



## ABOVE AND BEYOND

Many of our clients tell us that the value of our services really shines in the details. Beyond providing results that you can trust, our standard proposals frequently include:

- Meeting with the Board for review of the Reserve Study report, including:
  - Presenting/interpreting Reserve Study findings.
  - Your Association's Board will have direct influence over many of the reserve items and the replacement schedule (contact us for further explanation).
  - A complimentary round of edits that may result from Board review.
- Two annual updates (Level 3 Studies) are INCLUDED in our fee for Level 1 and Level 2 Reserve Studies. This will keep the property in compliance with State of Washington SB 6215 for three years.
- Up to three funding plan alternatives for associations currently under funded.
- Results derived from proprietary financial planning tools.
- Integrated color photography, charts and graphs illustrating pertinent information.



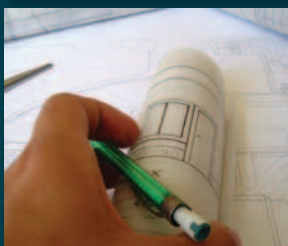
# SERVICES

"We Know Buildings -- Inside and Out."  
Our suite of comprehensive building inspection, engineering, reporting and project management services extends to all types of properties.



### Condominiums & Homeowners Associations

- Reserve Studies
- Conversion Studies
- Building Envelope Investigations



### Project Management

- 3rd Party Course of Construction Inspections
- Owner's Representation



### Commercial

- Building Inspections
- Property Condition Assessments (PCA's)
- Capital Needs Assessments (CNA's)



### Residential

- Pre-Purchase Inspections
- Limited Structural Inspections

# RESERVE STUDIES

your HOA's financial future looks bright



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# EXPERTISE .. RESULTS .. TRUSTED

## ABOUT OUR COMPANY

Jeff Samdal & Associates, Inc. is a building inspection and engineering company that provides high quality inspections, reports, financial analyses, and related services from the perspective of professional engineers, reserve professionals, and real estate enthusiasts.

Our business objective is simple: *Be the very best at what we do. We focus on quality, not quantity, and each property -- with its unique set of features -- is treated as if it were our own.* We form strategic partnerships with owners and property managers that are meant to last.

## LEADERSHIP

Our company was founded in 2005 by Jeff Samdal, PE, RS, PRA, who remains involved with every client and property ensuring the highest level of service and dedication.

Mr. Samdal has performed over 1,500 building inspections and related services since inception for building owners, homeowners, associations, government agencies, lenders, insurers, and more.

His impressive resume includes qualifications such as dual licensed **Professional Engineer** (PE)--Civil & Mechanical, **Reserve Specialist** (RS), **Professional Reserve Analyst** (PRA), **Building Inspection Engineer** (BIE), **Structural Pest Inspector** (SPI), and more.

Industry involvement includes **Better Business Bureau** (BBB), **Community Associations Institute** (CAI), **Association of Professional Reserve Analysts** (APRA), **Building Owners and Managers Association** (BOMA), and **Greater Woodinville Chamber of Commerce**.

## RESERVE STUDY PHILOSOPHY

The *Samdal Reserve Study* philosophy is different from many of our competitors.

We believe Owners should insist on:

**Control.** No one knows a property (and its maintenance desires) better than the individual owners. We allow an Association's Board to influence many of the reserve items and their replacement schedule. Want to paint the interior every 5 years? 3? Or 7? That's your right as the property owner. After all, *condominiums come in all shapes and sizes*. One reserve study template does not fit all.

**Accuracy.** Stated replacement/repair costs affect the bottom line--your pocketbook--more than anything else. We continually refine our basis for cost estimating by engaging an extended network of construction professionals. Actual estimates from trusted sources are frequently included as part of our reports, and you cannot be more accurate than that!

**Expertise.** Why are cantilevered decks safe and what can happen to make them prematurely fail? Is a crack in a supporting concrete beam normal or a sign of potential catastrophe? An in depth understanding of how and why buildings are built the way they are is fundamental to being able to evaluate them. Surprisingly, there are no regulations as to who can perform a Reserve Study! We believe building evaluations should be conducted by qualified individuals for financial *and* safety reasons. Our credentials are amongst the best in the industry.

Reserve Studies have been a core part of our business since inception. We have never stopped refining them.

## CONTACT US

All inquiries welcome.

[www.samdalassoc.com](http://www.samdalassoc.com)

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## PROPOSAL REQUEST

Why wait? Fax or email this form and we will promptly begin working on a custom proposal for your property.

Name of Property \_\_\_\_\_

Address of Property \_\_\_\_\_  
\_\_\_\_\_

Designated Contact Person \_\_\_\_\_

Contact Person Role/Title \_\_\_\_\_

Company (if applicable) \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Objective of Reserve Study (circle all that apply)

Level I   Level II   Level III   FHA   Other: \_\_\_\_\_

Notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_