

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, December 31, 2020



Inspection Report

Towers, The, Fort Myers,

Work Order #: 7558

Inspection Date: 12/31/2020

Completed Work

The Towers Condominium Association

January 21, 2021

2366 East Mall Dr

terrence.o@comcast.net

Fort Myers, FL 33912

(239) 454-1101 phone

Attn: Terry Ondak

Re.: **Inspection Report (2 of 6) for The Towers**

Dear Mr. Ondak,

We would like to inform you that the 2nd 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

 Survey & Analysis
Crowther



The Towers
Building Identification



Roof Overview
General roof overview.



Roof Overview

General roof overview.



Membrane Overview

The roof membrane appears to be in fair condition.



Membrane Overview

The roof membrane appears to be in fair condition.



Surface Overview

The roof surface appears to be in fair condition.

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Surface Overview

The roof surface appears to be in fair condition.



Appearance Overview

The appearance of the roof is in fair condition.

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Appearance Overview

The appearance of the roof is in fair condition.



Lead Boots

The lead boots appear to be in fair condition.



Lead Boots

The lead boots appear to be in fair condition.



Lead Boot-Damaged

The lead boot appears to be in poor condition.



Lead Boot-Damaged

Identified a puncture at the base of the lead boot.



Lead Boot-Temporary Repair

A temporary repair was made using M1 sealant. Crowther Roofing suggests replacing the two (2) inch lead boot. This will be completed during January's inspection.



Base Flashings

The base flashings appear to be in fair condition.



Base Flashings

The base flashings appear to be in fair condition.



Counter Flashings

The counter flashing appears to be in fair condition.



Counter Flashings

The counter flashing appears to be in fair condition.



Roof Drains

Roof drains appear to be in fair condition.



Equipment Housing

The equipment housing appears to be in fair condition.



Electric Covers

Electric covers identification.



Electric Cover

The electric cover appears to be in poor condition at this time.



Electric Cover

Crowther Roofing suggests replacing approximately 1000 feet.



Equipment Housing

The equipment housing appears to be in fair condition.



Pitch Pans

The pitch pans appear to be in fair condition.



Pitch Pans

The pitch pans appear to be in fair condition.



Armaflex Foam

The armaflex foam appears to be in poor condition. Crowther Roofing suggests having Crowther Mechanical replace approximately 1500 feet of ArmaFlex.



Roof Edge

The roof edge appears to be in fair condition.



Stand Wood

The stand pipe appears to be in poor condition at this time.



Stand Wood

Crowther Roofing suggests having Crowther Mechanical replace approximately 500 feet of stand wood.

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Field Membrane Blister

Blisters have been identified and are caused by gas trapped in the system and may be ruptured with foot traffic. Felts are exposed and premature deterioration will occur.



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Sealant Failure

Identified a void in the sealant.



Sealant Repair

Removed existing sealant and replaced with M1 sealant.



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Identified a void in the sealant.



Sealant Repair

Removed existing sealant and replaced with M1 sealant.



Loose Granules

Identified loose granules on the roof surface.



Loose Granules

Removed the loose granules from the roof surface, and disposed of properly.



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Wall

The walls appear to be in fair condition.



Wall

The walls appear to be in fair condition.



Coping

The coping appears to be in fair condition.



Gutters

The gutters appear to be in fair condition.



Gutters

The gutters appear to be in fair condition.



Downspouts

The downspouts appear to be in fair condition.



Downspouts

The downspouts appear to be in fair condition.



Downspouts

The downspouts appear to be in good condition.



Pool House
Building Identification



Membrane Overview
The membrane appears to be in good, maintainable condition.



Surface Overview

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



Surface Overview

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



Appearance Overview

The roof appearance is in good, maintainable condition.



Appearance Overview

The roof appearance is in good, maintainable condition.



Boots

The boots appear to be in good condition.



Boots

The boots appear to be in good condition.



Roof Vents

The roof vents appear to be in good condition.



Roof Vents

The roof vents appear to be in good condition.



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.



Tree Branches

Cut back the branches away from the roof surface and disposed of properly.



Scuppers

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



Scuppers

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Base Flashings

The base flashings appear to be in good condition.



Roof Edge

The roof edge appears to be in good condition.



Debris in Gutter

Identified debris in the gutter system which can prevent proper drainage.



Removed Debris from Gutters

The debris was removed from the gutter system and disposed of properly.



Gutters

The gutters appear to be in good condition.



Downspouts

The downspouts appear to be in good condition.