

# 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](http://www.crowther.net)

**Inspection Date:** Wednesday, December 4, 2019



# Inspection Report

Towers, The, Fort Myers,

Work Order #: 6220

Inspection Date: 12/4/2019

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## Completed Work

The Towers Condominium Association

2366 East Mall Dr

Fort Myers, FL 33912

Attn: Terry Ondak

December 17, 2019

terrence.o@comcast.net

(239) 454-1101 phone

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

Dear Mr. Ondak,

We would like to inform you that the 6<sup>th</sup> 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



The Towers - BUR  
Building Identification



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



029- The Towers - BUR - Roof Overview

General roof overview.



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.



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.



019F- The Towers - BUR - Lead Boots

Lead boots appear to be in fair condition.



019F - The Towers - BUR - Lead Boots  
Lead boots appear to be in fair condition.



010F- The Towers - BUR - Equipment Housing  
The equipment housing appears to be in fair condition.



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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020F- The Towers - BUR - Roof Drains

Roof drains appear 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.



020F- The Towers - BUR - Roof Drains

Roof drains appear to be in fair condition.

# Inspection Report

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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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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.

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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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009G- The Towers - BUR - Downspouts

The downspouts appear to be in good condition.



The Towers - BUR - Scupper Box

Scupper box appears to be in fair condition at this time.



The Towers - BUR - Scupper Box

Scupper box appears to be in fair condition at this time.



002F - The Towers - BUR - Appearance Overview

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



002F - The Towers - BUR - Appearance Overview

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



The Towers - BUR - Overlay

Overlay appears to be in good condition at this time.



005F- The Towers - BUR - Counter Flashing

The counter flashing appears to be in fair condition.



005G- The Towers - BUR - Counter Flashing

The counter flashing appears to be in good condition.

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001F - The Towers - BUR - Surface Overview

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



002F - The Towers - BUR - Appearance Overview

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

**Inspection Report**

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The Towers - BUR - Elevator Shaft Roof

Building Identification



004F - The Towers - BUR - Base Flashings

The base flashings appear to be in fair condition.



003F - The Towers - BUR - Membrane Overview

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



The Towers - BUR - Elevator Shaft Roof

Building Identification

# Inspection Report

Towers, The, Fort Myers,

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008F- The Towers - BUR - Gutters

The gutters appear to be in fair condition.



004F - The Towers - BUR - Base Flashings

The base flashings appear to be in fair condition.



002F - The Towers - BUR - Appearance Overview

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



008F- The Towers - BUR - Gutters

The gutters appear to be in fair condition.

# Inspection Report

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The Towers - BUR Elevator Shaft/Stairwell Roof  
Building Identification



004F - The Towers - BUR - Base Flashings  
The base flashings appear to be in fair condition.



003F - The Towers - BUR - Membrane Overview

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



008F- The Towers - BUR - Gutters

The gutters appear to be in fair condition.

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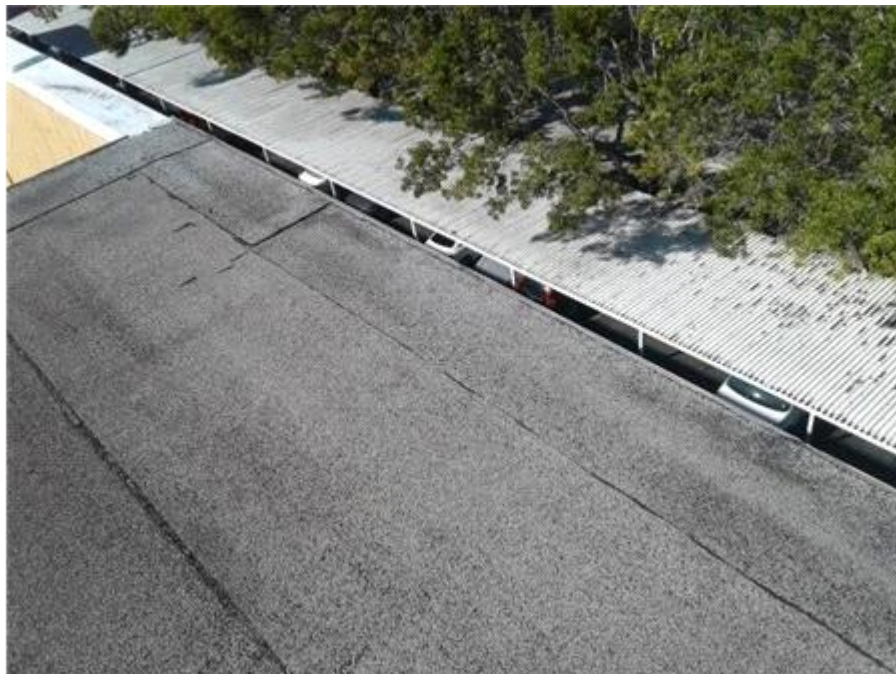
Inspection Date: 12/4/2019

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

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



016F- The Towers - BUR - Roof Edge

Roof edge appears to be in fair condition.

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008F- The Towers - BUR - Gutters

The gutters appear to be in fair condition.



006F- The Towers - BUR - Coping

The coping appears to be in fair condition.



029- The Towers - BUR - Roof overview

General roof overview.



029- The Towers - BUR - Roof Overview

General roof overview.

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009G- The Towers - BUR - Downspouts

The downspouts appear to be in good condition.



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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.



028- The Towers - BUR - Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



F-247- The Towers - BUR - Loose Granules

Identified loose granules on the roof surface.



F-247R- The Towers - BUR - Loose Granules

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



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 roof cement and granules.



F-247- The Towers - BUR - Loose Granules

Identified loose granules on the roof surface.

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F-247R- The Towers - BUR - Loose Granules

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



028- The Towers - BUR - Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.

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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 M1 sealant.



015- The Towers - BUR - Sealant Repair

Removed existing sealant and replaced with M1 sealant.



The Towers - BUR - Equipment Housing

Three coursed and granulated base of equipment housing.



028- The Towers - BUR - Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



028- The Towers - BUR - Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



The Towers - BUR - Lead Boot

Re-sealed base of lead boot with roof cement and granules.



The Towers - BUR - Lead Boots

Re-sealed base of lead boots with roof cement and granules.



028- The Towers - BUR - Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



028- The Towers - BUR - Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.

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F-247- The Towers - BUR - Loose Granules

Identified loose granules on the roof surface.



F-247- The Towers - BUR - Loose Granules

Identified loose granules on the roof surface.



F-247R- The Towers - BUR - Loose Granules

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



The Towers - BUR - Equipment Housing

Three coursed and granulated base of equipment housing and lead boot.



F-236 The Towers - BUR - Field Walkway

Walkway is needed to prevent roof system damage from foot traffic.



The Towers - BUR - Field Walkway

Installed 3'x3' T/G target to support existing walkpad.



TPO Roof

Building Identification



029- TPO Roof - Roof Overview

General roof overview.



029- TPO Roof - Roof Overview

General roof overview.



003G - TPO Roof - Membrane Overview

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



001G- TPO Roof - Surface Overview

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



004G - TPO Roof - Base Flashings

The base flashings appear to be in good condition.



002G- TPO Roof - Roof Vents

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



004G - TPO Roof - Base Flashings

The base flashings appear to be in good condition.



TPO Roof - Soil Stacks

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



TPO Roof - Soil Stacks

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



002G- TPO Roof - Roof Vents

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



TPO Roof - Scuppers

Scuppers appear to be in good condition at this time.



TPO Roof - Scuppers

Scuppers appear to be in good condition at this time.



016G- TPO Roof - Roof Edge

Roof edge appears to be in good condition.



016G- TPO Roof - Roof Edge

Roof edge appears to be in good condition.



009G- TPO Roof - Downspouts

The downspouts appear to be in good condition.

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009G- TPO Roof - Downspouts

The downspouts appear to be in good condition.



TPO Roof - T-Bar

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