



Management Report



Kubota Tractor Corp - Southeastern Division
Kubota Tractor Corp - Southeastern Division - Main Bldg
1025 Northbrook Parkway, Suwanee, GA

Prepared For
Kubota



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Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Site Overview



Total Sections: 3

Total Sq/Ft: 239,648

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1	15,958		F
2	Section 2	214,395		C
3	Section 3	9,295		B



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Composition

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Test Cut 1

EPDM - Ballasted
2.5" EPS
Metal Decking



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Observations

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Overview



Overview



Overview



Overview



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Observations (continued)

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Corner of roof detail



Termination bar detail at high walls



Outer parapet wall wrapped in membrane



Gravel stop edge metal on parapet



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Observations (continued)

Section: Section 1
Size: 15,958
Overall Grade: F

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Typical roof vent



Typical HVAC unit



Typical pitch pan at HVAC unit



Drain and over flow drain pipe acting as drainage for roof (3 sets)



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Observations (continued)

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Roof hatch access to roof



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Deficiencies

Section: Section 1

Size: 15,958

Overall Grade: F

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Open Seams (Remedial)

Quantity: 1 EA

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 - Organic Growth (Remedial)

Quantity: 1 EA

Deficiency:

Organic growth is a sign that the underlying waterproofing membrane and roof system has become saturated, is holding water and certainly allowing water to enter the building.

Corrective Action:

This is a sign that a re-roof should be budgeted for. The area could also be spot replaced to remove the wet condition.



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 1

Size: 15,958

Overall Grade: F

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Clogged Scupper/Drain/Gutter (Remedial)

Quantity: 1 EA

Deficiency:

The existing scupper, drain, or gutter has become clogged and is no longer functioning properly.

Corrective Action:

The scupper, drain, or gutter area must be cleaned and all debris removed to ensure water drains from the roof properly. This is to be part of a routine roof maintenance program.



General - Tenting (Remedial)

Quantity: 1 EA

Deficiency:

Tenting of the membrane is caused by the overall shrinking that takes place over time. The shrinking of the membrane causing it to pull away from perimeter walls and cause stress of the flashing areas of the roof.

Corrective Action:

The existing membrane would need to be cut and allowed to relax and a new piece of flashing membrane spliced in to ensure a water tight seal.



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 1

Size: 15,958

Overall Grade: F

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Improper Installation (Remedial)

Quantity: 1 EA

Deficiency:

The original installation of this detail was done improperly and not per industry standards.

Corrective Action:

Remove the existing detail and install a new detail per the industry and manufacturers recommendations and details.



General - Tenting (Remedial)

Quantity: 1 EA

Deficiency:

Tenting of the membrane is caused by the overall shrinking that takes place over time. The shrinking of the membrane causing it to pull away from perimeter walls and cause stress of the flashing areas of the roof.

Corrective Action:

The existing membrane would need to be cut and allowed to relax and a new piece of flashing membrane spliced in to ensure a water tight seal.



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 1

Size: 15,958

Overall Grade: F

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Organic Growth (Remedial)

Quantity: 1 EA

Deficiency:

Organic growth is a sign that the underlying waterproofing membrane and roof system has become saturated, is holding water and certainly allowing water to enter the building.

Corrective Action:

This is a sign that a re-roof should be budgeted for. The area could also be spot replaced to remove the wet condition.



General - Splits (Remedial)

Quantity: 1 EA

Deficiency:

Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

Corrective Action:

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



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
Inspector: Tad Murdock



General - Oxidation or Rust (Remedial)

Quantity: 1 EA

Deficiency:

As the protective coating breaks down and the metal is exposed to the elements, oxidation or rust will take over and reduce the materials integrity.

Corrective Action:

Depending upon the level of corrosion, the metal may be able to be restored. In most cases the metal requires replacement.



General - Open Seams (Remedial)

Quantity: 1 EA

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.



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
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General - (Remedial)
Quantity: 1 EA
Deficiency:
Bolts on wall ladder are loose
Corrective Action:
Re-fasten bolts into wall



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Summary

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Condition Summary

Membrane: F
Flashings: F
Sheet Metal: F

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

Recommendations

This roof is in poor condition and should be replaced. The seams are pulling loose in many areas and past repairs are peeling up. At the time of inspection there were multiple active leaks and there does not appear to be any manageable life expectancy left in this roof system. PSR recommends a new roof system.



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Summary

Section: Section 1
Size: 15,958
Overall Grade: F

Inspection Date: 09/15/2014
Inspector: Tad Murdock



1 - Section 1 (15,958 SF) Grade F

Deficiency	Qty	Emergency	Remedial	Replacement
Open Seams	1 EA		\$0.00	
Organic Growth	1 EA		\$0.00	
Clogged Scupper/Drain/Gutter	1 EA		\$0.00	
Tenting	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Tenting	1 EA		\$0.00	
Organic Growth	1 EA		\$0.00	
Splits	1 EA		\$0.00	
Oxidation or Rust	1 EA		\$0.00	
Open Seams	1 EA		\$0.00	
	1 EA		\$0.00	
Total		\$0.00	\$0.00	\$0.00



Composition

Section: Section 2
Size: 214,395
Overall Grade: C

Inspection Date: 09/15/2014
Inspector: Tad Murdock

**Kubota Tractor Corp - Southeastern
 Division - Main Bldg
 1025 Northbrook Parkway
 Suwanee, GA**



Test Cut 2
 EPDM-Ballast
 2" EPS
 Metal Deck



Test Cut 2 (New Extension)
 EPDM-Ballast
 1.5" PolyIso
 Metal Deck



Kubota Tractor Corp - Southeastern
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Suwanee, GA

Observations

Section: Section 2
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Overall Grade: C

Inspection Date: 09/15/2014
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Overview



Overview



Overview



Overview



Kubota Tractor Corp - Southeastern
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Observations (continued)

Section: Section 2
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Overview at ridge line (at possible building expansion)



Overview



Photo of underneath side of decking



Overview at gutter line



Kubota Tractor Corp - Southeastern
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Suwanee, GA

Observations (continued)

Section: Section 2
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Expansion joint at front area



Overview at front section



Typical vent and pipe



Typical HVAC unit



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Observations (continued)

Section: Section 2
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Typical pipe boot flashing at unit



Drain and over flow drain



Rusted pipes on roof (recommend painting in future)



Skylight



Kubota Tractor Corp - Southeastern
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Observations (continued)

Section: Section 2
Size: 214,395
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Typical fan on roof



Gravel bar at gutter



Gutter on back of building



Antennas on back of building



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Observations (continued)

Section: Section 2
Size: 214,395
Overall Grade: C

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Another type of skylight



Typical vent/fan



Close up of expansion joint



System mount on roof



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Observations (continued)

Section: Section 2
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Overview of drain line



Photo of front wall wrapped with drain and scupper



Gravel stop detail at perimeter



Skylight that is completely white



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Suwanee, GA

Observations (continued)

Section: Section 2
Size: 214,395
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Safety/burglar bars mounted on inside of skylight



Ladder access to roof (needs walk pad)



Wood blocking at pipes in bad condition (many are not fastened anymore)



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
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Suwanee, GA**

Deficiencies

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Open Seams (Remedial)

Quantity: 1 EA

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 - Oxidation or Rust (Remedial)

Quantity: 1 EA

Deficiency:

As the protective coating breaks down and the metal is exposed to the elements, oxidation or rust will take over and reduce the materials integrity.

Corrective Action:

Depending upon the level of corrosion, the metal may be able to be restored. In most cases the metal requires replacement.



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Deficiencies (continued)

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Ponding (Remedial)

Quantity: 1 EA

Deficiency:

A ponding water condition is typically due to a flaw in how the original roof was designed to flow to drains or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

A ponding water condition is best corrected during a re-roof project. Outside of removing the existing insulation and starting with a new roof design, ponding water is difficult to correct.



General - Oxidation or Rust (Remedial)

Quantity: 1 EA

Deficiency:

As the protective coating breaks down and the metal is exposed to the elements, oxidation or rust will take over and reduce the materials integrity.

Corrective Action:

Depending upon the level of corrosion, the metal may be able to be restored. In most cases the metal requires replacement.



Kubota Tractor Corp - Southeastern
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1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Open Flashing (Remedial)

Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up.



General - Organic Growth (Remedial)

Quantity: 1 EA

Deficiency:

Organic growth is a sign that the underlying waterproofing membrane and roof system has become saturated, is holding water and certainly allowing water to enter the building.

Corrective Action:

This is a sign that a re-roof should be budgeted for. The area could also be spot replaced to remove the wet condition.



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Deficiencies (continued)

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Ponding (Remedial)

Quantity: 1 EA

Deficiency:

A ponding water condition is typically due to a flaw in how the original roof was designed to flow to drains or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

A ponding water condition is best corrected during a re-roof project. Outside of removing the existing insulation and starting with a new roof design, ponding water is difficult to correct.



General - Open Flashing (Remedial)

Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up.



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Ballast Displacement (Remedial)

Quantity: 1 SF

Deficiency:

Ballast displacement causes the roof to experience unnecessary stretching/bridging due to improper weight distribution. It will also make the roof more susceptible to wind uplift as the area is not weighted down adequately.

Corrective Action:

Repair any bridging an/or damage to roofing membrane and replace rock as per roofing uplift code specifications for the geographical zone.



General - Loose Debris (Remedial)

Quantity: 1 EA

Deficiency:

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

Corrective Action:

Remove loose debris from roof area



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Deficiencies (continued)

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Ballast Displacement (Remedial)

Quantity: 1 SF

Deficiency:

Ballast displacement causes the roof to experience unnecessary stretching/bridging due to improper weight distribution. It will also make the roof more susceptible to wind uplift as the area is not weighted down adequately.

Corrective Action:

Repair any bridging an/or damage to roofing membrane and replace rock as per roofing uplift code specifications for the geographical zone.



General - Failing Penetration (Remedial)

Quantity: 1 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.



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Deficiencies (continued)

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Open Flashing (Remedial)

Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up.



General - Loose Debris (Remedial)

Quantity: 1 EA

Deficiency:

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

Corrective Action:

Remove loose debris from roof area



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Deficiencies (continued)

Section: Section 2

Size: 214,395

Overall Grade: C

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Open Seams (Remedial)

Quantity: 1 EA

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 - Improper Installation (Remedial)

Quantity: 1 EA

Deficiency:

The original installation of this detail was done improperly and not per industry standards.

Corrective Action:

Remove the existing detail and install a new detail per the industry and manufacturers recommendations and details.



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Summary

Section: Section 2
Size: 214,395
Overall Grade: C

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Condition Summary

Membrane: C
Flashings: C
Sheet Metal: B

Overall: C

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

Recommendations

Overall this roof system is aging properly and in sufficient manageable condition. There are many items noted on the roof which would be recommended to be taken care of and repaired. At this time, PSR would recommend a measurable roofing scope and continue yearly preventative maintenance until the time of re-roof.



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Summary

Section: Section 2
Size: 214,395
Overall Grade: C

Inspection Date: 09/15/2014
Inspector: Tad Murdock



2 - Section 2 (214,395 SF) Grade C

Deficiency	Qty	Emergency	Remedial	Replacement
Open Seams	1 EA		\$0.00	
Oxidation or Rust	1 EA		\$0.00	
Ponding	1 EA		\$0.00	
Oxidation or Rust	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Organic Growth	1 EA		\$0.00	
Ponding	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Ballast Displacement	1 SF		\$0.00	
Loose Debris	1 EA		\$0.00	
Ballast Displacement	1 SF		\$0.00	
Failing Penetration	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Loose Debris	1 EA		\$0.00	
Open Seams	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Total		\$0.00	\$0.00	\$0.00



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Composition

Section: Section 3
Size: 9,295
Overall Grade: B

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Test Cut 3
EDDM-Ballast
3.3" Polyiso
Metal Deck



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Observations

Section: Section 3
Size: 9,295
Overall Grade: B

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Overview



Overview



Overview



Overview



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Observations (continued)

Section: Section 3
Size: 9,295
Overall Grade: B

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Drain and scupper detail



Typical Flashing Detail



Wall and Gravel Stop Detail



HVAC Unit



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies

Section: Section 3

Size: 9,295

Overall Grade: B

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Loose Debris (Remedial)

Quantity: 1 EA

Deficiency:

Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

Corrective Action:

Remove loose debris from roof area



General - Clogged Scupper/Drain/Gutter (Remedial)

Quantity: 1 EA

Deficiency:

The existing scupper, drain, or gutter has become clogged and is no longer functioning properly.

Corrective Action:

The scupper, drain, or gutter area must be cleaned and all debris removed to ensure water drains from the roof properly. This is to be part of a routine roof maintenance program.



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 3

Size: 9,295

Overall Grade: B

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Improper Installation (Remedial)

Quantity: 1 EA

Deficiency:

The original installation of this detail was done improperly and not per industry standards.

Corrective Action:

Remove the existing detail and install a new detail per the industry and manufacturers recommendations and details.



General - Open Flashing (Remedial)

Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up.



Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA

Deficiencies (continued)

Section: Section 3

Size: 9,295

Overall Grade: B

Inspection Date: 09/15/2014

Inspector: Tad Murdock



General - Improper Installation (Remedial)

Quantity: 1 EA

Deficiency:

The original installation of this detail was done improperly and not per industry standards.

Corrective Action:

Remove the existing detail and install a new detail per the industry and manufacturers recommendations and details.



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Summary

Section: Section 3
Size: 9,295
Overall Grade: B

Inspection Date: 09/15/2014
Inspector: Tad Murdock



Condition Summary

Membrane: B
Flashings: B
Sheet Metal: B

Overall: B

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

Recommendations

Overall this roof section appeared to be in good condition and PSR only recommends to take a few preventative maintenance measures and then address leaks as necessary.

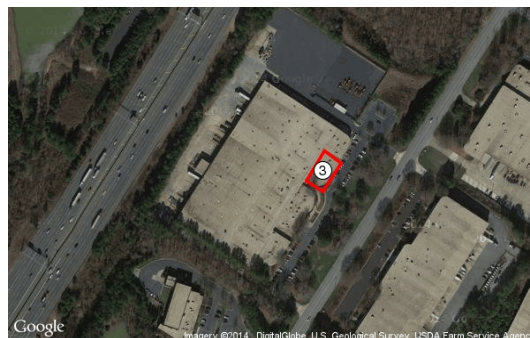


**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**

Summary

Section: Section 3
Size: 9,295
Overall Grade: B

Inspection Date: 09/15/2014
Inspector: Tad Murdock



3 - Section 3 (9,295 SF) Grade B

Deficiency	Qty	Emergency	Remedial	Replacement
Loose Debris	1 EA		\$0.00	
Clogged Scupper/Drain/Gutter	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Total		\$0.00	\$0.00	\$0.00



**Kubota Tractor Corp - Southeastern
Division - Main Bldg
1025 Northbrook Parkway
Suwanee, GA**



Budget Matrix

Kubota Tractor Corp - Southeastern Division - Main Bldg
Suwanee, GA
239,648 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

1 - Section 1 (15,958 SF) Grade F

Projected Replacement: 0

Deficiency	Qty	Emergency	Remedial	Replacement
Open Seams	1 EA		\$0.00	
Organic Growth	1 EA		\$0.00	
Clogged Scupper/Drain/Gutter	1 EA		\$0.00	
Tenting	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Tenting	1 EA		\$0.00	
Organic Growth	1 EA		\$0.00	
Splits	1 EA		\$0.00	
Oxidation or Rust	1 EA		\$0.00	
Open Seams	1 EA		\$0.00	
	1 EA		\$0.00	
Total		\$0.00	\$0.00	\$0.00

2 - Section 2 (214,395 SF) Grade C

Projected Replacement: 0

Deficiency	Qty	Emergency	Remedial	Replacement
Open Seams	1 EA		\$0.00	
Oxidation or Rust	1 EA		\$0.00	
Ponding	1 EA		\$0.00	
Oxidation or Rust	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Organic Growth	1 EA		\$0.00	
Ponding	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Ballast Displacement	1 SF		\$0.00	
Loose Debris	1 EA		\$0.00	
Ballast Displacement	1 SF		\$0.00	
Failing Penetration	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Loose Debris	1 EA		\$0.00	
Open Seams	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Total		\$0.00	\$0.00	\$0.00

3 - Section 3 (9,295 SF) Grade B
Projected Replacement: 0

Deficiency	Qty			
Loose Debris	1 EA		\$0.00	
Clogged Scupper/Drain/Gutter	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Open Flashing	1 EA		\$0.00	
Improper Installation	1 EA		\$0.00	
Total		\$0.00	\$0.00	\$0.00
		Emergency	Remedial	Replacement
Budget Totals		\$0.00	\$0.00	\$0.00