south sinks in both the woman's and men's restrooms are damaged or missing. It should be replaced or repaired to function as intended.
- **Improve:** The commode and the urinal in the men's room and the south commode in the woman's room were not functioning at the time of the inspection. It is recommended that the commodes be brought into proper working order.


FIFTH LEVEL

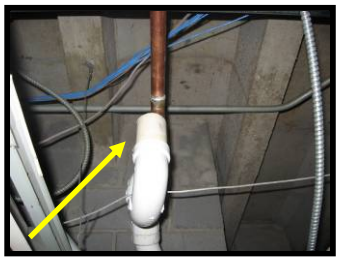
- **Repair:** The valve on the commode in the men's bathroom on the 5th floor is leaky and should be repaired or replaced. Additionally the commode did not flush as intended.
- **Repair:** The valve on the last commode in the women's bathroom is leaky and should be repaired or replaced.
- **Monitor:** Water staining was observed on the waste line in the mop room of the 5th floor indicating leaking in the fixture on the floor above. It is recommended that this be investigated and repaired.



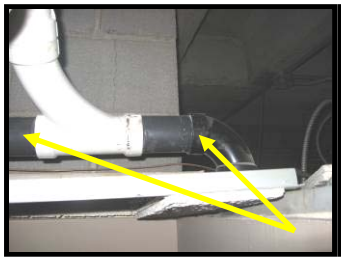


FOURTH LEVEL

- **Repair:** The faucets in the mop sink in mop room number 4-T is off. It is recommended that the mop sink be brought into proper operation.
- **Repair:** One of the AC condensate lines in the ceiling cavity over room number 4-I is plumbed into the drain system of the building. It is recommended that the condensate line be appropriately run and removed from the waste system.

- **Repair:** **Safety Issue:** Black ABS plastic pipe has been used for waste lines in the ceiling cavity of the 4th floor over room number 4-I.
- **Repair:** The commode and urinal in the men's bathroom in suite #2 are out of order and should be properly repaired or replaced.
- **Repair:** The faucets in the men's bathroom in suite #2 are leaky and should be repaired or replaced.




- **Repair:** The drain on the left sink in the women's bathroom in suite #2 is leaky and should be repaired.
- **Repair:** The valve on the urinal in the men's bathroom in suite #1 is leaky and should be repaired or replaced.
- **Repair:** The commode in the women's bathroom in suite #1 is out of service and should be repaired or replaced.
- **Repair:** The faucet on the shower in the personal bathroom at the back of suite #1 is deffective and should be replaced.




- **Repair:** The faucet on the sink in room number 4-PP has been removed and should be replaced during renovations.


- **Repair:** The grout in the personal shower at the back of suite #1 is cracked and deteriorated and should be repaired. Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced. It is important to maintain the caulking in tiled showers along wall corners and floor and wall seams to prevent moisture from getting into the mud base below the tile. Damage can be caused if these areas are not well sealed and maintained. Periodic inspection and maintenance is certainly more preferable than costly repairs.

THIRD LEVEL

- **Repair:** The urinal and first booth commode in men's room on the north wall are not functioning and have been turned off.
- **Repair:** The urinal and the commode in the men's room at the south west corner of the floor are mark out of service and have been turned off.
- **Repair:** The cold water valve of the right sink in the men's room at the south west corner of the floor drips, and the faucet handle for the same sink is broken and should be replaced.

- **Improve: Investigate:** From the opening in the ceiling of room S it was observed that there were what appeared to be black polybutylene DWV pipes. Polybutylene piping is a low-cost piping formed of plastic resin. It is commonly gray, white, or sometimes black in color. Poly piping is employed as a substitute for copper piping in both underground water mains and interior plumbing. Due to the ease of installing poly piping, it was used in the construction of millions of buildings throughout the U.S. between 1978 and 1995; however, it has been discovered that as poly pipe ages and reacts with water-soluble oxidants, it begins to degrade and can leak, causing severe damage to the surrounding building structure. If the piping is no longer in service it would be wise to remove it and if it is still in service it would be wise to replace it with metal piping. (Also see Ventilation section)

SECOND LEVEL

- **Repair:** The valve on the urinal in the men's bathroom on the 2nd floor is leaky and should be repaired or replaced.
- **Repair:** The first commode in the ladies bathroom on the second floor is cracked and should be replaced.


FIRST LEVEL

- **Repair:** The valve on the left commode in the men's bathroom on the 1st floor is leaky and should be repaired or replaced.
- **Improve:** The waste line on the right sink in the men's bathroom on the 1st floor was observed to be deteriorated and should be replaced.
- **Repair:** The first commode in the women's bathroom on the 1st floor is out of service and the valves on the 2nd and 4th commodes are leaky. It is recommended that the commodes be brought into proper working order.

- **Repair:** The faucet in the mop room in the 1st floor is leaky and should be repaired or replaced.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall •Suspended Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient
Window Type(s) & Glazing:	•Fixed Pane •Double Glazed
Doors:	•Wood-Solid Core •Wood-Hollow Core

INTERIOR OBSERVATIONS

On the whole, the interior finishes show lack of regular maintenance as would be typical or expected in the unoccupied areas.

Typical flaws were observed in some areas.

The majority of the doors and windows are average quality.

All smoke detectors should be tested when you first move in. Carbon Monoxide detectors are recommended if using a gas furnace and or a wood burning fireplace.
It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

GENERAL COMMENT

- **Safety Issue: Improve:** All stairways are required to have grippable handrails installed. When they are partially open on one or both sides, they are required to have vertical balusters spaced no more that 4" apart to prevent a child from falling off the stairs to the ground. The landings also should have protective railings with such balusters.
- **Safety Issue: Improve:** The fire extinguishers on most levels were out of date and should be brought current.
- **Safety Issue: Improve:** Many of the "EXIT" lights were out and did not function. Additionally not all corridors were properly equipped with sufficient battery lights for emergency evacuations.

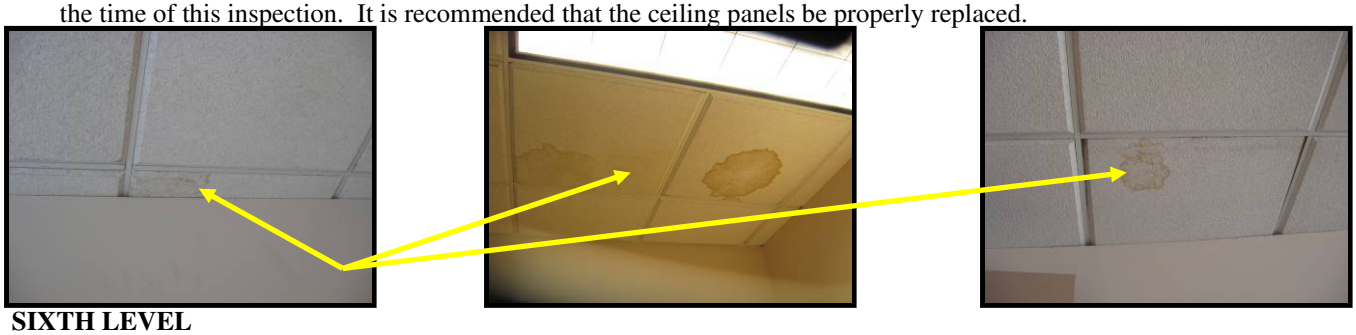
EIGHTH LEVEL

- **Repair:** Ceiling stains were observed in the ceilings of rooms B, C, D, K, SR, KIT and FRONT LOBY. The damaged ceiling tiles should be replaced and the areas above the stains checked.
- **Improve:** There is a chip out of the sill in room D. The opening should be filled with an appropriate caulking.

SEVENTH LEVEL

- **Monitor: Repair:** Greater than normal separation was observed between the windows and the marble sills in room numbers 7-D, 7-E, 7-F and 7-G. It is recommended that this condition be further investigated as it may indicate movement of the window frames in these areas.

- **Repair:** Moisture staining was observed in the ceilings of room numbers 7-D, 7-Z, and 7-N. No moisture was detected at the time of this inspection. It is recommended that the ceiling panels be properly replaced.



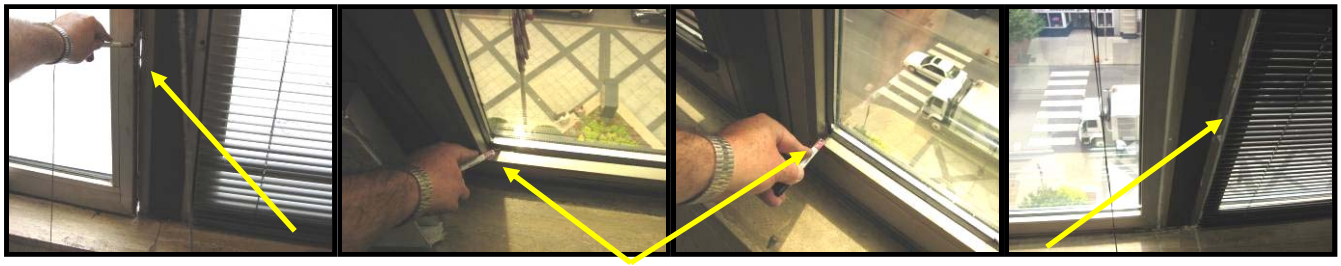
SIXTH LEVEL

- **Information:** Room A was locked and could not be entered or inspected.
- **Repair: Ceiling tiles were missing in rooms E, F, G, I, J**

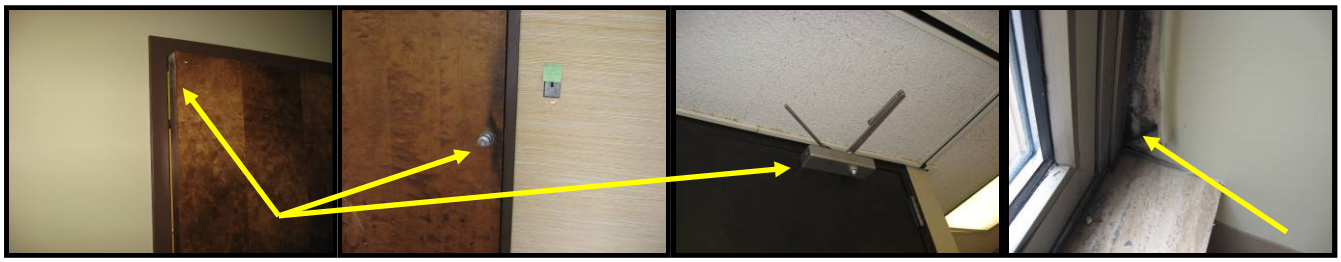
FIFTH LEVEL

- **Repair:** Moisture staining was observed in the ceiling tiles of the ceiling in room number 5-A. Moisture was present in the stains from a leak in a condensate line. It is recommended that the stained ceiling tiles be replaced.
- **Monitor:** Block cracks were observed in the block walls of the mechanical room of the 5th floor. It is recommended that the cracks be monitored for additional movement.
- **Monitor: Repair:** Greater than normal separation was observed between the windows and the marble sills in room numbers 5-B and 5-K. It is recommended that this condition be further investigated as it may indicate movement of the window frames in these areas.

- **Information:** One of the windows in room number G opens to the exterior. (4th floor roof) It is recommended that this be monitored and repaired as necessary.
- **Improve:** Several of the windows of the 5th floor had deteriorated seals; there was tape over holes in the window frames indicating attempts at stopping cold air flow and places where the seals were caulked to prevent leaking. It is recommended that the windows on the 5th floor be brought into proper condition.



- **Repair:** The door at room number 5-R did not latch or had difficulty closing properly. Usually adjusting the strike plates on the door jamb will restore correct function. It is recommended that the door be properly adjusted.
- **Repair:** The handle on the door in room number 5-T is damaged and should be repaired.
- **Repair:** The door closer on the door in room number 5-W is damaged and should be repaired.
- **Repair:** Drywall damage was observed at the edge of one of the windows in room number 5-X. All drywall damage or deterioration should be repaired.



FOURTH LEVEL

- **Information:** The interior of the fourth floor is in distressed condition and will take extensive interior renovations to bring the floor into proper condition.
- **Repair:** Extensive ceiling cavity work is in progress in several rooms of the 4th floor. Extensive ceiling work will be necessary to bring the ceilings into proper condition after the work is complete.

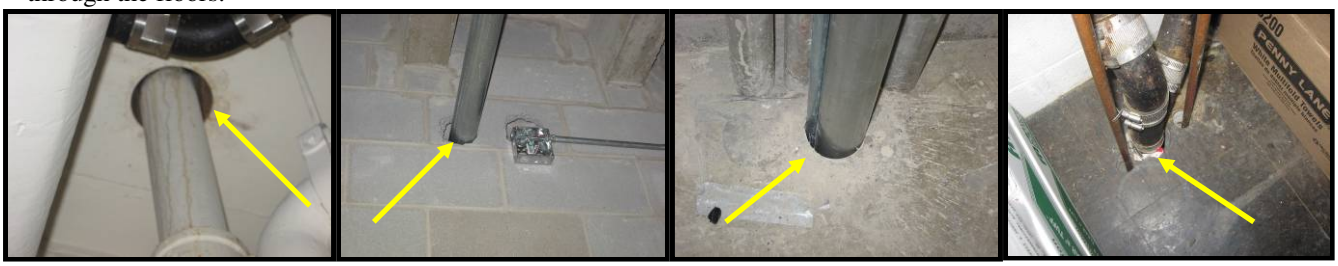
- **Repair:** The ceiling is bad in several rooms and moisture stains were observed in room numbers 4-FF, 4-PP, 4-GG and 4-JJ. All ceilings should be brought into proper condition.

- **Repair:** The ice machine and dishwasher in room number 4-PP are defective and should be replaced.
- **Repair:** The back exterior wall in room number 4-PP has been removed to make repairs. Additionally cabinets in the same room have been removed. It is recommended that the walls be properly repaired after the work behind the walls is done.

- **Improve:** Several window seals were cut short and defective indicating that there may be air infiltration in several areas. It is recommended that the windows on the 4th floor be properly repaired.
- **Repair:** The door in room number 4-HH (closet) is damaged and should be replaced.

- **Improve:** **Safety Issue:** The inspection date on the fire extinguishers is out of date. It is recommended that the fire extinguishers be brought up to date.

- **Improve:** **Safety Issue:** Several areas on the 4th floor should be sealed for fire safety where conduit or plumbing passes through the floors.



THIRD LEVEL

- **Repair:** There are some holes in the outside glass of the double pane windows: 1 in room A, 2 in room B.
- **Improve:** The door to room E does not latch. The door can be adjusted to function properly.
- **Repair:** There is ceiling tile damage to the ceilings of rooms G, S, and T. Where there are stains it may be indicative of a latent leak or past leak and additional investigation may be warranted.
- **Safety Issue: Repair: Information:** There is what appears to be mold under the sink in room S. The presence of certain mold and mold spores in buildings can result in mild to severe health effects in humans. Health effects include, but are not limited to: sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects; in others, it may take more. It is important that any mold be appropriately cleaned and the source of moisture contributing to the mold growth eliminated.

SECOND LEVEL

- **Repair:** Moisture staining was observed in room numbers 2-A, 2-E and 2-Z. It is recommended that the stains be properly repaired.

- **Repair:** The window seals were bad in the windows in room numbers 2-I and 2-P. It is recommended that all windows be brought into proper condition.
- **Repair:** There is a crack in the marble window sill in room number 2-I.

FIRST LEVEL

- **Repair:** Moisture staining was observed in room numbers 1-F and 1-GG. No moisture was detected at the time of the inspection. All moisture stains should be properly repaired.
- **Repair:** Drywall damage was observed in room number 1-I (closet). All damaged drywall should be repaired.
- **Repair:** One of the marble window sills is cracked in room number 1-NN.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- During a building inspection it is not always possible to identify windows which have had seal failure. Temperature and relative humidity play a significant role in the manifestation of the condition. BJK inspectors will record instances of seal failure when they are observed but does not guarantee that all failed windows seals will be identified and will not be responsible for such defects.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Environmental Survey

(No testing done. May indicate the possibility only)

1) Asbestos Warning (1930-1980) : •No
2) Visual Material Suspect Asbestos: •No
3) Suspect Samples Taken: •N/A
4) Describe Possible Asbestos Material/Location: •N/A
5) Radon Warning (Geographical Indication): •Yes (EPA listed high zone for parts of Middle Tennessee)

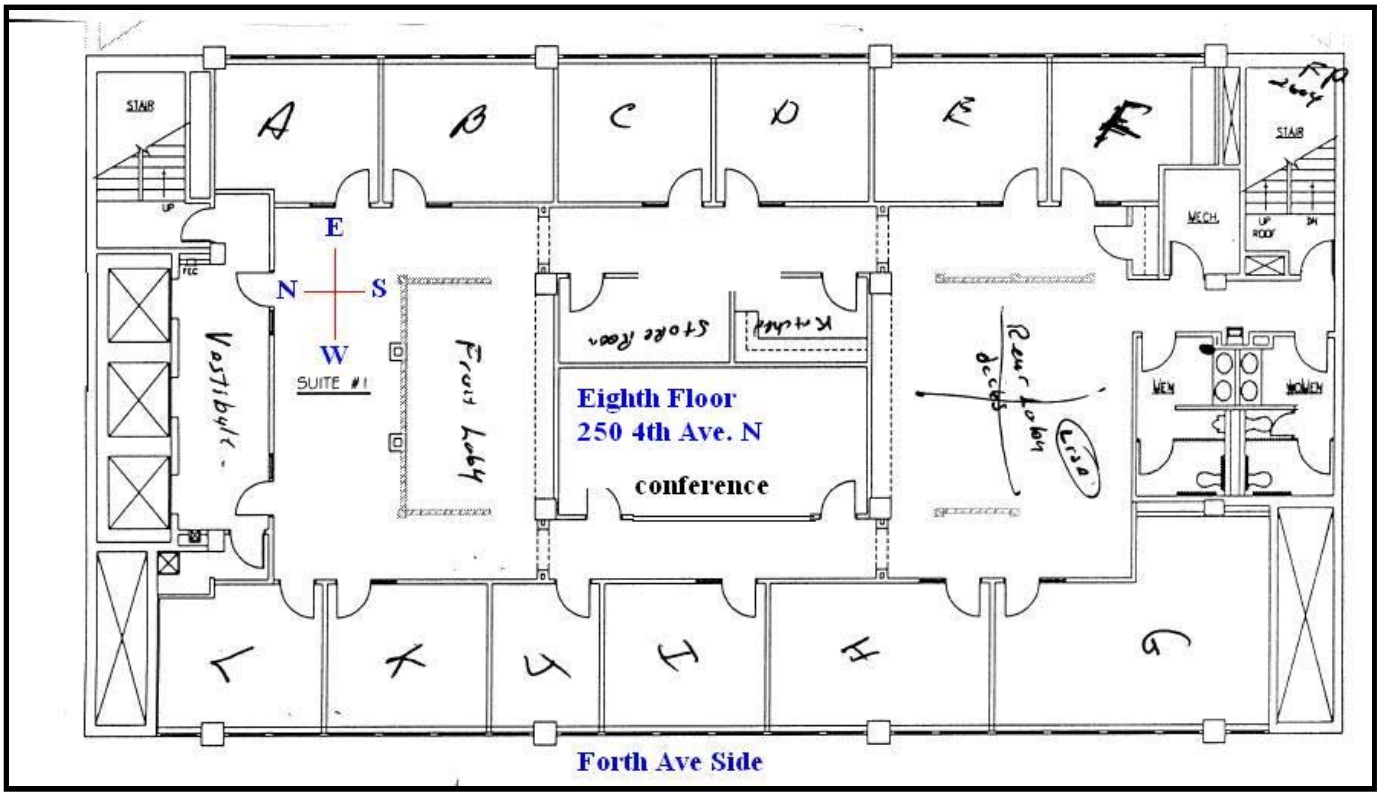
Radon gas is naturally occurring in our environment in harmless quantities. The danger occurs when the gas percolates through the ground and enters a tightly enclosed structure through fissures or cracks in a foundation. The gas can become concentrated, due to lack of ventilation. The EPA states that a reading of more than 4.0 picocuries per liter of air is reason for concern. It is widely accepted that some geographical areas have a propensity to higher radon levels. This geographical indication in no way implies this buildings specific radon level, but is used for information in which to further evaluate your environment. Your inspection service can provide additional information and testing in accordance with EPA protocols, if desired.

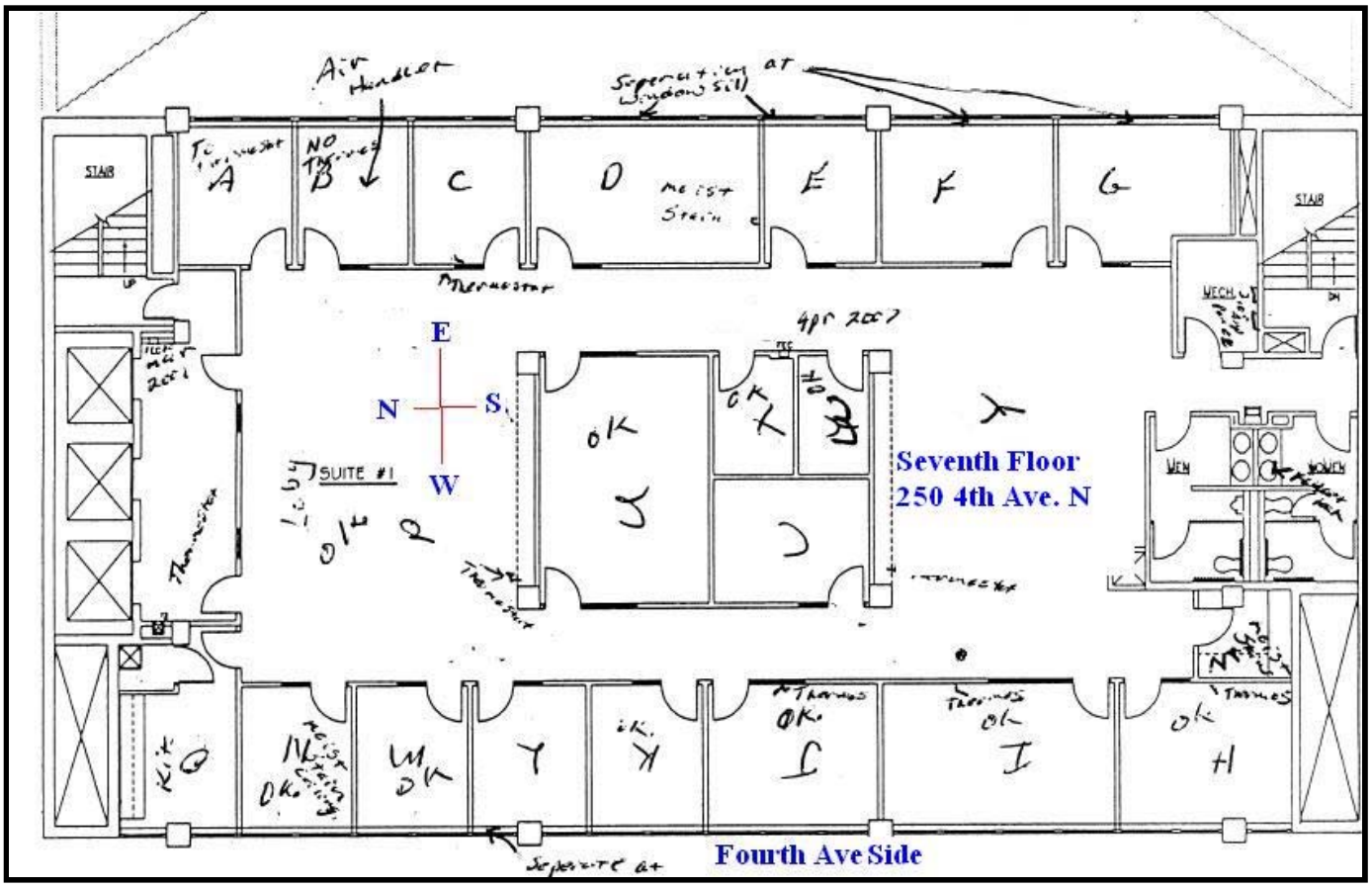
6) Lead in Material Warning (prior 1978): •Yes

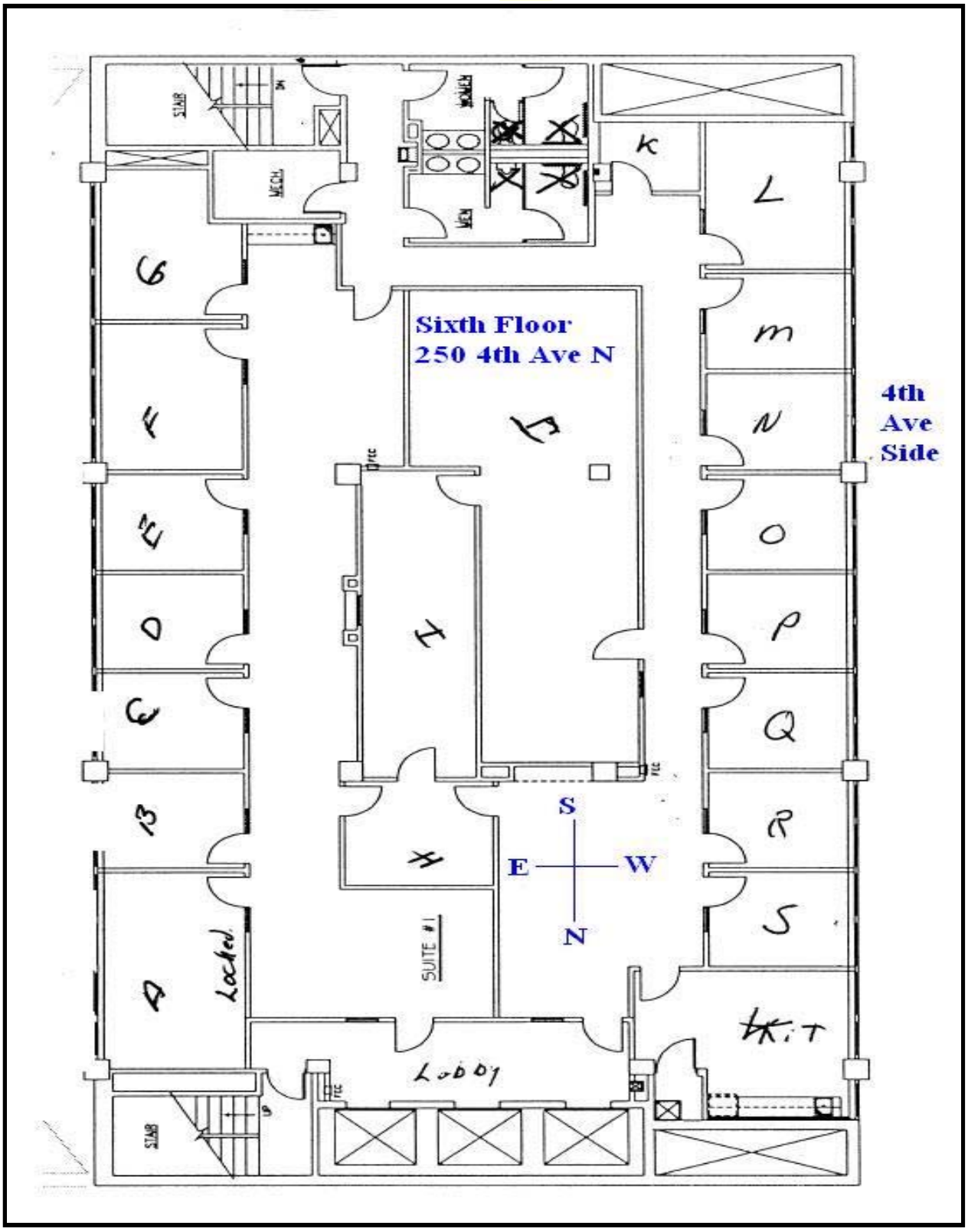
7) Lead in Water Warning: •No - The EPA has determined that some water faucets contain lead. They recommend you let the water run for several seconds before drinking, where the faucet has not been used for several hours and/or overnight.

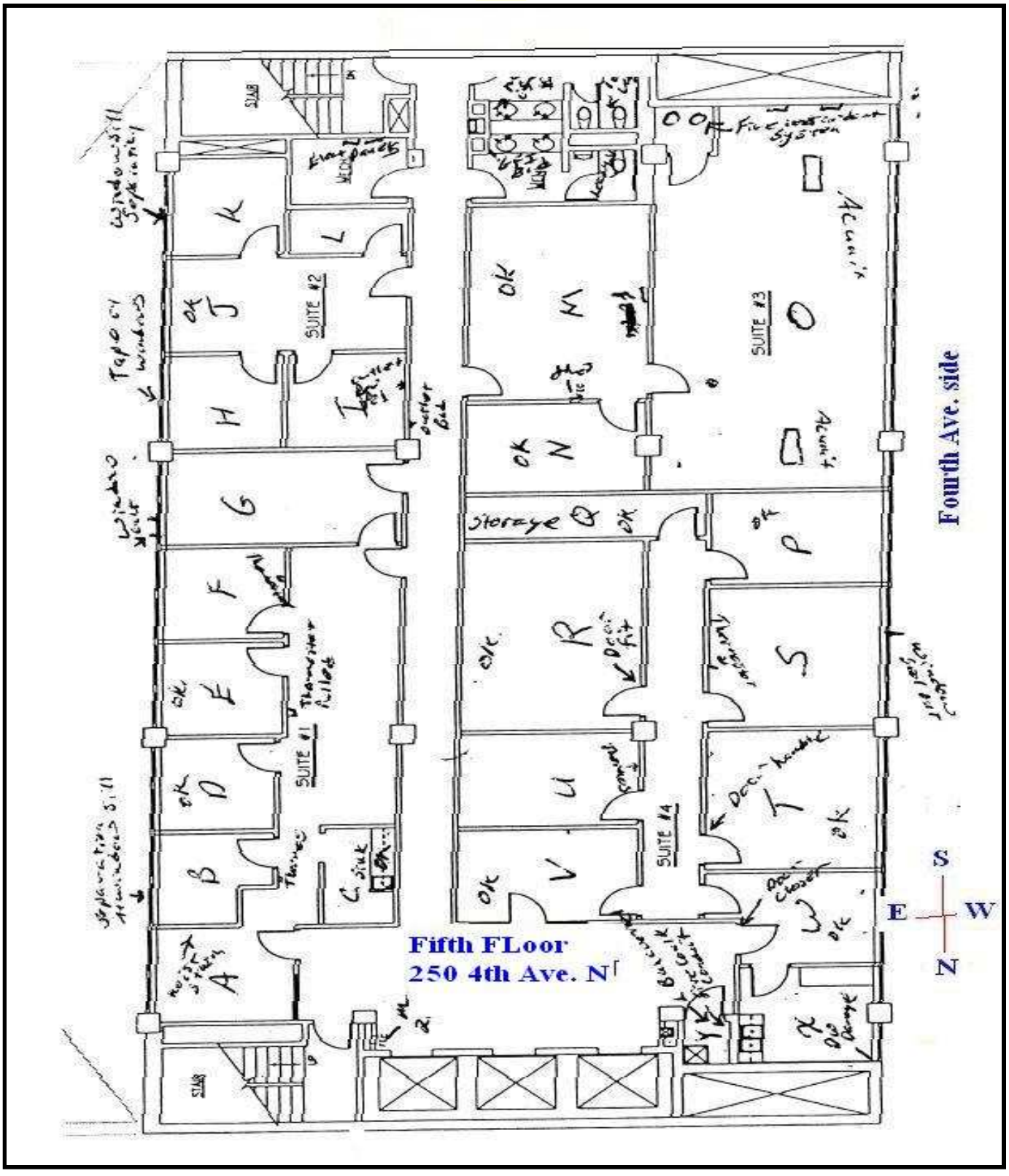
8) U.F.F.I Suspected: •No (Urea Formaldehyde Foam Insulation)
9) Describe Suspected U.F.F.I. Location/Material: •N/A
No other specific environmental concerns were noted at this time.
10) Noise, Pollution, Odors, etc.,: •None known. Many sources can contribute to these conditions, some of which can be transient, only occurring at specific times or occasionally and may not be discovered during this inspection.

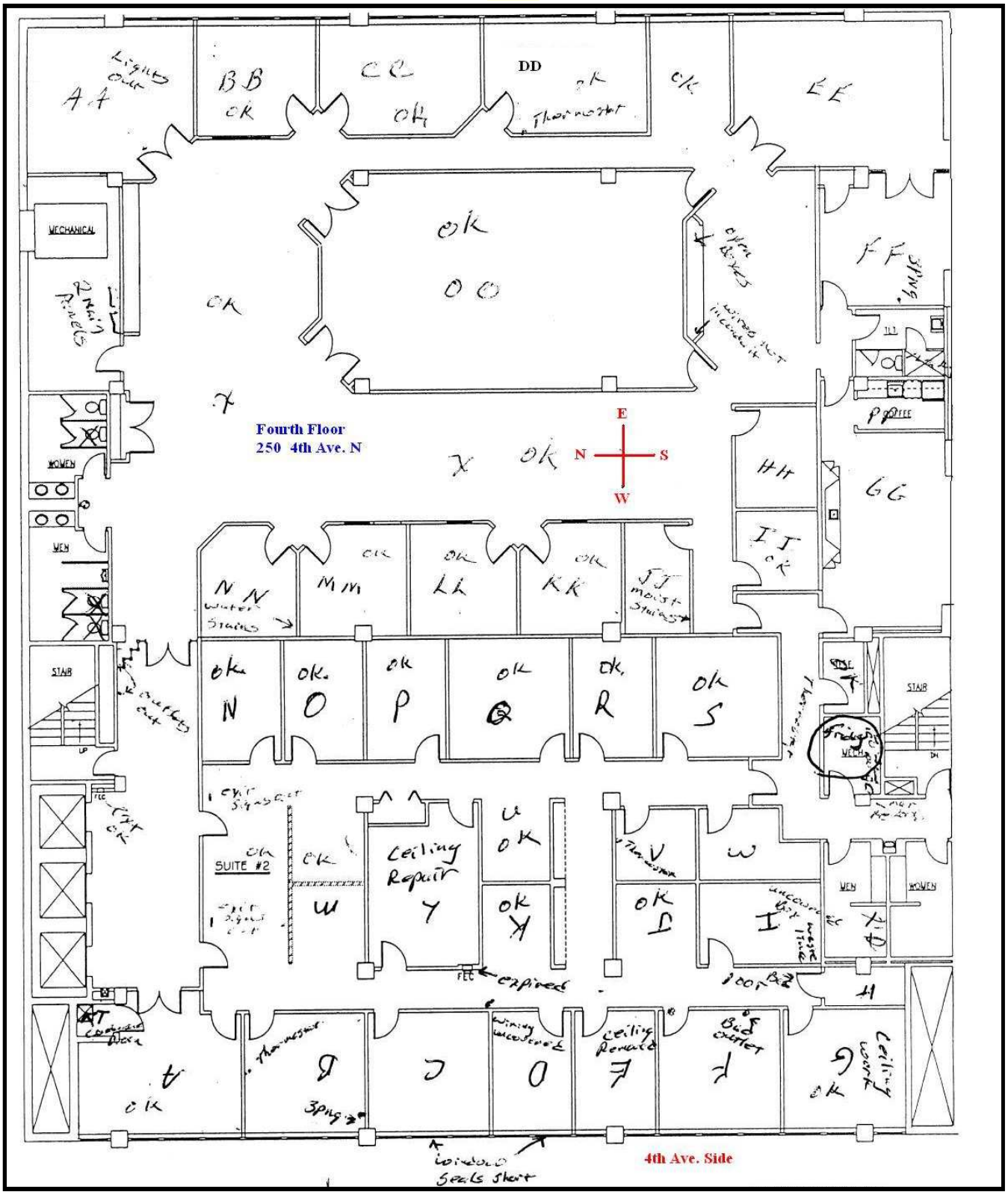
NOTE: The Environmental Protection Agency (EPA), has determined that some buildings *and homes* may be affected by unhealthy indoor air contamination. *We do not test for this and cannot provide you with an opinion about the indoor air quality (IAQ) of this structure.* -Should any conditions or symptoms arise which you suspect may be related to indoor air quality, we recommend that you have a qualified company to do testing for this condition. This type test should be conducted over a 24 hour period and should discover and disclose trouble spots. Such conditions can come from chemicals and off gassing of building materials, mold, mildew, and other sources. Symptoms can be manifested as prolonged colds, rashes, headaches, and other symptoms, generally more common as more time is spent in the home.

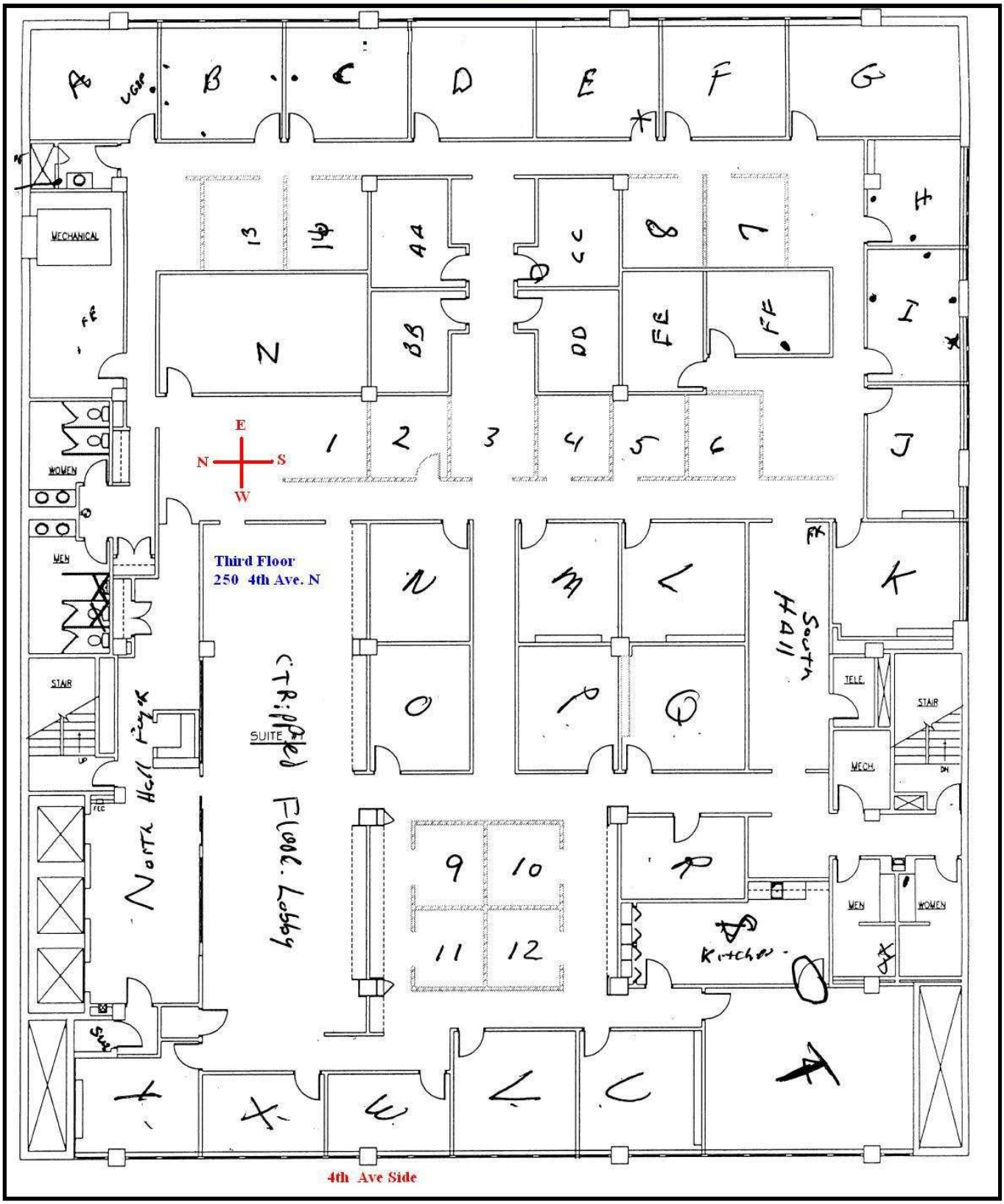


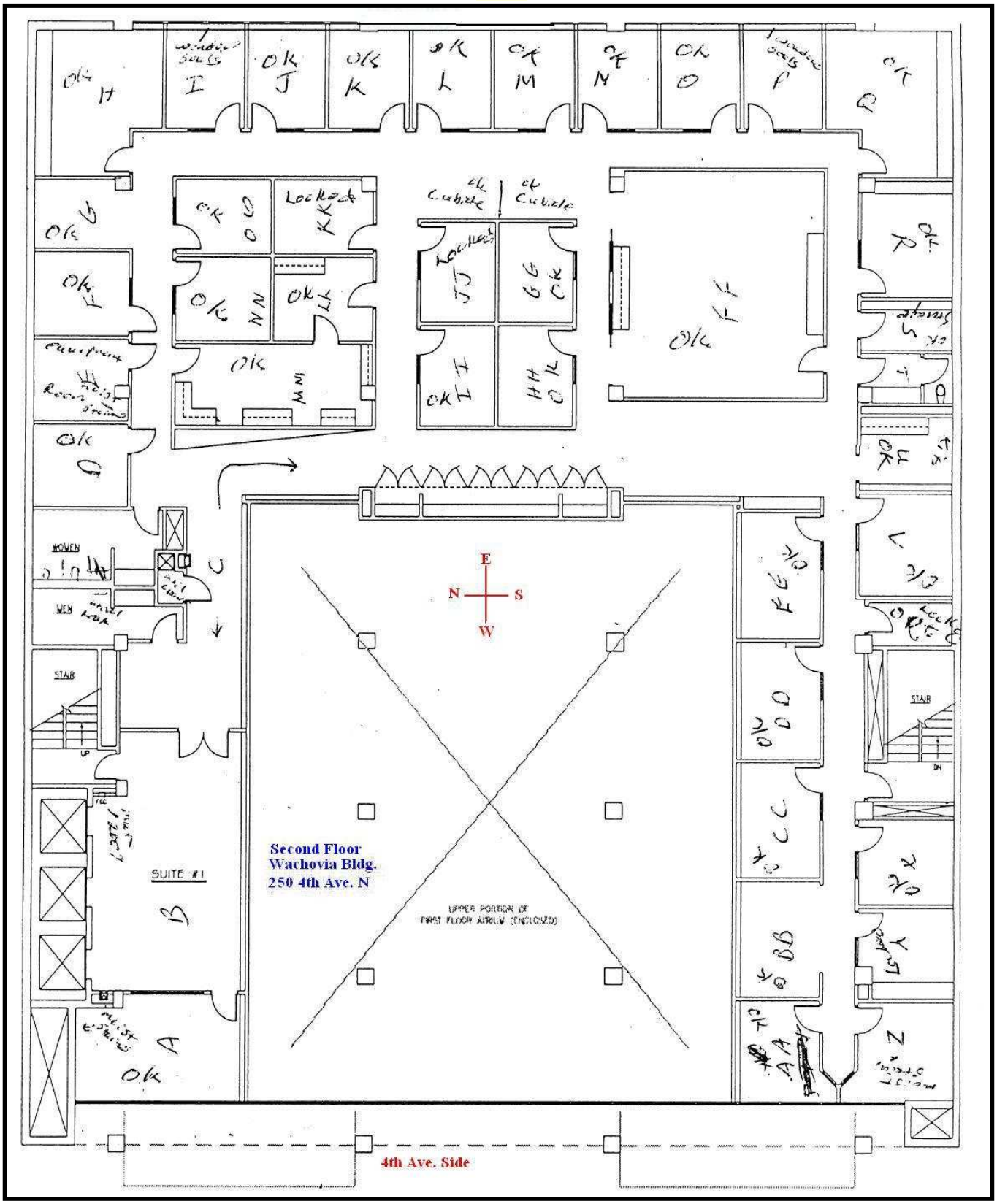


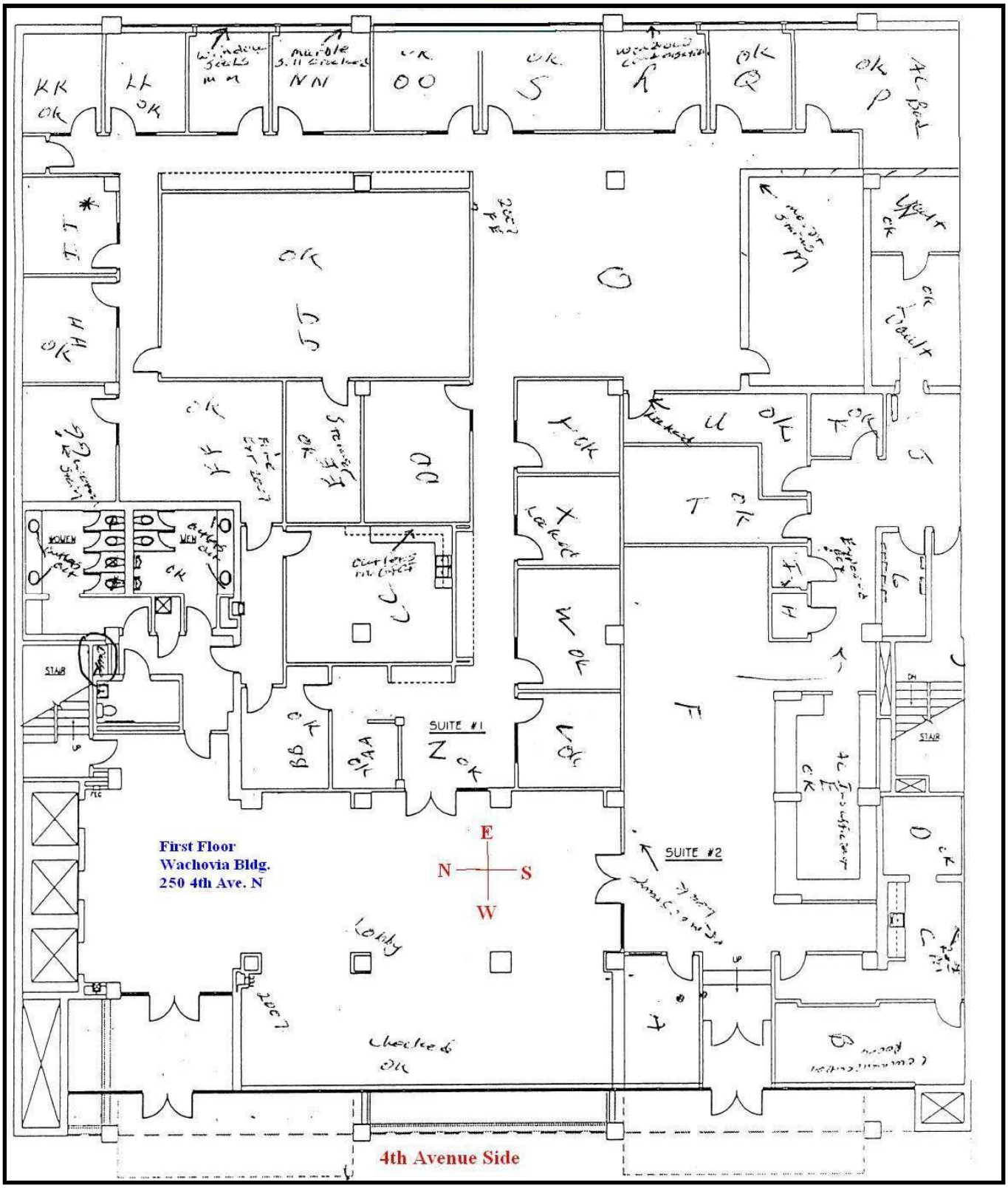












THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report or would not be applicable to the specific building.. **The inspection follows the guidelines of the Standards of Practice and will also comment on certain items which may be addressed by the UBC, CABO, SBCCI, IRC, UPC, NEC or local codes which may or may not have been adopted for inclusion by your local codes.**

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a building buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The inspection report, including the limitations, Scope of Inspection, and the Pre-inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting with an attorney or real estate agent. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to closing of escrow. Further evaluation prior to close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

EXCLUDED ITEMS OR OUT OF SCOPE CONSIDERATIONS

Items excluded from this inspection and report include, but are not limited to, the following:

a.) Fire protection equipment, fire regulation compliance, building code and municipal bylaw compliance, Americans with Disabilities Act requirements, security systems, and telecommunication systems; obtain periodic inspection information from the companies under contract.

b.) Low voltage wiring systems of any kind.

c.) Elevator System; periodic inspection information should be obtained from the elevator company under contract.
Each of the elevators were operated by the normal controls and functioned smoothly and without defect.
The tower was checked and found to be in good condition and the records indicating periodic service by
Nashville Machine Elevator Company with the last date of inspection being July 11, 2007.

d.) Systems that are on timers or automatic controls including, but not limited to**,** parking lot lights and any exterior lighting, main boiler controller, thermostats where applicable, etc are not tested or operated. Systems will be operated with normal user controls, only (e.g. thermostats at office suites).

e.) Systems that are shut down or not operational at the time of the inspection.

f.) A Phase 1 Environmental Site Assessment or the existence of underground fuel storage tanks

g.) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, LEAD PAINT, UREA FORMALDEHYDE, MOLDS, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. ENVIRONMENTAL TESTING IS NOT TO BE CONDUCTED. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Also excluded is: testing for water quality, sump pumps, door buzzer and intercom systems, lawn sprinkler systems, the presence of rodents and insects.

h.) Removing or relocating materials, furniture, storage, containers, personal effects, debris or finishes

i.) Conducting exploratory probing or testing other than for moisture in suspected areas.

j.) Dismantling or operating of equipment or appliances.

k.) Preparing engineering calculations to determine the adequacy of any system or components or the compliance adequacy of any system or components with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.

l.) Reporting on the presence of pests, such as rodents or insects. Furthermore, the consultant is not required to suggest a treatment or remediation, determine the extent of infestation, nor provide opinions of probable cost for treatment or remediation of any deterioration that may have resulted from insects.

m.) Reporting on the condition of subterranean conditions, such as underground utilities, sewage disposal systems, underground storage tanks, wells, etc.

n.) Providing an opinion on the condition of any system or component that is shut down. However, the consultant is to provide an opinion of its physical condition to the extent reasonably possible, considering its age, obvious condition, manufacturer, etc.

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BJK Property Inspections, Inc.
4282 Pate Road
Franklin, TN 37064
Off. (615) 591-6870
Fax (615) 591-6875

MEMBER

Invoice

INVOICE NO.:	**AJ071207A**
Inspection DATE: and TIME	**09:00:00 Thursday 07/12/2007**

SOLD TO:
[redacted]

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Description	Amount
Base Inspection Fee $.10 per sq ft.	6700.00
Price agreed upon rather than by sq. ft.	

TOTAL **6700.00**

Thank you for your business

Payment of this invoice is due upon receipt.
Please make checks payable to BJK.