



Roofing and Waterproofing Consultants

Roof Condition Assessment Report

For:

Desert View Crossing
2001 Bluffs Road
Phoenix, AZ 89015

PRWC Project #12-0000

Date: February 16, 2012

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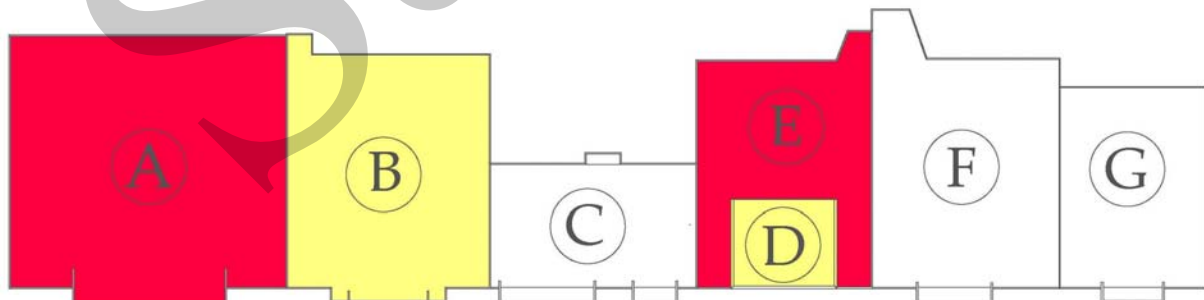
For
ABC Property Services
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Table 1A: Roof Condition and Replacement Summary (by Section)

Roof Section	Name/Tenants	Area Square Feet	Condition Index	ERSL	Replacement Year	Replacement Value
Section A	Sports Racket	58,130	1	0-2 yrs	2012-2014	\$203,455
Section B	Dress at Large	30,796	5	4-6 yrs	2016-2018	\$107,786
Section C	Shoes and More	17,454	6	7-9 yrs	2019-2021	\$61,089
Section D	Craft Times (Front)	5,846	5	4-6 yrs	2016-2018	\$29,230
Section E	Craft Times (Rear)	20,176	2	1-3 yrs	2013-2015	\$70,616
Section F	Madco	29,068	6	8-10 yrs	2020+	\$101,738
Section G	Paper Klips	18,854	8	10+ yrs	2020+	\$65,989
Grand Total		180,324				\$639,903

Condition Index: is based on a scale of 1 to 10 with 10 representing a roof in “excellent” condition.
ERSL: Refers to the “Estimated Remaining Service Life” of the roof on the day of inspection.

Key Plan:



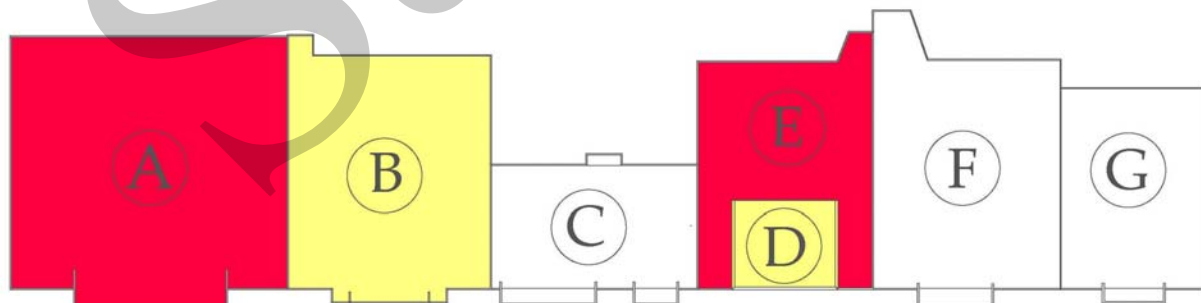
KEY PLAN
SCALE: NTS

Table 1B: Roof Condition and Replacement Summary (by Condition)

Roof Section	Name/Tenants	Area Square Feet	Condition Index	ERSL	Replacement Year	Replacement Value
Section A	Sports Racket	58,130	1	0-2 yrs	2012-2014	\$203,455
Section E	Craft Times (Rear)	20,176	2	1-3 yrs	2013-2015	\$70,616
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Key Plan:



KEY PLAN
SCALE: NTS

Table 2: Roof Replacement Budget—Five Year Plan

Section A	-	\$203,455	-	-	-
Section E	-	-	-	\$70,616	-
Grand Total	\$0	\$203,455	\$0	\$70,616	\$0

Roof Section A should be scheduled for replacement no later than 2013. Only repairs to active leaks should be performed until replacement.

Table 3: Roof Repair and Maintenance Budget—Five Year Plan

Roof Section	2012	2013	2014	2015	2016
Section A	\$2,400	-	-	\$1,200	-
Section B	\$2,000	\$1,200	\$2,000	\$1,500	\$1,500
Section C	\$500	\$250	\$250	\$500	\$250
Section D	\$1,800	\$800	\$500	\$500	\$1,000
Section E	\$2,400	\$1,600	\$1,600	-	-
Section F	\$500	\$500	\$500	\$300	\$200
Section G	\$300	\$500	\$300	\$300	\$200
Grand Total	\$9,900	\$4,850	\$5,150	\$4,300	\$3,150