

Inspection Report



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

Customer: Alliant Property Management, LLC
Address: 6719 Winkler Road, Suite 200
Fort Myers, 33919

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

Inspection Date: Tuesday, February 14, 2017



Inspection Report

Towers, The, Fort Myers,

Work Order #: 3086

Inspection Date: 2/14/2017

Completed Work

Alliant Association Management/The Towers

February 13, 2016

6719 Winkler Road

terrence.o@comcast.net

Fort Myers, FL 33919

(239) 454-1101 phone

ATTN: Terry Ondak

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

Dear Mr. Ondak,

We would like to inform you that the 6th 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 <mailto:ramong@crowther.net>](mailto:ramong@crowther.net)

(239) 337-1600

 **RoofCheck**TM
Survey & Analysis
Crowther



The Towers
Building Identification



029- Roof overview
General roof overview

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029- Roof overview

General roof overview



003F -Membrane Overview

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



003F -Membrane Overview

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



003F -Membrane Overview

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



004F - Base Flashings

The base flashings appear to be in fair condition.



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005G- Counter Flashings

The counter flashing appears to be in good condition.



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The counter flashing appears to be in good condition.



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The counter flashing appears to be in good condition.



010F- Equipment Housing

The equipment housing appears to be in fair condition.



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The equipment housing appears to be in fair condition.



010F- Equipment Housing

The equipment housing appears to be in fair condition.



004F - Base Flashings

The base flashings appear to be in fair condition.

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016F-Roof Edge

Roof edge appears to be in fair condition



016F-Roof Edge

Roof edge appears to be in fair condition



016F-Roof Edge

Roof edge appears to be in fair condition



020F-Roof Drains

Roof drains appear to be in fair condition



020F-Roof Drains

Roof drains appear to be in fair condition



002F - Appearance Overview

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



Lead Boot

Identified damaged sleeve.



Temporary Repair

Temporary repair made with M1-sealant. Recommend installing new lead boot. 4"

TO BE REPAIRED AT NEXT SCHEDULED INSPECTION



002F - Appearance Overview

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



002F - Appearance Overview

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



Lead Boot

Identified damaged sleeve



Lead Boot

Temporary repair made with M1-sealant. Recommend installing new lead boot. 4".

TO BE REPAIRED AT NEXT SCHEDULED INSPECTION



Lead Boot

Sleeve is damaged or deformed and needs to be replaced.



Lead Boot

Temporary repair made with M1-sealant. Recommend installing new lead boot. 2".

TO BE REPAIRED AT NEXT SCHEDULED INSPECTION



F-110 Field Membrane

An opening has formed at the edge of the felt that will allow water penetration.



F-108 R Field Membrane

Repaired with high grade roofing cement and polyester membrane.

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F-200 Field Membrane

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



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002F - Appearance Overview

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



002F - Appearance Overview

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



002F - Appearance Overview

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



002F - Appearance Overview

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



002F - Appearance Overview

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



003F -Membrane Overview

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

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002F - Appearance Overview

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



029- Roof overview

General roof overview



Overflows

Overflows appear to be in fair condition at this time.



Overflows

Overflows appear to be in fair condition at this time.



009G- Downspouts

The downspouts appear to be in good condition.



009G- Downspouts

The downspouts appear to be in good condition.



F-108 Field Membrane

An opening has formed at the edge of the felt. At this time water is not penetrating.



F-108 R Field Membrane

Repaired with high grade roofing cement and polyester membrane.

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Field Membrane

Membrane is in fair condition at this time



029- Roof overview of Clubhouse

General roof overview



003G - Membrane Overview

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



003G - Membrane Overview

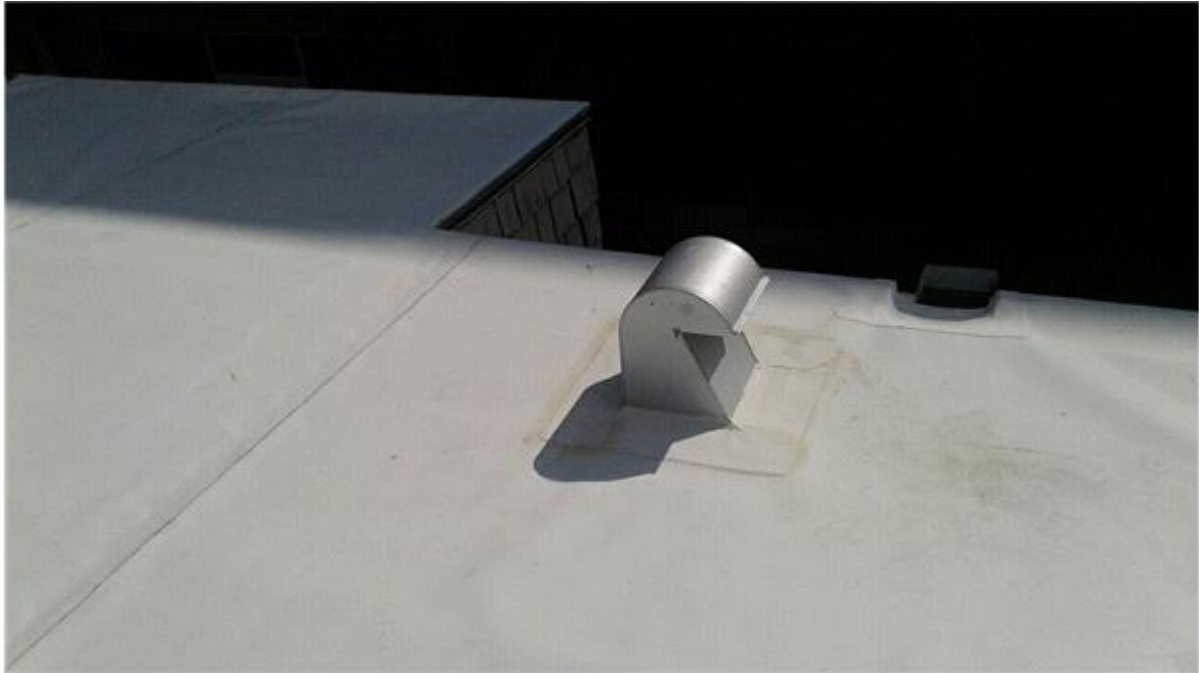
The membrane appears to be in good, maintainable condition at this time.



029- Roof overview
General roof overview



004G -Base Flashings
The base flashings appear to be in good condition.



002G-Roof Vents

Roof vents appear to be in good condition at this time



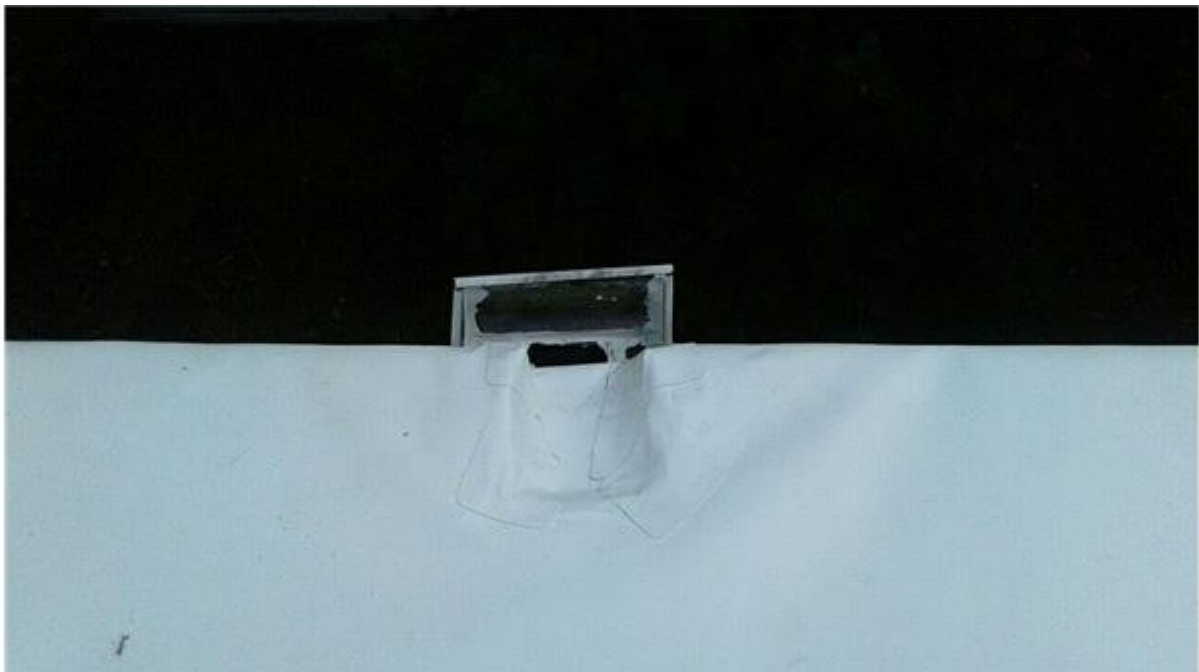
016G-Roof Edge

Roof edge appears to be in good condition



Scuppers

Scuppers appear to be in good condition at this time.



Scuppers

Scuppers appear to be in good condition at this time.



002G- Appearance Overview

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



009G- Downspouts

The downspouts appear to be in good condition.

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009G- Downspouts

The downspouts appear to be in good condition.



016G-Roof Edge

Roof edge appears to be in good condition

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016G-Roof Edge

Roof edge appears to be in good condition



Downspout

Downspouts appears to be in good condition at this time.



Downspout

Void between downspout and shake mansard sealed with M1-sealant.



Downspout

Void between downspout and shake mansard sealed with M1-sealant.

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Stairwell Roof
Building Identification



003F -Membrane Overview
The roof membrane appears to be in fair condition at this time.

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016F-Roof Edge

Roof edge appears to be in fair condition



008G- Gutters

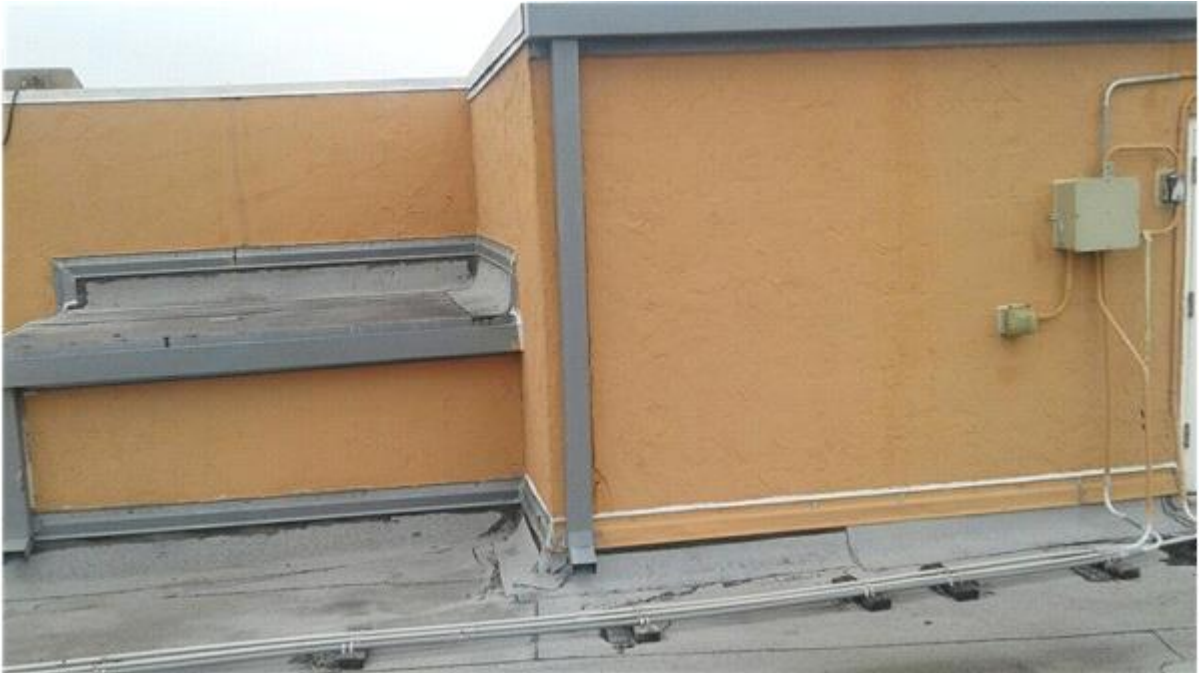
The gutters appear to be in good condition.

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009G- Downspouts

The downspouts appear to be in good condition.



006G- Coping

The coping appears to be in good condition.

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006G- Coping

The coping appears to be in good condition.



Location

Pop-up Roof

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002F - Appearance Overview

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



016F-Roof Edge

Roof edge appears to be in fair condition



003F -Membrane Overview

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



008G- Gutters

The gutters appear to be in good condition.



009G- Downspouts

The downspouts appear to be in good condition.



Base Flashings

Prolonged exposure to sun has compromised existing repair.



Base Flashings

Prolonged exposure to sun has compromised existing repair.



Base Flashings

Repaired base flashing.