

RoofCheckTM

DURHAM B

Inspection Report

For any service issues:
(561) 624-9400

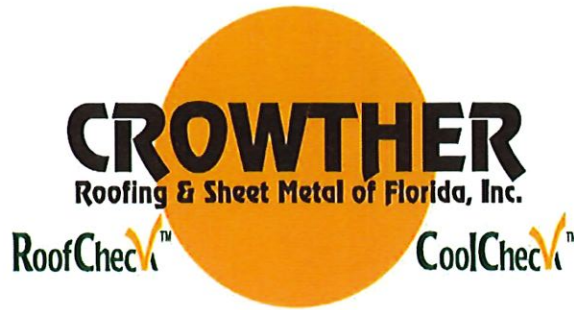
Crowther Roofing & Sheet Metal of Florida, Inc.
(800) 741-3114 • www.Crowther.net

2543 Rockfill Road, Fort Myers, Florida 33916 Phone: (239) 337-1600 Fax: (239) 337-0878

2900 South Horseshoe Dr., Suite 1400, Naples, Florida 34104 Phone: (239) 649-5006 Fax: (239) 649-6006

7321 International Place, Sarasota, Florida 34240 Phone: (941) 343-9600 Fax: (941) 371-8969

15865 Assembly Loop, Jupiter, FL 33478 Phone: (561) 624-9400 Fax: (561) 624-9189
Florida Contractors License Number: CCC 039822



February 9, 2021

Gabe Forray
Durham B Condominium Association
Deerfield Beach, FL 33442

Subject: **Inspection Report (4th of 6 Inspections) for Century Village (Durham B)**

Dear Gabe,

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 keys to minimizing roof leaks and maximizing the life and serviceability of your roof.

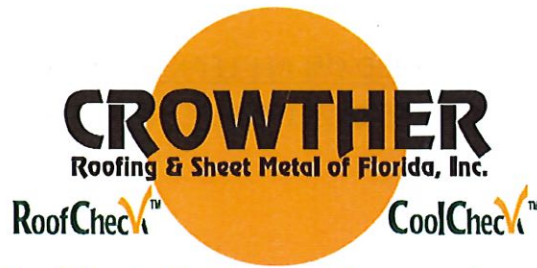
Please feel free to contact me should you have any questions on this report or whenever I may be of service. We appreciate your business and pledge to continue to do everything we can to provide you with competitive prices and excellent customer service.

Sincerely,

Chris Cook
Surveyor

15865 Assembly Loop	Jupiter, FL 33478	561-624-9400	Fax 561/624-9189
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

Florida Contractors License Number CCC 039822
HVAC State Certified Air Conditioning Contractor License No. CAC056951



Crowther Roof Check Maintenance Program-Inspection Report

Location Information

Building Name: Century Village Durham B
Address: 3501 West Drive
City: Deerfield Beach, FL
Roof Type: Built-up Gravel Roof system

General Roof Condition

Appearance: GOOD
Surface: FAIR
Membrane: N/A

Flashing Condition

Base flashing: FAIR
Counter flashing: FAIR
Coping: N/A
Wall: FAIR

Roof Edging / Fascia

Gravel stop: N/A
Roof edge: FAIR
Expansion joints: FAIR
Gutters: GOOD
Downspouts: FAIR

Roof Penetrations

Equip. Base flashing: GOOD
Equip. Housing: FAIR
Roof/Wall vents: FAIR
Pitch pans: GOOD

Comments

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

Inspection Information

Inspector: Greg Blackshear
Type of inspection: 4th of 6 Inspections
Date of Inspection: February 9, 2021

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

Approximate Age of Roof System

Building Name: Durham B
14 to 17 Years

Life Expectancy:

5 to 6 approx.

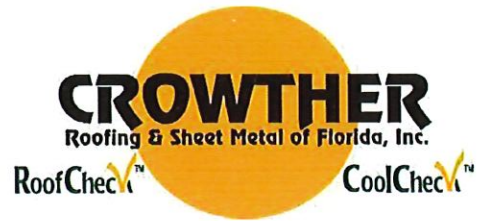
Replacement Budget

\$525,000 to \$550,000

Recommended Replacement Scope

Replace existing roof system with a new SBS Modified Bitumen cap sheet roof system over tapered insulation

Inspection Report



Facility: Durham B
Address: 3501 West Drive,
Deerfield, 33442

Customer: Seacrest Services Inc.
Address: 2101 Centre Park West Drive, Ste 110
West Palm Beach, 33409

Prepared By:

Crowther Roofing & Sheet Metal of FL, Inc.
15865 Assembly Loop
Jupiter, FL 33478

Tel: (561) 624-9400 **Fax:** (561) 624-9189

www.crowther.net



Inspection Date: Tuesday, February 9, 2021

Inspection Report

Durham B, Deerfield,

Work Order #: 7809

Inspection Date: 02/09/2021

Inspection Report

Durham B, Deerfield,

Work Order #: 7809

Inspection Date: 02/09/2021



Appearance Overview

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



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Inspection Report

Durham B, Deerfield,

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Lead Boots

Lead boots appear to be in fair condition at this time.



Roof Vents

Roof vents appear to be in fair condition at this time.

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Equipment Housing

The equipment housing appears to be in fair condition at this time.



Wall

The walls appear to be in fair condition at this time.

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Expansion Joint

Expansion joint appears to be in fair condition at this time.



Counter Flashings

The counter flashing appears to be in good condition at this time.

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Gravel Stop

Gravel stop appears to be in fair condition at this time.



Downspouts

The downspouts appear to be in fair condition at this time.

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Debris on Roof

Identified debris on the surface of the roof that could damage or puncture the membrane.



Removed Debris on Roof

The debris was removed from the surface of the roof and disposed of properly.

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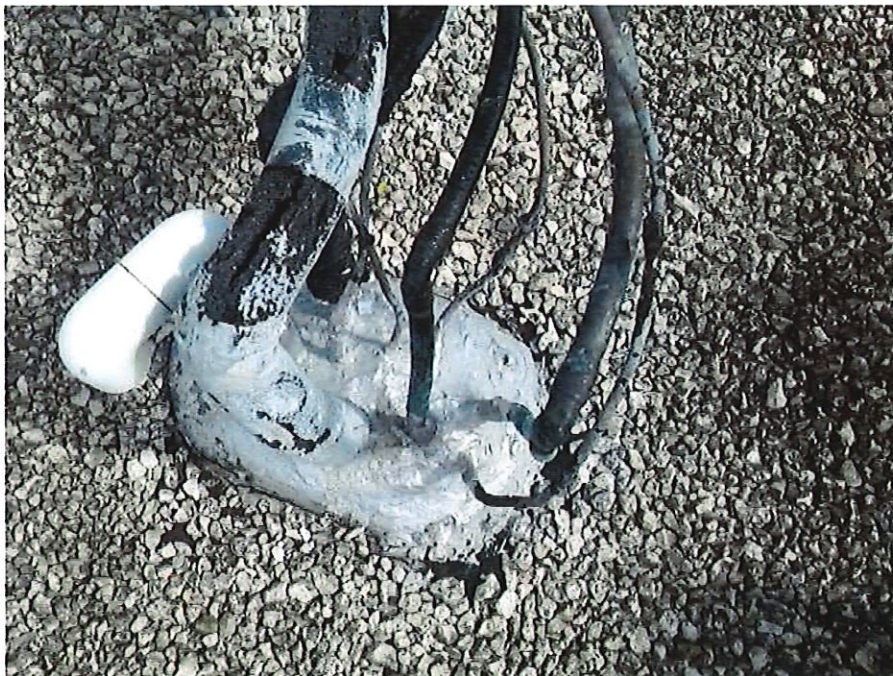
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Sealant Deterioration/Failure

Sealant should be removed and replaced to prevent water entry.



Sealant Repair

Removed existing sealant and replaced with M1 sealant.