

Inspection Report



Facility: Towers, The
Address: 2366 East Mall Dr,
Fort Myers, 33912

Customer: The Towers Condo Association, Inc.
Address: 2366 East Mall Drive Fort Myers, FL 33912

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: Wednesday, February 28, 2018



Inspection Report

Towers, The, Fort Myers,

Work Order #: 3991

Inspection Date: 2/28/2018

Completed Work

Alliant Association Management/The Towers

March 14, 2017

13831 Vector

Terrence.o@comcast.net

Fort Myers, FL 33907

(239) 454-1101 phone

Attn: Terry Ondak

Re.: **Inspection Report (1 of 6) for The Towers**

Dear Mr. Ondak,

We would like to inform you that the 1st 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

Inspection Report

Towers, The, Fort Myers,

Work Order #: 3991

Inspection Date: 2/28/2018



001G- The Towers - Clubhouse

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



002G- Appearance Overview

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



003G - Membrane Overview

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



029- Roof Overview

General roof overview



019G- Rubber Boots

Rubber boots appear to be in good condition.



002G-Roof Vents

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



Scupper Overview

Scuppers appears to be in good condition.



001G- The Towers - Main Roof

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



002G- Appearance Overview

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



003G - Membrane Overview

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

Inspection Report

Towers, The, Fort Myers,

Work Order #: 3991

Inspection Date: 2/28/2018



029- Roof Overview
General roof overview



029- Roof Overview
General roof overview

Inspection Report

Towers, The, Fort Myers,

Work Order #: 3991

Inspection Date: 2/28/2018



029- Roof Overview
General roof overview



004G - Base Flashings
The base flashings appear to be in good condition.



019G-Lead Boots

Lead boots appear to be in good condition.



002G-Roof Vents

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



011G- Pitch Pans

The pitch pans appear to be in good condition.



005G- Counter Flashing

The counter flashing appears to be in good condition.



007G- Wall

The wall appears to be in good condition.



020G-Roof Drains

Roof drains appear to be in good condition.



028- Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



028- Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



028- Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



028- Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



028- Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant - approximately 120 ft.



028- Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant - approximately 120 ft.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



014-Sealant Failure

Identified void in sealant.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



014-Sealant Failure

Identified void in sealant.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



014-Sealant Failure

Identified void in sealant.



015-Sealant Repair

Removed existing sealant and replaced with M1 sealant.



Damaged Lead Boot

Identified damaged lead boot.



Temporary Repair

Temporarily repaired the lead boot with M-1 sealant.



Damaged Lead Boot

Suggest replacing (1) 4" lead boot.

Inspection Report

Towers, The, Fort Myers,

Work Order #: 3991

Inspection Date: 2/28/2018



F-200 Field Membrane

Blisters are caused by gas trapped in the system and may be ruptured with foot traffic. Will monitor.



F-202 Field Membrane Blister

Blisters are caused by gas trapped in the system and may be ruptured with foot traffic. Felts are exposed and premature deterioration will occur. Suggest repairing blisters.

Inspection Report

Towers, The, Fort Myers,

Work Order #: 3991

Inspection Date: 2/28/2018



F-202 Field Membrane Blisters

Blisters are caused by gas trapped in the system and may be ruptured with foot traffic. Felts are exposed and premature deterioration will occur. suggest to monitor.