



**Maintenance and Service Plan** 2543 Rockfill Road Fort Myers, FL 33916

Alliant Association Management/The Towers  
6719 Winkler Road  
Fort Myers, FL 33919  
ATTN: Terry Ondak

September 18, 2014  
Terrence.o@comcast.net  
(239) 454-1101 phone

Re.: **Inspection Report (3 of 6) for The Towers**

Dear Mr. Ondak,

We would like to inform you that the 3<sup>rd</sup> of 6 RoofCheck Inspection has been complete. 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,

Ramon Goas

(239) 337-1600

Survey & Analysis

Crowther **RoofCheck**™

**EXHIBIT #: 1**

**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912



**Prepared For:**

**ALLIANT ASSOCIATION MANAGEMENT**

**By the Roof Check Division of:**

**CROWTHER ROOFING AND SHEET METAL OF FLORIDA, INC.**

FLORIDA CONTRACTORS LICENSE NUMBER CCC039822



*Crowther Roof Check Maintenance Program-Inspection Report*

**Location Information**

Building Name: Towers, The  
Address: 2366 East Mall Drive  
City: Fort Myers, FL 33912  
Roof Number: Pool House  
Roof Type: Built Up Gravel

**General Roof Condition**

Appearance: **Fair**  
Surface: **Fair**  
Membrane: **Fair**

**Flashing Condition**

Base flashing: **Fair**  
Counter flashing: N/A  
Coping: N/A  
Wall: N/A

**Roof Edging / Fascia**

Gravel stop: N/A  
Roof edge: **Fair**  
Expansion joints: N/A  
Gutters: N/A  
Downspouts: **Fair**

**Roof Penetrations**

Equip. Base flashing: N/A  
Equip. Housing: N/A  
Roof vents: **Fair**  
Pitch pans: N/A

**Inspection Information**

Inspector: Luis Lopez  
Type of inspection: 3 of 6 Inspections  
Date of Inspection: 09/08/2014  
Next Inspection due: 03/2015

**Comments**

At the time of this Inspection this roof area appears to be in **Fair** condition.

Deficiencies Noted With the Roof System:

- Found an area of deteriorated base flashing
- Found tree branches hanging over the roof surface

Per our Roof Check Agreement, Proactive Maintenance was performed during this inspection.

- Cut back the branches away from the roof surface

**Approximate Age of Roof System**

Building Name: Pool House  
Approximately 20+ years of age

**Life Expectancy:**

Approximately 4 years

**Replacement Budget**

\$22,000.00 in year 2014 dollars

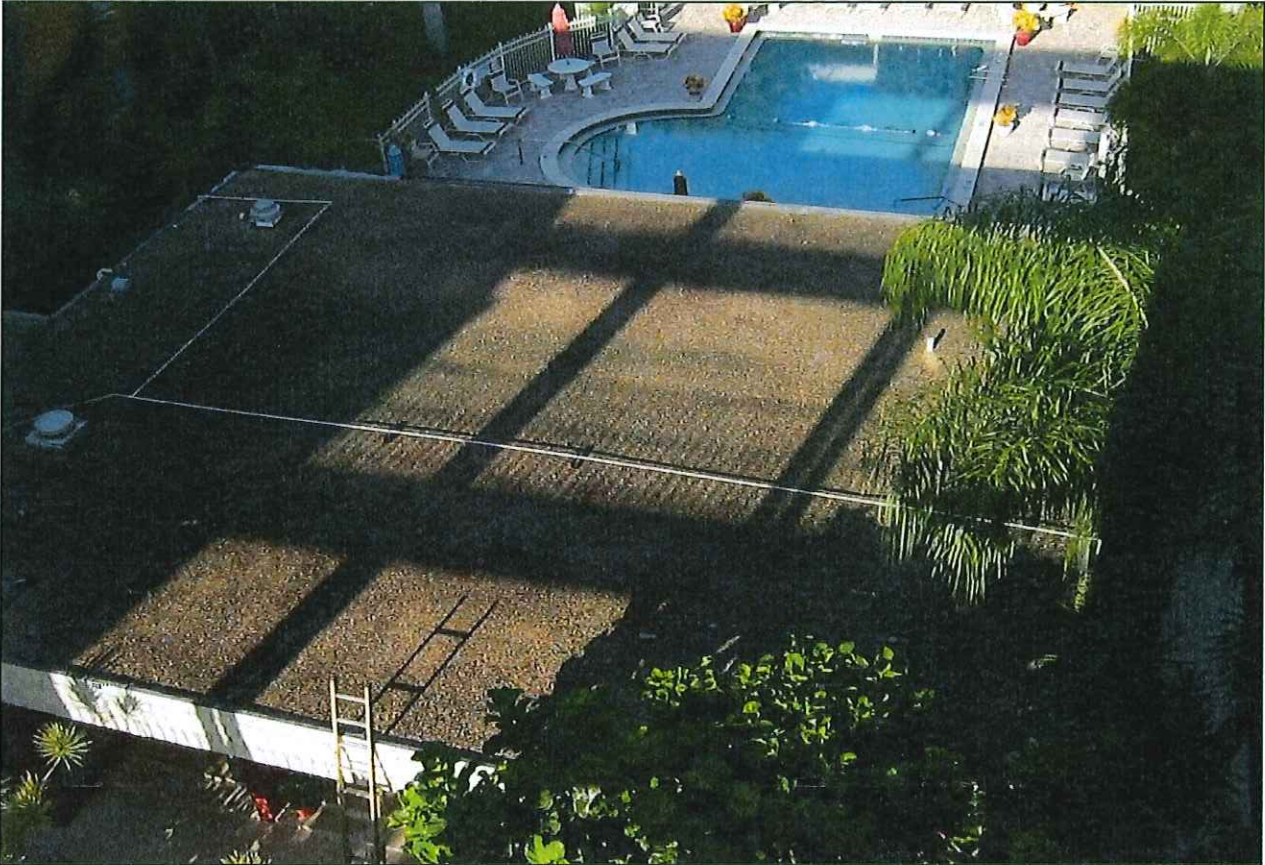
**Recommended Replacement Scope**

- ~~Suggest coating the base flashing with aluminum coating.~~

➤ RE-ROOF PROPOSAL GIVEN  
END

**EXHIBIT #: 2**

**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**POOL HOUSE**



**DESCRIPTION OF PHOTO:**

Main Roof Overview

**EXHIBIT #: 3**



**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**POOL HOUSE**



**DESCRIPTION OF DEFICIENCIES:**

Found areas of deteriorated  
base flashings

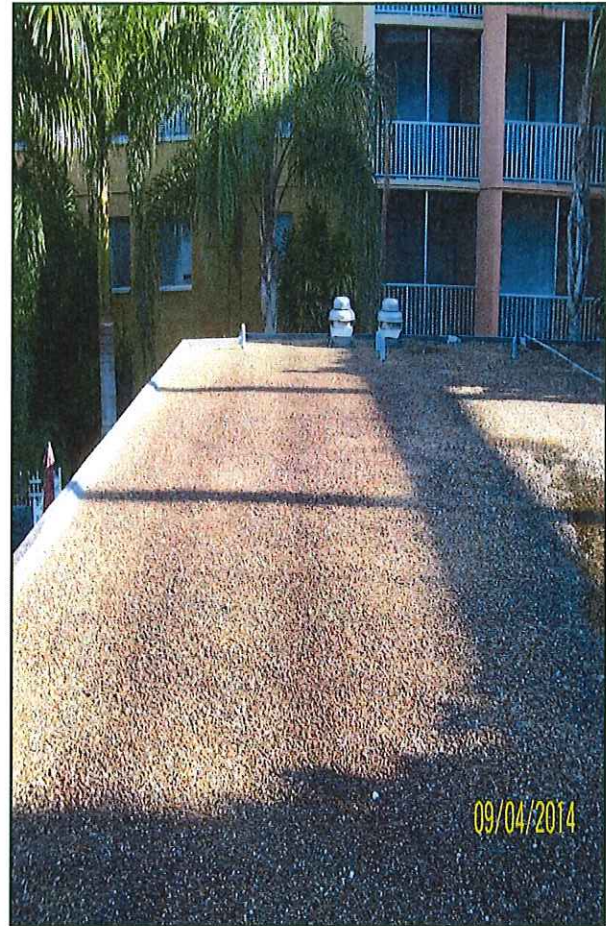
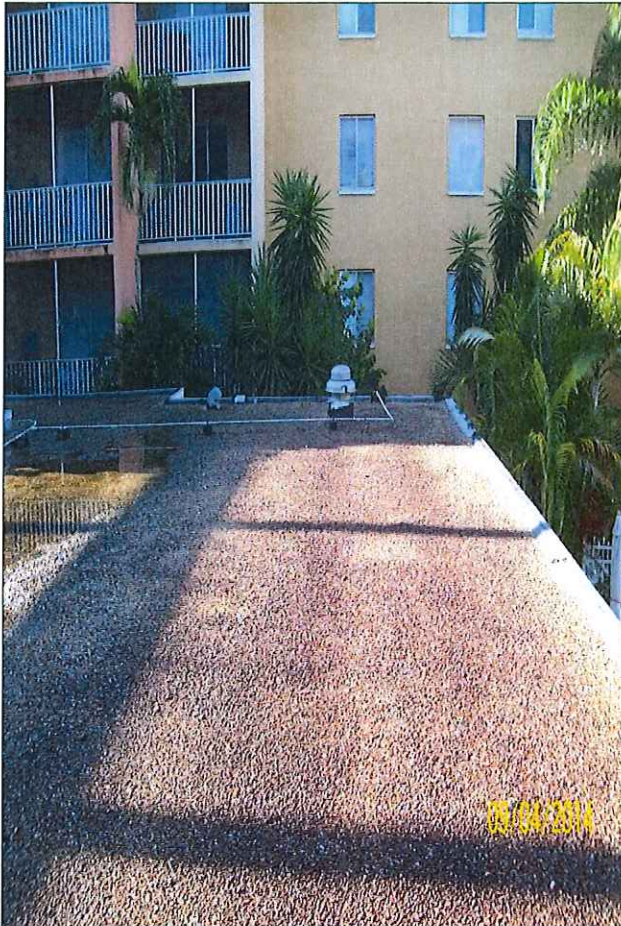
**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Suggest coating the base flashing with  
aluminum coating

**EXHIBIT #: 4**



**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**POOL HOUSE**



**DESCRIPTION OF DEFICIENCIES:**

Found tree branches hanging over the roof surface

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Cut back the branches away from the roof surface



## *Crowther Roof Check Maintenance Program-Inspection Report*

### **Location Information**

Building Name: Towers, The  
Address: 2366 East Mall Drive  
City: Fort Myers, FL 33912  
Roof Number: Main Building  
Roof Type: Firestone Cap Sheet

### **General Roof Condition**

Appearance: **Fair**  
Surface: **Good**  
Membrane: **Good**

### **Flashing Condition**

Base flashing: **Good**  
Counter flashing: **Fair**  
Coping: **Good**  
Wall: **Good**

### **Roof Edging / Fascia**

Gravel stop: **Good**  
Roof edge: **Good**  
Expansion joints: **N/A**  
Gutters: **Good**  
Downspouts: **Good**

### **Roof Penetrations**

Equip. Base flashing: **Good**  
Equip. Housing: **Good**  
Roof vents: **Good**  
Pitch pans: **Good**

### **Inspection Information**

Inspector: Luis Lopez  
Type of inspection: 3 of 6 inspections  
Date of Inspection: 09/08/2014  
Next Inspection due: 03/2015

### **Comments**

At the time of this Inspection this roof area appears to be in **Good** condition.

#### Deficiencies Noted With the Roof System:

- Found debris on the roof surface
- Identified a void at the gravel stop metal
- Identified loose sealant at the perimeter edge

Per our Roof Check Agreement, Proactive Maintenance was performed during this inspection.

- Removed loose debris from the roof surface
- Removed the deteriorated sealant and installed new along approximately 300'

### **Approximate Age of Roof System**

Building Name: Main Building  
Approximately 10+ years of age

### **Life Expectancy:**

Approximately 13+ years

### **Replacement Budget**

\$300,000.00 in year 2014 dollars

### **Recommended Replacement Scope**

- Will monitor the gravel stop metal

**EXHIBIT #: 5**

**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**MAIN BUILDING**



**DESCRIPTION OF PHOTO:**

Main Roof Overview

**EXHIBIT #: 6**



**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**MAIN BUILDING**



**DESCRIPTION OF DEFICIENCIES:**

Identified debris on the roof surface

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Cleaned the debris from the roof

**EXHIBIT #: 7**



**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**MAIN BUILDING**



**DESCRIPTION OF DEFICIENCIES:**

Found an area of open gravel stop metal

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Will monitor the gravel stop metal

**EXHIBIT #: 8**



**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**MAIN BUILDING**



**DESCRIPTION OF DEFICIENCIES:**

Found deteriorated sealant along  
the perimeter edge

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Removed the deteriorated sealant and  
applied new at approximately 300'

**EXHIBIT #: 9**



**THE TOWERS**  
2366 EAST MALL DRIVE  
FORT MYERS, FL 33912  
**MAIN BUILDING**



**DESCRIPTION OF DEFICIENCIES:**

Found deteriorated sealant along the perimeter edge

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Removed the deteriorated sealant and applied new at approximately 300'