

# 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:** Thursday, September 12, 2019



# Inspection Report

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---

## Completed Work

The Towers Condominium Association

2366 East Mall Dr

Fort Myers, FL 33912

Attn: Terry Ondak

September 17, 2019

terrence.o@comcast.net

(239) 454-1101 phone

Re.: **Inspection Report (5 of 6) for The Towers**

Dear Mr. Ondak,

We would like to inform you that the 5<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**<sup>™</sup>  
Survey & Analysis  
Crowther



The Towers  
Building Identification



Roof Overview  
General roof overview



Roof Overview

General roof overview



Roof Overview

General roof overview



Roof Overview

General roof overview



Roof Overview

General roof overview



Roof Overview

General roof overview



Roof Overview

General roof overview

# Inspection Report

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Membrane Overview

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



Membrane Overview

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



Membrane Overview

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



Membrane Overview

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

# Inspection Report

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Membrane Overview

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



Surface Overview

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

# Inspection Report

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Surface Overview

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



Surface Overview

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

# Inspection Report

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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



Appearance Overview

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

**Inspection Report**

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Appearance Overview

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



Appearance Overview

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



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 appear to be in fair condition.



Counter Flashings

The counter flashing appears to be in good condition.



Counter Flashings

The counter flashing appears to be in good condition.



Lead Boots

Lead boots appear to be in good condition.



Lead Boots

Lead boots appear to be in fair condition.



Lead Boots

Lead boots appear to be in fair condition.



**Lead Boots**

Lead boots appear to be in fair condition.



**Roof Drains**

Roof drains appear to be in fair condition.



Roof Drains

Roof drains appear to be in good condition.



Roof Drains

Roof drains appear to be in good condition.



**Roof Drains**

Roof drains appear to be in fair condition.



**Scuppers**

Scuppers appear to be in fair condition at this time.



**Scuppers**

Scuppers appear to be in fair condition at this time.



**Equipment Housing**

The equipment housing appears to be in fair condition.



**Sealant Deterioration/Failure**

Sealant should be removed and replaced to prevent water entry.



**Sealant Repair**

The existing sealant was removed and replaced using M1 sealant.



**Sealant Deterioration/Failure**

Sealant should be removed and replaced to prevent water entry.



**Sealant Repair**

The existing sealant was removed and replaced using M1 sealant.

# Inspection Report

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Field Membrane

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



Field Membrane

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

**Inspection Report**

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Roof Edge

Roof edge appears to be in fair condition.



Roof Edge

Roof edge appears to be in fair condition.



Roof Edge

Roof edge appears to be in fair condition.



Roof Edge

Roof edge appears to be in fair condition.



Wall Flashing

Wall flashing appears to be in fair condition at this time.



Wall Flashing

Wall flashing appears to be in fair condition at this time.



Coping

The coping appears to be in fair condition.



Gutters

The gutters appear to be in good condition.



Gutters

The gutters appear to be in good condition.



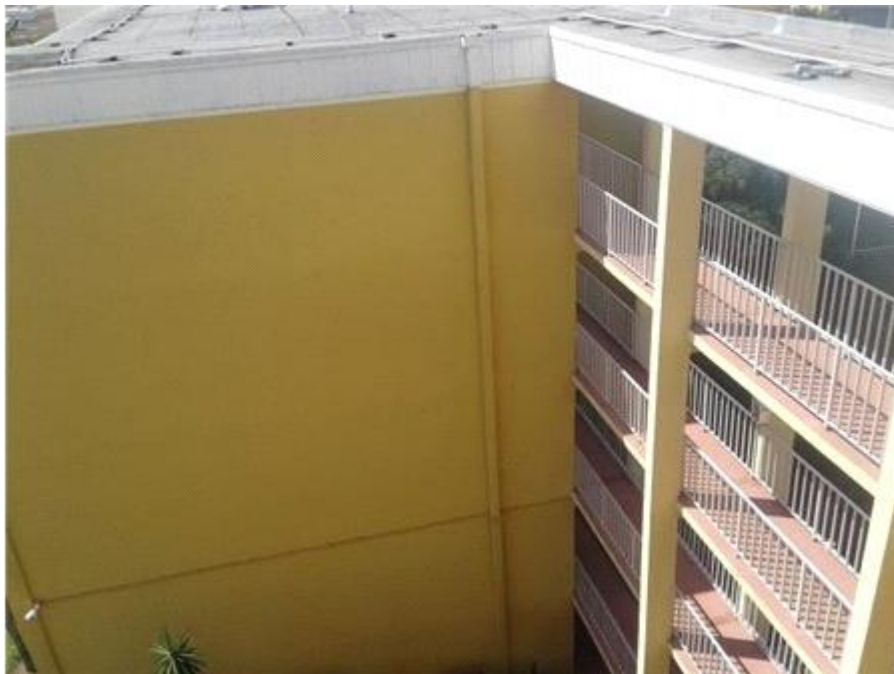
Gutters

The gutters appear to be in good condition.



Downspouts

The downspouts appear to be in good condition.



Downspouts

The downspouts appear to be in good condition.

# Inspection Report

Towers, The, Fort Myers,

Work Order #: 5715

Inspection Date: 9/12/2019

---



Downspouts

The downspouts appear to be in good condition.



Downspouts

The downspouts appear to be in good condition.



Downspouts

The downspouts appear to be in good condition.



Roof Overview

General roof overview



**Roof Overview**

General roof overview



**Membrane Overview**

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



Surface Overview

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



Base Flashings

The base flashings appear to be in good condition.



Soil Stacks

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



Roof Vents

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



Roof Vents

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



Scuppers

Scuppers appear to be in good condition at this time.



**Scuppers**

Scuppers appear to be in good condition at this time.



**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.



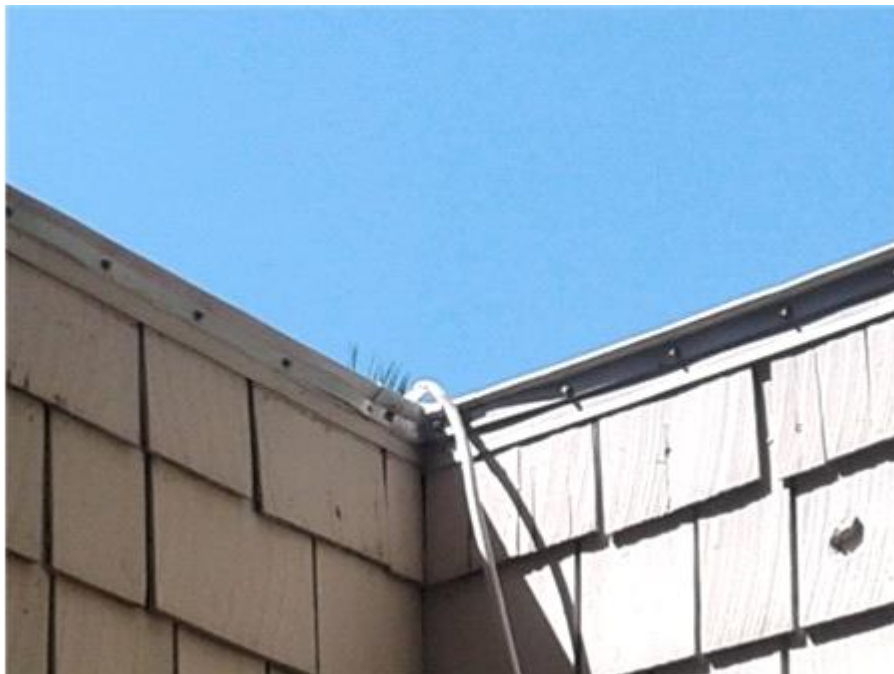
Tree Branches

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.



T-Bar

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



T-Bar

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



Roof Edge

Roof edge appears to be in good condition.



Gutters

The gutters appear to be in good condition.



Downspouts

The downspouts appear to be in good condition.