

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: Tuesday, December 11, 2018



Inspection Report

Towers, The, Fort Myers,

Work Order #: 4780

Inspection Date: 12/11/2018

Completed Work

The Towers Condominium Association

2366 East Mall Dr

Fort Myers, FL 33912

Attn: Terry Ondak

February 6, 2019

terrence.o@comcast.net

(239) 454-1101 phone

Re.: **Inspection Report (3 of 6) for The Towers**

Dear Mr. Ondak,

We would like to inform you that the 3rd of 6 RoofCheck Inspections 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

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The Towers
Building Identification



Main Roof: Roof Overview
General roof overview



Main Roof: Roof Overview

General roof overview



Main Roof: Roof Overview

General roof overview



Main Roof: Roof Overview

General roof overview



Main Roof: Roof Overview

General roof overview



Main Roof: Roof Overview

General roof overview



Main Roof: Membrane Overview

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



Main Roof: Surface Overview

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



Main Roof: Appearance Overview

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



Main Roof: Appearance Overview

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



Main Roof: Appearance Overview

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



Main Roof: Appearance Overview

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



Main Roof: Base Flashings

The base flashings appear to be in fair condition at this time.



Main Roof: Base Flashings

The base flashings appear to be in fair condition at this time.



Main Roof: Base Flashings

The base flashings appear to be in fair condition at this time.



Main Roof: Counter Flashings

The counter flashing appear to be in fair condition at this time.



Main Roof: Counter Flashings

The counter flashing appear to be in fair condition at this time.



Main Roof: Counter Flashings

The counter flashing appear to be in fair condition at this time.



Main Roof: Ponding

Ponding adds weight to the roof, and can cause many undesirable problems. If the roof membrane is damaged in a ponded area, the water may drain into the roof system and building.

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Main Roof: Lead Boots

The lead boots appear to be in fair condition at this time.



Main Roof: Lead Boots

The lead boots appear to be in fair condition at this time.



Main Roof: Roof Drains

The roof drains appear to be in fair condition at this time.



Main Roof: Roof Drains

The roof drains appear to be in fair condition at this time.



Main Roof: Equipment Housing

The equipment housing appears to be in fair condition at this time.



Main Roof: Equipment Housing

The equipment housing appears to be in fair condition at this time.



Main Roof: Equipment Housing

The equipment housing appears to be in fair condition at this time.



Main Roof: Equipment Housing

The equipment housing appears to be in fair condition at this time.



Main Roof: Edge Metal

The edge metal appears to be in good condition at this time.



Main Roof: Edge Metal

The edge metal appears to be in good condition at this time.

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Main Roof: Roof Edge

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



Main Roof: Roof Edge

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

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Main Roof: Roof Edge

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



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Main Roof: Wall Flashing

The wall flashing appears to be in fair condition at this time.



Stairwell Roof

Location Identification



Stairwell Roof: Membrane Overview

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



Stairwell Roof: Surface Overview

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



Stairwell Roof: Appearance Overview

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



Stairwell Roof: Appearance Overview

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



Stairwell Roof: Appearance Overview

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



Stairwell Roof: Appearance Overview

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

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Stairwell Roof: Debris on Roof

Identified debris on the surface of the roof that could damage or puncture the membrane.



Stairwell Roof: Removed Debris on Roof

The debris was removed from the surface of the roof and disposed of properly.



Stairwell Roof: Scuppers

The scuppers appear to be in fair condition at this time.



Stairwell Roof: Base Flashings

The base flashings appear to be in fair condition at this time.

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Stairwell Roof: Coping

The coping appears to be in fair condition at this time.



Stairwell Roof: Gutter Metal

The gutter has loose/missing fasteners. Crowther Roofing suggests installing new fasteners as required to secure the flashing.



Stairwell Roof: Gutters

The gutters appear to be in fair condition at this time.



Stairwell Roof: Scuppers

The scuppers appear to be in fair condition at this time.



Stairwell Roof: Downspouts

The downspouts appear to be in good condition at this time.



Stairwell Roof: Downspouts

The downspouts appear to be in good condition at this time.



Elevator Shaft Roof: Roof Overview

General roof overview



Elevator Shaft Roof: Surface Overview

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



Elevator Shaft Roof: Surface Overview

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



Elevator Shaft Roof: Surface Overview

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



Elevator Shaft Roof
Location Identification



Elevator Shaft Roof: Appearance Overview
The appearance of the roof is in fair condition at this time.



Elevator Shaft Roof: Appearance Overview

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



Elevator Shaft Roof: Roof Edge

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



Elevator Shaft Roof: Appearance Overview

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



Elevator Shaft Roof: Lead Boots

The sealant should be removed and replaced to prevent water entry.



Elevator Shaft Roof: Lead Boots

The existing sealant was removed and replaced using M1 sealant.



Elevator Shaft Roof: Lead Boots

The lead boots appear to be in fair condition at this time.



Elevator Shaft Roof: Sealant Deterioration/Failure

The sealant should be removed and replaced to prevent water entry.



Elevator Shaft Roof: Sealant Repair

The existing sealant was removed and replaced using M1 sealant.



Elevator Shaft Roof: Gutters

The gutters appear to be in fair condition at this time.



Elevator Shaft Roof: Downspouts

The downspouts appear to be in good condition at this time.



Clubhouse

Building Identification



Clubhouse: Roof Overview

General roof overview



Clubhouse: Membrane Overview

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



Clubhouse: Surface Overview

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



Clubhouse: Soil Stacks

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



Clubhouse: Soil Stacks

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



Clubhouse: Roof Vents

The roof vents appear to be in good condition at this time.



Clubhouse: Roof Vents

The roof vents appear to be in good condition at this time.

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Clubhouse: Scuppers

The scuppers appear to be in good condition at this time.



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The scuppers appear to be in good condition at this time.

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Clubhouse: Base Flashings

The base flashings appear to be in good condition at this time.



Clubhouse: Ponding

Ponding adds weight to the roof, and can cause many undesirable problems. If the roof membrane is damaged in a ponded area, the water may drain into the roof system and building.

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Clubhouse: Tree Branches

Identified tree branches hanging over the roof surface. Branches on the roof surface can cause deterioration of membrane, and act as an access for rodents and unwanted bugs/pests.



Clubhouse: Tree Branches

The tree branches were cut back from the surface of the roof and disposed of properly.

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Clubhouse: Roof Edge

The roof edge appears to be in good condition at this time.



Clubhouse: Roof Edge

The roof edge appears to be in good condition at this time.



Clubhouse: Gutters

The gutters appear to be in good condition at this time.



Clubhouse: Downspouts

The downspouts appear to be in good condition at this time.



Clubhouse: Downspouts

The downspouts appear to be in good condition at this time.



Clubhouse: Roof Edge

The roof edge appears to be in good condition at this time.