

## ***NEW HOME INSPECTION PRICES***

	For one story homes up to 1,700 sq ft under air	Add for every 1-100 sq ft add'tl
<b>Slab</b>	<b>\$200.00</b>	<b>\$7.50</b>
<b>Block and Tie Beam</b>	<b>\$200.00</b>	<b>\$7.50</b>
* <b>Framing (add \$100/fl. after 1<sup>st</sup> fl.)</b>	<b>\$225.00</b>	<b>\$7.50</b>
<b>Electrical, Plumbing, and AC rough-in</b>	<b>\$200.00</b>	<b>\$7.50</b>
** <b>Progress inspection</b>	<b>\$200.00</b>	<b>\$7.50</b>
*** <b>Concrete tile roof inspection</b>	<b>\$200.00</b>	<b>\$7.50</b>
* <b>Final Punch List (add \$40 for a pool, spa, wood deck, dock, and/or boat lift; \$75 for a seawall – \$175+ on Marco Island)</b>	<b>\$375.00</b>	<b>\$15.00</b>
<b>Pile inspection for homes with piles</b>	<b>\$200.00</b>	<b>\$7.50</b>

\* Multi-story homes: Add \$75.00 per floor for final punch list inspection.

Multi-story home square footage under air includes all storage space whether or not it is air conditioned.

\*\* Progress inspection takes place after sheet rock is installed, taped and spackled, trim is at least 85% complete, and either ceramic tile or cabinetry are at least 50% complete.

\*\*\* Concrete tiles are inspected from the roof. Maximum pitch roof is 7/12 – One story only. Some 2-story homes will be inspected if easily accessible from lower roof. Asphalt and metal roofs are not additional and are inspected from the ground.

Duplexes: add \$25/inspection for all inspections except the final. Add \$100 to final.

When performing three or less inspections, add \$50/inspection.

Len Gluckstal, President of Golden Rule Development, will perform all inspections. Len has a Bachelor of Science Degree in Structural Engineering, and is a licensed Florida General Contractor. He has over 30 years of experience in General Contracting and Real Estate Development including high end single-family homes in Southwest Florida, and has completed over \$100 million of work with his own companies. Being a successful business owner since 1979, Len is a highly qualified construction professional with a trained eye for perfection.

Note: Prices subject to change prior to written agreement. Add \$40/inspection for Marco and Pine Islands, \$50 for Sanibel, and \$75 for Captiva Islands. Add \$35/inspection north of Peace River and \$50/inspection west of the Myakka River – both in Charlotte County, and \$70/inspection in Sarasota County. Above prices are for full inspection programs.



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