



CONSPECT

THE OFFICIAL NEWSLETTER OF THE ASSOCIATION OF CONSTRUCTION INSPECTORS

Third Quarter News Update – 2010

News from National Association of Home Builders – www.nahb.org

July 19, 2010 - Builder confidence in the market for newly built, single-family homes declined for a second consecutive month in July to its lowest level since April of 2009, according to the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) released today. The HMI fell two points from a downwardly revised number in the previous month to 14 for July.

"We continue to see a lull in home buying activity following the expiration of the federal home buyer tax credit program, as many of the sales that would have occurred this summer were likely pulled forward to meet that program's deadline," noted NAHB Chairman Bob Jones, a home builder from Bloomfield Hills, Mich. "In addition, builders are reporting continuing consumer hesitancy regarding home purchases due to uncertainty in the overall economy and job markets."

"This month's lower HMI reflects a number of underlying market conditions that builders are seeing, including hesitant home buyers, tight consumer credit, and continuing competition from foreclosed and distressed properties that are priced below the cost of construction," said NAHB Chief Economist David Crowe. "The pause in sales following expiration of the home buyer tax credits is turning out to be longer than anticipated due to the sluggish pace of improvement in the rest of the economy. That said, we do believe that favorable factors such as low mortgage rates, affordable prices, and demographic trends will help revive

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consumer demand for new homes this year, and that new-home sales will improve by 10 percent in 2010 from 2009."

Derived from a monthly survey that NAHB has been conducting for more than 20 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low." Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

Each of the HMI's component indexes recorded declines in July. The component gauging current sales conditions fell two points to 15, while the component gauging sales expectations in the next six months edged down one point to 21 and the component gauging traffic of prospective buyers fell three points to 10.

Regionally, the HMI results were mixed in July. The Northeast, which has a smaller survey sample and therefore is prone to greater monthly volatility, posted a seven-point increase to 23 this month, while the Midwest posted a one-point improvement to 15. The South and West each posted five-point declines to 14 and 9, respectively.

Editor's Note: The NAHB/Wells Fargo Housing Market Index is strictly the product of NAHB Economics, and is not seen or influenced by any outside party prior to being released to the public. HMI tables can be accessed online at: www.nahb.org/hmi. More information on housing statistics is also available at: www.housingeconomics.com.

Press Release from U.S. Green Building Council – www.usgbc.org

USGBC Applauds Introduction of the Home Energy Conservation Bond Act 6/29/2010

On Tuesday, Congressman Jim McDermott (D-WA) introduced H.R. 5617, the Home Energy Conservation Bond Act, legislation that will authorize \$2.4 billion in bonds to states and large municipalities to finance loans for residential energy efficiency and water retrofits.

"The time is now for Congress to pass legislation that will enable states and cities to use innovative financing programs such as Home Energy Conservation Bonds and Property Assessed Clean Energy (PACE) bonds. We commend Rep. McDermott for his leadership on this issue and are excited to work with him to ensure passage of this very important legislation," said Jason Hartke, Vice President of National Policy at USGBC.

"In order to capture the long-term cost savings, energy savings, and job creation that home retrofits provide,
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we need a program that will help homeowners cover the high upfront capital costs," Hartke added. "The Home Energy Conservation Bond Act would help millions of consumers with energy retrofits, and importantly, provides guaranteed access to the program for low-income homeowners. USGBC strongly urges Congress to act on this important issue and pass H.R. 5617 before going home this year."

U.S. Green Building Council



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GREENBUILD International Conference and Expo **– Nov.17-19, 2010 – Chicago**

A not to miss conference on building green and all of the new technologies and building changes that have taken place with the green building phenomena. There are hundreds of educational opportunities available through the multitude of workshops, educational training and offsite tours and events. A sample of some of the offerings:

- Measuring Building Performance
- New ASHRAE/CIBSE/USGBC Performance Metric Protocols
- Ventilation Strategies for High Performance High Rise and Residential Buildings
- When Green Building is Code
- Measuring Building Performance
- Science Building Design Challenge: Harnessing Chilled Beams for improved Air Quality and Reduced Energy Consumption

For more information on this conference go to: <http://www.greenbuildexpo.org/Home.aspx>

News from HUD – www.hud.gov

HUD RELEASES 2009 AMERICAN HOUSING SURVEY

U.S. homes today are bigger with more bedrooms and bathrooms than 1973

WASHINGTON - Most families with young children live within a mile of a public elementary school. The most common home heating fuel in the U.S. is gas. Only a third of American homes have a working carbon monoxide detector. These are just some of the findings of a comprehensive national sample of the more than 130 million residential housing units released today by the U.S. Department of Housing and Urban Development.

HUD's **2009 American Housing Survey (AHS)** is the most thorough look inside the homes of millions of Americans and reveals everything from the square footage of the unit to how many homes have front porches, garages or even usable fireplaces. First conducted in 1973, the survey's long-term design allows analysts to trace the characteristics of U.S. housing units and their occupants. For example, the 2009 survey reveals that significantly more American homes are larger and have more bedrooms and bathrooms than homes 37 years ago. In addition, homes of 1973 were significantly less likely to have central air conditioning and other amenities considered commonplace today.

"This important survey provides us a clear picture of the American home and its occupants," said Dr. Raphael Bostic, HUD's Assistant Secretary for Policy Development and Research. "The housing crisis makes clear the need for continued collection of high quality housing data to help us understand housing markets. The numbers behind this survey not only provide valuable information on the composition of our housing stock, but they also help us monitor the mortgage markets, measure worst-case housing needs, and inform our policy choices."

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The 2009 AHS includes enhanced data for five metropolitan areas: Chicago, Detroit, Philadelphia, New York and Northern New Jersey. For the first time ever, the AHS also includes data on disability status of household members. The new AHS also includes two independent metropolitan surveys of New Orleans and Seattle. Last conducted in 2004, the New Orleans survey in particular will provide an in-depth progress report of the redevelopment of the metro area following the hurricanes of 2005.

There are 130,112,000 residential housing units in the U.S.; 86 percent of these are occupied. The median age of 'the American home' is 36 years, though the survey finds that homes newly constructed since the 2007 AHS are generally larger, more expensive, have more bedrooms and bathrooms, and are more likely to include amenities such as central air conditioning. Some of the other key findings of the 2009 AHS include: 68 percent of U.S. homes are owner-occupied; 51 percent are located in suburban areas; 29 percent in central cities; and 20 percent outside metropolitan areas; and 18 percent are located in the Northeast; 23 percent in the Midwest; 37 percent in the South; and 22 percent in the West.

Unit Size

- The median size of an occupied home is 1,800 square feet (compared to 1,610 in 1985, the earliest year this information was collected), with owner-occupied units being larger than renter-occupied ones. Newer Homes are also usually larger, with median size of 2,300 square feet.
- Median lot size for single-family homes, including mobile homes, is 0.27 acres (compared to .36 acres in 1973) with owner-occupied units generally having more land than renter-occupied ones.

Rooms

- Most homes (53 percent) have six or more rooms, with owner-occupied units generally having more rooms than renter-occupied ones. In 1973, only 39 percent of homes had six or more rooms. Newly constructed homes generally have more rooms – 65 percent have six or more rooms.
- Most homes have three or more bedrooms (64 percent compared to just 48 percent in 1973). New homes generally have more bedrooms – 80 percent of them have three or more bedrooms.
- More than half of U.S. homes (51 percent) have two or more bathrooms compared to just 19 percent in 1973. Again new units have more bathrooms, with 89 percent of them having two or more bathrooms.

Equipment

- All units have a refrigerator and kitchen sink and almost all homes (99 percent) have a cooking stove or range. Overall 98 percent of units have a full kitchen.
- The most commonly used cooking fuel is electricity (60 percent) followed by piped gas (35 percent).
- Two-thirds of the homes (66 percent) have a dishwasher, 51 percent have a disposal in the kitchen sink and three percent have a trash compactor. New units are more likely to have these amenities.
- More than eight in ten homes have a washing machine (84 percent) and clothes dryer (81 percent).
- About two-thirds of U.S. homes (65 percent) have central air-conditioning and another 21 percent have window units – new units are more likely to have central air-conditioning (89 percent). By contrast, only 17 percent of U.S. homes had central A/C in 1973 although 30 percent contained window units.
- About nine in 10 homes (93 percent) reported a smoke detector while 36 percent reported having a working carbon monoxide detector.

Heating

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- About two-thirds of U.S. homes use warm-air furnace for heating; 12 percent use an electric heat pump; and 11 percent use steam or hot water system.
- The most commonly used home heating fuel is piped gas (51 percent) followed by electricity (34 percent), though new units are more likely to use electricity.

Plumbing

- Almost all units (99 percent) have complete plumbing facilities.
- The most commonly used fuel for heating water is piped gas followed by electricity.
- More than eight in ten units (88 percent) receive water from a public system or private company, and the remaining units received water from wells.
- More than nine in ten households rated their water as being safe.
- Eight in ten units use the public sewage disposal system and 20 percent use a septic tank, cesspool or chemical toilet.

Amenities

- Most homes have a telephone (98 percent), porch, deck, balcony or patio (85 percent) and a garage or carport (66 percent).
- About half (48 percent) have a separate dining room and three in ten units (30 percent) report two or more living rooms or recreation rooms.
- About one-third (35 percent) have a usable fireplace.
- New construction is more likely to have all these amenities.

Neighborhood

- 95 percent of units are located close to a grocery or drug store, and 97 percent of residents with access were satisfied with the stores near them.
- Slightly more than half of U.S. homes (54 percent) are located near public transportation, with about seven in ten of the residents (71 percent) living in these units saying that they live within a 10 minute walk to such transportation. However, just 17 percent of households living near public transportation report using it for commuting or school.
- Most communities (90 percent) do not have secured entrances, though new construction is more likely to be in secured communities. Residents, overall, were satisfied with police protection in their communities (91 percent).
- Most residents reported that their neighborhoods did not have vandalized buildings (88 percent), barred windows (84 percent), and trash, litter or junk (89 percent). However, 40 percent of residents said that their streets needed repairs.
- Nearly half the households (45 percent) had access to community amenities such as a community center or clubhouse, trails, golf, daycare, shuttle bus or private beach or park area.
- Noise from traffic was a problem reported by almost one-quarter of residents (23 percent), though fewer resident of new construction found this to be a problem (15 percent).
- Six in ten households with children under the age of 14 years (60 percent) said that there was a public elementary school within one mile of their homes.
- Less than one in ten households with someone 55 years or older (7 percent) reported living in an age-restricted community.
- NOVEMBER 28, 2009 3:32PM

Interesting Blogs

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- **Design Build Construction Finally Comes Of Age, By Default**

William Graves, November 2009

- This is an interesting article about Design/Build. Although it was published on a blog last year it is still very relevant to the industry. Design/Build is the trend [Read full post »](#)

- **Construction Outlook for 2010**

William Graves

- “Construction Outlook for 2010; Partly Cloudy Giving Way To Afternoon Sunshine.” This blog takes a look at the current and future of the industry... [Read full post »](#)

Excerpt from Bureau of Labor Statistics – Occupational Outlook Handbook 2010 – 2011 Edition - To read full report go to

<http://stats.bls.gov/oco/ocos004.htm>

Employment About this section

Construction and building inspectors held about 106,400 jobs in 2008. Local governments—primarily municipal or county building departments—employed 44 percent. Employment of local government inspectors is concentrated in cities and in suburban areas undergoing rapid growth. Local governments in larger jurisdictions may employ large inspection staffs, including many plan examiners or inspectors who specialize in structural steel, reinforced concrete, and boiler, electrical, and elevator inspection. In smaller jurisdictions, only one or a few inspectors with generalist skills in multiple areas may be on staff.

Another 27 percent of construction and building inspectors worked for architectural and engineering services firms, conducting inspections for a fee or on a contract basis. Many of these were home inspectors working on behalf of potential real estate purchasers. Most of the remaining inspectors were employed in other service-providing industries or by State governments. About 8 percent of construction and building inspectors were self-employed; many of these were home inspectors.

Job Outlook About this section

Inspectors should experience [faster than average](#) employment growth. Opportunities should be best for those with construction-related work experience; training in engineering, architecture, construction technology, or related fields; or certification as a construction inspector.

Employment change. Employment of construction and building inspectors is expected to grow 17 percent over the 2008-2018 decade, faster than the average for all occupations. Concern for public safety

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and a desire for improvement in the quality of construction should continue to stimulate demand for construction and building inspectors in government as well as in firms specializing in architectural, engineering, and related services. As the result of new technology such as building information modeling (BIM), the availability of a richer set of buildings data in a more timely and transparent manner will make it easier to conduct plan reviews. This will lead to more time and resources spent on inspections. In addition, the growing focus on natural and manmade disasters is increasing the level of interest in and need for qualified inspectors. Issues such as green and sustainable design are new areas of focus that will also drive the demand for construction and building inspectors.

The routine practice of obtaining home inspections is a relatively recent development, causing employment of home inspectors to increase rapidly. Although employment of home inspectors is expected to continue to increase, the attention given to this specialty, combined with the desire of some construction workers to move into less strenuous and potentially higher paying work, may result in reduced growth of home inspectors in some areas. In addition, increasing State regulations are starting to limit entry into the specialty only to those who have a given level of previous experience and who are certified.

Job prospects. Those with construction-related work experience; training in engineering, architecture, construction technology, or related fields; or certification as a construction inspector will have the best prospects. Inspectors are involved in all phases of construction, including maintenance and repair work, and are therefore less likely than many construction workers to lose their jobs when new construction slows during recessions. Those who are self-employed, such as home inspectors, are more likely to be affected by economic downturns or fluctuations in the real estate market. However, those with a thorough knowledge of construction practices and skills in areas such as reading and evaluating blueprints and plans will be better off. In addition to openings stemming from the expected employment growth, some job openings will arise from the need to replace inspectors who transfer to other occupations or leave the labor force.

***ACI Welcomes
New Staff
Members!***

Lisa Slam –
Membership Services
Manager
Loretta Moss –
Member Services
Coordinator
Rod Jackson –
Membership Sales

Projections Data About this section 

Projections data from the National Employment Matrix

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Occupational Title	SOC Code	Employment, 2008	Projected Employment, 2018	Change, 2008-18		Detailed Statistics	
				Number	Percent		
Construction and building inspectors	47-4011	106,400	124,200	17,900	17	[PDF]	[XLS]

NOTE: Data in this table are rounded. See the discussion of the employment projections table in the *Handbook* introductory chapter on [Occupational Information Included in the Handbook](#).

Earnings About this section

Median annual wages of wage and salary construction and building inspectors were \$50,180 in May 2008.

The middle 50 percent earned between \$39,070 and \$63,360. The lowest 10 percent earned less than \$31,270, and the highest 10 percent earned more than \$78,070. Median annual wages in the industries employing the largest numbers of construction and building inspectors were:

Federal Executive Branch	\$62,120
Management, scientific, and technical consulting services	58,520
Local government	50,330
Architectural, engineering, and related services	49,320
State government	45,700

Building inspectors, including plan examiners, generally earn the highest salaries. Salaries in large metropolitan areas are substantially higher than those in small jurisdictions.

Benefits vary by place of employment. Those working for the government and private companies typically receive standard benefits, including health and medical insurance, a retirement plan, and paid annual leave. Those who are self-employed may have to provide their own benefits.

About 25 percent of all construction and building inspectors belonged to a union or were covered by a union contract in 2008.

For the latest wage information:

The above wage data are from the [Occupational Employment Statistics](#) (OES) survey program, unless otherwise noted. For the latest National, State, and local earnings data, visit the following pages:

- [construction and building inspectors](#)

Note from ACI Staff: If you are interested in securing Federal Government construction inspection work visit www.fbo.gov and enter construction in the subject line. There is also information on this site as to how to register as a government contractor.

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News From the Parent Company.

Environmental Service Professionals, Inc. Receives a \$200 Million Dollar Letter of Credit to Support Its Pending Loan From a Private Equity Lender

Aug. 5, 2010 (PR Newswire) --

PALM SPRINGS, Calif. -- **Environmental Service Professionals, Inc. ("ESP")** (Pink Sheets: EVSP), an innovator in environmental home inspections, announced today that the Company has received a \$200 million letter of credit from Metropolitan Financial Holdings, which will be pledged to secure a loan in that amount expected to be made to Environmental Service Professionals, Inc. by a private equity lender. An 8K regarding the letter of Credit was filed on July 30, 2010. The net proceeds from the loan are expected to be in the amount of \$150.5 million.

The expected funds will be used to launch the Company's **Healthy Home Mortgage Program** to provide mortgage bankers with a 10-year comprehensive, annual inspection program and a fully certified national standard to mitigate risk and maintain equity across their entire portfolio – establishing ESP as the first National Residential Inspection Company in the United States.

ESP's program consolidates protocols for energy, moisture mold and other indoor air quality programs to allow one inspector to inspect a home on several different protocol levels at the same time, reducing the cost for consumers and stakeholders alike.

The annual inspection program assures that health, structural and energy issues are caught early, minimizing repair costs, mitigating risk and maintaining equity for the insurance, mortgage banking, building, real estate, and property management industries. Inspected homes receive the **Healthy Green Living Certification** seal, showing they have met comprehensive national health, structural and energy standards.

Moreover, the program is designed to create needed local jobs that have a potential minimum life span of 10 years and cannot be outsourced. In addition, the program expects to train and hire over 50,000 Veterans as inspectors and over 10,000 Disable Veterans as Customer Service Representatives to support the inspectors and customers of the program.

ESP's Chairman and CEO, Edward L. Torres, said, "With this investment, we are poised to launch the Healthy Home Mortgage program and ensure a healthier environment for every home and work place. We have been developing this program over several years and have earned the cooperation of government agencies, major corporations and insurance companies. Our goal is to provide the Healthy Green Living Certification for every home in America – creating affordable, environmentally safe and efficient homes for hard-working American families and generating meaningful jobs for thousands of veterans."

Metropolitan Financial Holdings Business Manager, Randall Kohl, said, "We are excited about the business relationship with Environmental Service Professionals and recognize that this is a profound opportunity to create jobs for both Veterans and Disabled Veterans, in addition to establishing a platform for environmentally safe homes across the Country. We are confident that ESP is on the cutting edge of technology, infrastructure and has a road-map that they have been working for over two years to implement. This plan will help to solve many of the problems facing our great nation and our Veterans."

About Environmental Service Professionals, Inc.

ESP (EVSP.PK) offers various inspection services that include energy/efficiency audits addressing mold and moisture intrusion that can have an acute and chronic negative impact on the indoor air quality of commercial and residential buildings. The first company in the moisture inspection industry vertical to become a publicly traded company, ESP has embarked on a strategy to acquire businesses dealing with environmental issues and resolving environmentally sensitive problems. It has completed four acquisitions and is in various stages of discussion with additional companies that management believes are a good philosophical, operational and economic fit with ESP. For additional information, please visit: www.evsp.com

ESP, through its various wholly owned subsidiaries, has developed a standardized training, certification, inspection, and results reporting analysis program, which forms the foundation for the Company's "suite of services." These services taken together comprise the Certified Environmental Home Inspector™ ("CEHI") program. This program is available to active duty U.S. military and veterans and will meet all required Veterans Affairs requirements. Our Safeguard business unit will provide the EcoCheck Inspection™ as part of the pro-active comprehensive subscription based annual maintenance process called the Healthy Living Maintenance Program™ ("HLMP"), part of ESP's Healthy Home Mortgage Program™ (HHMP). Every 12 months a new EcoCheck Inspection™ is conducted. The HLMP is an all inclusive multi-disciplined inspection process focused on adding value to a property by reducing liabilities and mitigating risks for the insurance, mortgage banking, building, real estate, and property management industries by reducing claims, instilling confidence in property safety and efficiency while promoting a positive green image to both residential and commercial clients.

Visit <http://www.evsp.com> for complete information on the ESP family of services offered and investment information.

Forward-Looking Statements *This document contains forward-looking statements that are subject to a number of risks, assumptions and uncertainties that could cause the Company's actual results to differ materially from those projected. These risks, assumptions and uncertainties include: the ability of the Company to raise capital, the ability to compete effectively in a rapidly evolving and price-competitive marketplace, changes in the environmental sector and changes in business strategy, as well as other risks referenced from time to time in the Company's filings with the Securities and Exchange Commission. See www.SEC.gov for additional information about the company.*

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SOURCE Environmental Service Professionals, Inc.

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News by QuoteMedia

Recoup Your Dues: Use Your Discounts!

The Association is working hard to bring you a wealth of benefits. If you are planning to travel any time soon, and a rental car is in your future, we have a Hertz Rental Card discount coupon for you. Need appliances? Let us know and we'll send you a promotional code especially for Members from Sears. You can choose from the largest selection of products including the top 8 appliance brand. Plus, save 5 to 50% on every item. You'll also find savings on any Official Products you might need for your organization, such as an official insignia seal, or a personalized stamp that identifies your membership and adherence to the strict 'Code of Professional Ethics. Use your discounts, and in no time, you can recoup your dues, and that's money in your pocket!



ACI Welcome New Members

The following individuals have recently applied and been accepted for professional membership in the Association. The Association of Construction Inspectors welcomes these new members.

Mr. Tom Oakes, CCPM, CCC & CCI. T-30 National Service, Inc. Knoxville, TN

Mr. Neil Lubell, CCI, CCC. Lead Managing Partner, 1 Eagle Inspections, LLC. Marina Del Rey, CA

Mr. Joseph Iaquinta, CCI, CCPM & CCC. CEO, Joseph Iaquinta. East Setauket, NY.

Mr. Robert P. Fontana, CCI. Construction Inspector, Cornerstone Inspection Service. Ft. Myers, FL.

Mr. Joseph J. Skora, CCI, CCPM. Owner, Construction consulting & Inspection Services, LLC. Merrillville, IN.

Mr. Gary Marrone, CCI, CCPM & CCC. Project Manager, Stonewall Contracting, Corp. College Point, NY

Mr. James J. McGaukin, CCPM, CCC. Owner, J.J. McGuckin Consultants. Cinnaminson, NJ

Mr. George Rapciewicz, CCI, CCPM. Pylon Telecom Solutions. Spring Valley, CA.

Mr. Gregg Harris, CCI. President/Professional Engineer. John Coleman Hayes Engineers. Nashville, TN