

Room Maintenance Items as noted by John Hosford Roof Consultants

2016

Sugar Sands Condominium 561-844-5630 Roof Inspection Book Available to view

Bldg.	Comment	Contractor	In House	Other
Club. H	Vegetation By Exhaust Fan, Vermin Screens, Hole in underlayment, Reattach Heater Vent, Clean Crickets out, repair hole at cant strip and gravel stop.		X	
	Paint Tiles			2017
	Blister On Modified Roof	X		
Office	Paint Tiles			2017
Pavilion's	Paint Tiles			2017
Villas	Clean Debris Off Roof, Check out water marks under gutter on facia soffit unit 1141		X	
	Blister in Cricket - high reading of moisture.	X		
1131	Open Lap at top of Gravel Stop, Mortar has holes exposing foam on top at ridge and hip	X		
1071	Repair bottom of rusted roof door		X	
	Replace Cover on mechanical box, 10 broken tiles on east side and 6 on west side of roof, Gravel bare spot west flat roof, check walk pads - recommend what should be done.	X		
1201	Check and remove leaves and debris at roof drains and scuppers		X	
	Replace Tile Roof			2017?
1260	Check walk pads - recommend what should be done. Ruptured water blisted in flashing Regravel base spots, fix hole in flashing next to ac for unit 205.	X		
	Fix hole in siding, Clean algae from roof		X	
1250	Check walk pads - recommend what should be done, Base flashing needs to be resealed and coated, back of all coverplates need resealing with modified cement and fabric membrane - cover plates are leaking. Entire base flashing on West low roof shows signs of moisture.	X		
1261	Replace Roof. Remove gutters install a scupper system as the gutter is causing leaks at the top metal and joints - Roof was scheduled for 2019.			2017?
1251	Reattach Vent Cover, caulk box at back of roof Double security light fixture.		X	
1262	Another roof where the gutter is causing leaks at the edge metal and joints - solution is to remove the gutter and install a scupper system -// back roof edge, recaulk coverplate face by ladder and numerous other plates - remove old and add new caulk, base flashing marked in red full of water - repalce, Back of base flashing sticking thru roof - spud back and renail, replace ladder pully.	Need a price for this X		2017?

Bldg.	Comment	Contractor	In House	Other
1252	Get ladder loose from support, fix holes in siding, fix security light pulled away from face		X	
	Regravel bare spots, recaulk coverplates remove old and add new caulk.	X		
1210	Replace base flashing at corner of hatch as it has srunk, Recommendation of walk pads,	X		
	coat and gravel large bare spot.			
	Remove debris and cans from roof		X	
1205	Seal back of gravel stop and caulk coverplates removiong old caulk.	X		
	Caulk void behind electric fixtures and wall		X	
1051	Replace ladder cables, fix inside corner of gravel stop that is sticking out of the roof,	X		
	caulk cover plates - remove old caulk, Reattach gravelstop as it is pulled away from the roof.			
	Remove debris from roof, caulk at scupper where screws are holding the hose,		X	
1025	Repair cracked roof top stucco. Clean up foam,		X	
1030	Repair stucco at coping		X	
1050	caulk cover plates - remove old caulk, Recommendations regarding walk pads.	X		
	East end light fixture pulled away from siding.		X	
1070	slide piece of metal at gutter as it is below the gravel stop, reseal in gutter down spout (NP1),		X	
	Install ladder rope or cable.			
	Reseal crackled base flashings with modified sealant, caulk cover plates and corners,	X		
	on low roof water behind base flashings near lader - cut blister dry and reseal with cement.			
1130	Repair void behnd base flashing, recoat base flashing at bottom of wall.	X		
	Fix crack in stucco, fix holes in siding, reattach electric box, attend to mansard rusted nails.		X	
1160	Recoat base flashing - entire roof, recaulk gravel stop face, seal cracks in base flashing	X		
	Fix siding where worker kicked it,		X	
1170	Caulk crack in siding, remove pine straw from roof, remove ac parts, check dryer vent to roof		X	
	seal base flashing, seal back of gravel stop, regravel and coat bare spots	X		
1190	Remove algae from roof, fix split gutter joints, remove gravel from gutter,		X	
	Cover Bare spots, corner of gravel stop pulled away.Reattach deflector with rivits not screws.	X		