



**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

March 3, 2015  
Terrence.o@comcast.net  
(239) 454-1101 phone

Re.: **Inspection Report (4 of 6) for The Towers**

Dear Mr. Ondak,

We would like to inform you that the 4<sup>th</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**™

RECEIVED

MAR 16 2015

**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/Club 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: 4 of 6 Inspections  
Date of Inspection: 02/12/2015  
Next Inspection due: 09/2015

**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 at the perimeter edge

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

- Coated the base flashing with aluminum coating

**Recommended Replacement Scope**

- None at this time

**EXHIBIT #: 2**

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



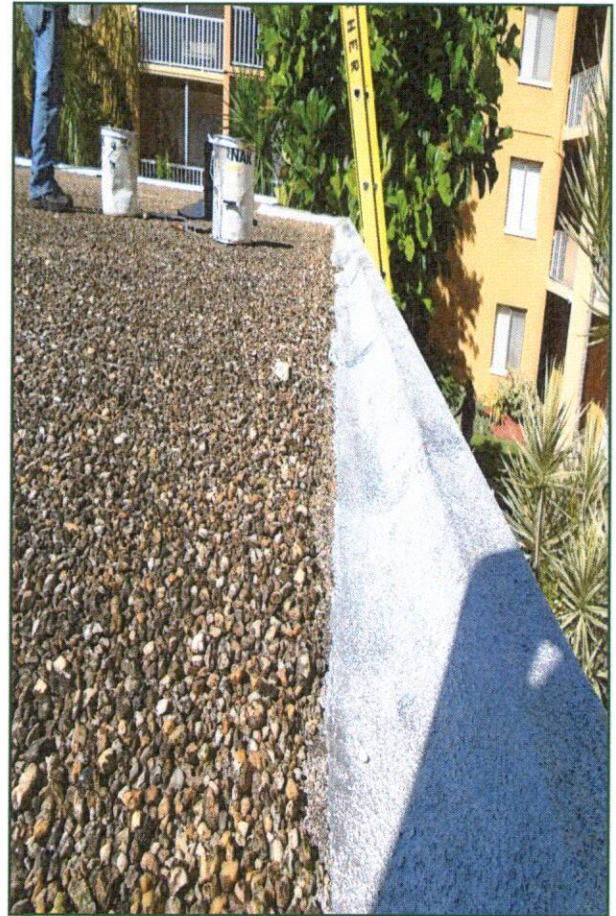
**DESCRIPTION OF PHOTO:**

Main Roof Overview

**EXHIBIT #: 3**



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



**DESCRIPTION OF DEFICIENCIES:**

Found areas of deteriorated  
base flashings

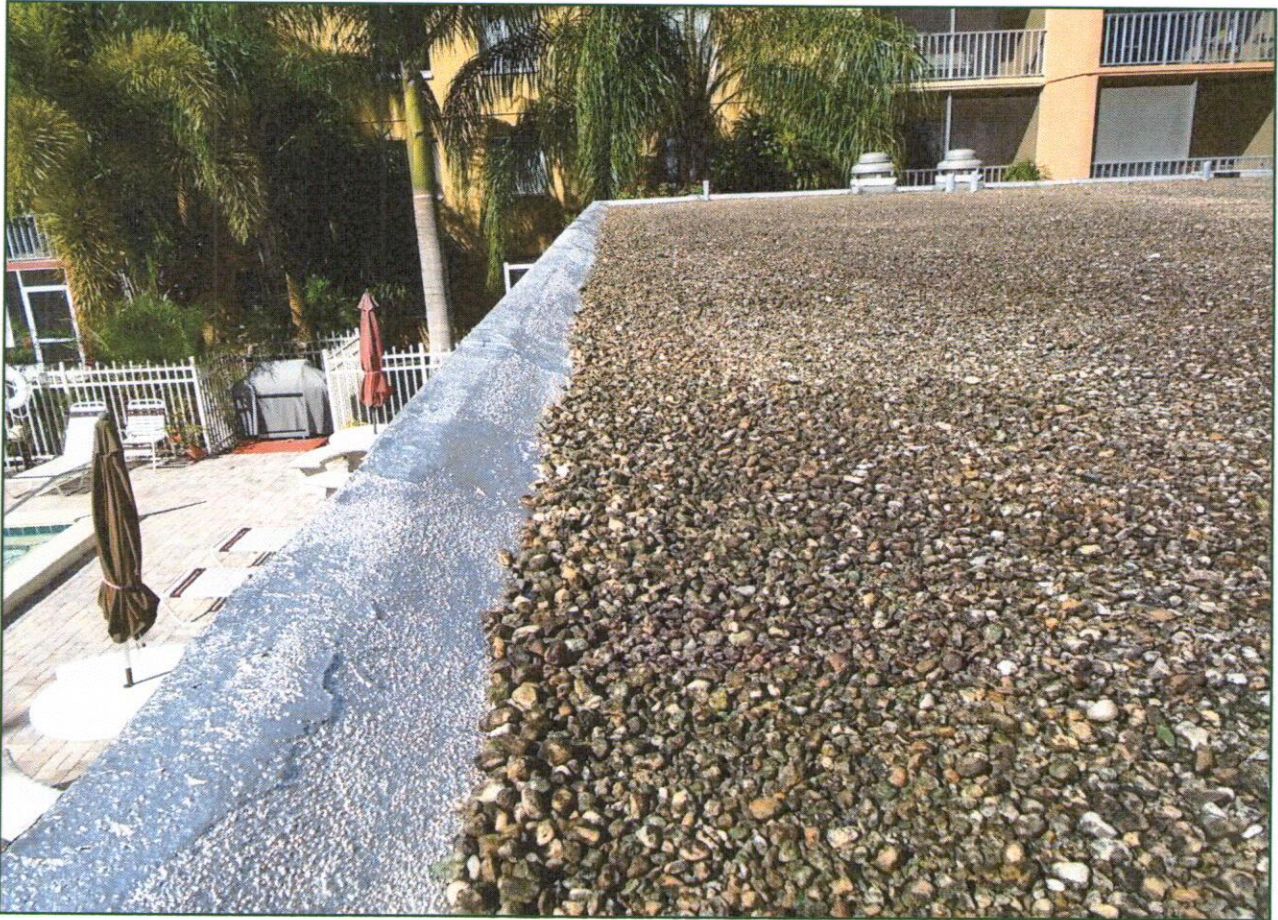
**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Coated the base flashings with  
aluminum coating

**EXHIBIT #: 4**



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

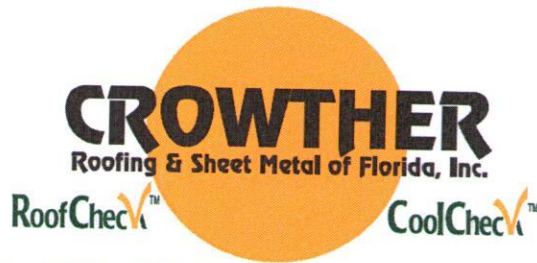


**DESCRIPTION OF DEFICIENCIES:**

Found areas of deteriorated  
base flashings

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Coated the base flashings with  
aluminum coating



*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: **Good**  
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: **N/A**  
Equip. Housing: **N/A**  
Roof vents: **Good**  
Pitch pans: **Good**

**Inspection Information**

Inspector: Luis Lopez  
Type of inspection: 4 of 6 inspections  
Date of Inspection: 02/11/2015  
Next Inspection due: 09/2015

**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 around the gooseneck vent
- Identified loose sealant at the gravel stop
- Found one area of ponding water on the roof surface

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

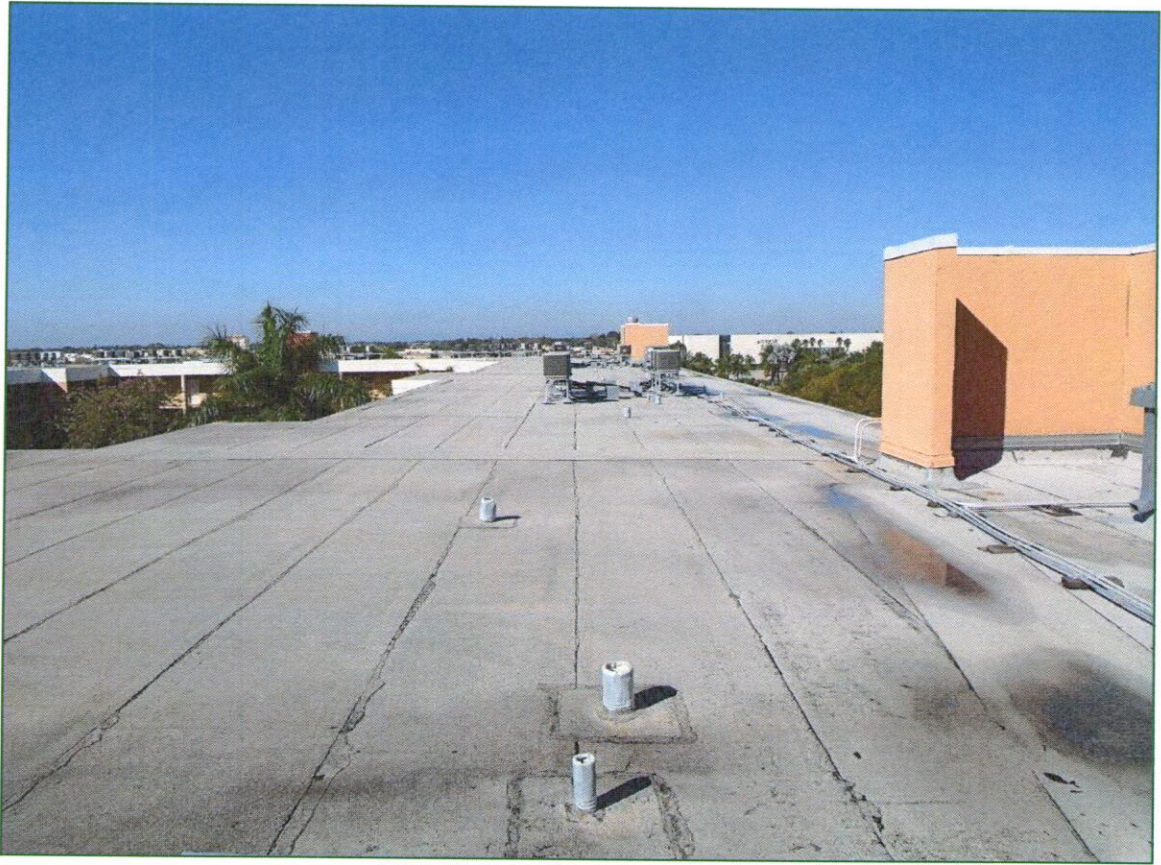
- Removed loose debris from the roof surface
- Sealed around the gooseneck vents with sealant
- Sealed the gravel stop metal with sealant

**Recommended Replacement Scope**

- Will monitor the area where water is ponding.

**EXHIBIT #: 5**

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



**DESCRIPTION OF PHOTO:**

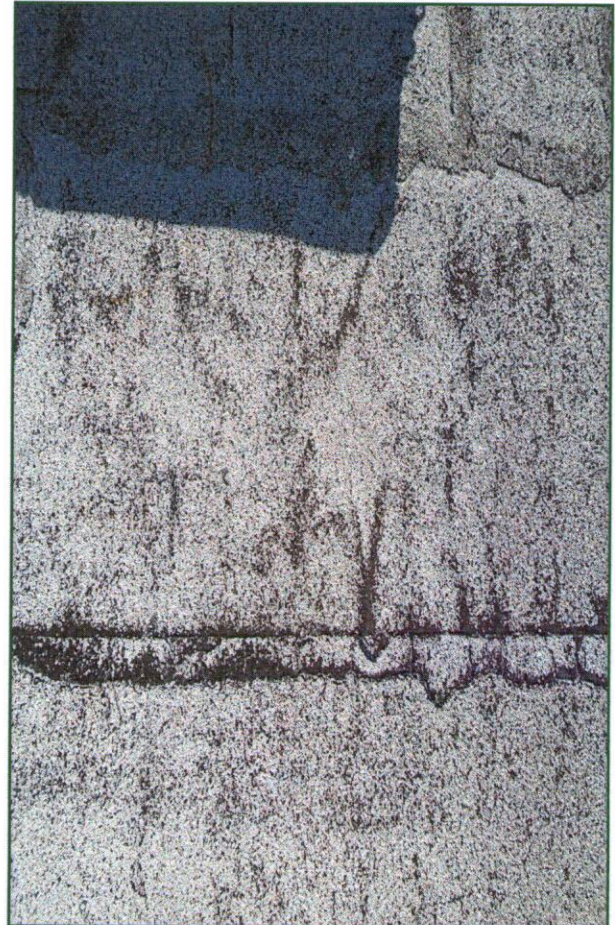
Main Roof Overview



**EXHIBIT #: 6**



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



**DESCRIPTION OF DEFICIENCIES:**

Found debris on the roof surface

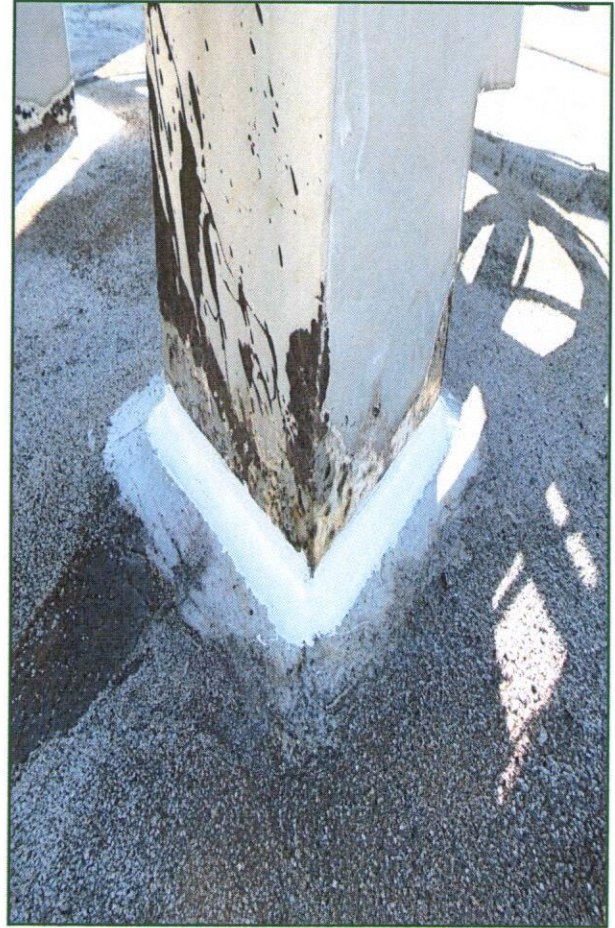
**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Removed the debris from the  
roof surface

**EXHIBIT #: 7**



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



**DESCRIPTION OF DEFICIENCIES:**

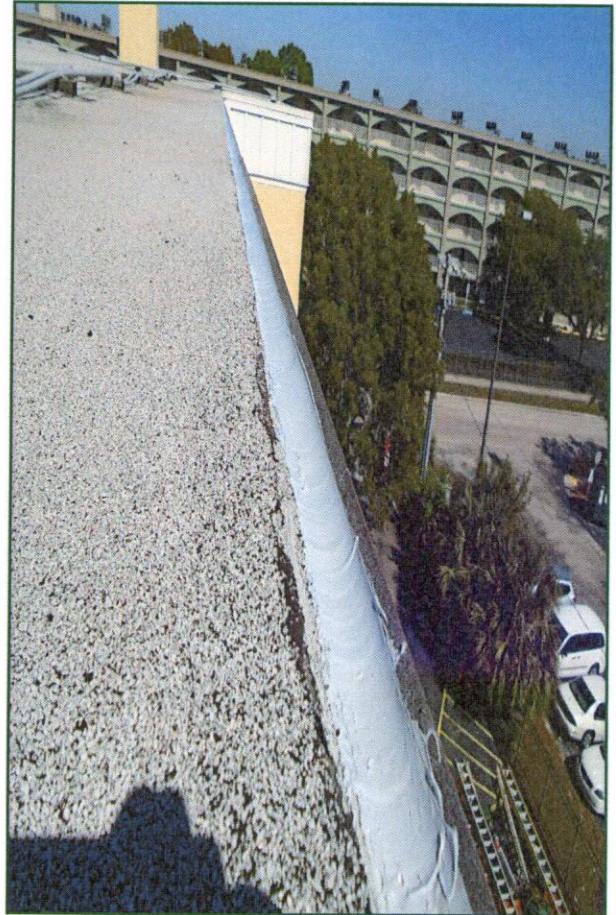
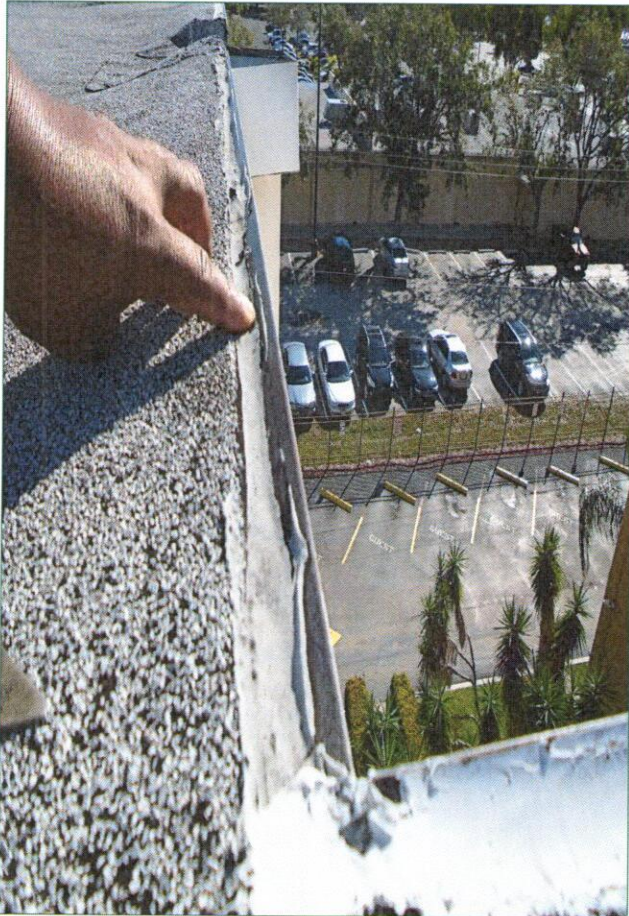
Identified voids around the gooseneck vents

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Sealed around the vents with sealant as required

**EXHIBIT #: 8**

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



**DESCRIPTION OF DEFICIENCIES:**

Identified loose sealant at the gravel stop

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Sealed the gravel stop metal  
with sealant

**EXHIBIT #: 9**

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



**DESCRIPTION OF DEFICIENCIES:**

Found an area of ponding water on the roof surface

**DESCRIPTION OF SOLUTIONS/  
RECOMMENDATIONS:**

Will monitor the area where the water is ponding