



Manson Roofing Inc

State Certification No.'s

CCC 026478

CCC 045924

INSPECTION REPORT

Prepared for

Riverview Condo

1400 1st Ave W, Bradenton



Inspection Results Riverview Condo



Overview

Inspection Results Riverview Condo



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Observation

This is a picture of the walls, a mansard vent and an overflow scupper. They all appear to be in good condition.

Inspection Results Riverview Condo



Observation

Pitch pans should be topped off and sealed with silicone.

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Observation

There are rusted fasteners at the coping that should be replaced.

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Observation

There are missing fasteners at the coping that should be replaced.

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Observation

There are missing fasteners at hoods that should be replaced.

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Observation

There are holes in the membrane where curbs have been removed and not put back in the same location.

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Observation

There is excessive deterioration of insulation at A/C lines.

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Observation

There are missing shingles that need to be replaced.

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Observation
There is an improperly installed exhaust vent.

Inspection Results Riverview Condo



Deficiency

Areas of the roof needs to be cleaned.

Solution

Need to clean heavily soiled areas of the roof with low pressure wash, approved cleaner, and a soft bristle brush.

Inspection Results

Riverview Condo

- **Over-all Condition of Roof System:**

The roof appears to be in good overall condition.

- **Estimated Roof Life Remaining:**

There is approximately 15+ years of life left on the shingle mansard. The flat has approximately 10+ years **with proper maintenance.**

Comments:

This is a FiberTite roof with a shingle mansard. The shingle mansard appears to be in good condition. There are missing shingles that should be replaced. The FiberTite roof has a few maintenance items that should be addressed. There are rusted fasteners that need to be replaced. There are holes in the membrane where hoods have been removed and not reinstalled in the same location. There are missing fasteners at curbs that need to be replaced. There is an improperly installed exhaust vent. Some of the pitch pans need to be topped off and all should be sealed with a silicone coating. Heavily soiled areas of the roof need to be cleaned with low pressure wash and soft bristle brush.