



Global Engineering & Contracting Inc.

Engineering, Environmental and Construction Services

HOME INSPECTION SERVICES

CATERING TO THE CLIENT

Global Engineering & Contracting, Inc. is highly qualified in the area of home and building inspection due to the wealth of experience that we developed over 25 years in the areas of engineering, construction services, & inspection. We are knowledgeable in building trades and construction of all components in a house and business; we look at things from the inspection point of view but we also utilize our experience in the areas of engineering and construction. Our home inspection service is a visual inspection of the structural elements and systems which are accessible for inspection. Our services include the following:



Our Summary of Inspection Services as follows:

- Foundation
- Site
- Utilities
- Drainage
- Roofing
- Trusses/Attics
- Interior & Plumbing Systems
- Exterior Walls
- Doors & Windows
- Electrical Systems
- Heating & Air Conditioning Systems
- Ventilation
- Fireplaces
- Pools
- Pools Cages and Patio
- Well/Irrigation/Sprinkler System
- Septic Tank System

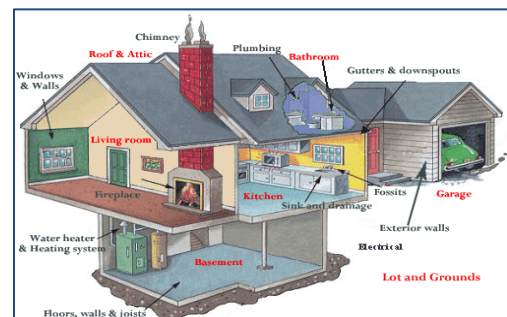


Additional Inspection Services

- 4 Point Inspection ----- Cost \$175.00
- Wind Inspection ----- Cost \$175.00
- Roof Inspection & Outside Walls ----- Cost \$250.00
- Visual Mold Inspections included in Home Inspection Fee.

For Evaluation & Mold Sampling:

This include odor evaluation, temperature & humidity meter measurements, respirable particle measurements, air quality sampling,



& moisture measurements.....Cost \$ 525.00

(Price includes Testing & Lab
Fee & Certified Report)

- Termite InspectionCost \$175.00
(Including State Certified Report)
- Chinese Drywall Visual Inspection-----Cost \$550.00 (Testing/Lab
Additional Fee)

The first is criteria 1 – the identification of sentinel indicators of associated corrosion. This takes into account visual signs of metal corrosion, evidence of drywall installation and other characteristics. The identification method as described in the guidance documents includes the following:

1. An initial inspection to find visual signs of metal corrosion and blackening of copper components in the residence including electrical wiring and evaporator coils.
2. Evidence of drywall installation during the relevant time period (2001-2008).

The second criterion is the supporting indicators of drywall associated corrosion.

The identification method as described in the guidance documents includes the following:

1. Observed markings on the back of drywall indicating the country of origin is China.
2. Objective analysis of drywall in homes find Strontium levels exceed 2000 mg/kg (ppm), indicating the gypsum used in the drywall was probably mined in China.
3. Elemental sulfur (Orthorhombic sulfur, cyclooctasulfur, S₈) content of gypsum core exceeding 10 mg/kg (ppm), indicating the gypsum in drywall samples from the home contains the source material that is believed to contribute to the reduced sulfur gasses emitted from corrosive drywall.
4. Laboratory analysis of suspect drywall headspace for reduced sulfur gas emissions (H₂S, COS, CS₂) indicating drywall samples from the home emit reduced sulfur gasses capable of causing copper corrosion.
5. Qualitative analysis of suspect drywall for its ability to cause corrosion/blackening of copper under Controlled conditions, indicating drywall samples from the home emit gasses capable of corroding copper.

The guidance documents state that destructive sampling and analysis in criteria 2 are the only methods to detect a confirmed case. The documents direct that criteria 2 testing should only be conducted after the results of criteria 1 indicate it is necessary.

- Sinkhole -----Cost \$400.00
(Testing/Lab Additional Fee)



HOME INSPECTION:



Home Inspection will provide protection and peace of mind for yourself and your family. Home inspection is a vital tool for buying, selling, or building a new home or business. An experienced Home Inspector will provide you with comfort in making a sound decision in purchasing a home or business. When building a new home, normally it involves many construction events and sub-contractors in addition to the prime contractor. It also involves scheduling of events, acquiring equipment and supplies as well as change orders. This is where an experienced Home Inspector with a background in engineering and construction (licensed in both areas) with more than 25 years of experience will come to play a substantial role on your behalf. This will all translate into cost savings and protecting the project or purchase from cost overrun or higher repair costs. Plumbing, electrical and other construction systems can be well organized and orchestrated ahead of time with the contractor and his subs to avoid major conflicts and cost overrun.



FOUR-POINT INSPECTION INSURANCE INSPECTION SERVICE



A four-point inspection is now required when obtaining a new homeowners Insurance policy or renewing an existing policy if the home is 30 years old or older. This 4-point insurance inspection includes a limited scope evaluation of the following four systems.

- 1- **Roofing:** Checks are made on the age, installation, general condition, type of materials used and life expectancy left in the roof.
- 2- **Electrical:** Checks are made on the age, installation, general condition, and remaining life expectancy.
- 3- **Heating-air conditioning:** Checks are made on the age, installation, general condition, type and life expectancy left in the system.
- 4- **Plumbing:** Checks are made on the age, installation, leaks at fittings and/or cracks in the pipes, type and life expectancy remaining.

The focus of the inspection is to determine the approximate age and condition of the components as well as assess the remaining life expectancy of the materials, components and systems. The four-point inspection should not be confused with a “standard home inspection” which is more comprehensive in regards to both detail and scope. This is a specific report/form for insurance companies.

INSPECTION PRICING	
Square Footage	Inspection Fee
0 -- 2,000 Sq. Ft.	\$325
2,001 – 2,500 Sq. Ft.	\$350
2,501 – 3,000 Sq. Ft.	\$375
3,001 – 3,500 Sq. Ft.	\$400
3,501 – 4,000 Sq. Ft.	\$425
4,001 – 4,500 Sq. Ft.	\$475
4,501 – 5,000 Sq. Ft.	\$500
5,001 – 5,500 Sq. Ft.	\$550
5,501 – 6,000 Sq. Ft.	\$600
Warehouse between 10,000 Sq. Ft. & 15,000 Sq. Ft.	\$1,200
Pool Inspection	\$50
Detached Garages; Detached Living Spaces; Shed, Barn or shack Inspection	\$75
Crawl Spaces add	\$75
Over 50 Years Old add	\$75
OTHER SERVICES	
Visual Mold inspection included in Home Inspection; For Evaluation & Mold Sampling	\$525
Termite Inspection (including the FHA or VA form/Report) for closings	\$175
4 Point Inspection	\$175
Wind Inspection	\$175
Chinese Drywall Inspection (Testing/Lab Additional Fee)	\$550
Sinkhole (Fee for Testing/Lab & Geotechnical Services varies) – Add to Inspection Fee	\$400
Well Inspection & Water Analysis: Bacteria (Total Coliform, E Coli), Nitrate, Total Nitrate/Nitrite, PH, Iron, TSS, TDS, and Turbidity.	\$325
Roof Inspection & Outside Walls	\$200
Irrigation Network & Control System Inspection	\$100
Lead Testing (2 to 4 Samples Taken), Testing Lab and Delivery to Lab	\$150

Global Engineering & Contracting's strengths lie in our broad expertise, experience and a responsive "hands on" management approach that produces technically sound, cost-effective solutions to meet our clients' needs. The firm adds value by offering our clients the judgment that can only come from long-term experience addressing the needs of the private and public sectors. Global Engineering & Contracting, Inc. has a proven track record of assisting clients throughout project development, construction, and operation. Global Engineering & Contracting, Inc. understands that the success of the business is customer service. Our mission statement and values speak to that which is:

“We design, build, and inspect for success, and grow long-lasting relationships with our clients”

Our mission and values embrace every aspect of Global Engineering & Contracting's business. Our goal is to provide superb services to our clients and end users as well as establish excellent working relationships with our clients, community and the consumers of our products and more so to grow-lasting relationships with our repeat clients and new clients. We are a community group of professional inspectors/engineers/contractors, hands-on, diligent, with an understanding that each project, statement, or scope surges through the community. As residents, business members and

professionals of Florida, we are excited and eager to serve our communities throughout Florida. Our professionals have an appreciation of the benefit that any project in our communities will provide and hold these projects in the highest regard. **Our professionals reside in these communities and every project not only holds professional and business interests for our professionals, but a personal “hometown” interest as well.**

Brief Biography about the Founder of Global Engineering & Contracting, Inc.



Mr. Alex Dargham, P.E., CGC, HI - President

FL PE #48143, FL; Certified General Contractor (CGC) #1506910; Home Inspection (HI) # HI6674

Professional experience since 1987 and Founder of Global Engineering & Contracting, Inc. Responsible for client relations, business development, quality assurance and quality control, and management of state, municipal and private projects related to design and construction of water and waste water treatment plants and operations, pipelines, lift stations, storm water, transportation projects, inspection & construction of homes, and facilities.

Professional experience encompasses developing leads, building client relationships, writing proposals, negotiating contracts, and hands on design, inspection, and construction projects. In addition, Alex has a strong experience in report preparation for a variety of private & public work projects including civil, transportation, and utilities; and major design and project management. Responsibilities include construction phase coordination of multidiscipline projects. Representative projects include RO and EDR processes, SSES, lift stations, pump stations, water and wastewater treatment plants, wastewater collection and transmission facilities, water distribution system, master plans, and modeling. Alex is responsible for ensuring a seamless project team and a flawless transition in every stage of a project from design to construction to project closeout to operation. He is also responsible for coordination with multiple of our private and public clients such as USACOE, FDEP, SWFWMD, SFWMD, Sarasota County, City of Sarasota, City of North Port, Charlotte County, City of Punta Gorda, Collier County, Lee County, Manatee County, City of Bradenton, DeSoto County, Hillsborough County, City of Tampa, City of St. Petersburg, Polk County, Glades County, Sun Communities, Hometown America, Equity Lifestyle Properties, Morgan Management, among others.

Previous experience includes services as General Operations Manager in Riyadh, Saudi Arabia and for Sarasota County Utilities Engineering Department in Florida and his experience was earned from large recognized international and national firms. Major projects have included design, construction & inspection of utilities, transportation, and facilities projects for private and local government and state departments of transportation such as water and waste treatment plants, wastewater collection and water distribution systems, SCADA, flood control facilities, central utility facilities, roads and bridges; commercial and residential buildings.



Mr. Dargham has a Bachelor's of Engineering Science in Civil Engineering and a Master's Degree in Environmental Engineering from Youngstown State University in Ohio, USA. Mr. Dargham is a member of the United Nations Development Program (UNDP) and has served as a member since 1996 and designed multiple wastewater treatment plants for the country of Lebanon through

the UNDP. *Our staff members are encouraged to be involved in programs similar to that to help communities in the third-world countries as well as being involved in our own communities through the local professional organizations.* Mr. Dargham is an active member of the community and serves in several professional organizations.



Alex Dargham, P.E., CGC, HI

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