



December 20, 2004

Dear

As promised please find attached the proposal with regard to carrying out building inspection services on the building listed above. As no scopes of services were provided to us, our inspections will be carried out in accordance with ASTM Standard of Practice for Property Conditions Assessments (ASTM E-2018-01) and the Florida Association of Building Inspectors (FABI) Standards of Practice.

The fees below are based on the property as it was described to us, which is as follows:

Property type:	Office Complex
Number of units:	Six Suites
Number of Structures:	One Building
Water Sewer:	Public
Power:	ON
Square Footage:	14,000
Year Built:	2000
Number of Stories:	Two

Inspection Standards and Conditions

The inspection of these properties will be carried out on a visual and non-invasive basis only to accessible areas. No destructive, invasive testing, special testing or calculations are included in this proposal. A measured survey is also not part of this examination and if drawings are available these will be reviewed on a cursory basis only to determine the overall layout of each building. No detached structures, or other ancillary areas outside of the main building are part of this inspection. Specialists testing or examinations; such as those required for fire sprinkler protection equipment, kitchen equipment, hazardous materials, electrical load testing, elevator inspections etc. are not part of this inspection. This should also not be a construction or a structural engineer evaluation. We have attached our building inspection agreement for your signature upon acceptance of this proposal.

Experience

_____ is one of _____ largest independent building and home inspection companies. We have successfully completed thousands of inspections both on residential and commercial structures and are very familiar with requirements.

Additional Services

Additional services shall be billed on an hourly basis and performed at the request of the client. These services may be required following submittal of our initial proposal. The following are hourly rates for professional services.

Schedule of Fees

Principal Inspectors	\$150.00 per hour
Project Manager	\$110.00 per hour
Clerical	\$45.00 per hour

Other specialist services such as a consulting Engineer for the electrical or mechanical systems will be charged at \$150.00 per hour.

Schedule of Additional Services

Detailed Plans/Architectural Drawing Review	\$TBD
ADA Inspection	\$TBD
Invasive Investigations	\$TBD
Environmental Evaluations	\$TBD
Mold/Water Testing	\$TBD
Public Record Research	\$Hourly Rate
Elevator Inspection	\$TBD

Sample

Inspection Fees

Our inspection fee to conduct a visual and non-destructive inspection at the above location in accordance with the above is \$1,750.00 (One thousand seven hundred and fifty dollars). We will complete this survey/inspection within the time period necessary as requested. The report will be provided to you in a typed fashion incorporating photographs for any defects, conditions or issues we wish to bring forward. We will provide reports on a per building basis. Specialist consultants may be used for some parts of the inspections. Cost estimates for major repairs only will be provided within the report.

In order to commence this survey/inspection 33% of our fees will be required on your approval of our proposal with the remaining being issued on release of the report.

Access

We understand that the limitations of due diligence periods. Proper coordination of access to each of the units is critical.

Adequate access will be required during the inspection period. Once the inspection date is established we will proceed with the inspection. Access difficulties requiring special re-visits are outside the scope of this inspection. Addition fees apply and will be based on hourly rates.

Summary

Thank you for allowing us this opportunity to submit this proposal for inspection services with your company. We do hope that this meets your approval.

Should you have any further questions please feel free to call me at the above telephone number. If you require any further information about our company please feel free to visit our web site at <http://www.square-oneinspection.com/>

If you wish us to commence this inspection, please call us and fax back at your earliest convenience the attached building inspection agreement.

Yours sincerely,

Joseph T. Burkeson, Registered Professional Inspector

**Florida Association
of Building
Inspectors, Inc.**

