INTRODUCTION

Compass directions give the orientation for specific locations identified in the report. If these are not practical then the locations will be given from the perspective of facing the building from the street.

Throughout this report where the age of roofs or other items are stated the age shown is approximate.

When an item or system is said to be "satisfactory" in the report, this means that it is in average condition. The item or system should give generally satisfactory service within the limits of its age excluding any defects or potential problems noted during the inspection or in the report.

When an item or system is said to be in "good" condition this means it is in above average condition in relation to other items of a similar age, type, or style of construction.

When an item or system is said to be in "fair" condition, this means it is in average to below average condition in relation to other items or systems of a similar age, type, or style of construction, excluding any defects or problems noted during the inspection or in the report.

When an item is stated to be in "poor" condition this means it is below average in relation to other items of a similar age, type, or style of construction and may need repairs or other attention immediately or in the near future as recommended in the report.

GENERAL CONDITION OF BUILDING

The building is an east facing two-story masonry structure on slab with a flat (mansard) type roof design. The building was constructed circa 1923. The building had been extensively renovated circa 2000 – 2003.

At the time of the inspection, we found the structure to be in fair overall condition in relation to other buildings of a similar age and style of construction.

General Information Item: We found visual evidence of structural concerns and some items needing attention, which will be noted later in the report. The building generally appeared well maintained.

ROOFS

Foam Roof

The roof surfaces were inspected visually by walking on them.

Accessible attic areas, eaves, and interior ceilings were checked for signs of leakage.

The main structure has closed cell foam roof covering (permitted July 24, 2003).

This roof appears to be approximately 10 years old. The average life expectancy for this type of roof is 15 – 20 years in Florida.

This type of roof is typically installed by spraying the closed cell foam over an underlayment to create a seamless covering.

Edge metal was in satisfactory condition and intact.

Repair Needed: We noted evidence of active roof leakage in several locations along the west side of the roof (see Attic and Interior notes).

Repair Needed: We noted some blistering to the foam roofing material near the midpoint of the roof.

<u>Recommendation</u>: A licensed roofing contractor should complete any necessary repairs to this roof.

Vents and Flashings

The vents and galvanized flashing appeared to be in serviceable condition and properly sealed at the time of this review, however, the periodic resealing of the flashing may be expected as part of routine maintenance.

The exterior skylight condition was satisfactory. Periodic resealing of the flashing around the skylight may be needed for the area to remain watertight.

> NOTE: Opinions stated herein concerning the roof are in regard to the general condition of the roofing surface as evidenced by our visual review at the time of the inspection. These do not constitute a guarantee or warranty as to whether the roof leaks or may be subject to leaking. Roof pitches are not calculated.

FOUNDATION

Foundation Condition

Due to the concrete slab construction, interior supports and reinforcement members (enclosed within walls, slabs, under grade, etc.) were inaccessible for physical or visual review.

Typical slab construction consists of a poured concrete slab over a concrete block foundation wall, supported by a reinforced poured concrete footing. Some slabs are poured as an integral part of the footing (i.e. monolithic or bell type). The visually accessible portions of the support systems appeared to be sound and in serviceable condition.

Grading

The grading and drainage around the perimeter of the building should be monitored and re-graded as necessary (proper drainage could not be confirmed during our visual inspection). The grade should be maintained so that the water flows away from the foundation at all times.

EXTERIOR

Exterior Walls, Soffit, Fascia, and Doors

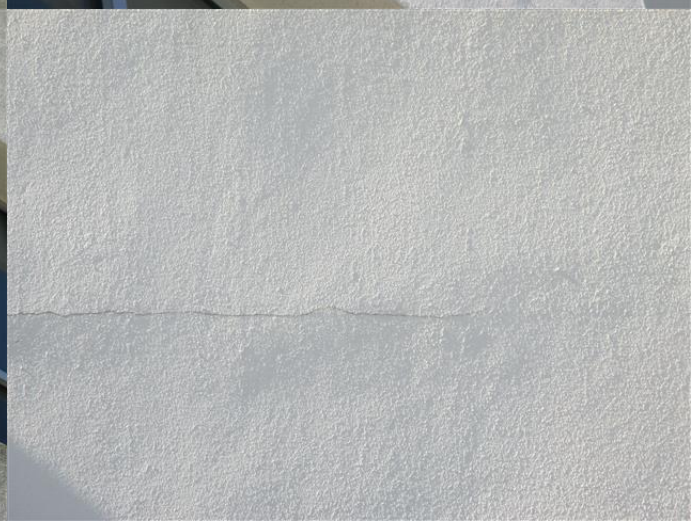
The exterior walls are constructed with masonry (hollow clay tile) and are covered with insulated stucco.

The walls, doors, soffit and fascia surfaces were inspected:

Replacement Needed: We noted numerous cracks and deterioration to the stucco around the perimeter of the building (see below). We noted evidence of moisture intrusion at many of the cracks (electronic moisture meter). The stucco siding had been installed without the proper weep screeds to allow the stucco drain any water that enters between the siding and the exterior wall. The stucco condition is such that it is not repairable and will likely need to be removed and replaced on the entire exterior of the building. We recommend contacting a licensed stucco contractor for further evaluation of the siding. Any new stucco siding should comply with current standards for installation, particularly in regards the horizontal drainage. Sufficient control joints should also be added to minimize further cracking in the stucco.





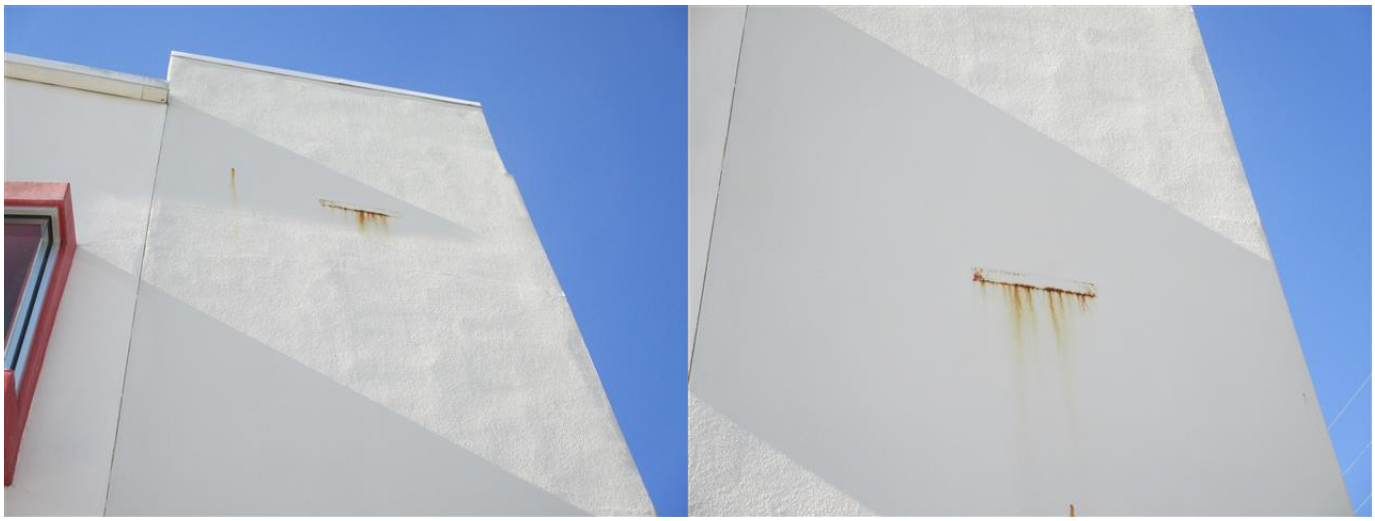



<u>Repair Needed</u>: We noted mechanical damage to some of the stucco on the west and south elevations.

<u>Concern Item</u>: Along the east elevation, we noted staining and deterioration to the stucco banding running along the door and window openings on the first floor. This indicates areas of moisture intrusion (also detected with an electronic moisture meter). The moisture also appears to be penetrating into the interior stucco columns along the elevation (also see Interior notes).

<u>Repair Needed</u>: We noted staining and deterioration to the stucco for the built out windows at the southeast and northwest corners of the second floor, indicating areas of active moisture intrusion (also see Interior notes). Because these areas are likely framed, we recommend removing the stucco to allow further inspection of the framing and sheathing.

<u>Maintenance Needed</u>: We noted corrosion to the metal bars installed along the northwest corner of the building. The metal should be treated and sealed prevent further deterioration.



<u>Repair Needed</u>: The control joint near the northwest corner of the building was heavily corroded and should be removed and replaced.

<u>Correction Needed</u>: We noted cracks in the stucco for most of the window openings. Many of the window openings also showed signs of staining, indicating moisture intrusion at the openings. The openings did not have windowsills installed, which appears to be allowing moisture to penetrate through the stucco and into the wall cavity between the siding and the exterior wall. Either windowsills should be added to the openings or a flashing should be installed at the bottom of the openings to prevent moisture intrusion behind the stucco.


SUNCOAST
& Music

<u>Correction Needed</u>: The gutters connected to the scupper drains should be extended so they discharge a minimum of 12 inches away from the foundation.



<u>Repair Needed</u>: The exterior doors along the west elevation were heavily corroded and will need either repair or replacement.


<u>Repair Needed</u>: We noted damage and detected active moisture intrusion in the drywall at the doorway for the electrical room on the west elevation. We also noted what appeared to be mold on some of the drywall (on both sides of the wall). We recommend having a licensed mold assessor evaluate the area of prior to any repairs.

Some minor cracking (hairline, less than 1/16", etc.) was noted in a few areas around the perimeter of the building. These generally appeared to follow the mortar joints between the courses of blocks (stair step pattern) and are a normal occurrence found in buildings of this design. We did not notice any wall deflection or evidence of racking to doorframes or window openings in these areas at the time of the inspection.

No visual evidence of structural problems was found, however, the cracks should be monitored for further movement.

As part of normal maintenance caulk and seal all of the gaps in the exterior of the building (around doors, windows, plumbing and electrical entry openings, etc.) to prevent air, moisture, and pest infiltration. Settlement cracks should be monitored for any further movement after patching.

> NOTE: The best way to seal small openings and minor settlement cracks is to fill the crack with a high quality flexible type caulking and then paint.

Driveways, Walkways, Patios and Retaining Wall

The asphalt parking lot and concrete walkways were in generally satisfactory condition.

PLUMBING

The functional water flow was tested and found to be satisfactory.

The building is hooked up to the city/county water and sewer system.

Distribution, Drain and Vent Piping

The structure appeared to be equipped with copper water supply and distribution piping, with PVC drain piping, and with PVC and cast iron vent pipe.

Interior Plumbing Systems

At the time of the inspection we did not find any current leakage in the accessible piping, however, some plumbing repairs (dripping faucets, commodes, etc.) should be anticipated from time to time.

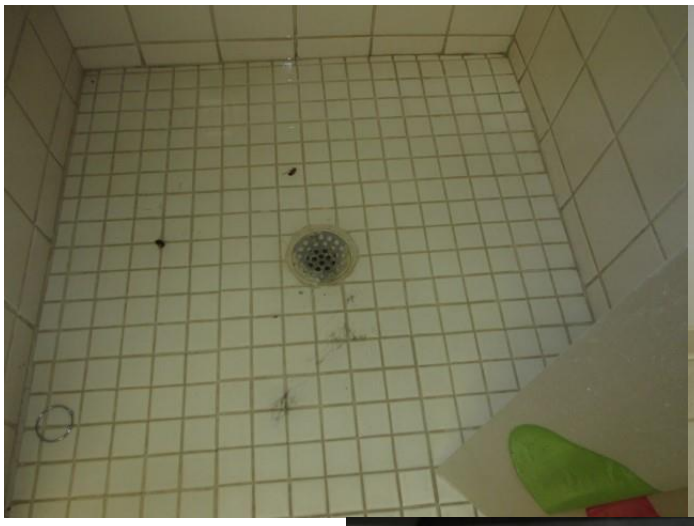
Correction Needed: The commode was loose in the 1st floor north hall men's restroom and should be secured.

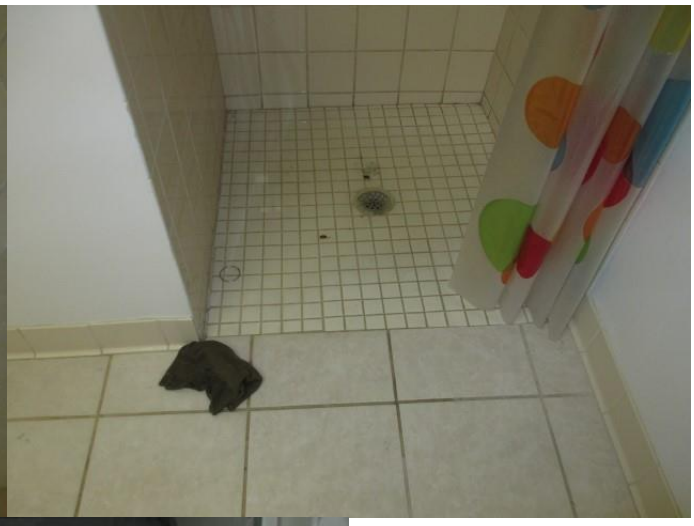
<u>Repair Needed</u>: We noted that the commode in the handicap stall in the women's hallway bathroom on the second floor was marked as not operational.

<u>Repair Needed</u>: The cold water control for the sink in the men's hallway bathroom on the second floor was difficult to operate.

<u>Further Evaluation Needed</u>: We noted that the sink in suite 200 was very noisy when draining, which may indicate that the sink does not have sufficient venting. A licensed plumbing contractor should be contacted for further evaluation.

<u>Correction Needed</u>: The shower was not equipped with the threshold and was draining slowly in the southwest second-floor bathroom. This allowed water to flow onto the bathroom floor. It also appeared that the shower did not have a drain pan installed as we noted water in the air handler closet behind the wall (in break room area).





<u>Maintenance Needed</u>: The southwest second-floor bathroom sink was slowly the time of the inspection will need servicing.

<u>Repair Needed</u>: The water fountains were not operational north third-floor stairwell.

<u>Repair Needed</u>: We noted low water flow in the break room sink of the northwest third-floor suite.

<u>Concern Item</u>: We noted tape on the water fountain controls and the 1st floor dance studio.

<u>Repair Needed</u>: The drain stop knob was missing in the faucet was loose on the left women's bathroom sink in the 1st floor dance studio.

<u>Repair Needed</u>: We noted low flow from the hot control to the faucet on the right women's bathroom sink in the 1st floor dance studio.

<u>Repair Needed</u>: The handle had to be held down in order to flush the commode in the handicap stall of the women's bathroom in the 1st floor dance studio.

<u>Maintenance Needed</u>: We noted that the sink drained slowly in the right stall of the 1st floor women's bathroom sink (dance studio).


<u>Repair Needed</u>: The aerator should be replaced on the break room sink faucet in the 1st floor dance studio.

<u>Recommendation</u>: For further evaluation and repair of the plumbing systems, we recommend contacting a licensed plumbing contractor.

Tile and Waterproofing

<u>Maintenance Needed</u>: The control plate and cracked grout in the southwest second-floor bathroom shower should be resealed to prevent moisture intrusion.


We recommend periodically caulking and resealing tile in the bathrooms as part of normal maintenance. Bathroom wall coverings should be kept sealed and water-resistant in proper areas to prevent possible moisture damage.

Except as noted below, the bathrooms were equipped with exhaust fans and/or operable windows.

<u>Repair Needed</u>: The exhaust vent in the 1st floor north hall men's restroom did not appear to be operational the time of the inspection.

<u>Repair Needed</u>: The exhaust vent in the men's bathroom in the 1st floor dance studio was not operational at the time the inspection.

Hot Water Heater

The small tankless electric hot water heater installed underneath the sink and suite 200 was operational the time of inspection.

The 10-gallon electric hot water heater (circa 2002) installed in the utility closet at the south end of the second floor was operational the time of inspection.

The 10-gallon electric hot water heater (circa 2001) installed in the utility closet in the hallway off the mezzanine was operational the time of inspection.

The average life expectancy of a hot water heater is approximately 15-25 years. Hot water heaters generally need not be replaced unless they leak.

According to present day requirements, hot water heaters should have a pressure relief valve and drain line, which flows by gravity to the exterior, or downward to within 4 inches of the structure floor.

The size of the drain line should match the outlet size of the relief valve, and an auxiliary pan with a 1" drain line is required underneath when the unit is installed at or above the level of the living area.

Gas units should be raised 18" above the garage slab.

The unit appeared to be properly equipped. The relief valve was not tested.

We recommend installing any future units in accordance with existing regulatory requirements.

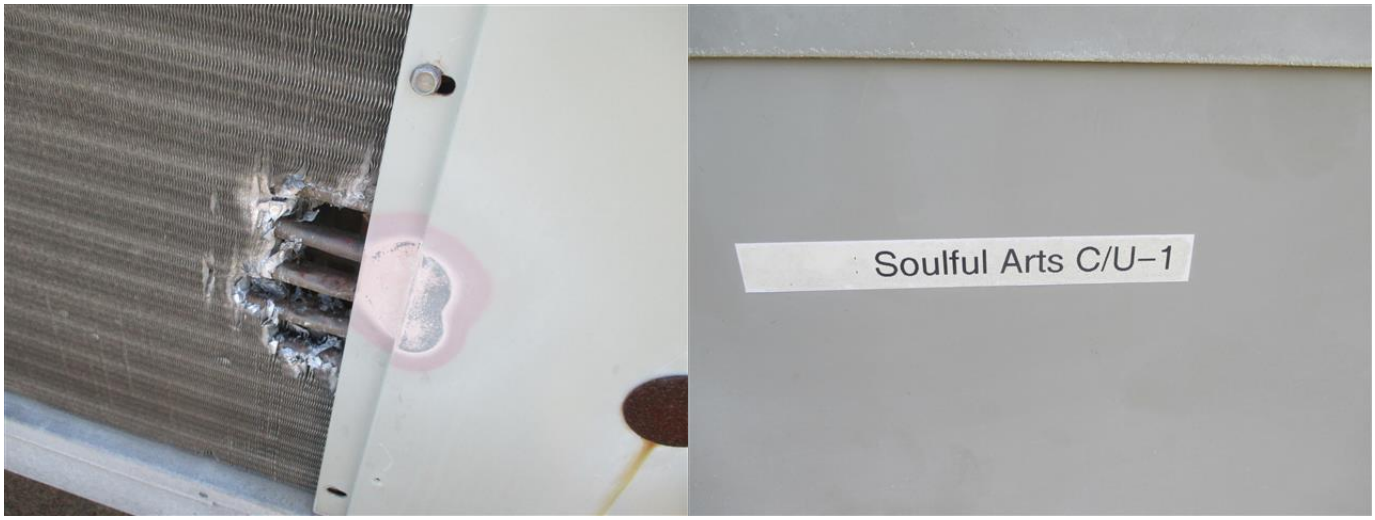
AIR CONDITIONING/HEATING

Straight-Cool Air Conditioning System

The building is equipped the following straight-cool electric air conditioning condenser units and package units, and electric (resistance type) heat strips.

1. 7.0 ton (marked on the casing) – circa 1999 (package unit) – marked as unit 1
2. 2.0 ton – circa 2002 – marked as unit 2
3. 7.5 ton (per the manufacturer's website) – circa 2007 (package unit) – marked as unit 3
4. 7.0 ton (marked on the casing) – circa 1999 (package unit) – marked as unit 4
5. 1.5 ton – circa 2002 – not marked
6. 5.0 ton – circa 2004 – also marked as unit 2
7. 2.5 ton – circa 2002 – not marked
8. 12.5 ton (per the manufacturer's website) – circa 2003 – marked as Soulful Arts C/U-1

<u>Repair Needed</u>: We noted damage to the exterior fins on the 12.5 ton condenser unit on the roof.



Air conditioning condenser units have normal life expectancy of 8-15 years.

The air conditioning mode in the mezzanine appeared to be operating properly at the time of the inspection. The supply air was 50.2°; the return air was 66.1°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

The air conditioning on the 1st floor appeared to be operating properly at the time of the inspection. The supply air was 56.2°; the return air was 72.9°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

The air conditioning for unit number 1 on the 2nd floor appeared to be operating properly at the time of the inspection. The supply air was 40.7°; the return air was 61.8°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

The air conditioning for unit number 2 on the 2nd floor appeared to be operating properly at the time of the inspection. The supply air was 46.5°; the return air was 65.0°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

The air conditioning for unit number 3 on the 2nd floor appeared to be operating properly at the time of the inspection. The supply air was 54.4°; the return air was 68.9°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

The air conditioning in the northwest 3rd floor suite appeared to be operating properly at the time of the inspection. The supply air was 54.0°; the return air was 66.5°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

The air conditioning on the 3rd floor in Suite 202 appeared to be operating properly at the time of the inspection. The supply air was 55.7°; the return air was 70.7°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

The air conditioning on the 3rd floor in Suite 203 appeared to be operating properly at the time of the inspection. The supply air was 52.3°; the return air was 68.4°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

Recommendation: We recommend having a licensed heating and air contractor service the system and make any repairs deemed necessary.

Heating and air systems should be serviced at least once a year.

As a normal maintenance item, change or clean the return filters every few months or as per the manufacturer's specification.

Air Handler and Electric Furnace

The large first floor suite is equipped with a 15.0-ton air handler unit (circa 2003).

The second-floor suite (southwest) is equipped with a 2.0-ton air handler unit (circa 2002) – marked as number 1.

The second-floor suite (west) is equipped with a 2.5-ton air handler unit (circa 2002) – marked as number 2.

The second-floor suite (northeast) is equipped with a 2.5-ton air handler unit (circa 2002) – marked as number 3.

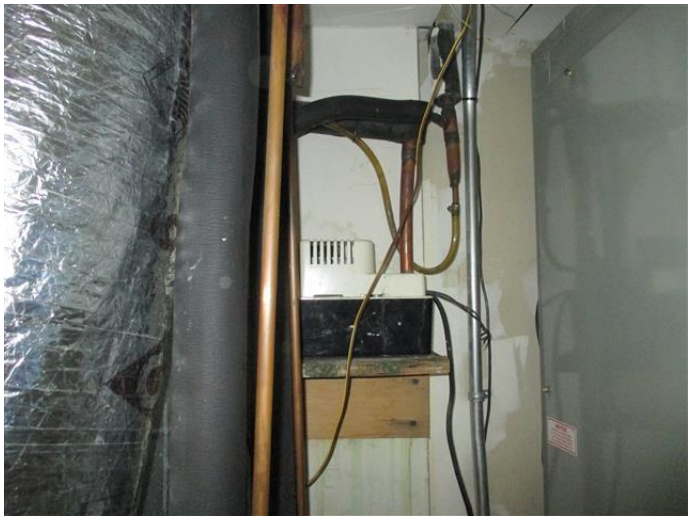
The large first floor suite is equipped with a 15.0-ton air handler unit (circa 2003).

The large first floor suite is equipped with a 15.0-ton air handler unit (circa 2003).

Electric furnaces have a normal life expectancy of 15-20 years.

The electric resistance type heat strips were also tested and found to be operational (approximately 10KW).

A condensate pump was present on the 1st floor unit. The pump was not tested. Water was not induced, and we do not warrant the performance of the system when actual water is present. Condensate pumps switches should be tested periodically (i.e. when serviced).



A float switch was present on the second-floor air handler units. The float switch was not tested. Water was not induced, and we do not warrant the performance of the system when actual water is present. Float switches should be tested periodically (i.e. when serviced).

Maintenance Needed: We noted that filters were not installed in the majority of the return registers at the time of the inspection.


As a normal maintenance item, change or clean the return filters every few months or as per the manufacturer's specification.

Ductwork

The exposed and accessible metal, flex and duct board type ductwork was visually inspected only and, except as noted below, was found to be in satisfactory condition. All registers and returns were operational.

Repair Needed: We noted some loose ductwork connected to the air handler located in the utility closet of the large first floor suite.

The ductwork should be periodically inspected to check the vapor barrier and prevent leakage of warm or cool air from the system (we recommend contacting Progress Energy Florida/TECO regarding their duct testing which is a detailed check of the efficiency of the entire duct system). An installed heating and cooling source was noted in all rooms.

NOTE: All references to motors and mechanical equipment and their operations apply only to the time of the inspection. No warranties as to the length of the

operation should be implied by this report. Some testing is not done within the scope of this inspection including refrigerant levels, refrigerant leakage, head pressures, supply and return coverage, blower door tests on ductwork, etc. Panels are not removed.

ELECTRIC

Main Panel / Sub-Panel and Wiring

We inspected the circuitry in the main panels located in the in the exterior electrical room on the west elevation. The main service disconnects are located in the panels.

The main panels included:

1. The 200-AMP 240-volt House panel (3 phase)
2. The 200-AMP 240-volt Mezzanine Panel (3 phase)
3. The 200-AMP 240-volt 1-A panel(3 phase)
4. The 200-AMP 240-volt 1-B panel(2 phase)
5. The 200-AMP 240-volt 2-A panel(3 phase)
6. The 200-AMP 240-volt 2-B panel (2 phase)

We also inspected the circuitry in the interior subpanels.

The subpanels included:

1. The 200-AMP Mezzanine subpanel located in the mechanical closet in the southwest side of the 2nd floor.
2. The 200-AMP 1-A subpanel located in the in the air handler closet in the large first floor suite.
3. The 200-AMP 1-B located in the located in the utility closet off the north dance room in the large first floor suite.
4. The 200-AMP 2-A subpanel located in the utility closet at the south end of the second floor hallway.
5. The 200-AMP 2-B subpanel located in the utility closet at the south end of the second floor hallway.

Correction Needed: The open circuit breaker slot in subpanel 2-B should be properly covered.

The service entry conductor material is copper, which is fed in from overhead. The building is equipped with copper non-metallic cable type (i.e. Romex) branch wiring.

The main service has a plumbing ground and earth ground.

The termination of the main ground wire for the electrical service was not accessible.

Circuit breakers are mechanical devices subject to wear and corrosion. Ideally, breakers should be "tripped" and reset annually by occupants to help keep the internal springs limber and the contacts free of oxides. Circuit breakers found to be faulty should be replaced.

In our opinion, the existing main service capacity is sufficient for the current electrical demand of the structure.

<u>Correction Needed</u>: The exposed wiring on the east wall in the northwest 3rd floor suite should be properly sealed secured.

<u>Correction Needed</u>: The exposed wiring and ceiling in the southeast conference room in the northwest 3rd floor suite should be sealed and secured.

Interior/Exterior Lights and Fixtures

A representative number of lights/fixtures and switches were checked, and except as noted below, were operational.

<u>Repair Needed</u>: The light fixtures in the south hallway on the second floor and at the top of the south stairwell were not operational the time of inspection.

<u>Repair Needed</u>: We noted numerous light fixtures that were not operational or that were missing light bulbs throughout the building at the time the inspection and likely needs the bulb replaced.


EXIT

<u>Correction Needed</u>: The light fixture in the closet of the north room on the 2nd floor was not grounded at the time of the inspection.

For determination of function for all switches we recommend consulting the building owner or builder.

Interior/Exterior Receptacles

The polarity and grounding in a sampling of receptacles were tested and found to be in satisfactory condition.

<u>Maintenance Needed</u>: The receptacle was loose in the northwest recording booth on the south wall of the 2nd floor and should be properly secured.

<u>Maintenance Needed</u>: The receptacles on the south wall in the recording studio was loose and should be secured.

<u>Maintenance Needed</u>: The receptacle on the north wall (northwest corner) of the east room on the 2nd floor was detached and should be secured.

<u>Correction Needed</u>: The cover plate was not on the receptacle on the south side of office in Suite 203 and on the southeast receptacle on the east wall in the south dance room on the 1st floor.

The GFCI (Ground-Fault Circuit Interrupter) receptacles tripped at the proper level of fault current.

General Information Item: The GFCI receptacle in the second-floor southwest bathroom resets in the break room area.

GFCI receptacles should be tested monthly.

During any future upgrading of the electrical system or for added safety, we recommend installing GFCI (Ground-Fault Circuit Interrupter) receptacles in all appropriate areas to further reduce shock and/or short hazards.

Exterior receptacles should be weather-protected types.

Appliances with three prong plugs need to use a grounded outlet for proper safety.

Recommendation: For further evaluation and repair of the electrical systems we recommend you contact a licensed electrical contractor.

ATTIC AREA

The attic access openings were located in Suite 200, and in the utility closet at the south end of the second-floor stairwell. We also access the attic through the ceiling tiles in the west second-floor office.

The attic was accessed through the opening using a ladder.

The roof and ceiling structure was visually inspected by physically crawling through the accessible attic area. A portion of the attic over the garage and in remote areas of the main attic was not accessible due to framing, insulation, HVAC equipment, etc. Insulation was not moved.

Concern Item: We noted evidence of termite intrusion in the attic area (droppings, damage etc.). Some the droppings were noted on top of the ceiling tiles in the west offices, indicating that they were deposited since the building had last been renovated. We recommend contacting a licensed pest specialist for further evaluation and remediation.

<u>Repair Needed</u>: In the south office in the northwest suite on the second floor, we noted that the fire suppression supply system appeared to be leaking (also see Interior notes).

Attic Structure

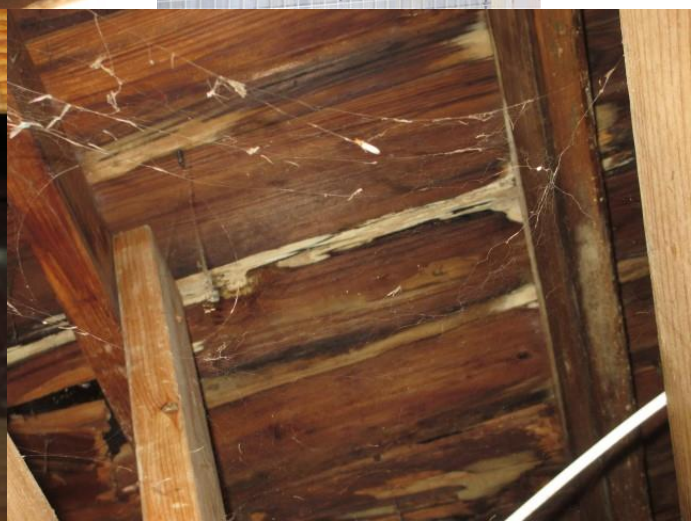
The visually accessible attic framing was found to have a customary and workmanlike appearance. The conventionally framed attic system appeared to be adequate to carry the current roof and we found no evidence to indicate rafter or joist failure.

We did note the following areas which need repair/reinforcement:

<u>Repair Needed (Structural Concern)</u>: Some of the framing around the latter opening to the roof was heavily deteriorated and will need reinforcement.


<u>Concern Item</u>: We noted staining to the roof deck along the west side of the attic. The areas tested positive for active moisture intrusion at the time of inspection, indicating active roof leakage.



Insulation and Ventilation

The attic area over the main structure was insulated at an average depth of 6 inches with rolled fiberglass.

NOTE: Reference to a current pest control report should be made as to the actual presence, extent and

recommended correction of any wood-destroying pest and/or organism activity within the structure.

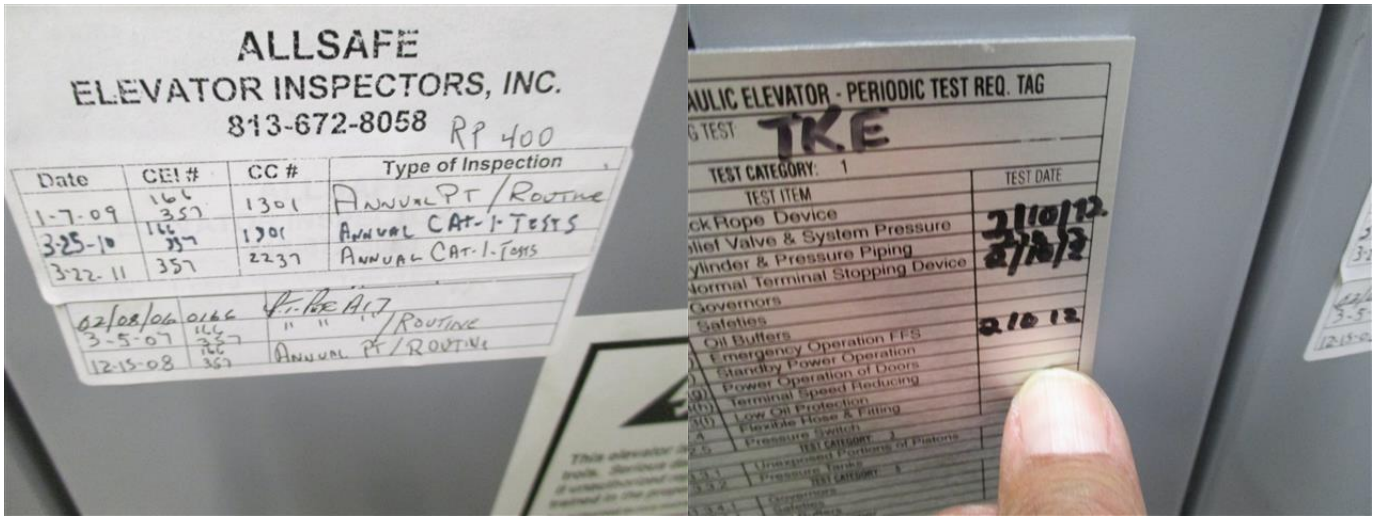
INTERIOR

Interior – General Condition

At the time of the inspection the interior was found to be in satisfactory overall condition. The building appeared to have been cared for throughout.

General Information Item: The bathrooms that would be publicly accessible in the building appeared to be ADA standards for the time of the most recent renovation. We recommend periodically checking the current ADA standards to ensure compliance.

Further Evaluation Needed: The elevator system did not appear to have been certified within the last 12 months per state requirements. We recommend contacting a licensed elevator inspector service and certify the system.



Concern Item: We noted what appeared to be termite droppings on the middle landing for the south stairwell (also see Attic notes).

Windows

A representative number of windows and interior doors were checked.

We noted the following types of window units installed in the building:

- Double-glazed aluminum fixed glass units

The window units appeared to be in satisfactory condition at the time of inspection.

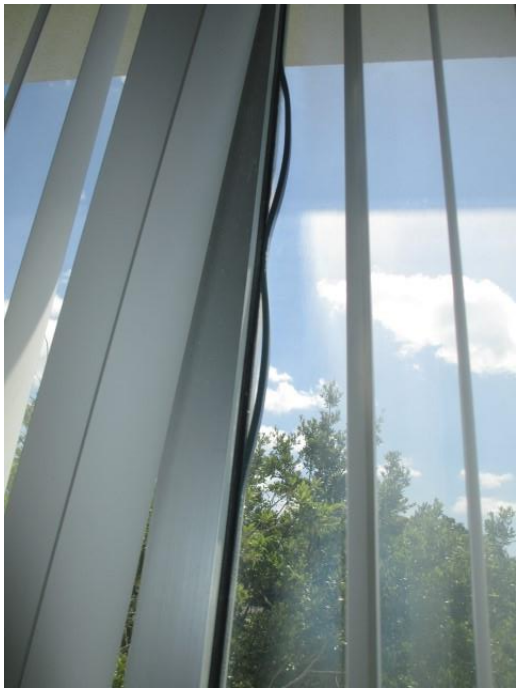
<u>Repair Needed</u>: In the built out window opening adjacent to the elevator in the mezzanine, we noted deterioration to the drywall and detected active moisture intrusion in the area at the time of inspection (also see Exterior notes).

<u>Concern Item</u>: We noted staining on the top of the window opening in the 1st floor north hall men the bathroom. This area tested negative for elevated moisture the time of the inspection.

<u>Repair Needed</u>: We noted what appeared to be a breach in the internal seal of the windows on the west wall of the reception area and in the northwest recording studio on the 2nd floor.

<u>Repair Needed</u>: We noted cracking to the stucco around the exterior of the window for the built out window at the northwest corner of the third floor, indicating areas of active moisture intrusion (also see Exterior notes). The window unit appeared to be leaning forward and separating from the wall. Because these areas are likely framed, we recommend removing the stucco to allow further inspection of the framing and sheathing.

<u>Repair Needed</u>: We noted that the inner seal was starting to fail in the main office in suite 202 on the 3rd floor and will likely need to be resealed.



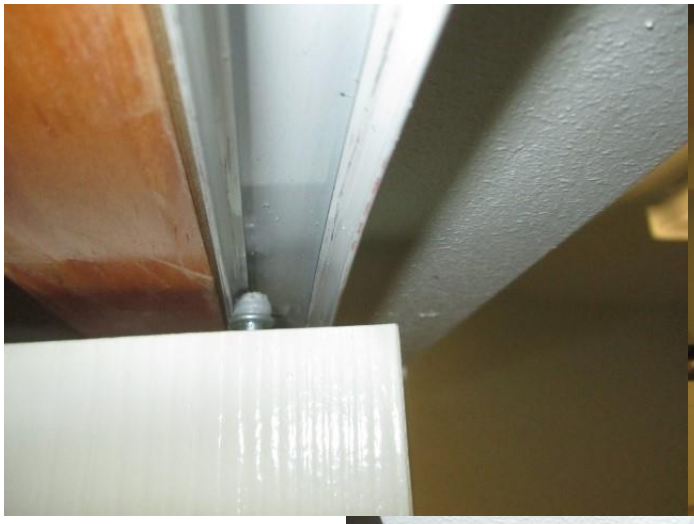
Doors

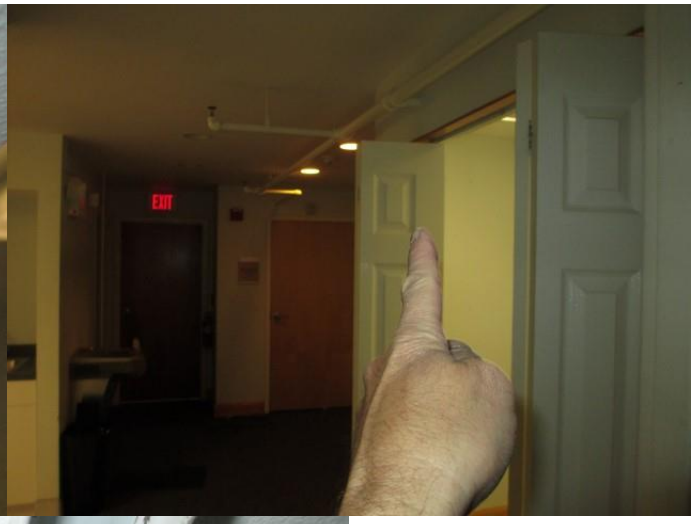
The main entry doors appeared to be in satisfactory condition. The unit is equipped with caller visibility.

<u>Maintenance Needed</u>: We noted corrosion to the base of the exterior door in the west stairwell that should be treated and resealed.

Except as noted below, the interior doors were in satisfactory condition.

<u>Repair Needed</u>: We noted that the top track roller was damaged on the south hall closet (by the break room) and on the air handler closet in the break room on the 2nd floor should be replaced and ordered operate properly.





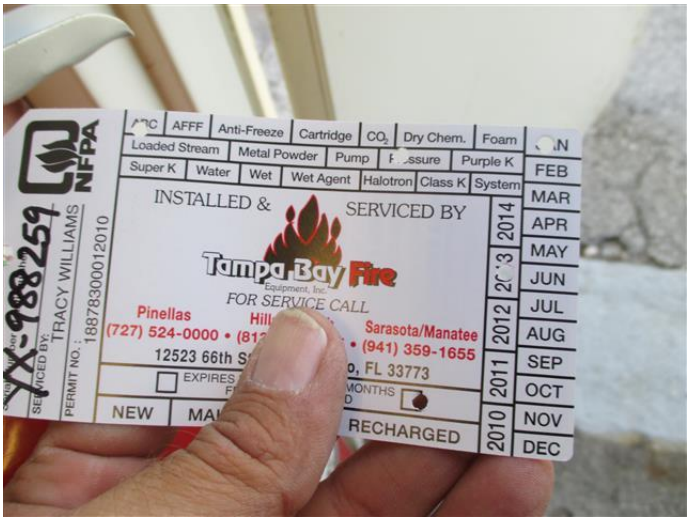
<u>Correction Needed</u>: The door was not installed on the southeast second-floor room.

<u>Repair Needed</u>: We noted that the bottom latching pin was not operating properly on the southeast double doors in the northwest third-floor suite.

Smoke Alarms, Emergency Lighting, and Exit Signs

<u>General Information Item</u>: The smoke alarms appeared to be connected to the alarm system and were not tested in the course of this inspection. We recommend checking and maintaining smoke alarms in all appropriate areas for fire safety. Hardwired units with battery backup are recommended.

The installed fire extinguishers in the building had been recently recertified. Fire signatures typically require annual we servicing and certification.



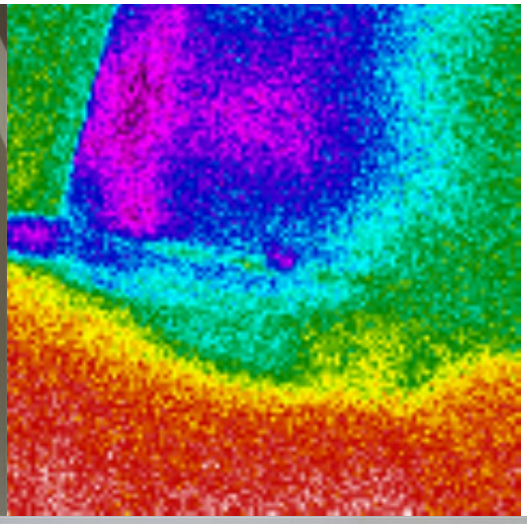
<u>Repair Needed</u>: The emergency lighting for the exit signs throughout the second floor were not operational the time of inspection.

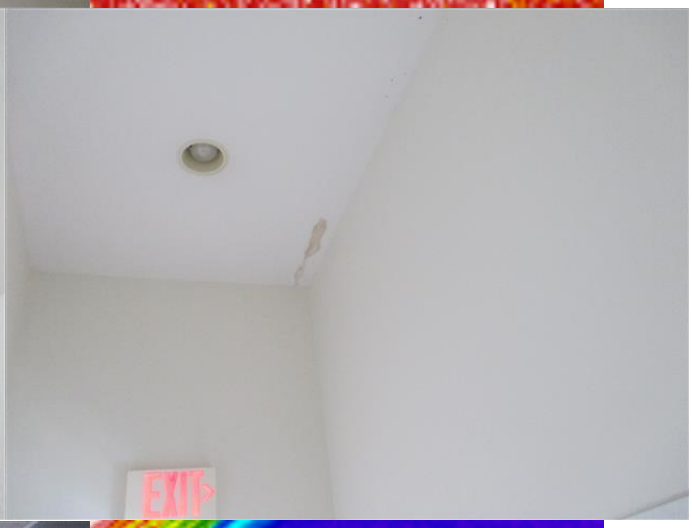
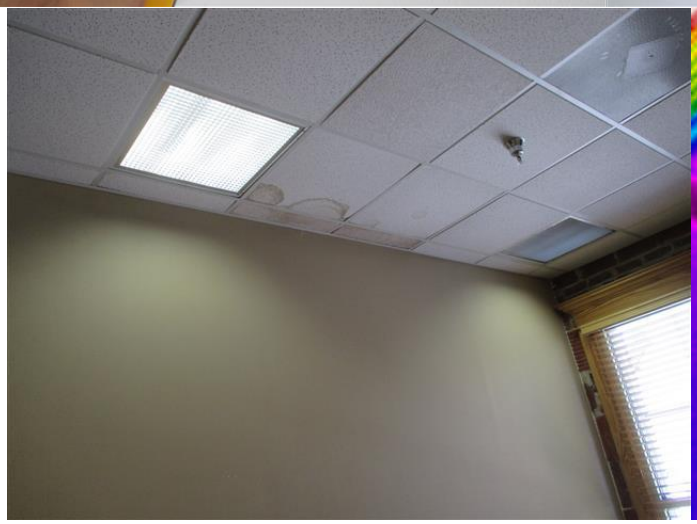
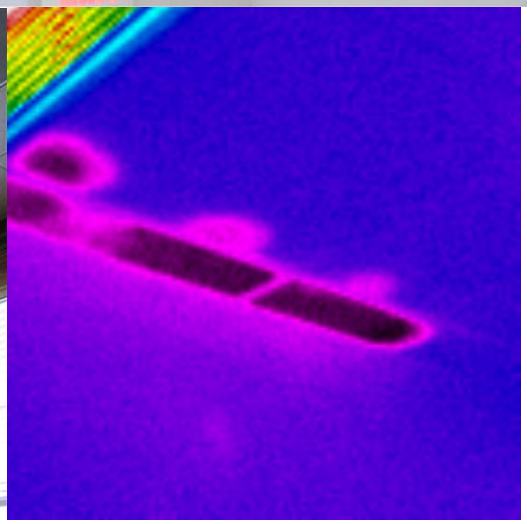
<u>Repair Needed</u>: The emergency lighting for the exit signs 3rd floor hallway was not operational the time of inspection and the northwest suite.

<u>Repair Needed</u>: The emergency lighting for the exit signs in the 1st floor dance studio were not operational the time of inspection.

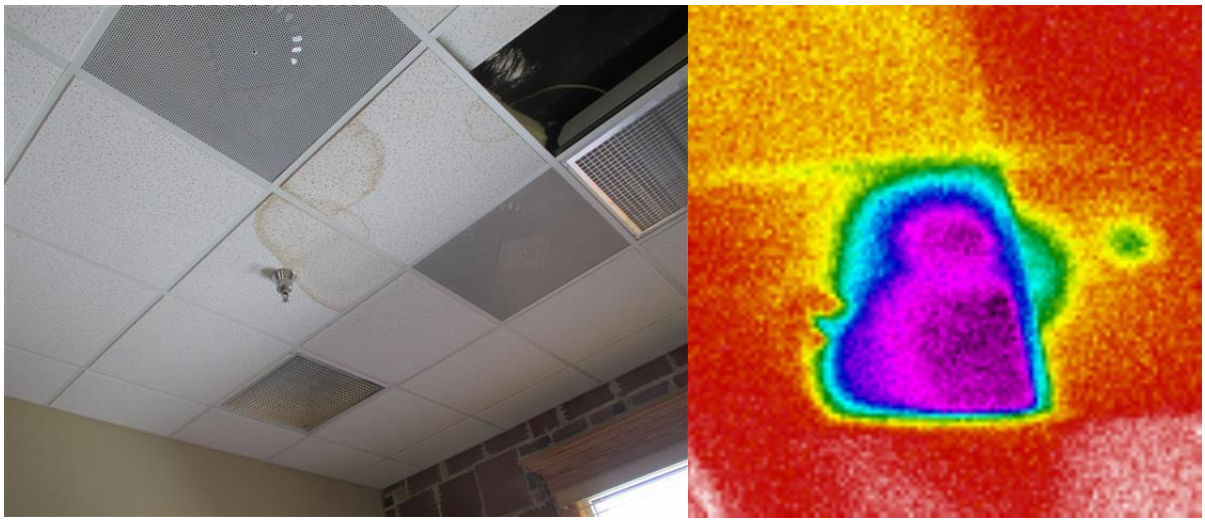
Walls and Ceilings

<u>Concern Item</u>: We noted staining to the ceiling and walls at the entry between the mezzanine in the second-floor hallway, and along the west side of the northwest office on the second floor. Most of these areas tested positive for active moisture intrusion at the time of inspection, indicating areas of active roof leakage.

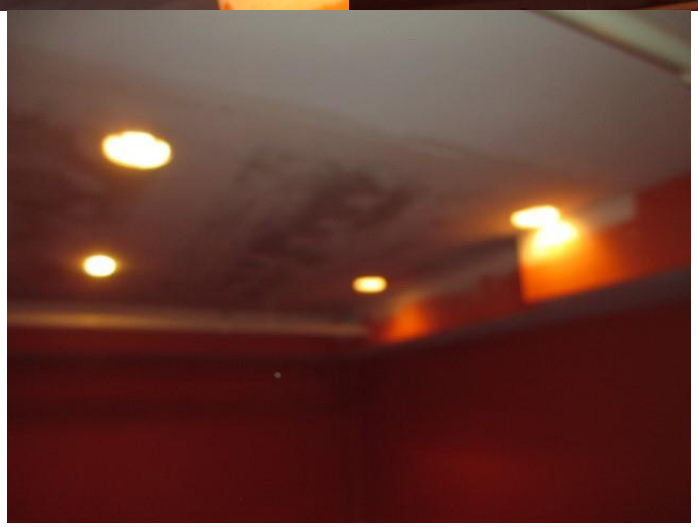

EXIT



<u>Repair Needed</u>: In the south office in the northwest second-floor suite, we noted staining around the fire suppression nozzle. The area tested positive for active moisture intrusion at the time of inspection, indicating leakage from the supply piping for the fire suppression system (also see Attic notes).



<u>Cosmetic Item</u>: We noted loose tape seams and a stain on the ceiling in the northeast room of the 2nd floor. These areas tested negative for elevated moisture the time of the inspection.





<u>Repair Needed</u>: We noted staining to the baseboards in the north, east and west first-floor dance studios. This was also noted on the baseboards in the north costume room off of the break room area. Many of these areas tested positive for elevated moisture the time of the inspection (see Exterior notes).


At the time of the inspection, we found minor (i.e. hairline or less than 1/8" etc.) cracking to the ceilings and walls in some areas. These can be repaired the next time any painting is done in these areas.

Flooring

The floor coverings appeared to be in fair condition.

<u>Cosmetic Item</u>: We noted numerous areas of past termite intrusion to the wood flooring throughout the second-floor.

<u>Cosmetic Item</u>: we noted numerous scuffed, warped and stained flooring throughout most of the 3rd floor.

<u>Maintenance Needed</u>: We noted several spots of loose linoleum in the men's restroom in the first-floor dance studio should be secured.

SUMMATION

The structure appears to have been built using generally accepted construction practices, techniques, and materials in relation to buildings of a similar age and style of construction.

As is the case in older structures, some items do not comply with present day code requirements. Code changes and revisions are made continuously, therefore only the most recently built structures are in total compliance. Changes in building construction practices (i.e. fasteners, bracing, materials, etc.) have been made to further protect against wind and damaging weather, particularly at gable end areas. It is possible in some cases, if desired, to retrofit existing structures with additional bracing and fasteners to increase protection. If more information is desired regarding this we recommend contacting a licensed contractor or engineer.

There was no visible evidence of substantial wood damage (rot or termite) to the structure; however, it should not be assumed that no damage exists in inaccessible areas. It is possible some damage could be uncovered at the time any repairs or remodeling requiring tearing out or dismantling are undertaken. This is typical for any structure, and damage should be repaired if found.

This report represents only a portion of the inspection process and should not be relied on by a third party as a complete representation of the facts.

For more detailed information or if there is any question on what method was used, or how conclusions are reached, *please* feel free to call our office.

Thank you very much for using our services. Please let us know if there is anything further that you may require.

Sincerely,

_____

Geoff Clark
Florida State Licensed Building Inspector #HI715
ASHI Certified Building Inspector #249432
THOMPSON AND BENDER INSPECTIONS

Executive Summary

Noted summary items are for quick reference or synopsis and not intended to replace related content within the report narrative. We strongly recommend reading the full narrative of the report.