

Inspection Report



Facility: Towers, The
Address: 2366 East Mall Dr,
Fort Myers, 33901

Customer: Alliant Property Management, LLC
Address: 13831 Vector Ave,
Fort Myers, 33907

Prepared By:

Crowther Roofing & Sheet Metal of FL, Inc.
2543 Rockfill Road,
Ft. Myers, Florida 33916

Tel: 239-337-1600 **Fax:** (239) 332-0939

www.crowther.net

Inspection Date: Thursday, April 25, 2019



Inspection Report

Towers, The, Fort Myers,

Work Order #: 5326

Inspection Date: 4/25/2019

Completed Work

The Towers Condominium Association

May 15, 2019

2366 East Mall Dr

terrence.o@comcast.net

Fort Myers, FL 33912

(239) 454-1101 phone

Attn: Terry Ondak

Re.: **Inspection Report (4 of 6) for The Towers**

Dear Mr. Ondak,

We would like to inform you that the 4th of 6 RoofCheck Inspection has been completed. Enclosed is our report for your records. We also performed routine preventative maintenance called for in our agreement.

The inspections and preventative maintenance are key parts of minimizing roof leaks and maximizing the serviceability of your roof.

Thank you for your business. Please call if you have any questions on this report or whenever we may be of service. Our Service Department number is (239) 337-1600.

Sincerely yours,

Chris Dye

(239) 337-1600

RoofCheck™

Survey & Analysis

Crowther



The Towers - BUR - Front of Building
Building Identification



029- The Towers - BUR Roof Overview
General roof overview.

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029- The Towers - BUR Roof Overview

General roof overview.



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General roof overview.

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002F - The Towers - BUR Appearance Overview

The appearance of the roof is in fair condition at this time.



003F - The Towers - BUR Membrane Overview

The roof membrane appears to be in fair condition at this time.

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001F - The Towers - BUR Surface Overview

The roof surface appears to be in fair condition at this time.



019F- The Towers - BUR Lead Boots

Lead boots appear to be in fair condition

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019F- The Towers - BUR Lead Boots

Lead boots appear to be in fair condition.



016F- The Towers - BUR Roof Edge

Roof edge appears to be in fair condition.

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016F- The Towers - BUR Roof Edge

Roof edge appears to be in fair condition.



004F - The Towers - BUR Base Flashings

The base flashings appear to be in fair condition.



004F - The Towers - BUR Base Flashings

The base flashings appear to be in fair condition.



005F- The Towers - BUR Counter Flashing

The counter flashing appears to be in fair condition.



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The counter flashing appears to be in fair condition.



002F - The Towers - BUR Appearance Overview

The appearance of the roof is in fair condition at this time.

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002F - The Towers - BUR Appearance Overview

The appearance of the roof is in fair condition at this time.



002F - The Towers - BUR Appearance Overview

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010F- The Towers - BUR Equipment Housing

The equipment housing appears to be in fair condition.



020F- The Towers - BUR Roof Drains

Roof drains appear to be in fair condition.

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020G- The Towers - BUR Roof Drains

Roof drains appear to be in good condition.



010F- The Towers - BUR Equipment Housing

The equipment housing appears to be in fair condition.



The Towers - BUR Scuppers

Scuppers appear to be in fair condition at this time.



The Towers - BUR Scuppers

Scuppers appear to be in fair condition at this time.



F-102 The Towers - BUR Field Membrane - Puncture

Holes in the membrane are considered high severity due to their high leak potential.



The Towers - BUR Field Membrane - Puncture

Three coursed puncture.



The Towers - BUR Field Membrane - Puncture

Three coursed and granulated puncture.



004F - The Towers - BUR Base Flashings

The base flashings appear to be in fair condition.

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004F - The Towers - BUR Base Flashings

The base flashings appear to be in fair condition.



002F - The Towers - BUR Appearance Overview

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002F - The Towers - BUR Appearance Overview

The appearance of the roof is in fair condition at this time.



The Towers - BUR Field Membrane

Blister repairs.



The Towers - BUR Edge Metal/Fascia

Edge metal/fascia appears to be in good condition at this time.



The Towers - BUR Edge Metal/Fascia

Edge metal/fascia appears to be in good condition at this time.

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The Towers - BUR Field Membrane
Blister repairs.



003F - The Towers - BUR Membrane Overview
The roof membrane appears to be in fair condition at this time.

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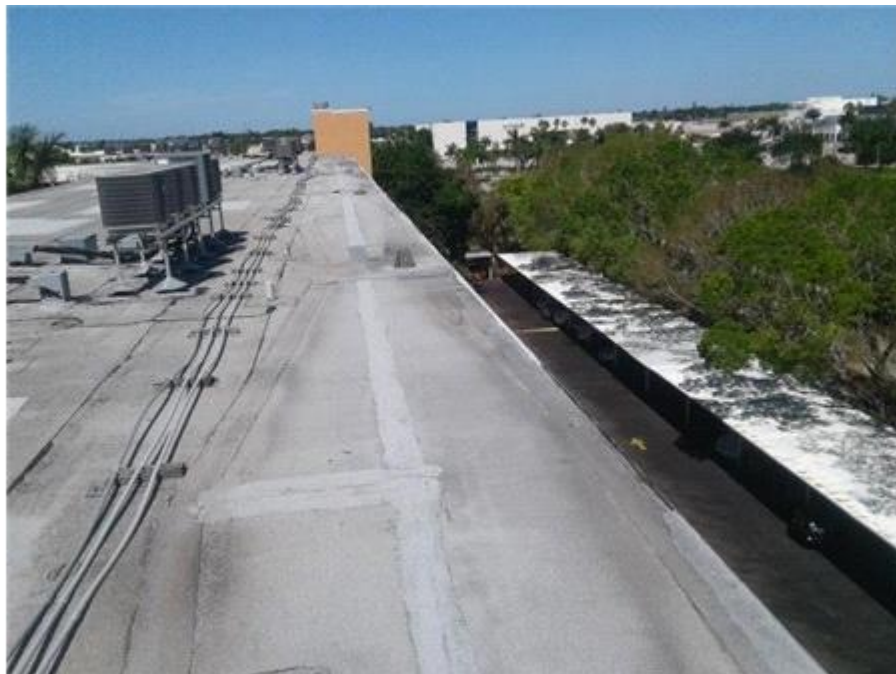
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016F- The Towers - BUR Roof Edge

Roof edge appears to be in fair condition.



016F- The Towers - BUR Roof Edge

Roof edge appears to be in fair condition.

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002F - The Towers - BUR Appearance Overview

The appearance of the roof is in fair condition at this time.



028- The Towers - BUR Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



The Towers - BUR Sealant Deterioration/Failure

Deteriorated sealant removed.



028- The Towers - BUR Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



015- The Towers - BUR Sealant Repair

Removed existing sealant and replaced with M-1 sealant.



The Towers - BUR Elevator Shaft Roof

Building Identification



003F - The Towers - BUR Membrane Overview

The roof membrane appears to be in fair condition at this time.



004F - The Towers - BUR Base Flashings

The base flashings appear to be in fair condition.



008G- The Towers - BUR Gutters
The gutters appear to be in good condition.



002F - The Towers - BUR Appearance Overview
The appearance of the roof is in fair condition at this time.



The Towers - BUR Elevator Shaft Roof
Building Identification.



003F - The Towers - BUR Membrane Overview
The roof membrane appears to be in fair condition at this time.

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008G- The Towers - BUR Gutters

The gutters appear to be in good condition.



009G- The Towers - BUR Downspouts

The downspouts appear to be in good condition.

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002F - The Towers - BUR Appearance Overview

The appearance of the roof is in fair condition at this time.



The Towers - BUR Elevator Shaft Roof

Building Identification

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003F - The Towers - BUR Membrane Overview

The roof membrane appears to be in fair condition at this time.



008G- The Towers - BUR Gutters

The gutters appear to be in good condition.



003F - The Towers - BUR Membrane Overview - Stairwell Roof

The roof membrane on the stairwell roof appears to be in fair condition at this time.



016F- The Towers - BUR Roof Edge

Roof edge appears to be in fair condition.



008G- The Towers - BUR Gutters

The gutters appear to be in good condition.



029- The Towers - BUR Roof Overview

General roof overview.



029- The Towers - BUR Roof Overview

General roof overview.



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General roof overview.

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006F- The Towers - BUR Coping

The coping appears to be in fair condition.



006F- The Towers - BUR Coping

The coping appears to be in fair condition.



The Towers - BUR Edge Metal/Fascia

Edge metal/fascia appears to be in good condition at this time.



009G- The Towers - BUR Downspouts

The downspouts appear to be in good condition.

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009G- The Towers - BUR Downspouts

The downspouts appear to be in good condition.



028- The Towers - BUR Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.

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015- The Towers - BUR Sealant Repair

Removed existing sealant and replaced with M-1 sealant - approximately 100'.



028- The Towers - BUR Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



The Towers - BUR Lead Boot

Hole in lead boot.



The Towers - BUR Lead Boot

Lead boot measurements - 4".



The Towers - BUR Lead Boot

Removed lead boot and sealed base with M-1 sealant. Crowther Roofing suggests installing a new four (4) inch lead boot. (This repair will be completed as part of the monthly maintenance).



028- The Towers - BUR Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



The Towers - BUR Sealant Deterioration/Failure
Repairs made by three coursing and granulating.



028- The Towers - BUR Sealant Deterioration/Failure
Sealant should be removed and replaced to prevent water entry.

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The Towers - BUR Sealant Deterioration/Failure
Repairs made by three coursing and granulating.



028- The Towers - BUR Sealant Deterioration/Failure
Sealant should be removed and replaced to prevent water entry.



The Towers - BUR Sealant Deterioration/Failure

Repairs made by three coursing.



028- The Towers - BUR Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



The Towers - BUR Sealant Deterioration/Failure

Repairs made by three coursing.



The Towers - BUR Sealant Deterioration/Failure

Repairs made by three coursing.



The Towers - BUR Sealant Deterioration/Failure

Repairs made by three coursing.



The Towers - BUR Sealant Deterioration /Failure

Repairs made by three coursing.



The Towers - BUR Lead Boot

Hole in base of lead boot.



The Towers - BUR Lead Boot

Measurements for lead boot - 4".

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The Towers - BUR Lead Boot

Removed lead boot and sealed base with M-1 sealant. Crowther Roofing suggests installing a new four (4) inch lead boot. (This repair will be completed as part of the monthly maintenance).



The Towers - BUR Sealant Deterioration/Failure

Repairs made by three coursing and granulating.



The Towers - BUR Sealant Deterioration/Failure
Repairs made by three coursing and granulating.



The Towers - BUR Sealant Deterioration /Failure
Repairs made by three coursing and granulating.



029- The Towers - TPO Roof - Roof Overview

General roof overview.



The Towers - TPO Roof - Front of Building

Building Identification



003G - The Towers - TPO Roof Membrane Overview

The membrane appears to be in good, maintainable condition at this time.



001G- The Towers - TPO Roof Surface Overview

The roof surface appears to be in good, maintainable condition at this time.



004G - The Towers - TPO Roof Base Flashings

The base flashings appear to be in good condition.



004G - The Towers - TPO Roof Base Flashings

The base flashings appear to be in good condition.



The Towers - TPO Roof Soil Stacks

Soil stack boots appear to be in good condition at this time.



The Towers - TPO Roof Soil Stacks

Soil stack boots appear to be in good condition at this time.

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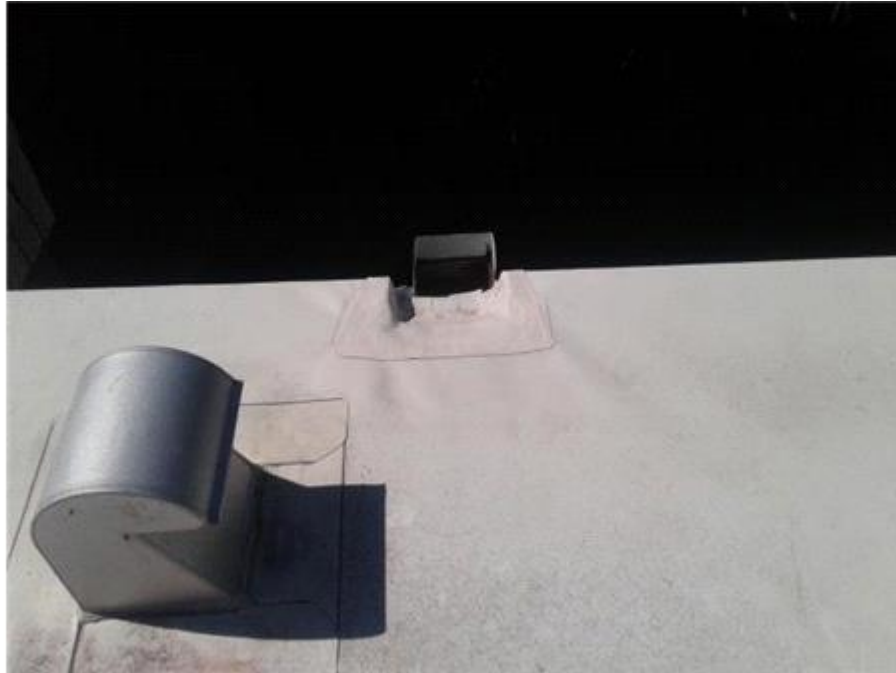
002G- The Towers - TPO Roof Appearance Overview

The roof appearance is in good, maintainable condition at this time.



016G- The Towers - TPO Roof Roof Edge

Roof edge appears to be in good condition.



The Towers - TPO Roof Scuppers

Scuppers appear to be in good condition at this time.



002G The Towers - TPO Roof Roof Vents

Roof vents appear to be in good condition at this time.



008G- The Towers - TPO Roof Gutters

The gutters appear to be in good condition.



The Towers - TPO Roof Scuppers

Scuppers appear to be in good condition at this time.

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009G- The Towers - TPO Roof Downspouts
The downspouts appear to be in good condition.



009G- The Towers - TPO Roof Downspouts
The downspouts appear to be in good condition.



The Towers - TPO Roof Termination Bar

T-Bar appears to be in good condition at this time.



The Towers - TPO Roof Termination Bar

T-Bar appears to be in good condition at this time.