



September 20, 2011

Mr. Terry Ondak
Alliant Property Management
Towers, The
6719 Winkler Road
Fort Myers, FL 33919

Subject: **Inspection Report (2 of 3) at Towers, The**

Dear Mr. Ondak,

Your semi-annual RoofCheck Inspection has been completed and a copy of the report is attached for your records. We have also performed the routine preventative maintenance called for in your RoofCheck Agreement.

The semi-annual inspections you receive and our preventative maintenance are key to minimizing roof leaks and maximizing the life and serviceability of your roof.

Please feel free to contact me should you have any questions on this report or whenever I may be of service. We appreciate your business and pledge to continue to do everything we can to provide you with competitive prices and excellent customer service.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ramon Goas", is written over a horizontal line.

Ramon Goas
Surveyor

2543 Rockfill Road • Fort Myers, FL 33916 • 239/337-1300 • Fax 239/332-0939
2900 Horseshoe Dr. S. • Naples, FL 34104 • 239/649-5006 • Fax 239/649-6006
7321 International Place • Sarasota, FL 34240 • 941/343-9600 • Fax 941/371-8969
15865 Assembly Loop • Jupiter, FL 33478 • 561/624-9400 • Fax 561/624-9189
www.Crowther.net • 800/741-3114

Florida Contractors License Number CCC 039822
HVAC State Certified Air Conditioning Contractor License No. CMC057026

EXHIBIT #: 1

THE TOWERS
2366 EAST MALL DRIVE
FORT MYERS, FL 33912



Prepared For:

WELSH COMPANIES

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: 2 of 3 Inspections
Date of Inspection: 09/19/2011
Next Inspection due: 09/2012

Comments

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

Deficiencies Noted With the Roof System:

- Found tree branches hanging over the roof surface
- Identified loose base flashing

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

- Cut back the tree branches away from the roof surface
- Sealed the base flashing with roofing cement where required

Approximate Age of Roof System

Building Name: Pool House

Approximately 20+ years of age

Life Expectancy:

Approximately 5 years

Replacement Budget

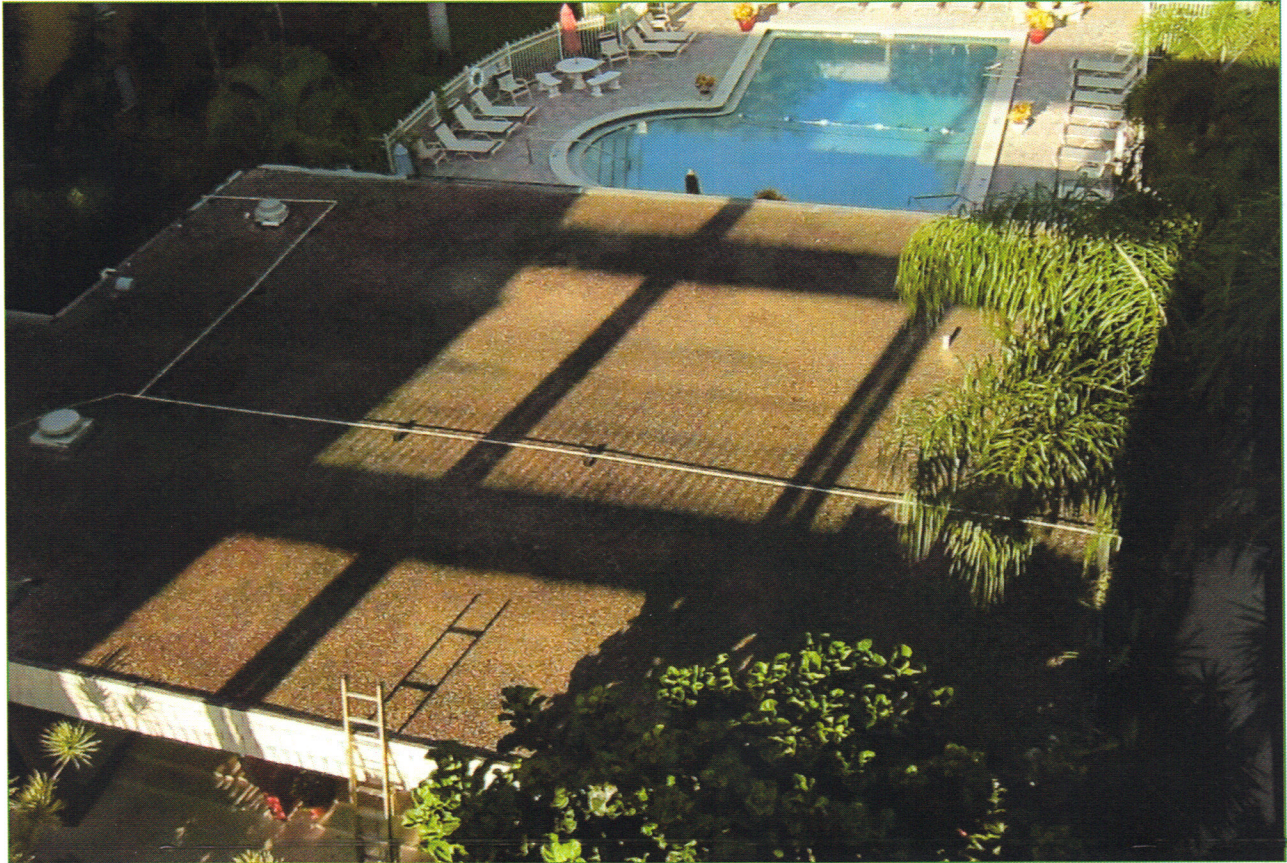
\$22,000.00 in year 2011 dollars

Recommended Replacement Scope

- None at this time

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:

Identified tree branches hanging over the roof surface

**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Cut back the tree branches away from the roof system

EXHIBIT #: 4



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



DESCRIPTION OF DEFICIENCIES:

Identified loose base flashing

**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the base flashing with sealant



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: **Good**
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: 2 of 3 inspections
Date of Inspection: 09/19/2011
Next Inspection due: 09/2012

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 base flashing
- Identified a void at the parapet wall
- Identified a void at the vent/stand

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

- Sealed the base flashing with roofing cement
- Sealed the penetration with sealant
- Cleaned the stands (20 total) and sealed with new polyurethane sealant

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

- None at this time

EXHIBIT #: 5

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



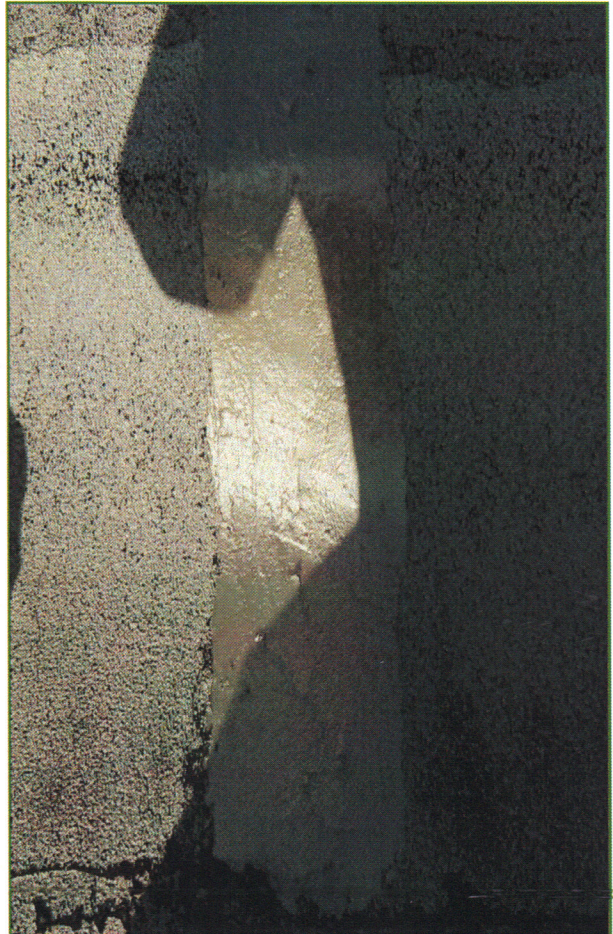
DESCRIPTION OF PHOTO:

Main Roof Overview

EXHIBIT #: 6



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



DESCRIPTION OF DEFICIENCIES:

Identified a void in the base flashings

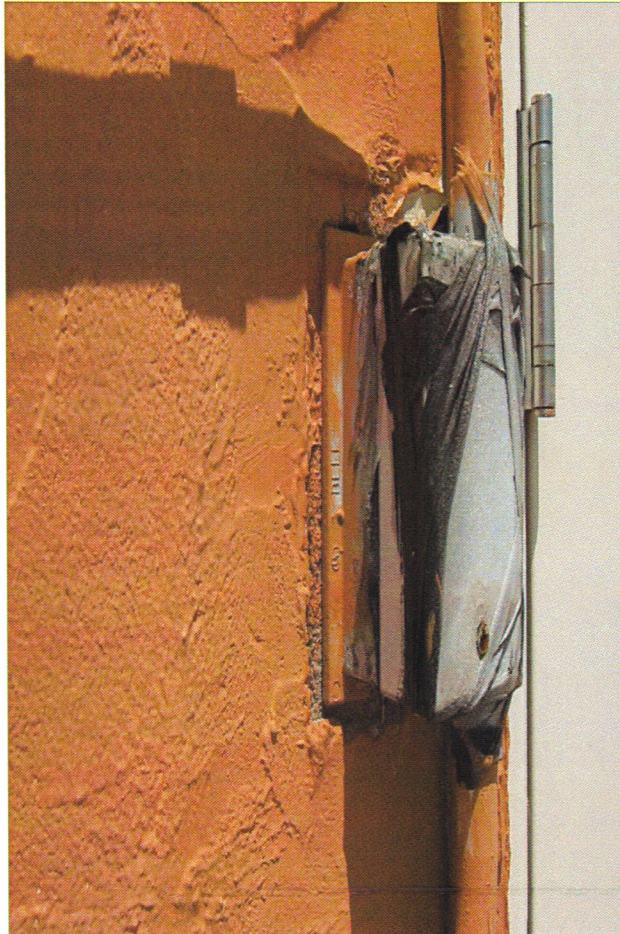
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the base flashings with
modified roofing cement

EXHIBIT #: 7



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



DESCRIPTION OF DEFICIENCIES:

Identified open penetrations on the parapet wall

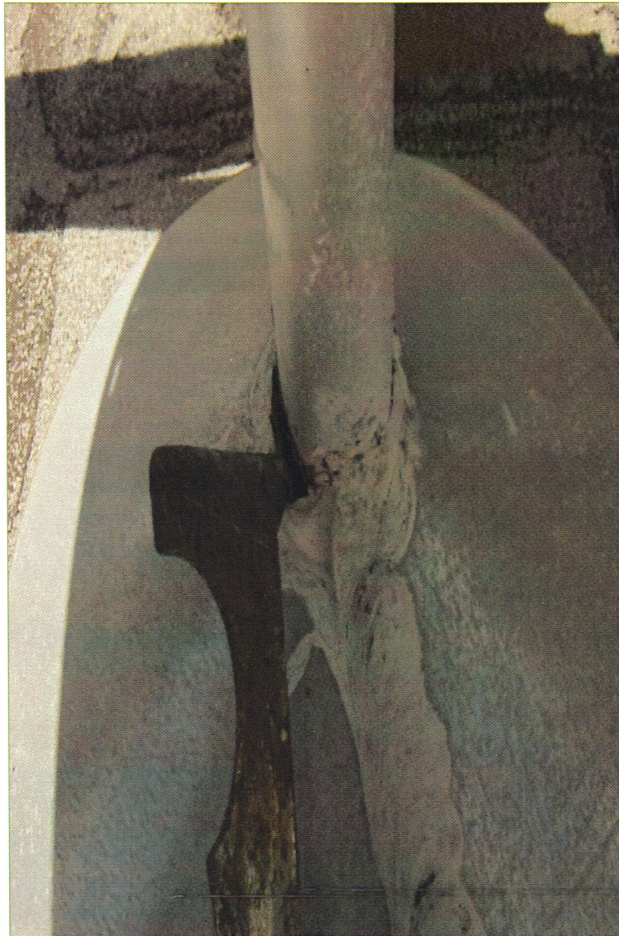
**DESCRIPTION OF SOLUTIONS/
RECOMMENDATIONS:**

Sealed the penetrations with sealant where required

EXHIBIT #: 8



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



DESCRIPTION OF DEFICIENCIES:

Identified voids at the top of the umbrellas on the stands (approximately 20 total)

DESCRIPTION OF SOLUTIONS/RECOMMENDATIONS:

Cleaned the stands and sealed with polyurethane sealant