

Project Info

Project Name Four Seasons		Permit BP-24-719	Project Description Low Slope Full Roof Replacement & Mansard Roof Replacement	
Address 3799 S Banana River Blvd	City Cocoa Beach	State FL	Zip 32931	
Roof Type Mansard Shingles/Roof Coating	Roof Manufacturer GAF	Manufacturer Rep Sean Ramsey		
Prime Contractor Tech Systems	Contractor Contact Tommy Camp			
Mechanical Erwin Air	Mechanical Contact Scott Erwin			

Progress Summary Report

Site Visit Date(s) 12-6-24	Keystone Inspector Casey Hayes		
Reporting Period 12-2-24 to 12-7-24	Weather Clear	Temp 75	

Progress Summary

Building #8: Since the last progress report the roofers have removed all existing shingles and underlayment on the mansard and installed new self-adhered underlayment on the plywood sheathing. In addition, the existing soffits have been removed and new white vinyl soffits installed. Prior to installing the soffits Simpson stainless-steel hurricane straps have been added to the trusses along the exterior walls at the mansard.

Bldg #9: Tech Systems roofers have removed all existing roofing on the main roof, installed the secondary modified vapor barrier over the plywood roof deck, installed 1/8" sloped roof insulation, and installed the base and interply layers of the modified bitumen roof system. Erwin Air has replaced all mechanical stands with new aluminum stands, plus all associated work with disconnecting/ reconnecting of all units, plus new copper lines, new electrical, new disconnects and hurricane clips. At the time of our site inspection, roofers were in the process of removing the existing shingles and underlayment on the mansards, and installing new roof underlayment.

All work observed was well done, neat and organized. Tech Systems is making steady progress and will be starting Building #10 next week. All work is per manufacturer and Keystone specifications.

Other Items of Note



Photos

Photo



In progress photo of Building #9 Re-roof.



Tech System roofers removing the existing shingles, and installing new self-adhered roof underlayment on Bldg #9.



View of the exposed plywood sheathing on the mansard. All wood appears to be in good condition. The existing soffits have been removed and discarded. New vinyl soffits will be installed.



View of the south side mansard on Bldg #9, with soffits removed and new underlayment installed.



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View of Bldg #8



In progress photo of the new modified roof system partially installed. The existing roof has been removed down to the plywood roof deck, secondary vapor barrier installed, new 1/8" sloped roof insulation, modified base sheet and interply sheet. All mechanical stands have been replaced with new code compliant stands.



All modified bitumen roofing has been installed per manufacturer specifications and per the Keystone Engineering project manual.





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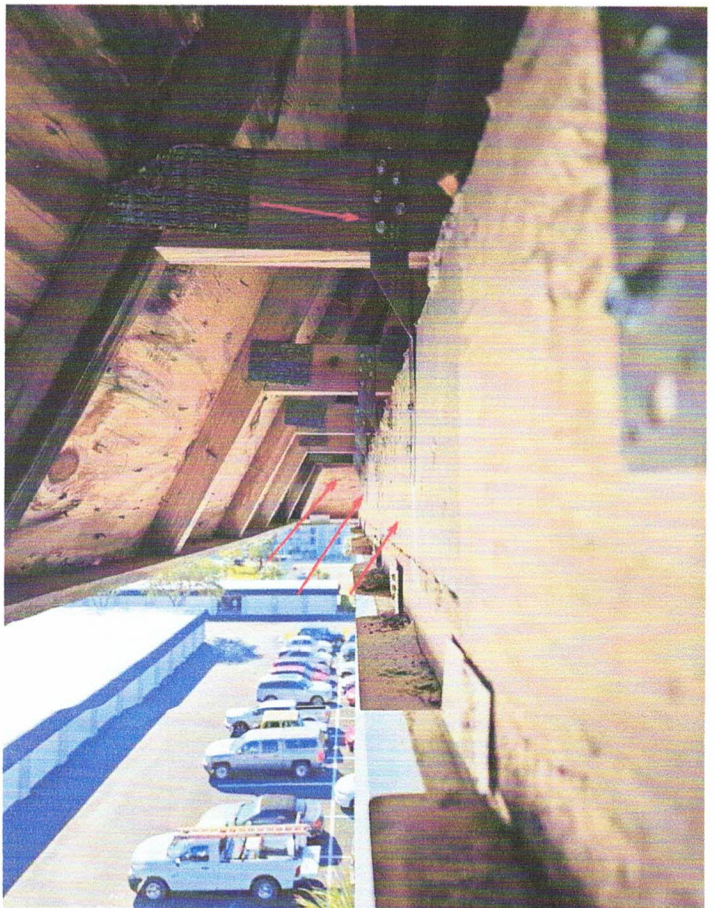
Photo of the new mechanical stands, to include new copper lines, electrical lines, disconnects and hurricane clips.



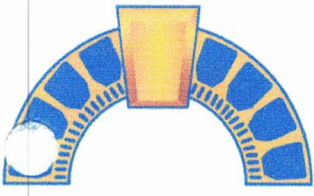
Rooftop view of the plywood sheathing at the mansard.



Close up view of the new mechanical lines with new insulation. A stainless steel chase box will be installed over the chase during final roofing detailing.



New Simpson stainless steel hurricane straps installed at the trusses under the mansard. Typical of all.



Acknowledgement

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Keystone Engineering representative confirms the accuracy of this report as of the date of issuance based solely on the inspections performed on dates stated above.

ANY discrepancies or concerns noted by either Association Board, Property Management, or Contractor should be immediately reported to Keystone Engineering and the assigned Keystone Project Manager.

By submitting this report to the applicable Association, Property Manager, Contractor, and/or local municipality, Keystone Engineering confirms that the contents of this report are accurate to the best of our knowledge.



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Permit

BP-24-719

Project Description

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Address

3799 S Banana River Blvd

City

Cocoa Beach

State

FL

Zip

32931

Roof Type

Mansard Shingles/Roof Coating

Roof Manufacturer

GAF

Manufacturer Rep

Sean Ramsey

Prime Contractor

Tech Systems Roofing

Contractor Contact

Tommy Camp

Mechanical

Erwin Air

Mechanical Contact

Scott Erwin

Progress Summary Report

Site Visit Date(s)

11-11-24 and 11-21-24

Keystone Inspector

Casey Hayes

Reporting Period

11-11-24 to 11-22-24

Weather

Clear

Temp

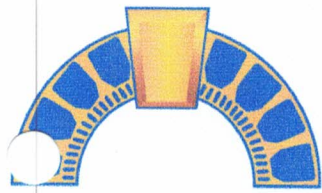
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Progress Summary

Tech Systems Roofing began mobilizing materials and equipment the week of November 4th, and started the re-roof of Building #8 on Monday, November 11th. The roofing crew began tear-off of the existing spray foam roof and underlying modified roof on the southwest corner of the building, working north. All debris is being lowered to the dumpsters by way of a lull with a trash box attached to the forks. The plywood roof decking was re-nailed to code, and inspections of the plywood roof deck found no deteriorated wood.

After removal of the existing roof, roofing crews installed a GAF waterproof barrier directly to the plywood decking, installed 1/8" sloped roof insulation and the GAF modified base sheet. All roofing slopes to the exterior perimeter edges. At the time of our inspection on Wednesday, Nov. 11th, Erwin Air had installed all but one of the new aluminum mechanical stands, to include all work related to the disconnecting, moving and reconnecting of the a/c condensers, new copper lines and line insulation, new electrical lines and disconnects, hurricane clips and stainless steel mechanical boxes. All work on both the roof and mechanical has been well installed and per GAF and Keystone specifications.

Other Items of Note



Photos

Photo



Building #8 re-roof was started on November 11th. Safety flags are staged around the roof perimeter with trash being downloaded in a impbox attached to the lull.



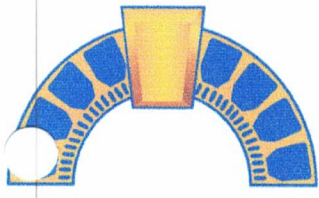
Safety flags staged around the roof perimeters.



View of roofing being removed from the southwest corner of the building. Existing roof is a spray polyurethane foam roof over an existing modified roof on a plywood roof deck. This section of roof decking is in good condition with no deterioration noted.



View of the roof removal in the southwest corner of the roof, looking north.



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Inspection of the plywood decking found the nailing pattern on the plywood ends to be code compliant at 6" on-center or more. However, the trusses located in the center of the plywood only have roofing staples. Tech System is adding roofing nails at 6" on-center to the center of the board located over trusses.



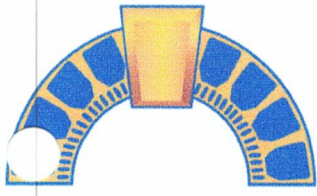
Roofers installed floor protection in the elevator and between the elevator and roof access ladder.



View of the southwest corner of the building after installation of the plywood vapor barrier, 1/8" sloped insulation and modified interply sheet. All laps have been heat-welded to be watertight.



Another view of the roof installation looking south. New mechanical stands have been installed by Erwin Air. After all work is completed the final granulated cap sheet will be installed as the finished roof surface.



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Photo showing the newly installed aluminum mechanical stands, with new copper lines, insulation, electrical whips, electrical conduits, hurricane clips and new stainless-steel mechanical chase cover.



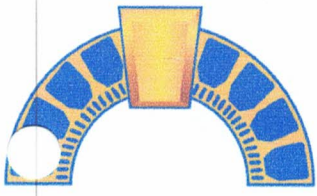
Another view of completed a/c condenser stands. Note that the new stands are longer to for proper spacing of the larger condensers for proper air flow.



Photo of the old mechanical stands that have been removed and will be disposed of off site.



There is one final group of a/c condensers that will be disconnected on the north side of Bldg #8.

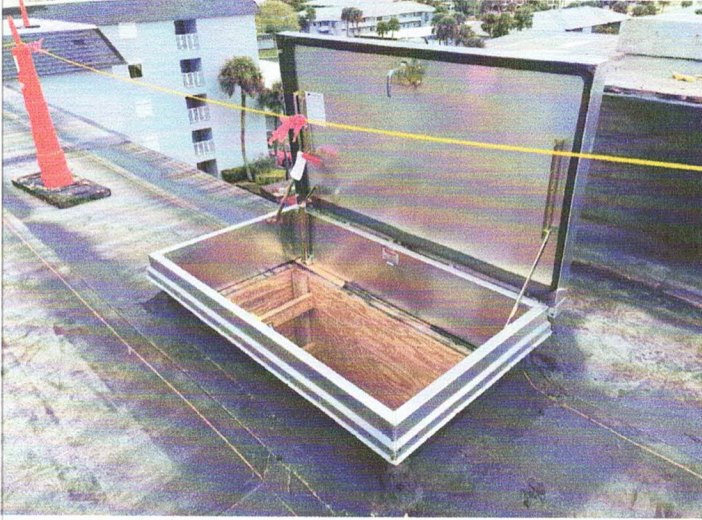


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A new Bilco aluminum roof hatch has been installed.

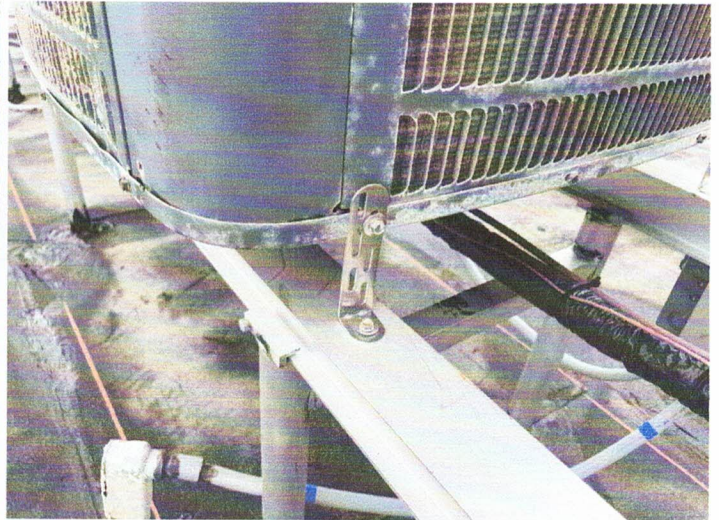
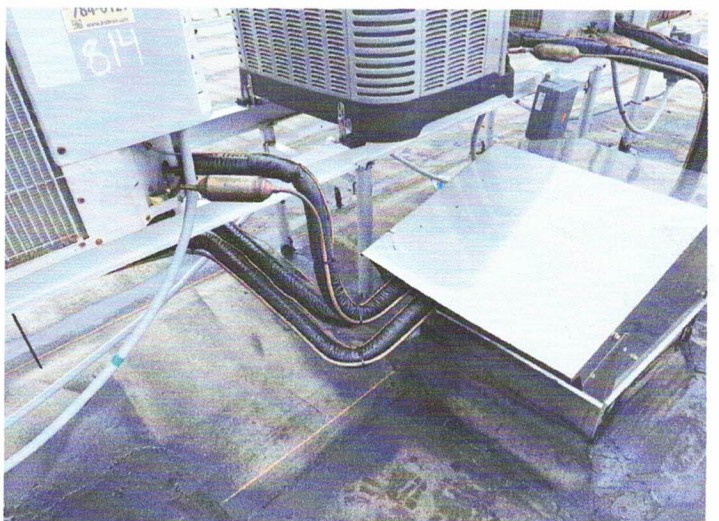


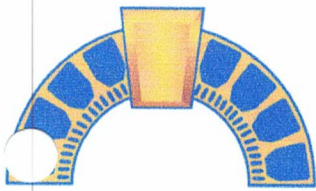
Photo of a hurricane clip installed on a condenser. All condensers have one on each corner for a total of 4 each. (Typical of all).



View showing proper staggering of the modified roll end laps.



Close up view of the new copper lines, insulation, and copper line dryers. All components of the new stands and lines are non-corrosive.



A bundle of GAF Tapered (sloped) roof insulation.

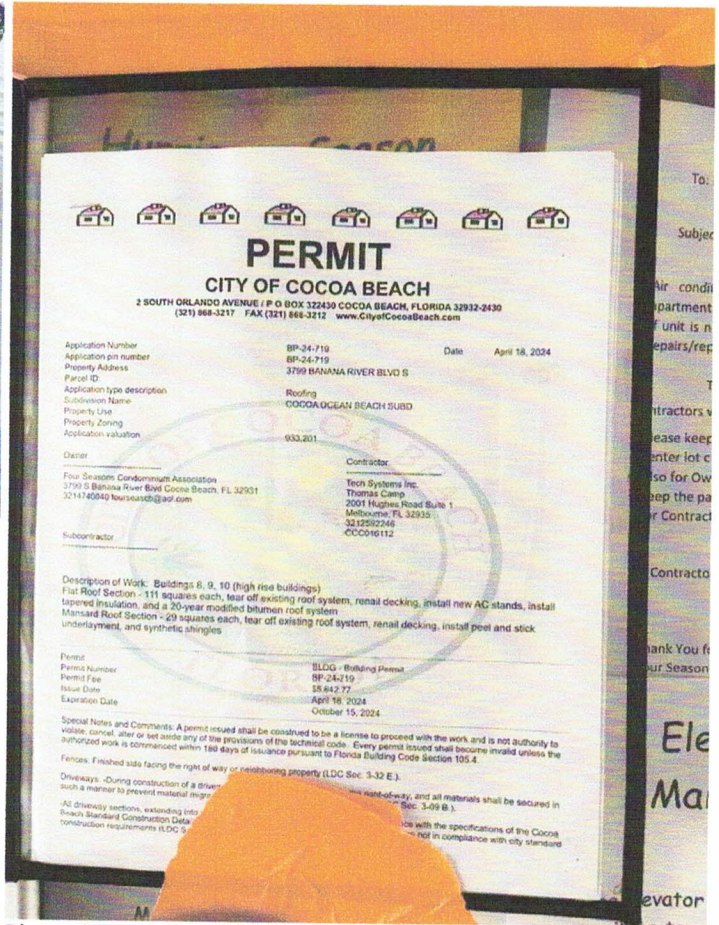


Photo of the Permit posted near the elevator.

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