



# Diversified Contracting LLC

*A Commerical Roofing Company*

August 15, 2009

Furrow Auction Company  
1022 Elm Street  
Knoxville, TN 37921  
ATTN: Mr. Rob Strickland

Dear Mr. Rob Strickland,

As per your request, I have inspected the roofs at the above building. The following are my findings:

**Old CVS Store (approximately 10,000 sq/ft)**

- (1) The existing roof is an EPDM fully Adhered Roof system which I estimate is about eight to twelve years old.
- (2) Overall, this roof is in fair to good condition and with some preventative maintenance should have a service life of at least five to eight years before it is to be replaced.
- (3) The gutters at the rear of the building are starting to deteriorate and should be replaced in the next two to four years.
- (3) The owner can expect to pay between \$50,000 -\$60,000 for a total roof replacement in about five to eight years from now.

**Kroger Store (approximately 62,000 sq/ft including front extensions)**

This part of the shopping center consist of two roof systems.

- (1) On the East section of the building (closest to Hollywood Video) there is a built up gravel roof (approximately 17,019 sq/ft).
  - (a) The over all condition of this roof is also fair to good.
  - (b) Some wall flashing seams are starting to deteriorate but can be repaired at a reasonable cost.
  - (c) The gutters in this part of the building are also starting to deteriorate and should be replaced in two to four years.
  - (d) With some preventative maintenance this roof should have a life of at least five to eight years.
  - (e) The owner should expect to pay between \$85,000 - \$102,000 to replace this roof in five to eight years.

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- (2) On the main section of building (approximately 42,658 sq/ft) there is an EPDM Fully Adhered Roof System which I estimate is about four to eight years old.
  - (a) The workmanship if the roofing applicator is of good quality.
  - (b) The EPDM roof has a base layer of Poly ISO roof insulation which has curled or warped at the end laps.
  - (c) The two causes for the insulation to warp or curl under the roof system is improper storage before the insulation was installed, or that the insulation was installed over the existing gravel roof which was damp.
  - (d) It is my opinion that the roof insulation will not shrink or curl any more than it has and does not pose an immediate threat to the performance of this roof. However, it is causing some stress on the membrane surface which will shorten the service life of the roof itself.
  - (e) The gutters on this section of the building are deteriorating and should be replaced in two to four years.
  - (f) The owner should expect to replace this roof system in four to eight years at a cost of \$214,000 - \$256,000.
  
- (3) There are two lower extensions at the front entrance of the Kroger Store:
  - (a) On the North side of the main entrance there is a Built Up Gravel Roof. This roof appears to be the original and is worn. The drains are full of debris and need to be cleaned out. This roof should be replaced within two years at a cost of \$5,000 - \$7,000.
  - (b) On the South side of the main entrance there is an EPDM Fully Adhered System about the same age as the main roof. With some preventative maintenance this roof should have a service life of about six to eight years. Replacement cost for this section will also fall between \$5,000 - \$7,000.

Over all, these roofs are in fair to good condition. The owner can expect to spend anywhere from \$3,000 to \$4,500 per year for maintenance of the roofs (leak investigations, gutter cleaning, etc). In this report, Diversified Contracting LLC is expressing an opinion of the condition of the roofs and anticipated life expectancies for each. The purpose of this report is to provide a general assessment of the roofs and their condition. As always, climate changes, and adverse weather events will affect the service life of the roof systems. If you have any questions feel free to contact me at (865) 548-9953. I sincerely appreciate the opportunity to inspect this roof for you. Have a great day!

Sincerely,



Luis Rodriguez  
President  
TN Lic # 47851





The Main Roof is an EPDM Fully Adhered System



Insulation boards are warped and causing stress on the field sheet.





It looks like the insulation was installed over a damp roof surface.



This is the EPDM roof over the Old CVS Store.





This roof is in fair to good condition.



The metal roof at the front of the store is in good shape.





A wind driven rain can get into the building at this gooseneck vent.



This is the lower roof over the North side of the entrance.



Wall flashing joints need to be re sealed.



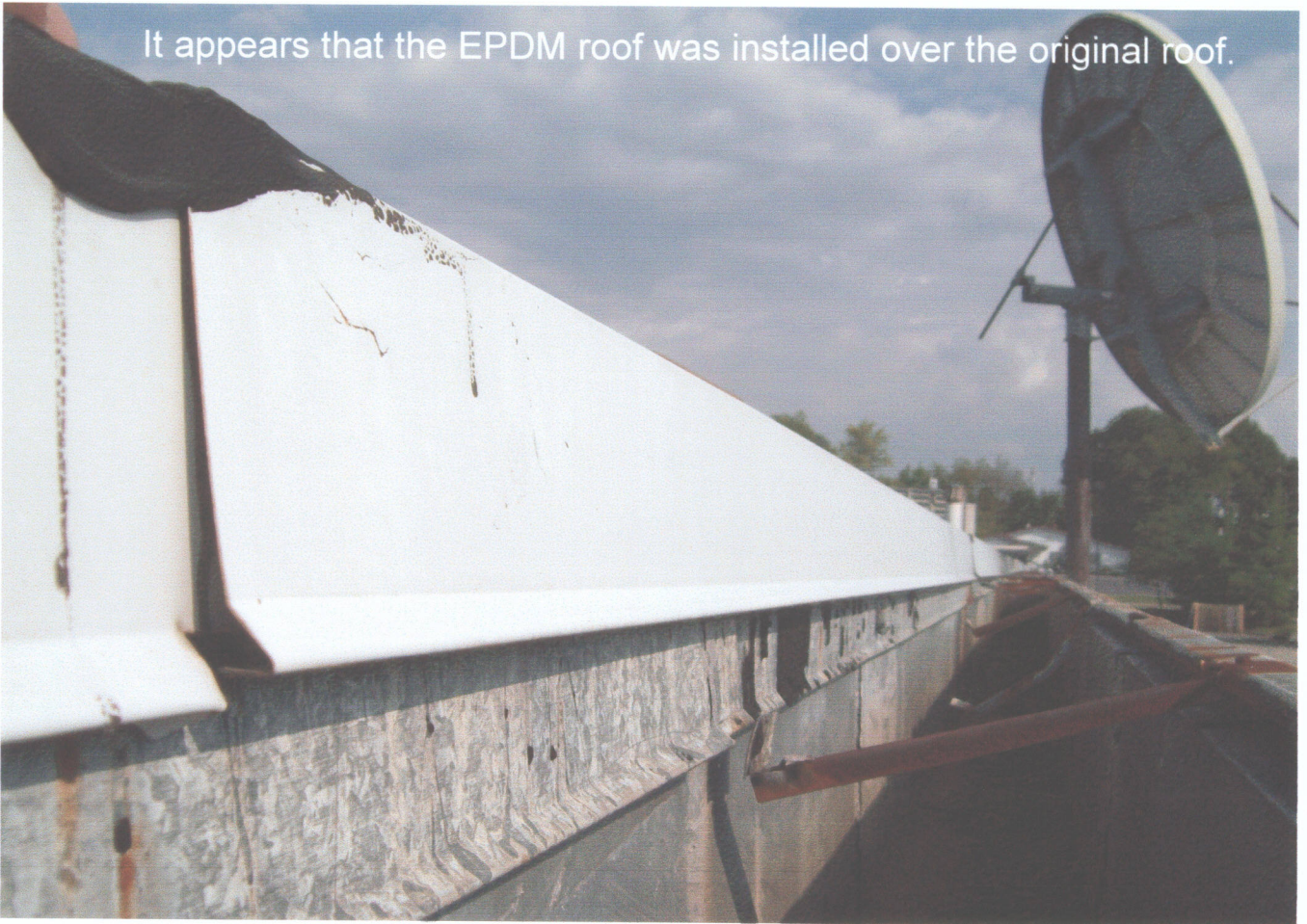
Old equipment needs to be removed from the roof.







This gutter is deteriorating and some support straps are broken.



It appears that the EPDM roof was installed over the original roof.



This wall on the gravel roof is cracking and needs to be sealed.



The block wall on the South side of the gravel roof needs waterproofed

