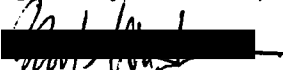


Summary/Conclusion

Based upon our preliminary inspection of this building, we find in excess of 14 code violations, in excess of 12 safety and health concerns, in excess of 40 areas of defective workmanship as measured against local and/or industry building standards, in excess of 18 building integrity concerns, in excess of 8 building energy use concerns, and in excess of 18 portions of work which do not conform to the final drawings and specifications (no changes of which were approved by us) all of which will continue to have a negative impact on the use and marketability of the building. It is our opinion that the workmanship exhibited is unacceptable and that further inspection may be necessary to determine the feasibility of investing any more money in this project.

Respectfully Submitted,



Brjoks Washburn, AIA