



NATIONAL PROPERTY INSPECTIONS

"North America's Premier Inspection Service"

BOB McDONOUGH
ATLANTA, GA 30308
PHONE: 404-630-4481

COMMERCIAL PROPERTY INSPECTION QUOTE

DATE: SEPTEMBER 11, 2017
CLIENT: CITY OF POWDER SPRINGS
LOCATION: POWDER SPRINGS GA





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Thank you for allowing National Property Inspections the opportunity to bid on the inspection of the 12 properties owned by the City of Powder Springs. Commercial property inspections are a major segment of our business and we would be proud to be selected to perform this valuable service.

Description of Properties

City Hall – 10,000 SF 2 story office building. Flat and pitched roof

Community Development Building – 8,000 sf 1 story office building. Pitched roof

Court Services – 12,000 sf 1 story office and court building. Pitched roof

Police Department – 10,000 sf 1 story building with numerous offices, holding cells, evidence room, garage, break room, etc. Flat roof.

Ford Center – A complex of 4 buildings with approximately 25-30,000sf. Buildings have pitched and/or flat roofs.

Public Works – 8000sf steel frame office/warehouse with metal roof

Linear Park – 500sf park building with 2 restrooms and a concession area, plus electrical service at the workout enclosure

Log Cabin Museum – 1000sf log cabin with pitched roof and crawl space plus 400sf detached garage.

Bodiford House Museum – 2500sf residential style house with pitched roof and crawl space. Estimated age 100 years old.

Scope of the Inspection

Inspection of these properties will include visual inspection of all accessible mechanical, electrical, plumbing, structural, exterior and interior components including the roof, grounds, interior and exterior surfaces, doors, windows and trim, HVAC systems any other systems or items present. Access to all tenant spaces will be necessary as well as to the roof and mechanical room(s). The purpose of the inspection is development of a comprehensive maintenance list to be used by the City of Powder Springs to develop maintenance plans for all city owned buildings.

The evaluation of the HVAC systems will be performed by Tom Bunch Heating and Air, Inc.

Length of the Inspection

The physical inspections of all properties are expected to take approximately 65 man hours to complete plus approximately 35 hours for preparing the reports. The inspections will be spread out over a period of time up to 2 weeks.



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Report Format

The report will be completed in a "narrative and checklist format" and will include digital photos. Each report will include a prioritized list of recommended maintenance items. The report will be delivered by e-mail within 7 days of completion of the on-site inspections. Payment of 50% of the total fee is expected prior to commencement of the inspections with final payment within 15 days following submission of the final report. An invoice and inspection Agreement will be sent for payment and signature prior to commencement of the inspections.

Qualifications

Founded in 1987, NPI is among the oldest and most widely-respected names in the commercial inspection business. Each year, NPI franchisees perform tens of thousands of independent, objective real estate inspections in the United States and Canada. We pride ourselves on our professionalism, honesty and integrity. NPI's trained inspectors follow national standards as well as any state or local licensing requirements.

All of the nearly 300 inspectors have access to NPI technical support seven days a week. This means questions are answered in a timely manner which means you receive complete results when you need them. This is just one way we show pride in our work and attention to detail.

National Property Inspections will provide you with a thorough unbiased, detailed, confidential and professional inspection of your property. The team of Atlanta based inspectors that will perform this inspection and prepare the inspection report has been involved in real estate investments, management, construction and has performed commercial building inspections since 2004 and are fully qualified to handle all facets of this inspection.

The local NPI franchise is owned and operated by Bob McDonough of Atlanta, GA. Bob will personally supervise the team of inspectors assigned to perform the inspection of the properties and will be the primary point of contact for the City of Powder Springs management.



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Inspection Quote

The above described inspections will be performed for the following fees.

<u>Property</u>	<u>Inspection Fee</u>
1. City Hall	\$2500
2. Community Development	2500
3. Court Services	3000
4. Police Department	5000
5. Ford Center (4 bldgs)	6000
6. Public Works	1200
7. Linear Park	250
8. Museum – Log cabin	350
9. Bodiford House	450
10. HVAC evaluations	5000
Total Fee	\$26,200

Again, thank you for the opportunity to prepare this quote. If you have any questions or would like to schedule this inspection, please contact me using the information below.

Bob McDonough

Owner/Inspector

National Property Inspections

Atlanta, GA 30308

404-630-4481

E-mail: npi.bob@gmail.com

Website: <http://www.npiweb.com/bmcd>