

CARLYLE HEIGHTS CONDOMINIUM

DECLARANT'S STATEMENT OF CONDITION OF PROPERTY

A. PRESENT CONDITION OF ALL STRUCTURAL COMPONENTS, MECHANICAL SYSTEMS AND ELECTRICAL SYSTEMS

The following statement about the physical condition of Morningside Chase Apartments, which is being converted into Carlyle Heights Condominium (hereinafter "the Property") is made by Morningside Residential, LLC (hereinafter "the Declarant") and is based upon reports prepared by Essex Engineering dated March 31, 2004, (hereinafter "the Report"). The following statements are made in reliance on the Report. A copy of the Report is attached hereto as Exhibit A. Purchasers are urged to refer to the Report for additional information concerning the Property and buildings, and also to conduct such inspections as they deem appropriate to satisfy themselves regarding the condition of the residential units and the buildings.

The Declarant has owned the Property since August 29, 2003 and is therefore not intimately familiar with each and every component and system, and other matters covered by this Report. It is important for the potential purchaser to understand that the Property is not "new construction," but is in fact more than 31 years old, having been built around 1973. *The Units are being sold "AS-IS", except for any manufacturer warranties that may be transferable.*

As noted in the report, all structural components are in generally good condition and all mechanical and electrical systems are generally considered to be adequate for the space being served.

B. DECLARANT'S ESTIMATE OF USEFUL LIFE

No estimate of useful life is made by the Declarant regarding the structural components and the mechanical, electrical and plumbing systems. Furthermore, no express or implied warranties of any kind are included herein, nor are any promises made that any item will actually last.

C. DECLARANT'S LIST OF VIOLATIONS AND COSTS TO CURE

To the best of the Declarant's actual knowledge, there are no outstanding notices of uncured violations of building code or other county or municipal regulations.

D. Declarant's List of Repairs

The Declarant has owned the property for less than eight months and is therefore not intimately familiar with each and every component and system, and other matters covered by the Report. *It is important for the potential purchaser to understand that the property is not new construction and is being sold "AS-IS", except for any manufacturer warranties that may be transferable.*

Upon close inspection it is apparent that the Property has experienced normal wear and tear, aging and deterioration that would be expected for a property of its age. Recognizing the age of the Property, the Purchaser should not expect the condition of the Property to be new or similar to new construction. Rather, since each individual unit varies in the condition of component or system, the Declarant cannot be more specific other than to state to potential Purchasers that some some type of repairs and replacements should be expected.

The Declarant intends to undertake only the following remedial actions or repairs recommended in the Report:

1. Repair, re-paving and re-striping of driveway and parking asphalt.
2. Repair or replace concrete curbing as necessary.
3. Stabilize patio pads that have been eroded.
4. Re-work landscaping around terrace level units to minimize risk of moisture penetration.
5. Repair exterior electric meter closets
6. Wire brush metal stair stringers and paint with conversion coating, rust inhibitive paint.
7. Scrape and clean or replace clogged soffit vents.

ESSEX

REPORT OF
PROPERTY CONDITION REVIEW

Morningside Residential, LLC

1445 Monroe Drive, N.E.
Atlanta, Georgia 30324

March 31, 2004

Essex Engineering Corp.
2572 Apple Valley Road, Suite 200
Atlanta, Georgia 30319-3527
404.365.9482

Essex Project Number 04584

ESSEX

March 31, 2004

Mr. Tony Rogowski, Manager
Morningside Residential, LLC
1445 Monroe Drive
Atlanta, Georgia 30324

SUBJECT: Draft Report of Property Condition Review
Morningside Chase Apartments
Atlanta, Georgia
Essex Project No. 04584

Dear Mr. Rogowski:


Essex Engineering Corp. (Essex) is pleased to present this Property Condition Review for Morningside Chase Apartments. These services were performed in substantial compliance with your requirements and those outlined in our scope of work contained in Essex Proposal No. P03326, dated May 22, 2003. This work was authorized on February 23, 2004 by Mr. Tony Rogowski, Manager of Morningside Residential, LLC.

The report consists of an executive summary, property profile, and property condition survey summary.

We appreciate the opportunity to be of service to you for this project and look forward to a continuing relationship. If you have any questions concerning the report please contact us.

Sincerely,

ESSEX ENGINEERING CORPORATION


Kenneth B. Green, Jr., P.E.
Principal


Lance S. Barron
Building Survey Specialist

Attachments

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1.0 PURPOSE OF THE PROPERTY CONDITION REVIEW

The purpose of this property condition and review and this related report is to assist Morningside Residential, LLC (Morningside Residential) in evaluation of the physical aspects of this property. For this assessment, representative samples of the major independent building components were observed and their physical conditions evaluated. The exterior of the property, interior common areas and representative samples of interiors were visited. The property management, maintenance staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, other documentation. The Remaining Useful Life (RUL) of the property systems and components were assessed.

The physical condition of building components is typically defined as being in one of three categories: Good, Fair, and Poor. For the purposes of this report, the following definitions are used:

- Good = Satisfactory as is, requiring routine maintenance.
- Fair = Satisfactory as is for the most part, but some aspects demand attention in the future to retain an effective service life.
- Poor = Requires immediate repair, replacement or significant maintenance.

2.0 REPORT QUALIFICATIONS

2.1 SPECIAL INTEREST OF CLIENT

Our client, Morningside Residential, requested this property condition review in connection with the conversion to condominiums. We understand the primary interest of Morningside Residential was to locate and evaluate materials and/or building component defects, which might significantly affect the management of the facility, and to determine if the present facility has conditions, which will have a significant effect on the continued operations of the facility.

2.2 BASIS OF RECOMMENDATIONS

Essex was retained to perform a Property Condition Review of the Morningside Chase Apartment community. The conclusions and recommendations presented in this report are based on our field observations and our experience with similar projects. No calculations have been performed to determine the adequacy of the facility's original design. It was not the intent of this review to be an exhaustive study to locate every existing defect. Trained professionals, who used that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession in this locality, were used for this review. Although walk-through observations were performed, there may be defects in the buildings which were not readily accessible, were not visible, or which were inadvertently overlooked. Over time, problems may develop which were not evident at the time of this survey. No equipment was operated or tested, and no materials testing was conducted.

This report has been prepared on behalf of and exclusively for our Client to assist in making decisions concerning the acquisition of this facility.

The report, or individual sections of the report, should not be used by other parties or for other reasons without prior written contact with Essex Engineering Corp. to determine the applicability of the report for other uses.

The conclusions and recommendations stated in this report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system observed.

Projections of remaining economic service life are based on continued use similar to reported past use. Significant changes in tenants and/or usage may affect the service life of some systems.

3.0 EXECUTIVE SUMMARY

3.1 Location:

Address:	1445 Monroe Drive, N.E.	Major Thoroughfares:	Piedmont Drive, Ponce de Leon
	Atlanta, Georgia 30324		I-85
County:	Fulton	Surroundings:	Single family, multi-family

Present Use: Multi-family residential apartment community.

3.2 Size of Facility:

General: 202 Dwelling Units in 7 DU buildings. The maintenance shop was located in the basement of Building F, and the leasing office was incorporated into Building C. See Building Data table next page.

Parking: 288 plus 3 accessible surface spaces (count) provided

Total Land Area: 15.881 acres (reported).

3.3 General Construction:

Year of Construction: 1973, one phase, but different types of construction. Extensively renovated in 2004.

Structure: Concrete masonry unit and concrete slab-on-grade first floors, with steel framed load-bearing exterior and interior walls in Buildings A, B, C, and E. Buildings D, F, and G were wood-framed. Elevated floors in steel-framed buildings were 3-inch light-weight concrete slabs on corrugated steel pan. Wood framed buildings had elevated floors with light-weight concrete slabs on 3/4-inch plywood decks supported by 2x10 joists 16-inches on center.

Exterior Walls: Stucco on wire lath with Kraft paper.

Plumbing: Copper pipe with copper fittings for supply and ABS and black iron for sanitary.

Electrical: Georgia Power has recently replaced aluminum primary conductors from street to pad-mounted transformers on site, and aluminum secondary conductors from transformers to meter panels in electrical closets on exteriors of buildings. Existing copper conductors were retained and are used for distribution wiring in dwelling units.

Roof: Single-ply membrane and asphalt composition over light-weight concrete on metal pan or plywood deck.

Parking: Asphaltic concrete with unknown base structure.

3.4 Building Data

There are three different floor plans containing 202 DUs with a reported total of 197,960 square feet of leaseable space as described in the table below.

Unit Type	Description	Sq. Ft.	Number of Units	Total Sq. Ft.
A	1 Bedroom/1 Bath	720	72	51,840
B	2 Bedroom/2 Bath	1,060	114	120,840
C	3 Bedroom/2.5 Bath Townhouse Style	1,580	16	25,280
TOTAL			202	197,960

3.5 Capital Improvements, Maintenance and Repairs

Immediate and reserve repairs/replacements should be accomplished during the 5-year evaluation period as part of a preventive maintenance program and to correct construction deficiencies. Any opinions of costs provided beyond the immediate term of approximately one year should be verified by annual re-inspection as conditions of usage and maintenance may affect building component service lives. These needs are identified in the various sections of this report.

It should be noted that Morningside Chase Apartments was undergoing extensive renovations at the time this Property Condition Review was conducted. We understand, based on conversations with the management of Morningside Residential and our observations, that the scope of work for the renovation includes the following items:

- Repair and painting of gypsum board walls and ceilings where required.
- Installation of:
 - Kitchen cabinets, countertops, stainless steel sink.
 - Kitchen appliances (gas stove/range, range hood, garbage disposal, and dishwasher).
- Floors:
 - 14-inch ceramic tile floors in kitchens.
 - 12-inch ceramic tile floors in bathrooms.
 - Engineered hardwood floors in living/dining rooms and halls.
 - Carpet in bedrooms

- Bathroom:
 - Ceramic tile surrounds for tubs/showers in bathrooms.
 - Vanity cabinet and counter top/sink in bathrooms.
 - Bathroom fixtures.
- Dwelling units will also have installed:
 - Painted, wood-frame, insulated-glass, horizontal sliding windows.
 - Painted, wood-framed insulated glass French doors in certain bedroom walls with faux balcony wrought iron guard rails.
 - Wood-framed, insulated glass French doors opening onto balconies/patios.
 - Screened balconies/patios.
- Mechanical, Electrical, and Plumbing renovations will include, as required:
 - New gas-fired split system heating and air conditioning with condenser units mounted at grade and new fan/coil units in hall utility closets and new digital thermostats.
 - Ground fault circuit interrupter (GFCI) outlets in kitchens and bathrooms.
 - Kitchen faucet and drain piping to the waste stack.
 - Tub/shower faucets, drains, and splitter valves.
 - Individual dwelling unit electric water heaters.
- Building exteriors and site renovations:
 - "Dry creek" drainage and landscaping at rear of buildings. Dry creek beds are rip-rap lined trenches used to contain and direct surface flow of water.
 - Accent columns and breezeway entrance details.
 - Roof replacement.

4.0 SITE CONDITIONS

4.1 Site Description

The community was located on a plot of land that was reported to be approximately 15.881 acres in size (based on information (See appendix) provided by SIMA Corporation listing web site. The community was laid out in an irregularly shaped parcel with the long axis running roughly west to east from a 300-foot frontage on Monroe Drive. The site sloped continuously upward from Monroe Drive east to the back of the site at the east ends of Buildings E and F for an elevation gain of approximately 85 feet. There was a steep cliff west and north of Building E with a large drainage ditch north of the site. No part of the property was shown to be in a 100-year floodplain. The property was largely surrounded by single-family and other multi-family properties.

4.2 Maintenance Facility

The maintenance shop was constructed in a limited basement area on the west end of Building F. Interior walls and ceilings were concrete masonry units (CMU). The floor was un-painted concrete. The shop appeared to be generally neat, orderly, and well organized. There were no problems observed or reported with the maintenance shop.

4.3 Trash Enclosures

The property had four non-compacting dumpsters located on the east end between Buildings E and F, between Buildings C and D south of the drive lane for Building C, next to the mail kiosk below Building F and between Buildings B and D. The enclosure consisted of wood stockade fence, stucco-covered CMU, and no enclosure for the last two sites respectively. No gates were present for the dumpster enclosures. The dumpsters rested on reinforced concrete pads. The pads did not extend beyond the enclosure. The asphalt pavement outside the gates did not appear to be unusually damaged.

No problems were observed or reported with the trash enclosure.

4.4 Roadways/Parking Areas

The roadways (drive lanes) and parking areas of the property were surfaced with asphaltic concrete (asphalt), of unknown thickness, with cast-in-place concrete curbs. Parking spaces were striped irregularly, but most were at 96-inches on center, with red-painted curbs at fire lanes. The pavement was scheduled for repair and overlay with re-striping. The drive lanes had developed potholes in several locations.

There were 288 regular parking spaces (count) with three designated as accessible (handicap) spaces located near dwelling unit entrances and the leasing office in Building C. Current code would require seven accessible parking spaces, with one of those being van accessible. One of the spaces should be marked as van accessible to include an 8-foot aisle.

We recommend that the areas of potholes be repaired. The asphalt pavements required sealcoating and restriping immediately and during the term. Sections of concrete curbs required replacement.

4.5 Pedestrian Paving/Hardscape

Pedestrian paving, in the form of sidewalks, ramps, and steps were located in the area of the leasing office and swimming pool at the east end of Building C. They were constructed of cast-in-place portland-cement concrete. The concrete sidewalks were observed to be in good condition. No trip hazards were observed.

4.6 Signage

The entrance sign consisted of painted wood sign mounted on wood posts. Breezeway entrances were marked with plastic, surface-mounted building designations and dwelling unit numbers. New building designations and numbers are included in the exterior renovation plans.

4.7 Site Utilities

Utilities at the site were provided as indicated in the table below:

Utility	SERVICE COMPANY
Water/Sewer	Fulton County
Natural Gas	Infinite Energy
Telephone (dial tone)	BellSouth
Electric	Georgia Power
Trash	BFI
Cable	ComCast
Security	Century Communications

Water and sewer were supplied to each building for domestic use and to fire hydrants through buried mains. Dwelling units were not sub-metered for water supply. No problems were observed or reported for the water supply. The sewer flowed by gravity to a sewer main under Monroe Drive.

Electricity was supplied underground by 20 KV lines to 14 utility-owned, pad-mounted transformers. Georgia Power Company replaced the buried primary aluminum conductors from the distribution line at Monroe Drive to the pad-mounted transformers on site. Georgia Power also replaced the secondary aluminum conductors from the transformers to exterior closet wall-mounted, meter centers. Site lighting was provided primarily by building-mounted fixtures with some pole-mounted lights, which were the responsibility of site management. Obstruction of light appeared limited in some cases by trees. We did not observe the site at night to judge adequate light levels. No other problems were observed with the site power and lighting system.

Buried telephone cables had been replaced throughout the property in 2003.

Drop inlets or curb inlets drained to storm sewers throughout the site in paved areas and landscaped areas. The storm sewers were directed to the drainage ditch located north of the west half of the property.

4.8 Landscaping, Irrigation and Retaining Walls

Landscaping consisted of plantings at the entrance gate and around the leasing office with shrubs and mature trees. Limited turf areas were observed. They were generally in good condition around the swimming pool. The site contained small retaining walls at the elevation offsets at building segments. These walls appeared to be in good condition. Extensive re-grading,

landscaping, and drainage work was conducted behind Buildings A, B, C, and F. Installation of "dry creek bed" drainage systems and re-sodding was coordinated with re-direction of discharge from gutter downspouts.

We understand that patio concrete slabs at the rear of several dwelling units with eroded areas will be repaired in conjunction with restoration of the ground surface following replacement of buried electrical cables. The eroded areas should be back-filled, appropriate erosion control installed, and use of small retaining walls, ground shaping, and/or ground cover should be considered.

4.9 Site Fences

Site fences included a chain-link fence along the northeast corner of Building E and a wood stockade fence at the northeast corner of Building E. Other fences appeared to be the responsibility of adjacent property owners. There was a painted wood fence around the swimming pool, which appeared to be in good condition.

The fences were generally in good condition.

4.10 Recreational Facilities

The site had no recreational facilities.

4.11 Swimming Pool

The site had one outdoor swimming pool and sunbathing deck behind the east end of Building C. The deck was cast-in-place concrete with integral coping at the pool. The deck surface appeared to be coated with a "cool deck" or equivalent product. The pool had lounges, umbrella tables with chairs, and extra chairs.

Pool equipment was located in a small, free-standing building on the north side of the pool. The pool used two Purex Triton sand filters. The pool furniture and equipment will require replacement over the next five years.

4.12 Community Laundry

A small community laundry was located in the lower level of the east of Building C. With the installation of washer/dryer connections in all dwelling units, the laundry may be discontinued.

4.13 Mailboxes

Mailboxes were located in a small kiosk with a pitched roof between Buildings D and F. The mailboxes and the structure appeared to be in good condition.

5.0 BUILDING STRUCTURE AND SYSTEMS

5.1 General Description of Buildings

The property consisted of six three-story dwelling unit buildings and one two-story dwelling unit building. All buildings were constructed with stucco exterior walls and low-slope roofs behind parapet walls. The number of dwelling units per building varied from building to building. The buildings appeared to have been constructed in one phase completed in 1973/1974. Dwelling unit (DU) floor plans consisted of 1-bedroom/1 bath and 2-bedroom/2 bath flats and 3-bedroom/2.5 bath, two-story townhouse units.

5.2 Foundation, Slabs, Elevated Floors

Foundations on dwelling unit buildings were concrete masonry unit foundation walls and reinforced concrete slabs on grade. Such construction typically includes thickened slab sections under interior load-bearing walls. We were unable to directly observe the exact type of construction. No crawlspaces were observed or reported. No problems were observed or reported with the foundations.

Typical construction of this type of concrete slab on grade installs a 6-mil polyethylene vapor barriers prior to pouring the concrete. On Buildings A, B, C, and E, the 1st Floor dwelling units were partially below grade on the front sides of the buildings. Waterproofing may be required on these CMU foundation walls. We were able to observe direct evidence of a 6-mil polyethylene vapor barrier below the grade-level front windows in one or two locations. Inside these partially below-grade dwelling units we observed evidence of water intrusion in the form of water stains on gypsum wallboard. Management reported that following replacement of roof membranes and repairs to gutters and downspouts, water intrusion problems had been eliminated.

Elevated floors had approximately 3.25 inches of lightweight concrete over steel pan or plywood subflooring. Floors were supported with steel framing in the steel-framed buildings and with wood framing in the wood-framed buildings.

5.3 Wall and Roof Structure

Three of the dwelling unit buildings (D, F, and G) are wood framed. Buildings A, B, C and E were constructed with steel framing. Interior walls in the steel-framed buildings were also steel framed. Steel framing was observed on cantilevered balconies on Buildings A, B, and C. Building D had balconies included within the main structural framing of the building. Balconies on Buildings F and G, were wood framed with steel column corner supports. No drawings or specifications were available for review. The framing appeared to be in good condition based on evidence observed from the exterior walls, as well as dwelling unit walls and floors.

No evidence of termite infestation was observed or reported. The site was reported to be under contract with Reliable Exterminators.

Roof structure consisted of sawn lumber 2x10 joists installed 16-inches on center supporting plywood deck for lightweight concrete roof deck. Wood joists were used in all buildings, including steel-framed buildings.

Exterior electrical closets had leaking roofs, water damaged walls, and water damaged wood framing. We understand that these closets will be repaired in conjunction with restoration of the site following replacement of buried electrical conductors.

We understand that the boiler houses will be abandoned or demolished once renovations have been completed.

5.4 Exterior Walls, System and Finish

Exterior walls were constructed with a three-coat stucco system on wire lath with Kraft paper backing. We observed only minor cracking of the stucco, and it appeared to be in overall good condition. The exterior had been re-painted during 2002 when EIFS architectural details were installed on the stucco walls around windows and other locations. We understand that re-painting is planned for 2004 renovations. All buildings will require repainting over time.

5.5 Doors and Windows

Fiberglass on wood frame entry doors with new hardware were installed in dwelling unit breezeway entrances.

At the time of our site visit, white-painted, wood-framed, insulated glass, horizontal sliding windows were being installed. On second and third floor dwelling units, living room windows were being replaced with painted wood framed double-leaf French doors with faux balconies and wrought-iron railings.

Patio and balcony access was through double-leaf, insulated glass, wood-framed French doors.

5.6 Stairs, Stair Landings

Breezeway stairs were constructed of steel channel stringers with concrete-filled steel pans welded to the stringers. Landings were cast-in-place concrete slabs on steel pans. Risers were open except where the stair assembly had been replaced with welded steel stringers, steel plate treads and risers. Stair stringers were supported by 4-inch steel tubular columns. Cracked concrete was being replaced at the time of our site visit.

Stair handrails and guardrails were constructed of black-painted steel rails and pickets. Handrails were 38-inches above the nose of stairs in observed locations, within the requirements of the current building code, and some guard rails at landings were 38-inches high, lower than the 42-inch height required by current building code. Guardrail height could be extended by adding a top rail. These rails are grandfathered under the building code being enforced at the time of construction.

We recommend the stair stringers be wire brushed and treated with a conversion coating, rust inhibitive primer and repainted.

5.7 Balconies, Breezeways and Patios

In Buildings A, B, C, and E, the balcony decks were supported by cantilevered steel framing. Building D had small balconies on the front of the building integrated into the building structure. Buildings F and G had wood framed balconies supported by 4-inch steel tubular columns at the exterior corners and attachment to the building structure on the interior edges. Balconies were

connected across the rear of the building so that it is possible to travel the entire length of buildings across the balconies. Ceilings were stucco, plywood, or HardiPanel and the attachments to building structure were concealed. Balcony floors consisted of varying thicknesses of cast-in-place concrete supported by corrugated steel pans or plywood. Concrete floor slabs and ceilings for balconies were being repaired at the time of our site visit.

Patios were constructed with an independent concrete slab on grade. A number of patio slabs were cracked up to the exterior wall of the respective dwelling unit. We did not observe related cracking in walls. Erosion undercutting the slabs was observed in multiple locations, particularly at the rear of Building E. We understand that these conditions will be repaired during site restoration following replacement of buried electrical conductors.

Guardrails were constructed with black-painted steel. Guardrails met the requirements of the building code at the time of original construction. These existing guardrails are grandfathered, and the building code does not require their replacement. Patios did not require and did not have guardrails.

Breezeways consisted of a one-story entrance that was separate from the building or connected, depending on the location. Breezeways within the building were roofed. Ceilings and interior walls of breezeways were stucco finished. Breezeways were constructed of reinforced slabs-on-grade for first floors, and reinforced concrete over steel pans or plywood steel or wood framing on second and third floors. The underside of the breezeway structure, and the ceiling at the top of the breezeway was covered with stucco on an unidentified substrate.

Building D had wood decks constructed as free standing or attached to the rear of the building.

5.8 Roofing

Roofs on dwelling unit buildings were replaced in 2003 - 2004 with a Johns Manville four-ply polyester-based APP modified bitumen roof system with granule-surface cap sheet. A 10-year warranty was provided for the roof system. During the roof replacement, downspouts and gutters were repaired and discharge from downspouts properly directed away from the building.

Attics were ventilated with vinyl, continuous perforated vinyl soffit vents. Some of these had been painted over with the result of reducing the effectiveness of the attic space ventilation. The soffit vents should be replaced or unclogged where painted over.

Roof penetrations were repaired with new plastic boots with rubber collars during roof replacement.

5.9 Termite / Insect Infestation

We did not observe evidence of termite infestation and none was reported. The property was reported to have a contract with Reliable Exterminator, but no copy was available for review. We recommend that a re-treatment bond be obtained for the property. The property manager reported that insect problems were handled by Atlanta Pest Control with weekly visits to handle complaints and quarterly building service.

6.0 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

6.1 Mechanical Heating and Cooling Systems

Heating and cooling systems will be renovated with the 2004 renovations. Fan/coil and condenser units were being replaced as renovations progressed. Cooling was accomplished by Carrier DX condenser units mounted on concrete pads at grade outside the buildings supplying refrigerant to Carrier fan/coil units in utility closets located inside individual dwelling units. Heating is provided via gas heat exchangers that burned natural gas, which was supplied to each dwelling unit.

Condensate from the cooling coil was routed out of the building through PVC piping.

Return air was routed through a louvered door on the mechanical closet. In all cases, the mechanical closet was a return air plenum.

Bathrooms exhausted through the wall to the outside of the building. Dryers exhausted through the side of the building to the outdoors. Some kitchen range hoods vented through the wall, and some hoods were re-circulating.

6.2 Electrical Systems

Electricity was provided to each building through buried aluminum secondary conductors from a utility-owned pad-mounted transformer to wall-mounted meter panels with disconnect breakers in exterior electrical closets. Meters and wiring, transformers, etc. up to the meters were the responsibility of Georgia Power. Aluminum conductors connected the meter panels manufactured by GE to individual panel boards manufactured by either Federal Pacific, Murray, or Bryant in each dwelling unit. Capacity was 100 – 125 amps for dwelling units. Electricity distribution through each dwelling unit was through copper conductors.

Electric disconnect switches for air conditioning condenser units were being installed on exterior walls with weather-resistant covers. All electric wires connecting the condenser units to electric power should be installed in appropriate conduit.

GFCI receptacles were installed in bathrooms and kitchens as part of renovations, as necessary.

Exterior lighting was provided primarily by building-mounted lighting units, which were the responsibility of the property management. Compact fluorescent fixtures were mounted on the walls of the breezeway entrances. Each dwelling unit entry had an external light.

Lighting inside dwelling units was incandescent where provided and fluorescent in kitchens. Lighting fixture replacement was being included in the dwelling unit interior renovations.

6.3 Plumbing System

Hot and cold water were distributed through copper pipes within individual dwelling units. Hot water was provided by 40 or 50 -gallon electric water heaters located in each dwelling unit utility closet.

New faucets were being installed in kitchens, bathroom sinks, and bathroom tub/showers, including new mixing valves for tub/showers, as needed.

Water usage was not sub-metered.

6.4 Fire and Life Safety

All dwelling units had one hard-wired smoke detector equipped with battery backup. None of the dwelling unit buildings was sprinklered. Sprinklers were not required at the time of original construction, and there is no existing requirement for retrofit for buildings of three stories in height.

Fire extinguishers were located in breezeways as required. Fire hydrants were observed at various locations around the property. We did not test fire hydrants. No fire alarm systems were observed, and none were required.

For the steel-framed buildings, exterior walls, including breezeway walls, were finished on the inside with one layer of ½-inch gypsum board. Common walls with adjacent dwelling units were constructed of steel framing with two stud walls and one layer of ½-inch gypsum board on each wall. Interior insulation consisted of two layers of 3-inch, R-11 spun mineral wool insulation with paper and plastic backing. Elevated floor decks for second and third floors in steel-framed buildings consisted of steel trusses supporting galvanized steel pan and 3.25-inch lightweight concrete decks. Roof decks in steel-framed buildings were sawn lumber 2x10s 16 inches on center.

For wood-framed buildings, exterior walls, including breezeway walls, were finished on the inside with two layers of ½-inch gypsum board. Common walls with adjacent dwelling units were constructed of wood 2x4s in two stud walls and two layers of ½-inch gypsum board on each wall (Type FSW-1). Interior insulation consisted of two layers of 3-inch, R-11 spun mineral wool insulation with paper and plastic backing. Elevated floor/ceiling decks in wood-framed buildings consisted of sawn lumber 2x10 trusses 16-inches on center supporting estimated ¾-inch plywood with 3.25-inch lightweight concrete decks.

Penetrations through elevated ceiling/floor decks in kitchens, bathrooms, and HVAC closets were sealed from above with mortar or concrete.

6.5 Security Systems

Dwelling units were being wired for security systems in a combination of hard-wired and wireless sensors.

7.0 DWELLING UNIT INTERIORS

7.1 General

Ceilings on were 8-foot textured finish (popcorn) on gypsum board which was covered by a ¼" smooth finished gypsum board.

Walls in dwelling units were painted gypsum board and wall covering in kitchens and bathroom. Wood trim such as baseboards and doors were painted. Windows will receive new mini-blinds as part of renovations.

7.2 Flooring Coverings

Floors were being re-finished, as required, with carpet in bedrooms, engineered hardwood floors in living room/dining room and hall, and 14-inch ceramic tile in kitchens and bathrooms as part of renovations underway at the time of our site visit.

7.3 Cabinetry

Kitchen cabinets were being replaced as part of renovations underway.

7.4 Countertops and Sinks

Kitchen and bathroom countertops were being replaced as part of renovations underway.

7.5 Appliances

Kitchen appliances were being replaced as part of ongoing renovations and included dishwashers, refrigerators, range hoods and free-standing gas stove/ranges. Refrigerators were approximately 18 – 21 cubic foot, frost-free units with icemakers. 1/3-horsepower garbage disposal units were mounted under sinks.

7.6 Bathroom Improvements

Toilets are 1.6 gallon-per-flush, vitreous china. Bathtubs were enameled steel. Shower/tub surrounds were 12x18 inch ceramic tile.

7.7 FHAA (Fair Housing Act Amendments)

Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act (FHA), prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act, to expand Title VIII to prohibit discriminatory housing practices based on disability. Enforcement of this law went into effect March 13, 1991. The design and construction requirements of the Fair Housing Act apply to all new multifamily housing consisting of four or more dwelling units. The buildings at Morningside Chase Apartments were constructed for first occupancy before March 13, 1991, and therefore do not fall under FHAA.