

Protective Life Corporation and its subsidiaries:
Protective Life Insurance Company
West Coast Life Insurance Company
Protective Life and Annuity Insurance Company

NOTE:

We require the information to be updated at least every 24 months. We reserve the right to alter or amend our approved vendor list at our sole discretion.

**INSPECTING ARCHITECT/ENGINEERING FIRMS
Request for Approval**

Company Name: _____

Company Representative: _____

Address line 1: _____

Address line 2: _____

Address line 3: _____

Address line 4: _____

Telephone Number: _____

Fax Number: _____

E-Mail: _____

Project Name & Location:

Protective Loan Underwriter: _____

For Lender Use Only

Approved By: _____

Date: _____

CC: Linda, File

1. **Purpose.** The purpose of the Property Condition Survey (PCS) is to determine the present physical condition of an asset and provide a professional opinion regarding the future aspects of the asset. The person performing the PCS must be a qualified licensed architect or professional engineer with experience in conducting due diligence/property condition surveys.
2. **Experience.** The firm or the division thereof must specialize in civil or structural engineering (including property condition surveys) as a significant portion of its practice and have a staff of licensed architects and/or civil engineers. Please include an approximate number of PCS's performed by the firm, list of all licensed architects and/or professional engineers on staff and how long these professionals or the firm have been providing PCS's. Attach company brochure and pertinent resumes.

Comments: _____

3. **Protocol.** The firm must utilize a protocol for property condition surveys generally acceptable to commercial lenders. The process includes a visual walk-through to identify significant defects, deficiencies, items of deferred maintenance and any material building code violations. The reports should contain at least the following:
 - description of the overall property, including the mechanical, electrical, plumbing, roof, foundation, exterior walls, parking lot, representative interiors and common areas;
 - review of any plans and specs, if available, list of any building code or ADA violations;
 - list of any material physical defects;
 - estimated costs to remedy any physical deficiencies;
 - photographs;
 - summary with conclusions and recommendations.

Please describe below any differences in your firm's PCS's.

4. **Insurance.** The firm must demonstrate adequate coverage limits for professional liability underwritten by insurers acceptable to Protective’s risk manager. Please attach an Accord Certificate of Liability Insurance detailing the following coverages:

- professional liability insurance with E&O coverage with a single limit of not less than \$1,000,000 which specifically covers the scope of a typical property site assessment
- comprehensive general liability with single limit of not less than \$1,000,000

5. **Liability.** The firm’s proposal, contract with the customer or the Property Condition Survey must not contain language limiting the professional liability of the firm for any of the reports addressed to or relied on by Protective Life Corporation and/or its subsidiaries and their successors or assigns (“Lender”).

Does your firm agree that Lender can rely on the information in PCS’s without any liability limitations except for the amount stated on the Accord Certificate? Yes____
No_____

Comments: _____

I certify, to the best of my knowledge, that information provided is true and accurate and that Protective Life Corporation and/or its subsidiaries and their successors or assigns may rely on this information for approval purposes.

Company Representative

Title: _____

Date: _____