

EXHIBIT #: 1

THE TOWERS
2366 EAST MALL DRIVE
FORT MYERS, FL 33912



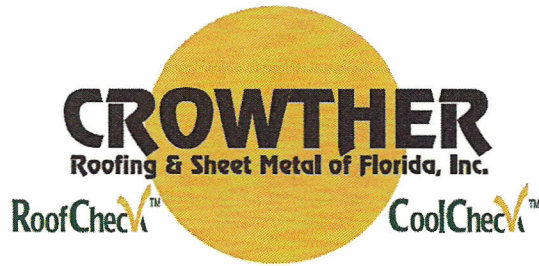
Prepared For:

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: Orlando Zarco
Type of inspection: 3 of 3 Inspections
Date of Inspection: 11/2012
Next Inspection due: Renewal Pending

Comments

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

Deficiencies Noted With the Roof System:

- Identified loose base flashing
- Identified loose cap sheet along the metal edge
- Identified a few soft areas in the roof membrane

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

- Sealed the base flashing with roofing cement where required
- Sealed the loose cap sheet on the metal edge

Approximate Age of Roof System

Building Name: Pool House
Approximately 20+ years of age

Life Expectancy:

Approximately 5 years

Replacement Budget

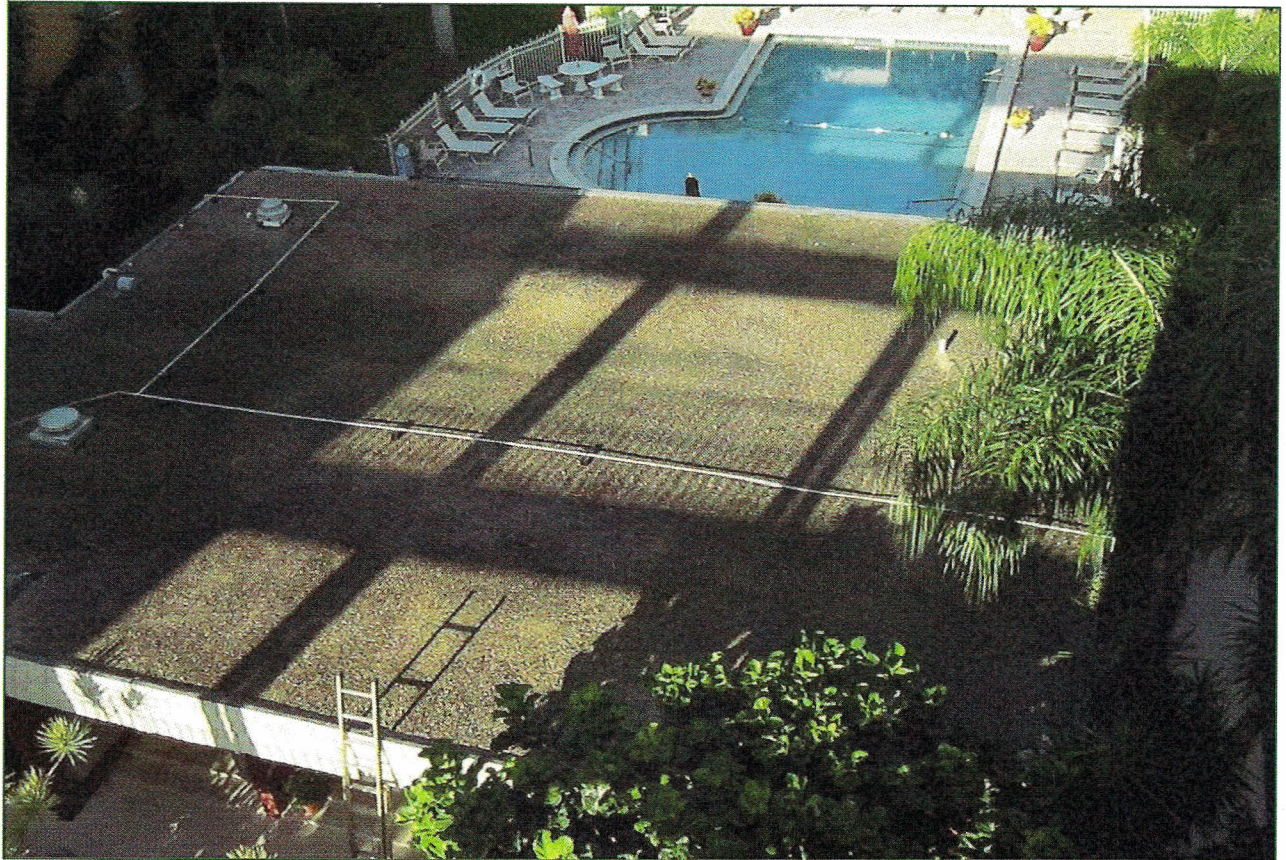
\$22,000.00 in year 2011 dollars

Recommended Replacement Scope

- Suggest having the soft spots on the roof repaired.

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THE TOWERS
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POOL HOUSE



DESCRIPTION OF PHOTO:

Main Roof Overview

EXHIBIT #: 3



THE TOWERS
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POOL HOUSE



DESCRIPTION OF DEFICIENCIES:

Identified loose base flashing laps

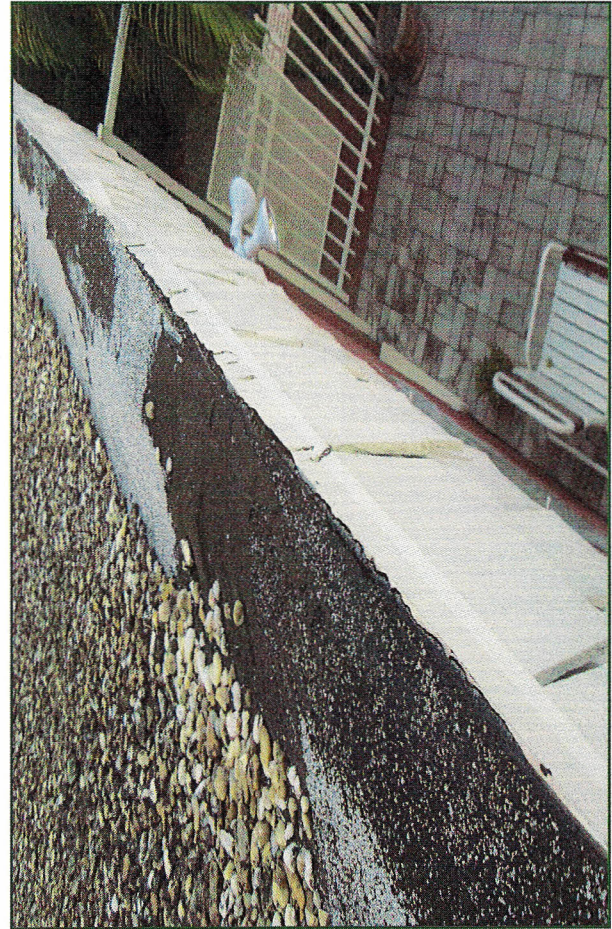
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the base flashings with roofing
cement

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



DESCRIPTION OF DEFICIENCIES:

Identified loose cap sheet along the metal edge

**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the loose cap sheet lap on the metal edge



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: Orlando Zarco
Type of inspection: 3 of 3 inspections
Date of Inspection: 11/27/2012
Next Inspection due: Renewal Pending

Comments

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

Deficiencies Noted With the Roof System:

- Identified a void at the top of the counter flashing
- Found deteriorated AC condensation lines
- Identified a missing cover (cap) on the southeast trash chute
- Identified voids at the counter flashing corners
- Identified voids at the top of the lead boots
- Found three (3) punctures on the cap sheet
- Found debris on the roof surface
- Found several soft areas on the roof along the crickets
- Found loose granules on the roof surface
- Found several screw holes on the trash chute
- Identified voids at the coping and the trash chute caps
- Found large holes in the coping corners
- Identified two (2) loose cap sheet laps

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

- Sealed the top of the counter flashing
- Sealed the counter flashing corners with sealant
- Sealed the lead boots with sealant
- Repaired the punctures on the cap sheet
- Removed the debris from the roof
- Removed the loose granules from the roof
- Sealed the holes on the trash chute
- Sealed the voids at the coping and trash chute caps
- Sealed the coping corners with sealant
- Repaired the loose cap sheet laps

Approximate Age of Roof System

Building Name: Main Building
Approximately 8 years of age

Life Expectancy:

Approximately 15+ years

Replacement Budget

\$300,000.00 in year 2011 dollars

Recommended Replacement Scope

- Suggest having arma-flex installed on the AC lines.
- Suggest having the soft roof areas repaired
- Suggest having the cap replaced on the trash chute.

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MAIN BUILDING



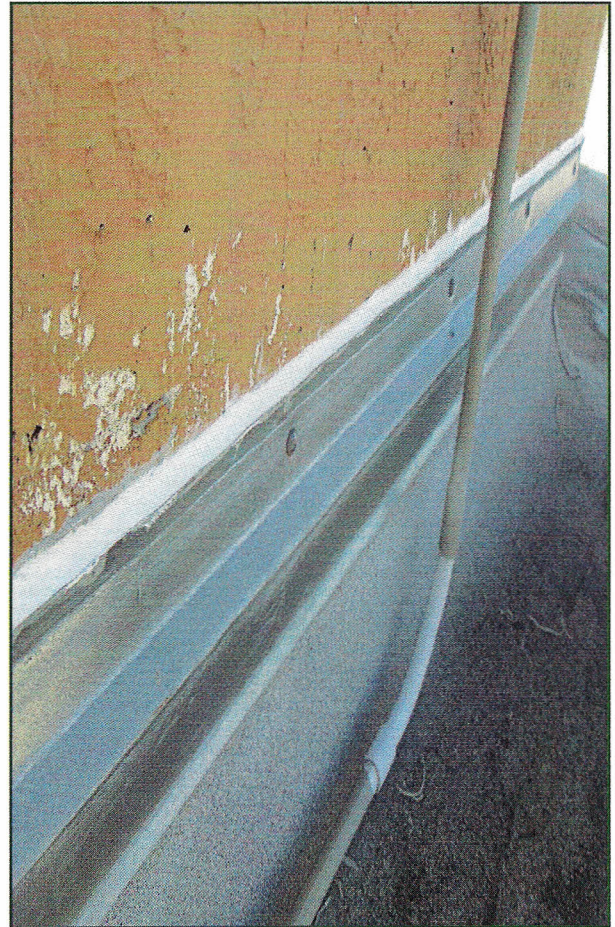
DESCRIPTION OF PHOTO:

Main Roof Overview

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THE TOWERS
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FORT MYERS, FL 33912
MAIN BUILDING



DESCRIPTION OF DEFICIENCIES:

Identified voids along the top of the counter flashing

**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the counter flashings with sealant

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THE TOWERS
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MAIN BUILDING



DESCRIPTION OF DEFICIENCIES:

Identified deteriorated AC condensation lines

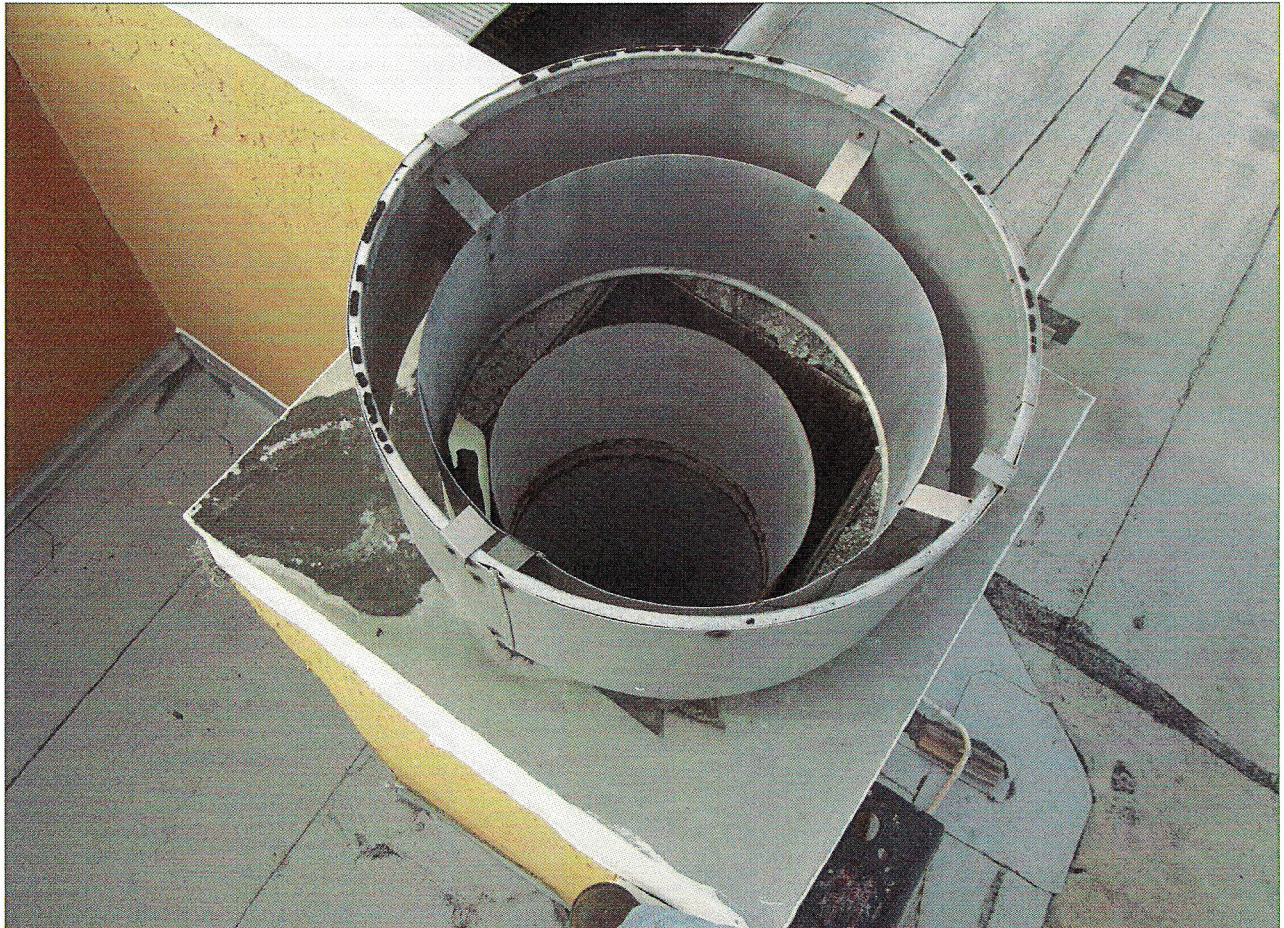
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Suggest having arma-flex installed on the condensation lines

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THE TOWERS
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MAIN BUILDING



DESCRIPTION OF DEFICIENCIES:

Identified a missing cover (cap) on the southeast trash chute

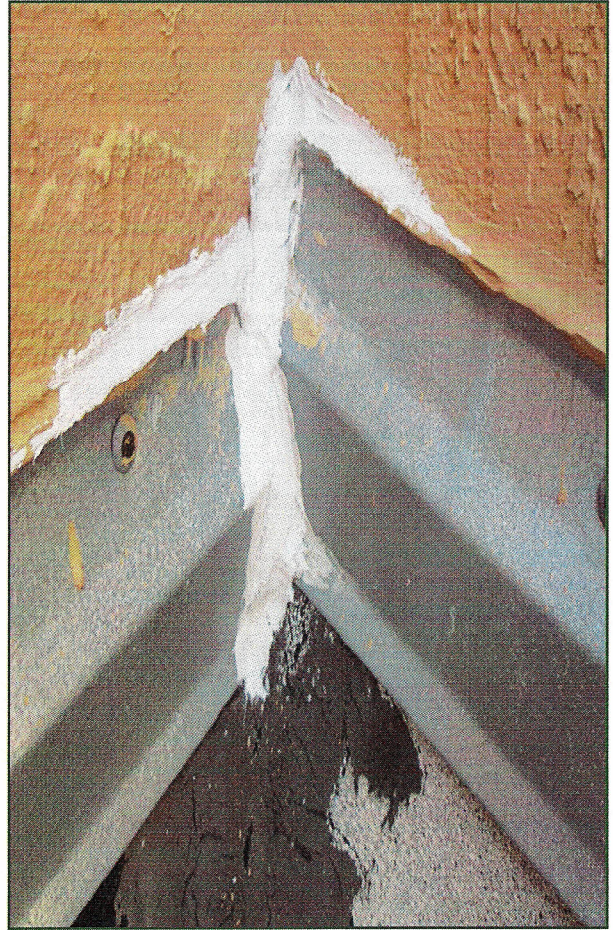
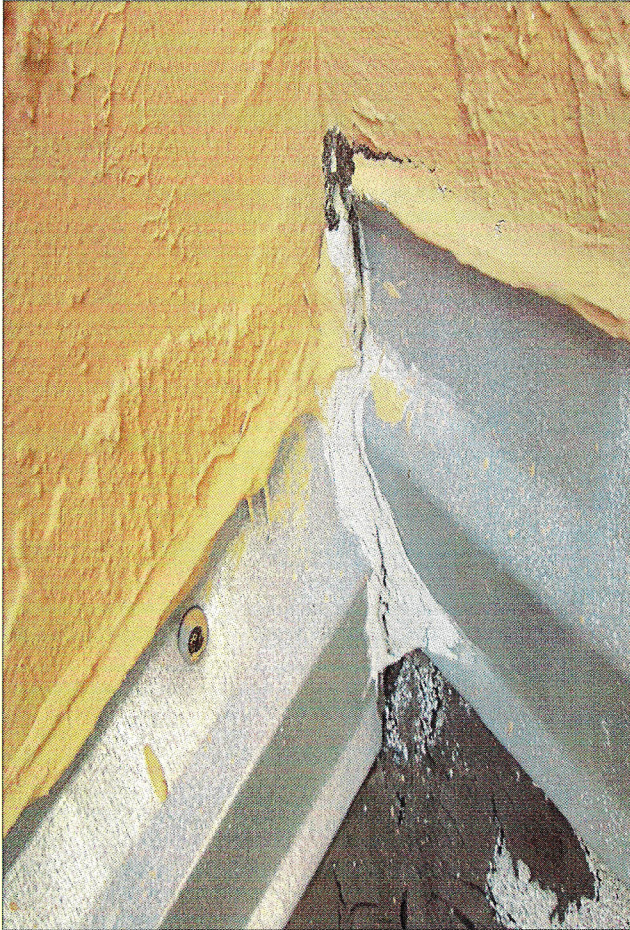
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Suggest having the cap replaced

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THE TOWERS
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MAIN BUILDING



DESCRIPTION OF DEFICIENCIES:

Identified voids at the counter flashing corners

**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the counter flashing corners
with urethane sealant

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THE TOWERS
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MAIN BUILDING



DESCRIPTION OF DEFICIENCIES:

Identified voids at the top of the lead boots

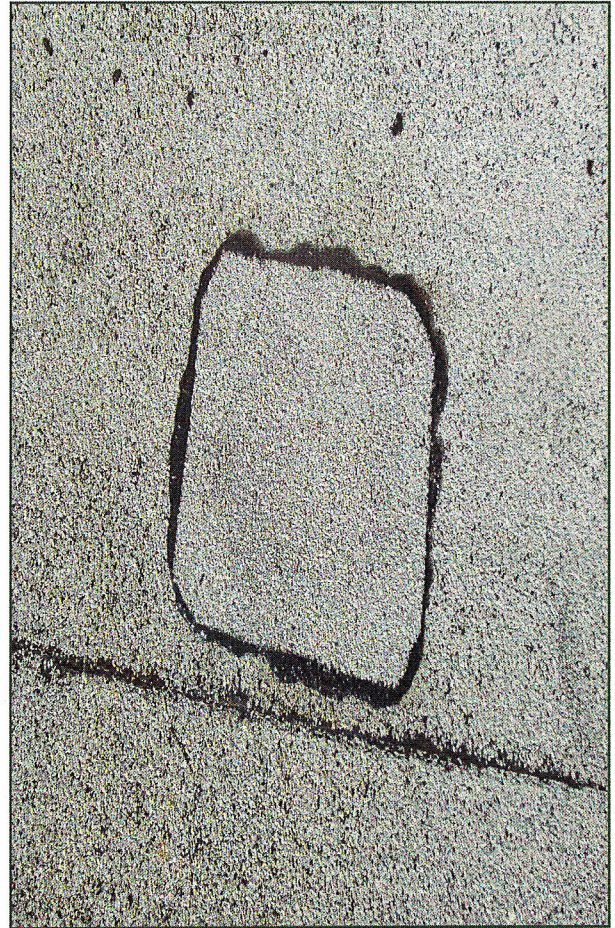
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the lead boots with urethane sealant

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THE TOWERS
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DESCRIPTION OF DEFICIENCIES:

Identified three (3) punctures in the cap sheet

**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the punctures with cap sheet and roofing cement

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THE TOWERS
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MAIN BUILDING



DESCRIPTION OF DEFICIENCIES:

Identified debris on the roof surface

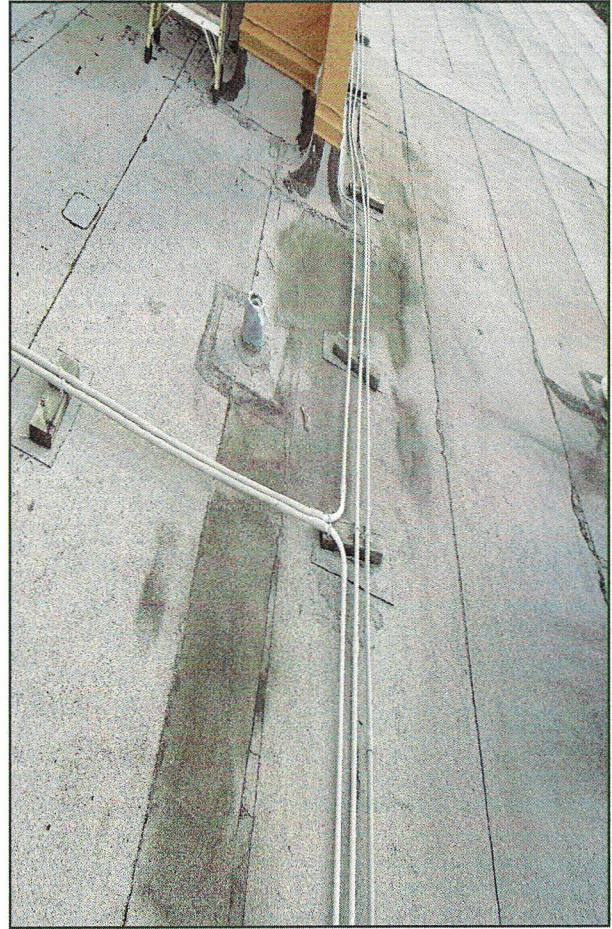
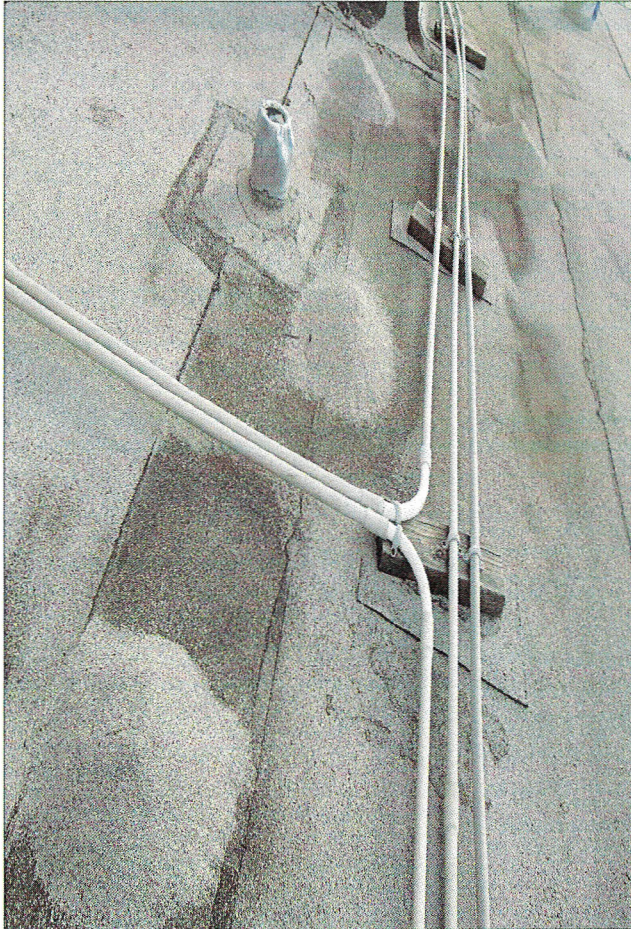
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Cleaned the debris from the roof

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THE TOWERS
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DESCRIPTION OF DEFICIENCIES:

Identified loose granules on the roof surface

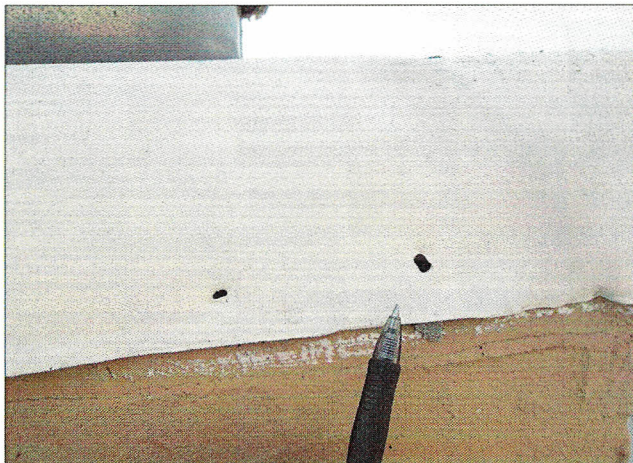
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Removed the loose granules from the roof

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MAIN BUILDING



DESCRIPTION OF DEFICIENCIES:

Identified several screw holes on the trash chute

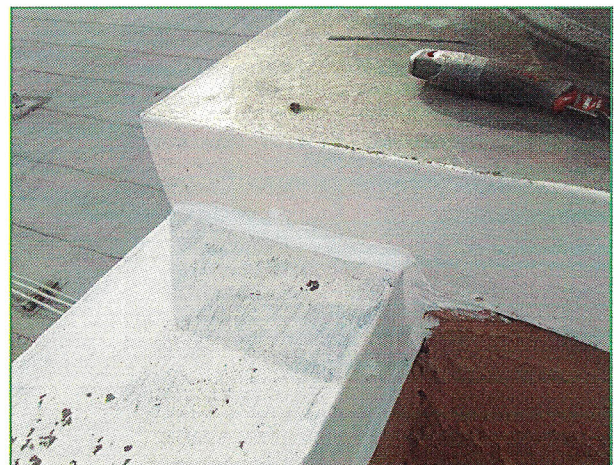
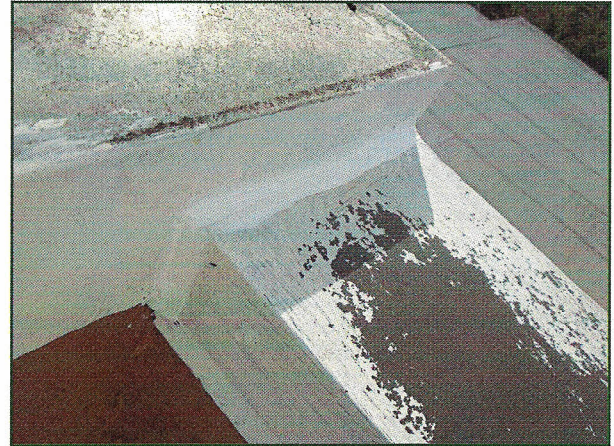
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the holes with urethane sealant

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DESCRIPTION OF DEFICIENCIES:

Identified voids at the coping and the trash chute caps

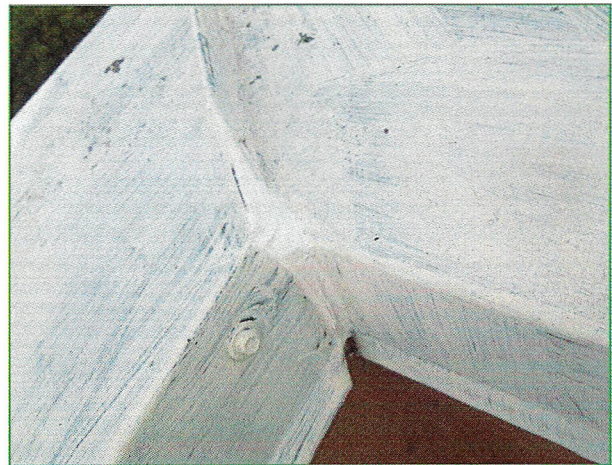
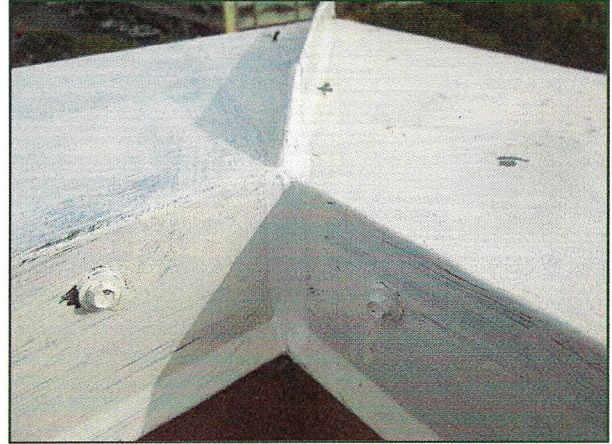
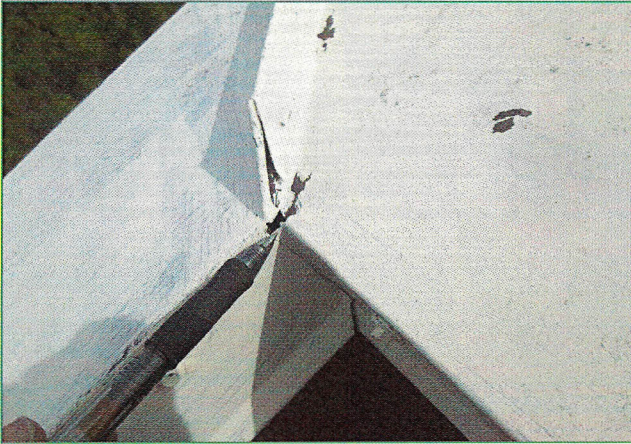
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the voids with urethane sealant

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DESCRIPTION OF DEFICIENCIES:

Identified two large holes in the coping corners

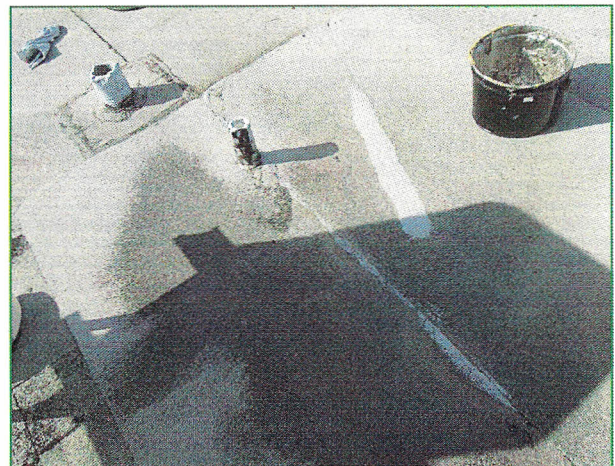
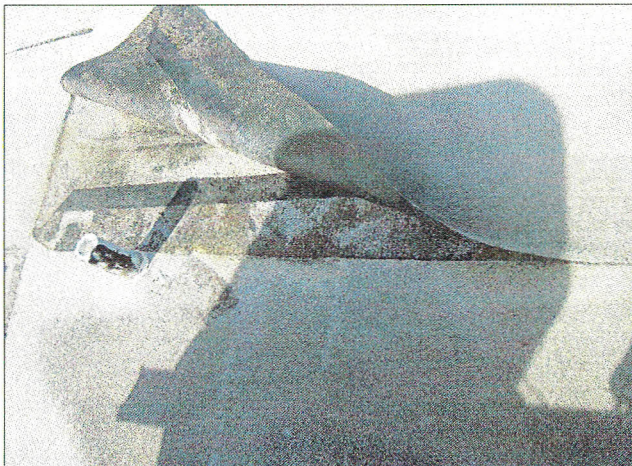
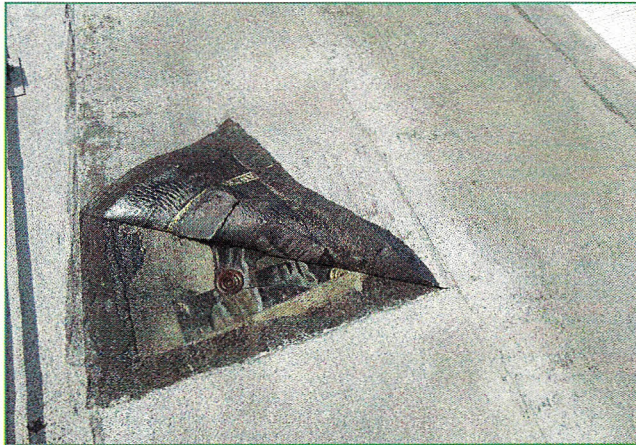
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the holes with urethane sealant

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DESCRIPTION OF DEFICIENCIES:

Identified two loose cap sheet laps

**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Repaired the loose cap sheet laps