

ROOF SURVEY

HIGHLAND TOWERS

2921 S OCEAN BLVD
HIGHLAND BEACH
FLORIDA



MAY
2025

PREPARED BY:

INFINITY ROOFING AND SHEET METAL INC.
6788 NW 17TH AVE
FORT LAUDERDALE FL 33309

Roof Inspection

Project Name: Highland Towers

Project Address: 2921 S Ocean Blvd
Highland Beach
Florida

Date of Inspection: May 13, 2025

Date of Report: May 13, 2025

Manufacturer of system: Firestone (SBS Modified)



Per your request, we completed a roof inspection of the above captioned project. This inspection was conducted in accordance with manufacturer's requirements in an effort to maintain your roofs and to detect any defects in the roof system. The following tasks were performed:

Visual Inspection:

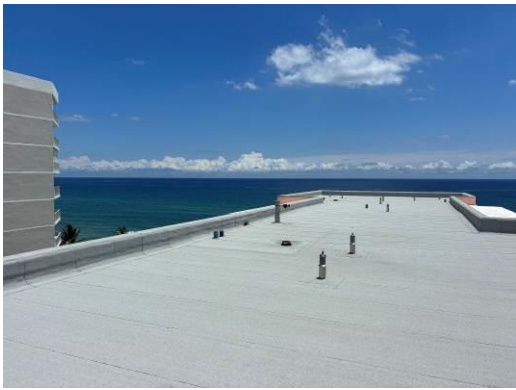
A complete inspection of the entire roofing system was made in order to get a true sense of the overall condition and performance. Emphasis was placed on attempting to get a feel for the present stage of deterioration of the components/whole roof. This included flashing membranes, metal components, projections, masonry (such as impacting walls), and roof mat defects (such as blisters, splits, and ponding).

Photographic Confirmation:

Photos have been used to capture the nature and extent of the conditions noted.

Performance History:

Through documentation and dialogue (interview) we have been able to put together key points such as age, past problems, treatments, and current situation.





Roof Overview Photos

General Observations:

1. The roof is in new condition. The roof system was installed by Infinity Roofing in 2023.
2. The existing roof consists of concrete deck, Firestone Vapor Barrier, tapered insulation, ¼” Secureck Insulation, Firestone Base Sheet and a Firestone Cap Sheet. The roof system installed has a 20 Year No Dollar Limit Labor and Material Warranty.
3. No leaks were reported at the time of our report.
4. There was no apparent damage from other trades such as mechanical or electrical.
5. There is no apparent damage from any recent storms.

Specific Observations:

1. The base flashing laps are sealed and in good condition.





2. The perimeter drip edge metal is secured to the top of the parapet wall per Florida Building Code Approval.



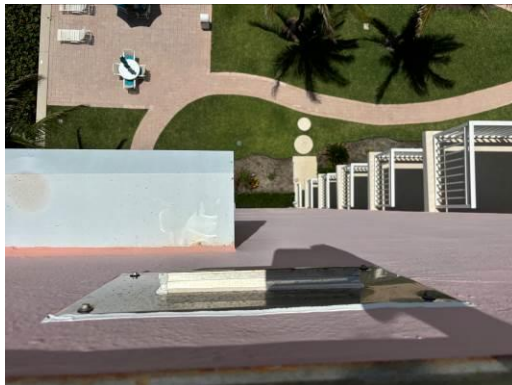
3. The field seams are sealed and in good condition. The asphalt bleed out is well protected from the U.V rays of the sun.



4. The roof drains are clear of debris and appear to be draining properly.



5. The overflow scuppers are sealed and in good condition.



6. The lead flashings are sealed and in good condition.



7. The SBC flashings are sealed and in good condition. The sealant is well protected from the U.V rays of the sun.



8. The counter flashing metal is secured to the top of the base flashings. The sealant above the counter flashing metal is sealed and in good condition.



9. The pipe supports are adhered to the modified sacrificial pad on the roof. There were no loose supports at the time of our inspection.



10. The aluminum elevator cover is in good condition.



Waterproofing:

The stucco in several areas is starting to crack. We found several holes in the stucco that can allow water intrusion into the interior of the building. Additionally, the cap is no longer installed on the top of the chimney. We recommend having a licensed and insured waterproofing contractor address the cracks in the wall.

