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Tuscaloosa, AL 35406

March 20, 2025

HD The Palms, LLC
~~Schaumber Development, LLC~~
Attn: Tres Bagwell

RE: Accessibility and Construction Inspections, BPS Reviews, and Consultations for The Palms at Oak Street in Myrtle Beach, SC

Dear Mr. Bagwell:

E&A Team, Inc (E&A) will provide Accessibility Blueprint Specification Reviews, Risk Mitigation and Construction Inspections (ASCI), InSite Remote Accessibility Inspections, and Accessibility Consultations at the following rates and terms:

E&A will provide a written report (with site photos if applicable). The report, once it is completed, will be emailed in pdf format. **Please select services needed:**

Accessibility Blueprint Specification Reviews: The cost for the accessibility blueprint review will be \$3495. Payment is due within 30 days of invoice date.

E&A Team, Inc (E&A) will review the plans and specifications for compliance with the Americans with Disability Act (ADA), Fair Housing Accessibility Guidelines, and Section 504 of the Rehabilitation Act of 1973 (UFAS or ABAAS) requirements, where applicable. E&A is not responsible and disclaims any liability for the implementation of the BPS Review by the owners, officers, or its representatives. E&A is not responsible for the implementation or non-implementation of the BPS Review, in whole or in part.

E&A Team, Inc. is committed to providing you the most accurate and timely BPS Review. E&A requires one set of plans and specifications per complex. Once the review is completed this one set will be kept on file in our office for documentation. E&A agrees not to allow these plans to be copied, viewed, or used in anyway other than for E&A Team, Inc. We have also enclosed a project worksheet that would need to be filled out and accompany each shipment of plans and specifications. **Please allow 6-8 weeks for BPS Reviews.**

Risk Mitigation and Construction Inspections: The pricing for the Risk Mitigation/Training session is \$3895 and the Accessibility Site Construction Inspections (ASCI) will be \$3250 per day of inspection plus the cost of expenses (to be determined at the time of travel). Payment is due within 30 days of invoice date.

Risk Mitigation: Includes a Virtual Accessibility Training and Preconstruction Meeting. This session is intended to take place prior to the commencement of construction operations to aid the client in mitigating the risk of noncompliance by being informed of how the regulations may impact the project.

E&A Team will provide a virtual accessibility training session to the General Contractor and all Subcontractors for each project regarding accessibility requirements. The topics included in the training schedule will include the following:

- Section 504 Regs and Standards
- ADA Regs and Standards
- Fair Housing Amendments Act Regs and Standards
- GA Specific Accessibility Code Regulations, if applicable
- The Future of Accessibility
- Common 504 and FH Accessibility Issues Seen on a Typical Site
- Latest Department of Justice Accessibility Settlements and Enforcement Actions

At the conclusion of the accessibility training session, E&A will hold a 30 - 45-minute Preconstruction Meeting that will relate the elements of accessibility discussed in the training specifically to this project. During this discussion, the agenda will include but not be limited to the following:

- Funding sources and what regulations are triggered by them for your project.
- Discussion of the E&A inspection protocol and timeline.
- Standards that have been identified to comply with the various regulations
- Any unique challenges presented by the project (i.e., accessible routes, public right of way, site challenges etc.)
- Whether appliances, fixtures, etc. have been specified in the plans and specs, if they meet the requirements, and why it is important not to deviate from the determined specifications.
- How to evaluate some appliances or fixtures upon delivery on site (i.e., refrigerator, range, prefab shower surrounds with integral blocking, etc.)

ASCI: E&A Team's standard inspection protocol includes completing a minimum of **three (3) site inspections (ASCIs)**, which are defined in Exhibit C: *E&A Teams ASCI protocol*.

If multiple inspectors are requested for a site visit, the Client will be invoiced the per day inspection fee for each inspector sent, and the Client will be responsible for travel expenses for all inspectors as well. This will only occur in instances where both E&A Team and the Client have mutually agreed upon these terms prior to the site visit. In the event multiple properties are to be inspected on the same day or during the same trip, E&A and Client shall mutually agree upon the pricing of expenses.

The standard ASCI includes inspecting, verifying, and documenting the public and common use areas of the project and all the covered units that must comply with the applicable accessibility standard. We then provide you an ASCI report (with site photos if applicable) in PDF format for each site visit detailing the elements that

must be addressed or corrected to ensure the entire project is compliant. The ASCI requires E&A to review all the covered units in the entire project and helps project personnel monitor the construction of all covered units to ensure accessibility compliance. The number of units that we must inspect is dependent on the applicable accessibility standard (see Exhibit C). Exhibit C defines the standard inspection protocol detailing when physical and remote inspections will occur and when they should be requested. All ASCIs are subject to the terms and conditions set forth in Exhibit A.

InSite Remote Accessibility Inspections: The pricing for InSite Remote Accessibility Inspections will be \$995 for the first 90 minutes (to be paid at scheduling), then \$175 for each additional 15-minute increment beyond the initial 90 minutes (to be invoiced at the conclusion of the inspection). Payment is due within 30 days of invoice date.

InSite is an on-demand tool that can be used in certain circumstances to supplement physical inspections. Often interim/clearance inspections are needed in between the standard physical site inspections listed above. In such cases, E&A Team has developed a remote inspection platform called InSite that allows an E&A accessibility expert to conduct a remote inspection live with the help of two of your personnel on-site and use of a cell phone (with adequate service or access to WIFI). Photos and notes will be taken by the remote accessibility expert throughout the inspection and a digital report will be made available to the client at the conclusion of the inspection.

E&A Team will assess the scope of the proposed inspection and determine if InSite would be appropriate. This will not always be the case, as each project presents unique elements and challenges, but when InSite is a viable option, E&A Team will recommend the client leverage the innovation of InSite to receive immediate feedback and keep the construction schedule from being delayed waiting for clearance of accessibility related items.

For more information, visit [E&A Team: InSite Video](#)

Accessibility Consultations: E&A Team will provide accessibility consultations upon request. Should this type of consultation be needed and/or requested, that consultation service will be **\$250 per hour** and will be billed in fifteen (15) minute increments. Payment is due within 30 days of invoice date.

Certification of Work Completed: E&A will provide this Certification in a letter format upon completion of the accessibility review and/or the construction inspection process **when requested by the Client**. To be eligible to receive this Certification, all accessibility issues per the applicable federal and state accessibility code(s) must be addressed and the corrections verified by an E&A plan reviewer or site inspector. Once

verification of corrections and overall compliance is confirmed, the Client can request a Letter of Certification from E&A Team.

NOTE: If a Certification Letter is requested by the client at the end of construction but E&A Team was not given the opportunity to observe all elements related to accessibility within all applicable units throughout the construction process (i.e., blocking corrections before drywall was installed), E&A Team will only be able to provide a conditional Certification, which may not be accepted by all funding agencies. Therefore, it is imperative that the protocols for plan reviews and inspections be followed.

If you agree to this arrangement, please sign below, and return a copy of this Letter of Intent to my office with your plans and specs. You may return a copy by email to Ashley Brown at ashley@eandateam.com or Josh Brown at josh@eandateam.com, who will be your primary contact throughout the plan review, construction, and consultation process. All communications will be directed to Josh, who will connect you to a reviewer or inspector when appropriate. You will only be billed for services rendered. Prior to beginning the BPS Plan review or ASCI Inspection, E&A Team must receive your completed property information document.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Josh Brown".

Josh Brown
Chief Operating Officer

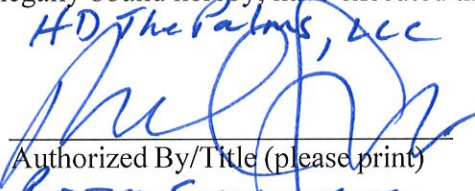

Invoice Information: Please provide the following contact information for invoicing purposes.

HD The Palms, LLC
Contact Name: Tres Bagwell Email Address: admin@schaumberdevelopment.com
Phone Number: 864-349-1254 Company Tax ID: 99-2376852

Authorization and Agreement:

To execute this proposed Agreement, please complete the authorization information below and return one copy of the properly executed and completed Agreement to our office for our review and signature. Upon receipt of all the requested information along with your properly authorized signature, we will sign the Agreement and then provide you with a copy of the fully executed Agreement for your records.

The undersigned parties that are duly authorized to execute this Agreement, intending to be legally bound hereby, have executed this Agreement as of the date first written below.

<i>HD The Palms, LLC</i>  Authorized By/Title (please print) <u>PETER SCHUMACHER</u> <u>Managing Member</u>	 Signature	<u>4/3/2025</u> Date
<u>Ashley Brown</u> E&A Team, Inc Representative	<u>Ashley Brown</u> Signature	<u>4/ 5/ 25</u> Date