



COMMERCIAL ROOFING CONTRACTORS

Roof Inspection Report

June 8, 2023

The Residences at Ocean Drive Condominium Association, Inc.
901 West Ocean Drive
Key Colony Beach, FL 33051

A visual Roof Inspection was performed on June 3, 2023 as detailed below
No active roof leaks were reported at the time of the Inspection

Features inspected

- Integrity of all seams – Good
- Integrity of roof material - Good
- Penetration flashings - Good
- Mechanical attachments - Good
- Stainless steel clamping bands - Good
- Pitch Pockets – Sealant topping has settled in some locations
- A/C refrigerant line insulation – Satisfactory
- Sealants – Weathered in most locations
- Condition of Gutters – Good with exception of seams
- Sheet metal roof vents – Good

Executive Summary

Condition of the roof assembly is classified as good and is consistent with roof age

Work performed and Recommendation

Weathered sealants restored in all locations
Topped-up pitch pans where sealant had settled
Removed trash

Recommend sealing of gutter seams with fabric re-enforced Silicone restoration coating - \$2,400.00