

Inspection Report



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

Customer: Alliant Property Management, LLC
Address: 13831 Vector Ave,
Fort Myers, 33907

Prepared By:

CrowtherRoofing & 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, June 12, 2018



Inspection Report

Towers, The, Fort Myers,

Work Order #: 4253

Inspection Date: 06/12/2018

Completed Work

The Towers Condominium Association

2366 East Mall Dr

Fort Myers, FL 33912

Attn: Terry Ondak

July 1, 2018

Terrence.o@comcast.net

(239) 454-1101 phone

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

Dear Mr. Ondak,

We would like to inform you that the 2nd 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



The Towers
Building Identification



001F - Surface Overview
The roof surface appears to be in fair condition at this time.



001F - Surface Overview

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



003F -Membrane Overview

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



002F - Appearance Overview

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



004G -Base Flashings

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



005F- Counter Flashings

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



005G- Counter Flashings

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



010G- Equipment Housing

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



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



Lead boot

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



019F-Lead Boots

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



002G-Roof Vents

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



020G-Roof Drains

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



012G- Chem Curbs

The chem curbs appear to be in fair, maintainable condition at this time.



011F- Pitch Pans

The pitch pans appear to be in fair condition at this time.



007G- Wall

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



006G- Coping

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



MC-302 Metal Cap

The metal flashing has corroded which can eventually lead to perforations in the metal. Crowther Roofing suggests applying a rust inhibitor.



008G- Gutters

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



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



009G- Downspouts

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



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F-202 Field Membrane Blister

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



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Blisters are scheduled to be repaired bi-monthly, per the maintenance program. Blisters will be repaired based on time and materials and by order of severity.



F-202 Field Membrane Blister

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



P-102 Penetration

Identified a puncture in the flashing membrane which is considered high severity due to their high leak potential.



P-102 Penetration

The puncture in the flashing membrane was repaired using Karnak membrane, roofing cement and granules.



P-102 Penetration

Identified a puncture in the flashing membrane which is considered high severity due to their high leak potential.



P-102 Penetration

The puncture was repaired using roofing cement and granules.



P-116 Penetration

No surface coating exists or there is a loss of surface coating which will lead to membrane degradation. The flashing needs to be recoated.



Penetration

The flashing was recoated using roofing cement and granules.



P-110 Penetration

The flashing membrane lap is open through the entire width, allowing water to penetrate the flashing.



P-110 Penetration

The open lap was repaired using roofing cement and granules.



P-102 Penetration

Identified a puncture in the flashing membrane which is considered high severity due to their high leak potential.



P-102 Penetration

The puncture was repaired using roofing cement and granules.



P-110 Penetration

The flashing membrane lap is open through the entire width, allowing water to penetrate the flashing.



001G- Surface Overview

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



003G - Membrane Overview

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



002G- Appearance Overview

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



002F-Roof Vents

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



002F-Roof Vents

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



019G-TPO Boots

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



P-110 Penetration

The open lap was repaired using roofing cement and granules.



031- Tree Branches

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



031R- Tree Branches

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



031- Tree Branches

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



031R- Tree Branches

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



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