

Please address the final report to:

Protective Life Insurance Company, its subsidiaries  
and their successors and/or assigns

**NOTE:**

We require the information to be updated at least every 60 months. See Section III for insurance requirements. We reserve the right to alter or amend our approved vendor list at our sole discretion.

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

Company Name: \_\_\_\_\_ ("Company")

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**

**Reviewed By:** \_\_\_\_\_

**Approved By:** \_\_\_\_\_  
Vice President, Construction Loans

**Date:** \_\_\_\_\_

**Instructions:**

Inspecting architects and engineers seeking approval to provide Property Condition Assessments must complete **Sections I and III**. Engineers seeking approval to conduct Seismic Risk Assessments must complete **Sections II and III and Addendum A**. **All forms must be signed on Page 4.**

**Section I - Property Condition Assessment**

1. **Purpose.** The purpose of the Property Condition Assessment (“PCA”) 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 PCA must be a qualified licensed architect or professional engineer with experience in conducting due diligence/property condition surveys.
2. **Experience.** The Company 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 PCAs performed by the company, list of all licensed architects and/or professional engineers on staff and how long these professionals or the Company have been providing PCAs. Attach a Company brochure and pertinent resumes.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. **Protocol.** The Company 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 PCAs 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.

The two requirements listed below apply to Seniors Housing only:

- Replacement Reserve Schedule to cover estimated repairs/upgrades for the length of the proposed loan plus two (2) years;
- provide an Inflated (at least 2.5%) and uninflated annual, reserve cost per unit;

Please describe below any differences in the Company’s PCAs.

\_\_\_\_\_  
 \_\_\_\_\_  
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**Section II - Seismic Risk Assessment**

- 1. Purpose.** The purpose of the Seismic Risk Assessment (“SRA”) is to use modeling techniques to assess the risk to a property from seismic events. It takes into consideration proximity to known faults, construction type and quality, building configuration, soil condition, and other factors. Any property or specific site identified by the most recent United States Geological Survey data as having a Peak Ground Acceleration equal to or greater than 0.15g is considered an Elevation Seismic Hazard Region (“ESHR”). A SRA prepared as a Level 1 investigation in accordance with current seismic standards published by the American Society for Testing and Materials (“ASTM”) is required for any Mortgage Loan secured by property located in any ESHR.
- 2. Experience.** The Company or the division thereof must specialize in civil or structural engineering as a significant portion of its practice and have a staff of licensed structural and/or civil engineers. Please include an approximate number of SRAs performed by the company, list all licensed engineers on staff on Addendum A, and state how long these professionals or the Company have been providing SRAs. Attach a Company brochure and pertinent resumes.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 3. Protocol.** The Company must provide a SRA prepared as a Level 1 investigation as defined in and in accordance with current seismic standards published by the American Society for Testing and Materials (“ASTM”). The Field Assessor performing the field investigation for the SRA must be a qualified engineer licensed to practice civil or structural engineering with at least the following levels of experience: five years of general structural engineering of buildings; three years of seismic design and analysis experience of buildings; and two years of seismic risk assessment of buildings. A Senior Assessor must retain overall responsibility for the SRA, and must have at least the following levels of experience: ten years of general structural engineering of buildings; five years of seismic design and analysis experience of buildings; and three years of seismic risk assessment of buildings. The current applicable standards are ASTM E2026-16a, and ASTM E2557-16a. The loss estimates contained in the SRA must include both the Scenario Expected Loss (“SEL”) and the Scenario Upper Loss (“SUL”), as both are defined in the applicable standards.

Please describe below any differences in the Company’s SRAs.  
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**Section III - Insurance and Liability**

- 1. Insurance.** The Company must demonstrate adequate coverage limits for professional liability underwritten by insurers acceptable to Protective’s risk manager. By signing below, the Company agrees to maintain the coverage limits set forth below continuously for 60 months from the date this form is submitted and is obligated to inform Protective Life Insurance Company of any reductions in coverage during such time. Failure to do so without proper written notification and our written approval could result in the

Company being removed from our list of approved vendors. Please attach an Accord Certificate of Liability Insurance ("Accord Certificate") 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

2. **Liability.** Protective Life Insurance Company, its subsidiaries and their successors and/or assigns, relies on the information in the PCAs and/or SRAs to determine the present physical condition of an asset and to assess the future aspects of the asset.

Protective Life Insurance Company, its subsidiaries and their successors and/or assigns, must be able to rely on this information. The Company's proposal, contract with the customer, or the PCA or SRA must not contain language limiting the professional liability of the firm to less than \$1,000,000 (or any greater amount stated on the Accord Certificate) for any of the reports addressed to or relied on by Protective Life Insurance Company, its subsidiaries and their successors and/or assigns ("Lender").

Does the Company agree that Lender can rely on the information in PCAs and/or SRAs without any liability limitations except for the amount stated on the Accord Certificate, regardless of any limitations specified in the PCAs and/or SRAs or otherwise referenced therein?

Yes\_\_\_\_ No\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The below-signed individual certifies that he/she is the Company or is an authorized agent of the Company with the authority to execute this agreement and that information provided herein is true and accurate and that Protective Life Insurance Company, its subsidiaries and their successors and/or assigns, may rely on this information as being valid and in full force and effect.

\_\_\_\_\_  
Company Representative

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**ADDENDUM A**  
**SEISMIC RISK ASSESSMENT ENGINEERS**  
**Request for Approval**

**Engineers.** Please list below any engineers seeking approval to prepare a Seismic Risk Assessment (“SRA”), and the qualifications of each, including, how many SRAs each has prepared. Please include a copy of a resume for each listed engineer and any applicable licenses or qualifications. By signing below, each engineer certifies that the listed or provided qualifications are true and accurate and that Protective Life Insurance Company, its subsidiaries and their successors and/or assigns may rely upon the representations of each individual listed below.

A Senior Assessor must retain overall responsibility for the SRA, and must have at least the following levels of experience: ten years of general structural engineering of buildings; five years of seismic design and analysis experience of buildings; and three years of seismic risk assessment of buildings. Please list all engineers qualified as a Senior Assessor:

1. Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
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2. Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
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5. Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
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6. Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
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Please use additional pages if necessary.