

PULLMAN

GULCH UNION

BLUE TAPE AND FINAL WALK

- 1. What is an blue tape walk?** Each condo has been thoroughly inspected , or “punched”, by the developer and GC, but each buyer also has the opportunity to do the same, and a blue tape walk, or initial buyer walk as it is commonly referred, is just that. Each buyer will walk their unit to inspect for cosmetic flaws and other imperfections, and a member of Pro Home, a 3rd party firm engaged by the developer specializing in blue tape walks, will guide you through the process. They will note any areas pointed out and orient each buyer with the mechanical workings of their new condo.
- 2. How long does it take?** Your walk should take apx 1.5 hours.
- 3. What am I supposed to be looking for on the walk?** Pro Home will guide you through the process, and you should look for things like paint or drywall defects, scratches on floors, loose hinges on cabinet doors, etc.... ProHome will document all items on a Pre-Closing Checklist and present the Checklist to the Seller for review and approval. All items agreed upon by Seller will documented and defined as Agreed Punch List Items. Your Agreed Punch List will be emailed to you by ProHome prior to your Final walk.
- 4. Will all my Agreed Punch List Items be addressed before closing?** Seller will make reasonable and good faith efforts to complete all Agreed Punch List Items prior to closing, however, the Purchase and Sale Agreement allows Seller up to 90 days post-closing to complete all items.
- 5. What is a Final Walk and when should it happen?** A Final Walk is an opportunity for a buyer to walk through their unit about a week from closing to check on the the progress Agreed Punch List. This is NOT an opportunity to inspect the unit again, and should take apx 30 minutes.
- 6. How do I schedule my Final Walk?** ProHome will schedule your final walk at the same time your Blue Tape Walk is scheduled.

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HOA ORIENTATION & MOVE-IN

- 1. How do I schedule my Orientation and Move-In?** Email Amanda Harrison, amanda.harrison@fsresidential.com to schedule your orientation and move-in.
- 2. What is an HOA orientation?** An HOA Orientation is a meeting with the HOA Property Manager, Amanda Harrison. Amanda will register all owners and tenants the building system, program fobs and garage transponders, and provide each with an overview of the workings of the building including amenity hours, quiet hours, utility set-up, pet policy, move-ins., and more.
- 3. How long does the HOA Orientation take?** Orientations should take no more than 1 hour.
- 4. Where does my HOA Orientation occur?** Orientations can either be done remotely over Teams, or in person at Pullman Gulch Union, 1212 Demonbreun St, Nashville 37203.
- 5. Is the HOA Orientation mandatory?** Yes. Every new owner and tenant must complete an orientation before they can be granted access to the building and their unit.
- 6. When can I move in?** Move-ins can occur once your closing is fully funded. However, to allow everyone an opportunity to use the loading dock and elevator for their move, all move-ins must be scheduled through Amanda Harrison. Move-Ins will be scheduled 7 days a week in four time blocks: 8am-11am, 11am-2pm, 2pm-5pm, 5pm-8pm.
- 7. Are there any special insurance requirements for a moving company?** Yes. Your moving company must have at least \$1 million in liability insurance. First Service recommends using the following moving companies:

Tennessee Country Boys Moving 615.600.2458

True Friends Moving 615.240.2811

Black Tie Movers 629.260.4709

Two Men & a Truck 615.703.6421