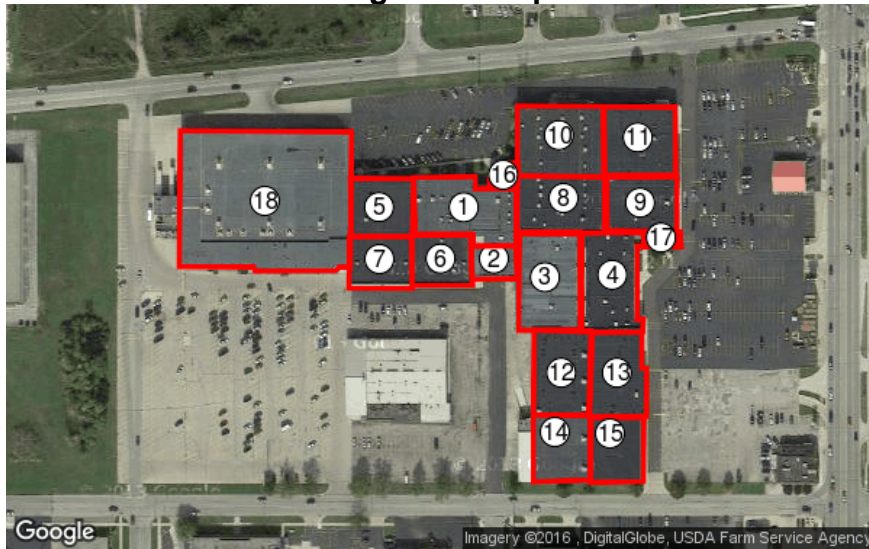




## Management Report

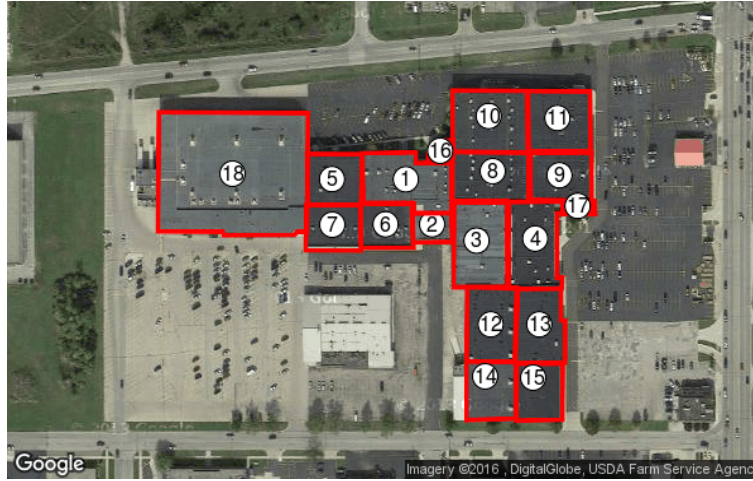


DP Management  
Delta Plaza  
301 North Lincoln, Escanaba, MI

Prepared For  
**DP**  
MANAGEMENT, LLC



**Site Overview**



**Total Sections: 3  
Total Sq/Ft: 44,500**

| Map | Name      | Sq/Ft  | Est Install | Grade |
|-----|-----------|--------|-------------|-------|
| 6   | Section 6 | 12,000 | 1992        | F     |
| 7   | Section 7 | 12,500 | 1992        | F     |
| 8   | Section 8 | 20,000 | 1993        | F     |



**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

### Observations

**Section:** Section 6  
**Size:** 12,000  
**Overall Grade:** F  
  
**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



Section 6  
Looking West towards Shopko

Site Overview  
Section 1  
Composition  
Section 2  
Observations  
Section 3  
Deficiencies  
Budget Matrix  
Summary



**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Deficiencies

**Section:** Section 6  
**Size:** 12,000  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



### General - Open Seams (Emergency)

Quantity: 600 LF

#### Deficiency:

Open seams in the waterproofing membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams.

#### Corrective Action:

The area surrounding the open seam must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.



### General - Vegetation (Remedial)

Quantity: 600 SF

#### Deficiency:

Vegetation growth on roof

#### Corrective Action:

Remove and dispose of the vegetation.

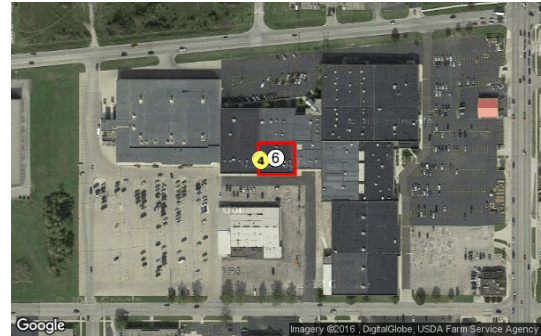


**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Deficiencies (continued)

**Section:** Section 6  
**Size:** 12,000  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



### General - Open Seams (Emergency)

Quantity: 100 LF

#### Deficiency:

Open seams in the waterproofing membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams.

#### Corrective Action:

The area surrounding the open seam must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.



### General - Failing Penetration (Emergency)

Quantity: 1 EA

#### Deficiency:

Due to overall age, weathering and UV the penetration has failed.

#### Corrective Action:

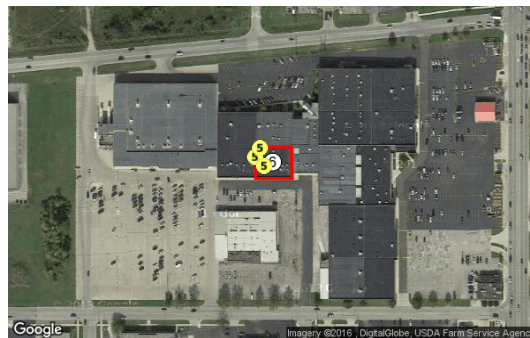
The penetration should be repaired/flushed per industry standards to ensure a water tight seal.



**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

**Deficiencies (continued)**

**Section:** Section 6  
**Size:** 12,000  
**Overall Grade:** F  
  
**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



**General - Previous Repair Failure (Emergency)**

Quantity: 4 EA

**Deficiency:**

Existing repair failing due to age or improper repair.

**Corrective Action:**

We will remove the existing repair, clean and prime area and install new patch to ensure water tightness.

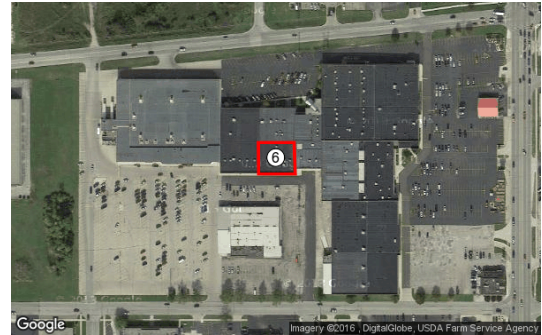


**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Summary

**Section:** Section 6  
**Size:** 12,000  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



## Condition Summary

Membrane: F  
 Flashings: B  
 Sheet Metal: C

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Overall: F

## Overall Grade

A = 10 Years or more of service life remaining  
 B = 8-10 Years of service life remaining  
 C = 5-7 Years of service life remaining  
 D = 2-4 Years of service life remaining  
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2017

## Recommendations

Emergency repairs should be made to prevent seam and patch failure's. Water intrusion is probable throughout section. Replacement should be budgeted for.

Estimated Repair Costs: \$8,625.00

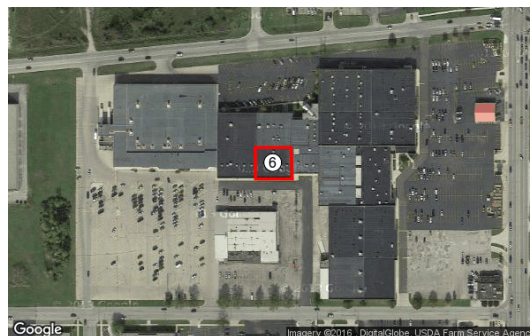
Estimated Replacement Costs: \$59,429.70



**Delta Plaza  
301 North Lincoln  
Escanaba, MI**

**Summary**

**Section:** Section 6  
**Size:** 12,000  
**Overall Grade:** F  
  
**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



**6 - Section 6 (12,000 SF) Grade F**

| Deficiency              | Qty       | Emergency         | Remedial        | Replacement        |
|-------------------------|-----------|-------------------|-----------------|--------------------|
| Open Seams              | 600 LF    | \$6,500.00        |                 |                    |
| Vegetation              | 600 SF    |                   | \$450.00        |                    |
| Open Seams              | 100 LF    | \$1,050.00        |                 |                    |
| Failing Penetration     | 1 EA      | \$150.00          |                 |                    |
| Previous Repair Failure | 4 EA      | \$475.00          |                 |                    |
| Full Replacement        | 12,000 SF |                   |                 | \$59,429.70        |
| <b>Total</b>            |           | <b>\$8,175.00</b> | <b>\$450.00</b> | <b>\$59,429.70</b> |

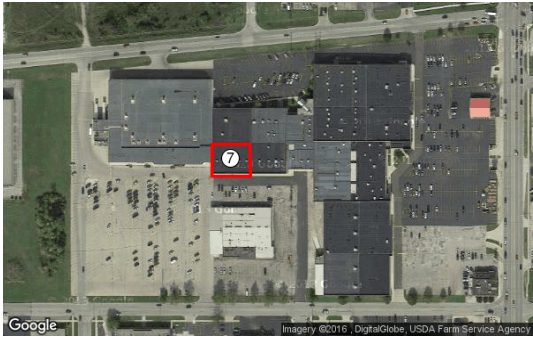




**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

### Observations

**Section:** Section 7  
**Size:** 12,500  
**Overall Grade:** F  
  
**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



Site Overview  
Section 1  
Composition  
Section 2  
Observations  
Section 3  
Budget Matrix  
Deficiencies  
Summary



Section 7  
Looking West towards Shopko



Section 7  
Looking West towards Shopko



**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Deficiencies

**Section:** Section 7  
**Size:** 12,500  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



### General - Membrane Fish Mouth (Remedial)

Quantity: 1 EA

#### Deficiency:

Example of fish mouths on membrane laps that is allowing water into the system.

#### Corrective Action:

We will cut the fish mouth out, clean and prime the area and install new patch over effected area to ensure water tightness.



### General - Membrane Laps (Emergency)

Quantity: 900 LF

#### Deficiency:

open membrane laps are allowing water into the system.

#### Corrective Action:

Seal open laps by cleaning and priming the area, re-heating the lap or installing a new patch over effected area to ensure water tightness.

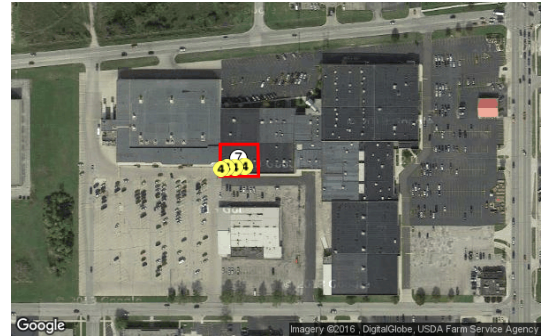


**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Deficiencies (continued)

**Section:** Section 7  
**Size:** 12,500  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



### General - Base Flashing Lap (Emergency)

Quantity: 50 LF

#### Deficiency:

Open lap in base flashing. Wood blocking is exposed and currently wet behind membrane.

#### Corrective Action:

We will clean and prime lap then install new patch to ensure water tightness.



### General - Previous Repair Failure (Emergency)

Quantity: 5 EA

#### Deficiency:

Existing repair failing due to age.

#### Corrective Action:

We will remove the existing repair, clean and prime area and install new patch to ensure water tightness.

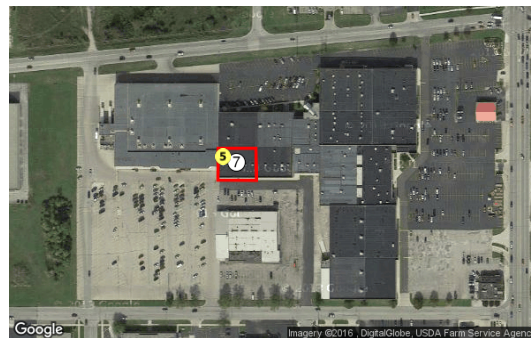


**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

**Deficiencies (continued)**

**Section:** Section 7  
**Size:** 12,500  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



**General - Previous Repair Failure (Emergency)**

Quantity: 1 EA

**Deficiency:**

Existing repair failing due to age.

**Corrective Action:**

We will remove the existing repair, clean and prime area and install new patch to ensure water tightness.

Site Overview  
 Section 1  
 Composition  
 Section 2  
 Observations  
 Section 3  
 Budget Matrix  
 Deficiencies  
 Summary

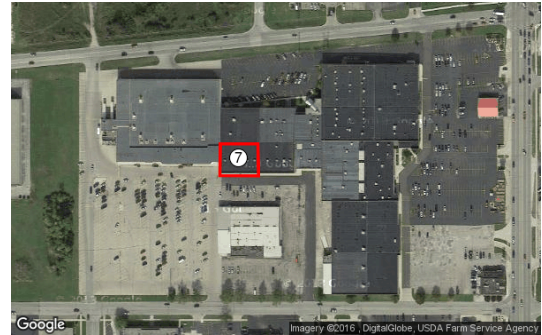


**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Summary

**Section:** Section 7  
**Size:** 12,500  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



## Condition Summary

Membrane: F  
 Flashings: C  
 Sheet Metal: B

---

Overall: F

Estimated Replacement: 2016

## Recommendations

All seams are failing to different degrees. Some failures you can stick your hand in. All previous patch repairs are failing or failed. Corners of patches curled.

Estimated Repair Costs: \$10,825.00

Estimated Replacement Costs: \$63,617.95

## Overall Grade

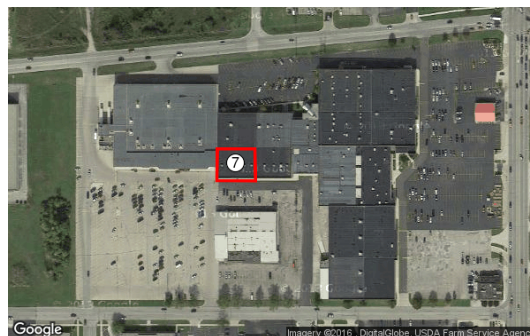
A = 10 Years or more of service life remaining  
 B = 8-10 Years of service life remaining  
 C = 5-7 Years of service life remaining  
 D = 2-4 Years of service life remaining  
 F = Less than 1 Year of service life remaining



**Delta Plaza  
301 North Lincoln  
Escanaba, MI**

**Summary**

**Section:** Section 7  
**Size:** 12,500  
**Overall Grade:** F  
  
**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



**7 - Section 7 (12,500 SF) Grade F**

| Deficiency              | Qty       | Emergency          | Remedial       | Replacement        |
|-------------------------|-----------|--------------------|----------------|--------------------|
| Membrane Fish Mouth     | 1 EA      |                    | \$50.00        |                    |
| Membrane Laps           | 900 LF    | \$9,200.00         |                |                    |
| Base Flashing Lap       | 50 LF     | \$675.00           |                |                    |
| Previous Repair Failure | 5 EA      | \$850.00           |                |                    |
| Previous Repair Failure | 1 EA      | \$50.00            |                |                    |
| Full Replacement        | 12,500 SF |                    |                | \$63,617.95        |
| <b>Total</b>            |           | <b>\$10,775.00</b> | <b>\$50.00</b> | <b>\$63,617.95</b> |



**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Observations

**Section:** Section 8  
**Size:** 20,000  
**Overall Grade:** F  
  
**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



Section 8  
Looking East



Section 8  
Looking East



**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Deficiencies

**Section:** Section 8  
**Size:** 20,000  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



### General - Failing Penetration (Emergency)

Quantity: 4 EA

#### Deficiency:

Due to overall age, weathering and UV the penetration has failed.

#### Corrective Action:

The penetration should be repaired/flashed per industry standards to ensure a water tight seal.



### General - Membrane Laps (Emergency)

Quantity: 800 LF

#### Deficiency:

open membrane laps are allowing water into the system.

#### Corrective Action:

Seal open laps by cleaning and priming the area, re-heating the lap or installing a new patch over effected area to ensure water tightness.



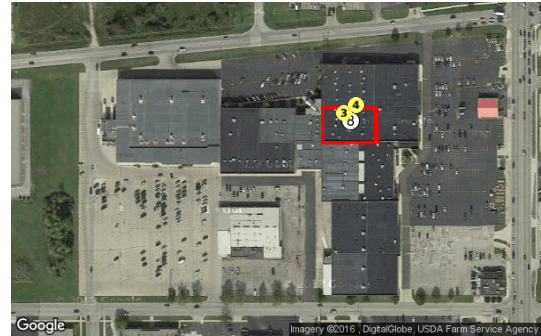


**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Deficiencies (continued)

**Section:** Section 8  
**Size:** 20,000  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



### General - Corner Flashing Open (Remedial)

Quantity: 12

#### Deficiency:

Corner detail is open and needs to be sealed.

#### Corrective Action:

We will clean and prime the area and install patch to ensure water tightness.



### General - Open Seams (Emergency)

Quantity: 100 LF

#### Deficiency:

Open seams in the waterproofing membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams.

#### Corrective Action:

The area surrounding the open seam must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.

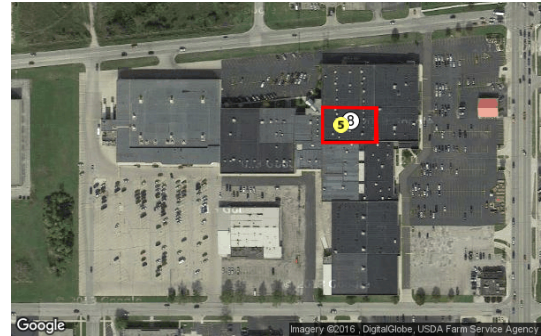


**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Deficiencies (continued)

**Section:** Section 8  
**Size:** 20,000  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



### General - Previous Repair Failure (Remedial)

Quantity: 50 LF

#### Deficiency:

Existing repair failing due to age. Cover tape has lost adhesion on seam repair. HVAC curb flashing is failing.

#### Corrective Action:

We will remove the existing repair, clean and prime area and install new patch to ensure water tightness.



**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**

## Summary

**Section:** Section 8  
**Size:** 20,000  
**Overall Grade:** F

**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



## Condition Summary

Membrane: F  
 Flashings: F  
 Sheet Metal: C

Overall: F

Estimated Replacement: 2016

## Recommendations

This roof section is failing throughout. Seams, flashings, and Penetration's are failed or failing. Roof replacement is needed.

Estimated Repair Costs: \$11,525.00

Estimated Replacement Costs: \$99,141.90

## Overall Grade

A = 10 Years or more of service life remaining  
 B = 8-10 Years of service life remaining  
 C = 5-7 Years of service life remaining  
 D = 2-4 Years of service life remaining  
 F = Less than 1 Year of service life remaining



**Delta Plaza  
301 North Lincoln  
Escanaba, MI**

**Summary**

**Section:** Section 8  
**Size:** 20,000  
**Overall Grade:** F  
**Inspection Date:** 06/09/2016  
**Inspector:** Eric Caturia



**8 - Section 8 (20,000 SF) Grade F**

| Deficiency              | Qty       | Emergency         | Remedial          | Replacement        |
|-------------------------|-----------|-------------------|-------------------|--------------------|
| Failing Penetration     | 4 EA      | \$600.00          |                   |                    |
| Membrane Laps           | 800 LF    | \$8,100.00        |                   |                    |
| Corner Flashing Open    | 12        |                   | \$1,200.00        |                    |
| Open Seams              | 100 LF    | \$950.00          |                   |                    |
| Previous Repair Failure | 50 LF     |                   | \$675.00          |                    |
| Full Replacement        | 20,000 SF |                   |                   | \$99,141.90        |
| <b>Total</b>            |           | <b>\$9,650.00</b> | <b>\$1,875.00</b> | <b>\$99,141.90</b> |

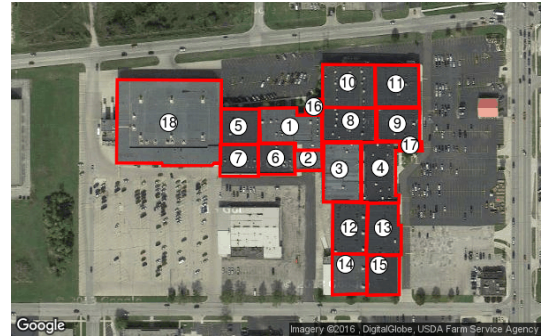


Budget Matrix  
Delta Plaza  
Escanaba, MI  
44,500 Sq/Ft

Overall Grade

- A = 10 Years or more of service life remaining
- B = 8-10 Years of service life remaining
- C = 5-7 Years of service life remaining
- D = 2-4 Years of service life remaining
- F = Less than 1 Year of service life remaining

**Delta Plaza**  
**301 North Lincoln**  
**Escanaba, MI**



Site Overview | Section 1 | Section 2 | Section 3 | Budget Matrix

**6 - Section 6 (12,000 SF) Grade F**  
**Projected Replacement: 2017**

| Deficiency              | Qty       | Emergency         | Remedial        | Replacement        |
|-------------------------|-----------|-------------------|-----------------|--------------------|
| Open Seams              | 600 LF    | \$6,500.00        |                 |                    |
| Vegetation              | 600 SF    |                   | \$450.00        |                    |
| Open Seams              | 100 LF    | \$1,050.00        |                 |                    |
| Failing Penetration     | 1 EA      | \$150.00          |                 |                    |
| Previous Repair Failure | 4 EA      | \$475.00          |                 |                    |
| Full Replacement        | 12,000 SF |                   |                 | \$59,429.70        |
| <b>Total</b>            |           | <b>\$8,175.00</b> | <b>\$450.00</b> | <b>\$59,429.70</b> |

**7 - Section 7 (12,500 SF) Grade F**  
**Projected Replacement: 2016**

| Deficiency              | Qty       | Emergency          | Remedial       | Replacement        |
|-------------------------|-----------|--------------------|----------------|--------------------|
| Membrane Fish Mouth     | 1 EA      |                    | \$50.00        |                    |
| Membrane Laps           | 900 LF    | \$9,200.00         |                |                    |
| Base Flashing Lap       | 50 LF     | \$675.00           |                |                    |
| Previous Repair Failure | 5 EA      | \$850.00           |                |                    |
| Previous Repair Failure | 1 EA      | \$50.00            |                |                    |
| Full Replacement        | 12,500 SF |                    |                | \$63,617.95        |
| <b>Total</b>            |           | <b>\$10,775.00</b> | <b>\$50.00</b> | <b>\$63,617.95</b> |

**8 - Section 8 (20,000 SF) Grade F**  
**Projected Replacement: 2016**

| Deficiency              | Qty       | Emergency         | Remedial          | Replacement        |
|-------------------------|-----------|-------------------|-------------------|--------------------|
| Failing Penetration     | 4 EA      | \$600.00          |                   |                    |
| Membrane Laps           | 800 LF    | \$8,100.00        |                   |                    |
| Corner Flashing Open    | 12        |                   | \$1,200.00        |                    |
| Open Seams              | 100 LF    | \$950.00          |                   |                    |
| Previous Repair Failure | 50 LF     |                   | \$675.00          |                    |
| Full Replacement        | 20,000 SF |                   |                   | \$99,141.90        |
| <b>Total</b>            |           | <b>\$9,650.00</b> | <b>\$1,875.00</b> | <b>\$99,141.90</b> |

|                      | Emergency          | Remedial          | Replacement         |
|----------------------|--------------------|-------------------|---------------------|
| <b>Budget Totals</b> | <b>\$28,600.00</b> | <b>\$2,375.00</b> | <b>\$222,189.55</b> |