



**Commercial
Roofing
Consultants, Inc.**

A

LIMITED ROOF SURVEY

of

PHOEBE PARK ASSOCIATION

for

**COMMUNITIES OF AMERICA, INC.
PO Box 2608
Valrico, FL 33595**

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August 23, 2010

Communities of America, Inc.
PO Box 2608
Valrico, FL 33595
Attn: Rachel Welborn

RE: Limited Roof Survey of Phoebe Park Association

Pursuant to your request, we have conducted an inspection of the above referenced facility. The scope of this report will be limited to documenting the existing system, noting on site conditions, evaluating longevity and providing probable repair and replacement budgets as appropriate. In light of the fact that invasive testing was not authorized, only assumptions based on field observations may be offered. Additionally, testing for asbestos containing materials (ACM) was not authorized and consideration of the presence of ACM is not allowed for in repair / replacement budgets. Commercial Roofing Consultants is not an engineering or architectural firm and offers no opinion on these matters.

Existing System

The facility consists of 59 residential buildings and one recreation room. The roof system consists of pre-engineered wood trusses to which a laminated wood deck is secured. An asphalt saturated felt paper provides a temporary dry in and acts as a vapor barrier. Waterproofing is accomplished by means of fiberglass matrix asphaltic shingles are configured in an “Architectural” style. The valleys are lined with metal as is appropriate.

Attic ventilation is accomplished via vented soffit (intake) and off ridge vents (exhaust). Their size and placement appear adequate for their intended purpose.

Storm water is routed off the roof via positive deck slope. No sign of ponding / standing water was observed.

General Conditions and Deficiencies

The following conditions were observed:

- 5821/5823
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.
 - Note: 6 exposed fasteners.

- 5812/5810
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 5830/5836
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 5847/5849
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 5855/5901
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.
 - NOTE: Four (4) exposed fasteners.

- 5912/5914
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 5924/5926
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 15758/15760
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 15759/15751
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.
 - NOTE: Shingle missing above gas vent

- 15730/15732
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.
 - NOTE: Exposed fasteners

- 15721/15723
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 15709/15711
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 15726/15728
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 15712/15714
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

- 15704/15706
 - Roof is in good serviceable condition. Vents, valleys and ridge caps are in good condition. Roof is appropriately attached where observed.

Executive Summary

Minor maintenance is recommended for each building. A budget is included for this work. The owners should reasonably expect 7+ years of useful economic life span (UEL).

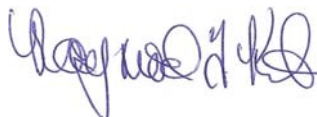
5 Year Budgetary Considerations

Year 1	Maintenance on 118 units plus clubhouse	\$14,875.00
Year 2	Annual Inspection	\$ 1,350.00
Year 3	Annual Inspection	\$ 1,350.00
Year 4	Annual Inspection	\$ 1,350.00
Year 5	Annual Inspection	<u>\$ 1,350.00</u>
	TOTAL (5 Year)	\$19,275.00

NOTE: A reroofing budget for replacement of 59 buildings at 6361 Ft² and one clubhouse at 1,500 Ft² could cost approximately \$2.40 Ft² or \$376,800.00 in 2010 dollars. This would include removal of old roof, renail deck, new dry-in sheet and installation of like, type and kind shingle.

End of Report.

Prepared By



Raymond T. Kilmer
President

Reviewed By



Joshua R. Kilmer
RC#0027155

Limitations

The methods and procedures utilized to offer the evaluations and opinions presented in this Limited Roof Survey are derived from various sources. Among these sources may be: Tenant/Occupant interviews; Review of offered warranties; Research of manufacturer's website and published manuals; Onsite observations of rooftop and below deck conditions; Public records and aerial photographs; Information provided by the client or others concerned with this project.

There is a distinct possibility that conditions exist which may not be apparent, identified or visible at the time of the roof survey.

All observations are conducted utilizing non destructive and non intrusive methods, therefore hidden and underlying conditions may affect the roof survey outcome were those same conditions disclosed.

Commercial Roofing Consultants, Inc. (CRC) believes this roof survey was performed to standards normally utilized by other professionals to perform a Limited Roof Survey. This Limited Roof Survey is based on our technical expertise only. We offer no warranty other than this Limited Roof Survey was performed as agreed to in our proposal. Any liability of CRC is limited to the cost of services provided.

The use and reliance of this report is limited to the persons/entity named on the cover page of this report. This survey is accurate to the best of our knowledge and beliefs.



PHOTO #1: FRONT VIEW - TYPICAL



PHOTO #2: ROOF OVERVIEW - TYPICAL



PHOTO #3: EXPOSED FASTENER – TYPICAL



PHOTO #4: EXPOSED FASTENER - TYPICAL



PHOTO #5: PROPER FASTENING PATTERN - TYPICAL



PHOTO #6: VALLEY DETAIL – TYPICAL