

Roof Report prepared for:
Regency Centers

**Paces Ferry Plaza
3539 Northside Pkwy, Atlanta GA**

January 14, 2016



Roof Inspection

Paces Ferry Plaza

Atlanta, GA

A noninvasive roof inspection was done at Paces Ferry Plaza in Atlanta, GA on January 12, 201. The following conditions were observed.

Suites 2, 3:	2005 Firestone .045 TPO- 4,500 Sq Ft
Suites 4, 7, 8:	2007 Firestone .045 TPO- 15,224 Sq Ft
Suites 9, 10, 11:	Built-up roof with a white granular cap sheet. Estimated to be 19+ years old. 10,940 Sq Ft
Suites 12A, 12B, 13:	Same as 9, 10, 11. 8,000 Sq Ft
Suite 14:	Built-up smooth with a white granular cap sheet. Estimated to be 16+ years old. 4,060 Sq Ft
Suites 18, 19, 22:	Built-up smooth with a white granular cap sheet. Estimated to be 13+ years old. 5,225 Sq Ft
Suite 24:	2009 Architectural Shingles. 3,200 Sq Ft

Condition:

Suites 2,3 & 4,7,8:

The TPO roofs are in very good condition. No major problems were observed. With routine maintenance, repairs, and cleanings, the roof should provide many more years of useful service life. There was a moderate accumulation of organic debris (pine straw) on 2 & 3 despite it having been cleaned about a month ago which indicates that it may need to be cleaned more often. Removing the trees along the left side of the building would be a big help in keeping the roofs free of debris. The following anomalies exist:

- Debris on the roofs and in the gutters
- Rusty vent pipes, gas lines, hoods, and external HVAC duct work
- Leaky gutter joints
- There are a few open coping metal joints and a few open pitch pans
- There is equipment on the roofs that may be abandoned
- There is a lot of tenant specific equipment on the roof over suite 2 (Cleaners) that would need to be removed if/when a different tenant were to move into the suite

Suites 9, 10, 11 & 12A, 12B, 13:

The built-up roofs are in poor condition and have served their useful life. Leaks should be repaired on an "as needed" basis and the roofs should be replaced as soon as possible to avoid catastrophic roof failure. There are almost certainly unreported roof leaks occurring in most of the suites based on what was seen on the roof. The following anomalies exist:

- Moderate to severe granule loss on the cap sheet.
- The cap sheet is worn thin.
- The roof laps are no longer adhered and are opening up

- Large areas of standing water
- Rusty vent pipes, gas lines, hoods, and external HVAC duct work
- Bent/broken gas pipe
- Open coping joints and pitch pans
- Open/failing sealant on vent pipe storm collars
- Unprotected parapet wall at left side of suite 9
- Abandoned equipment
- Missing protective pads
- Two or 3 electrical conduits were installed through the roof too close to the HVAC units to be able to be properly flashed
- Tenant installed cables/pipes through the sides of existing curbs
- Tenant equipment not properly secured
- There are many very old HVAC units and/or external HVAC ducts that are in poor condition and may be contributing to any leaks. All of the external duct work should be eliminated and the old units should be replaced with new units that are placed on proper roof curbs during the reroof process.

Suite 14:

The built up roof is not as bad as the previously reviewed sections 9-13 although there are a lot more large blisters on the surface of the roof over suite 14 which may indicate that moisture is trapped under the roof. With routine maintenance and repairs, you may be able to get another 1-3 years out of the roof. There are a lot fewer roof penetrations on this section and it looks to have had a lot less foot traffic over the years. The roof top HVAC units are a little newer than on the other sections. The following anomalies exist:

- Large blisters
- Open pitch pans
- Open/failing sealant on vent pipe storm collars
- The gutter at the back of the roof is too small and was installed too low to be of any use.

Suites 18, 19, 22:

This built-up roof is in better condition than all previously reviewed built-up roofs at this shopping center. With routine maintenance and repairs you may be able to get another 3-5 years out of the roof. The following anomalies exist:

- Open/failing flashings around penetrations
- Open/failing sealant on vent pipe storm collars
- Some delaminating wall flashings

Suite 24:

The architectural shingles look to be in good condition. With routine maintenance to the roof penetrations, the roof should provide many more years of useful service life. The following anomalies exist:

- Failing sealant around roof penetrations

Recommendations:

Suites 2,3 & 4,7,8:

- Estimated cost for the following 4 items: \$1,250
- Clean debris from roofs and gutters
- Aluminum coat rusty vent pipes, gas lines, hoods, and external HVAC duct work
- Seal all gutter joints, outlets, and end caps
- Inspect all coping metal joints and seal as needed

Suites 9, 10, 11:

- Install a new TPO roof- Estimated Cost \$66,000
- If a new roof is not able to be installed in 2016, you should expect to spend roughly \$10,000-\$15,000 in maintenance and repairs in an effort to extend the life of the roof another year. Even with repairs and maintenance there is no guarantee that the roof will last any longer given its current poor condition.

Suites 12A, 12B, 13:

- Install a new TPO roof- Estimated Cost \$48,000
- If a new roof is not able to be installed in 2016, you should expect to spend roughly \$7,500-\$12,500 in maintenance and repairs in an effort to extend the life of the roof another year. Even with repairs and maintenance there is no guarantee that the roof will last any longer given its current poor condition.

Suite 14:

- This roof may benefit from roof maintenance but given the large blisters and likely trapped moisture, it may make the most financial sense to replace this roof at the same time as the above two sections. Estimated Cost for a new TPO roof \$25,000
- If a new roof is not installed, the following roof maintenance items are recommended at an estimated cost of \$3,500
 - Cut all blisters to allow the air and moisture to escape
 - Press all blisters as flat as possible
 - Properly patch the cut area of roof over each blister
 - Fill all pitch pans
 - Seal all storm collars

Suites 18, 19, 22:

- Estimated cost for the following 3 items: \$950
- Insect all penetration flashings and repair open areas as needed
- Seal all vent pipe storm collars
- Monitor wall flashings

Suite 24:

- Estimated cost for the following item \$350
- Install new sealant around penetrations as needed



Aerial view- above without suite numbers and below with





Overview of TPO roof **suites 2,3**



Overview of TPO roof **suites 4,7,8**



Debris on the roof- mostly pine straw



Open pitch pan



Broken/open electrical conduit



Lots of penetrations for the cleaners
tenant



Roof top equipment over the cleaners tenant



Rusty gas pipes



Closer view of rusty gas pipe



Rusty external HVAC duct work



Rusty vent



Misplaced gas line support



Old/failing sealant on coping metal joint



Trash



Quality electrical work



Open/exposed HVAC electrical breaker box



Overview of built-up roof **suites**
9,10,11



Overview of TPO roof **suites**
12A,12B,13



Closer view of the white granular modified cap sheet- most of the granules are missing indicating heavy wear.



Close up view of the modified cap sheet. The lap is worn thin and it is opening up.



Large area of ponding water



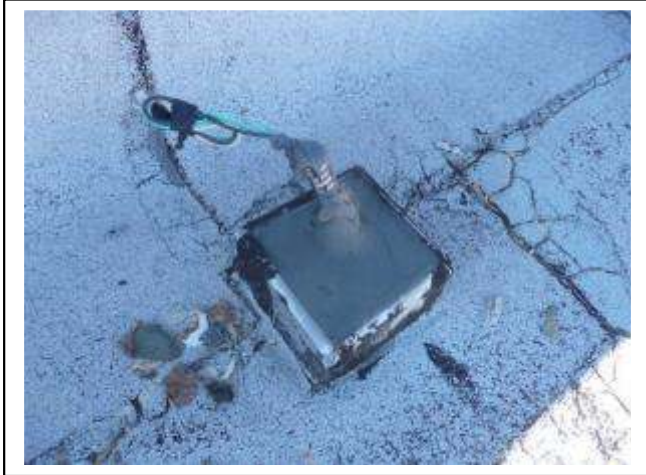
Broken T connection on gas pipe



Showing the pipe leading to the broken connection



Open coping metal joint



Open pitch pan



Unprotected parapet wall- peeling and unmaintained paint. The wall should be covered with TPO during the reroof process



Abandoned equipment.



Missing protective pads under tenant installed equipment. The equipment is also not properly secured.



A few different electrical conduits were installed through the roof too close to the HVAC units. They are not able to be properly flashed.



This line set was incorrectly installed through the side of a fan curb. It is not able to be properly flashed..

This flashing was not properly terminated



This HVAC unit has water proof tape all over it which likely indicates leak problems related to the unit



Open flashing at the base of a vent pipe.



The electrical conduit incorrectly penetrates the equipment. There is no way to properly flash this conduit.



This roof lap is pulling apart



Open pitch pan



Unflashed penetration



Closer view of unflashed penetration



This metal gas line support does not have a pad under it. The support has been pushed into the roof.

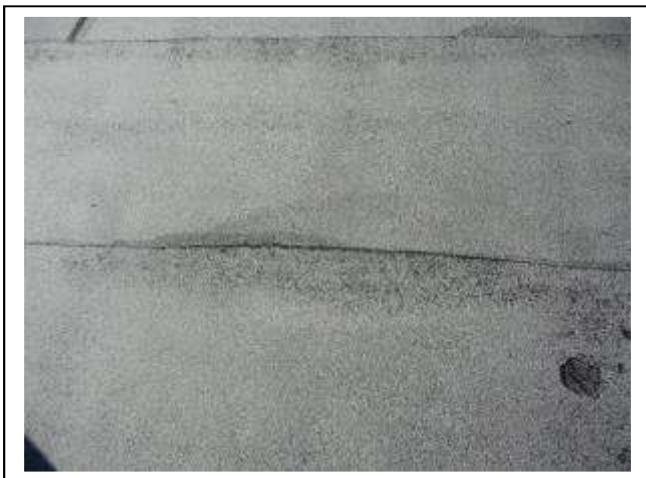




Overview of built-up roof **suite 14**



Large blister



Large blister.

Typical penetrations



Open pitch pan



The gutter is too low and too narrow.



Overview of built-up roof **suites 18, 19,22**



Abandoned equipment



Open pitch pan.



View of the surface of the roof



View of parapet wall



There is some minor delamination occurring on the wall flashing



Overview of shingle roof **suite 24**



View of penetration



View of penetrations



