

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- Regional Representative. John Torres- Roofing Inspector	
Prime Contractor Tech Systems		Contractor Contact Jim Swope		
Mechanical Erwin Air		Mechanical Contact Scott Erwin		

Progress Summary Report

Site Visit Date(s) Multiple, varied and unannounced.	Keystone Inspector Curt Adamovsky	
Reporting Period Monday, January 05, 2025 through Friday, January 31, 2025.	Weather Steady winds have been present and precipitation chances vary.	Temp Typical for this month of January

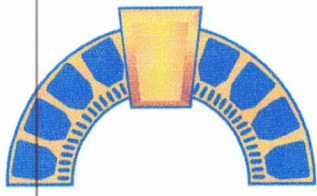
Progress Summary

Please Note: All information is current as of Friday, January 31, 2025.

FOUR SEASONS CONDOMINIUMS PROJECT REVIEW NOTES FOR THE LOW SLOPE& MANSARD ROOF REPLACEMENTS

LOW SLOPE ROOFS BUILDINGS: 8, 9, 10

1. Building 8: Gutter and downspout installation tentatively scheduled to begin on Monday, February 03, 2025.
2. Buildings 8,9,10: The existing roofing and their related, required components were removed down to the wood deck.
3. 3-ply 15/32" plywood (4'x8') sheets, were used to replace existing deteriorated decking, in various locations. Quantities listed below:
Building 8: Seven (7)
Building 9: Seven (7) with 20'LF of 2'x4's
Building 10: Seven (7)
4. Buildings 8,9,10: The specified self-adhering vapor barrier membrane was installed over a clean, dry and re-nailed roof sheathing.
5. The specified GAF Low Slope Modified Roof System was installed to the manufacturer's specifications.
Building 8: Completed.
Building 9: Completed.
Building 10: In Progress.
6. Installation of the GAF Granular Modified Membrane Cap Sheet installation began on Saturday, February 01, 2025.
Installation of the specified walk pads on both sides of the mechanical stands, have not yet been performed, on none of the required buildings.
7. The rooftop penetrations/ projections have been sealed with the specified Liquid-applied reinforced flashing system.
Building 8: Completed.
Building 9: Completed.
Building 10: Not Yet Started.
8. Some of the specified Bilco S-50 Aluminum Roof Hatches were installed over some deteriorated sheathing and some existing roofing materials. These hatches will need to be re-set on new plywood sheathing and new self-adhering underlayment, to meet project manual requirements. Deficiencies were shown to Jim Swope/ Tech Systems and will be scheduled to be corrected.
7. The elevator and trash roof vents were replaced with new 24-gauge stainless steel components and properly flashed to manufacturer's specifications.
Building 8. Completed.



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Building 9: Completed.
Building 10: Not Yet Started.

SHINGLE MANSARDS ROOFS: BUILDINGS: 8, 9, 10.

1. The contractor removed all the existing shingles and their related, required components down to the roof deck.
2. New Simpson stainless steel hurricane straps were installed as per the manufacturer's instructions.
3. The new GAF self-adhered underlayment was installed to the re-nailed deck sheathing.
4. The new GAF Timberline HDZ Shingles were installed to the manufacturer's instructions and the project manual specifications.
5. The existing soffits, fascia and related, required flashings were replaced with new, white vented soffits and new white .032 aluminum flashings.

Please Note: The specified scope of work, referenced above in line item #4, has been completed, on buildings: 8, 9, 10. There are some areas need some additional attention to various details. These punch list items were discussed with Jim Swope from Tech Systems. We will re-visit these locations for completion or correction, upon notification from Jim, that the repairs have been made.

MECHANICAL SUMMARY NOTES: BUILDINGS: 8, 9, 10

1. The contractor mechanically attached the new 2"x 6" lumber where needed, to the existing framing members. This provided additional support for the new mechanical stands.
2. The new aluminum mechanical stand assemblies with legs, were installed in accordance with the manufacturer's NOA drawings.
3. Surrounding wood sheathing had new self-adhering underlayment installed.
4. Existing condensers were relocated to the new stands.
5. New copper line sets, anti-vibration pads, insulation, disconnects and other related, required components were installed as per project manual requirements and NEC guidelines.
6. Installation is completed of the new 24-gauge stainless steel mechanical chase boxes. These goosenecks", have the specified removable tops and have been filled with spray polyurethane.
7. Keystone Engineering has reached out to Tech Systems for the pre and post condition surveys of the mechanical units, for review. They were not available at this time, to include in this report.

PRE-EXISTING MECHANICAL CONDITIONS: BUILDINGS: 8, 9, 10.

Building 8:

1. Unit 801 needs a new condenser fan motor.
2. Unit 812 is an old R-22 unit and the complete system should be replaced.
3. Unit 823 is an old R-22 unit and the complete system should be replaced.
4. Unit 825 does not work at all. We were advised not to service the unit.

Building 9:

1. Unit 902 has a coil that is in poor condition.
2. Unit 905 is an old R-22 unit and the complete system should be replaced.
3. Unit 910 unit did not run and the coil is in poor condition.
4. Unit 929 has a coil that is in poor condition.

Building 10:

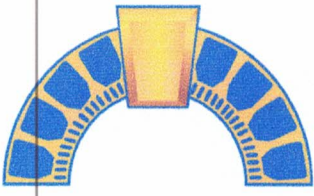
1. Unit 1008 is an old R-22 unit and the coil is in poor condition
2. Unit 1015 valves are damaged and the unit should be replaced.
3. Unit 1018 has fan motor fallen through and will not run with a rusted out top.
4. Unit 1016 was low on refrigerant and has a rusted out filter dryer.
5. Unit 1020 we had no access, no keys for entry to inspect.
6. Unit 1024 we had no access, no keys for entry to inspect.

- Current list of mechanical issues corrected:
1. Unit 801.....various repairs.
 2. Unit 910.....complete system replacement.
 3. Unit 1004...complete system replacement.
 4. Unit 1008.....non-coastal condenser.

Other Items of Note

GENERAL PROJECT NOTES:

1. This reroofing progress review is based on numerous on site visits that are not scheduled with the contractor.
2. During my investigations, the contractor's supervisor Jim Swope, has been open and forthcoming. He has coordinated their activities with me throughout this project.
3. The roofing foreman, leadman and the roofing crew members have been deemed responsible and competent in their duties to install this GAF Modified Roof System.
4. The daily crew size has varied from 4-10 employees, depending on that days scope of work.
5. Based on the inclement weather conditions that were noted, the projects progress lost about three(3) working weeks. Rain, forecasted



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rain and heavy, steady winds were encountered.

6. The added scope of work of installing the Simpson stainless steel hurricane straps, added approximately three (3) working weeks for the shingles/ mansard roofing personnel.

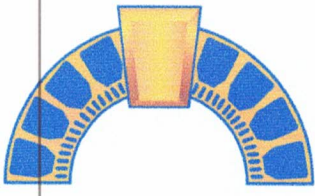
7. Weather permitting Tech Systems plans on completing the roof replacement project by mid- February.

8. Final inspections by the city, manufacturer and Keystone Engineering will complete the project requirements.

9. Many thanks to John Luther/ Four Seasons, for his assistance to Tech Systems, with the ground handling/ storage needs and coordination with the owners.

9. If anyone has any questions and/ or concerns, please feel free to contact me anytime.

Best regards,
Curt Adamovsky
keystone.curt@gmail.com



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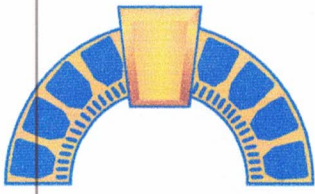
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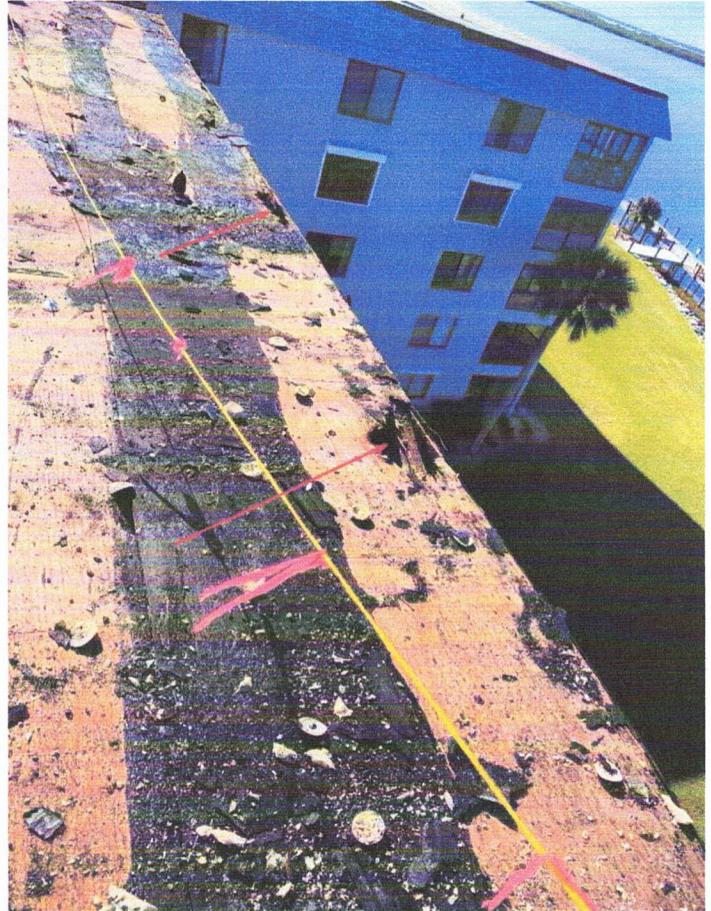
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Photos

Photo



Typical deteriorated wood decking at the perimeter.



Red arrows indicate deteriorating wood decking at conditions at the perimeter.

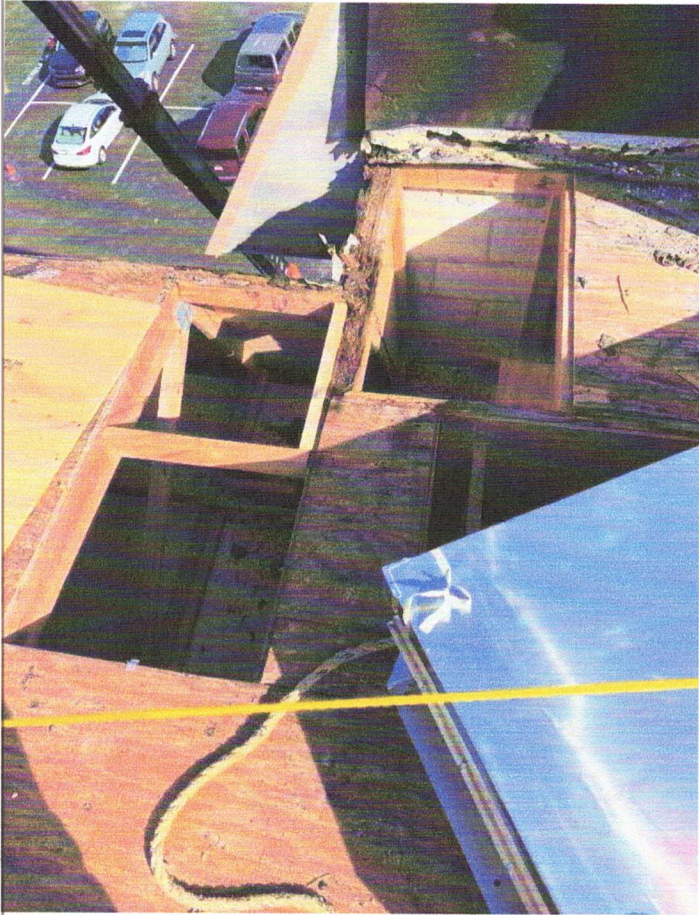


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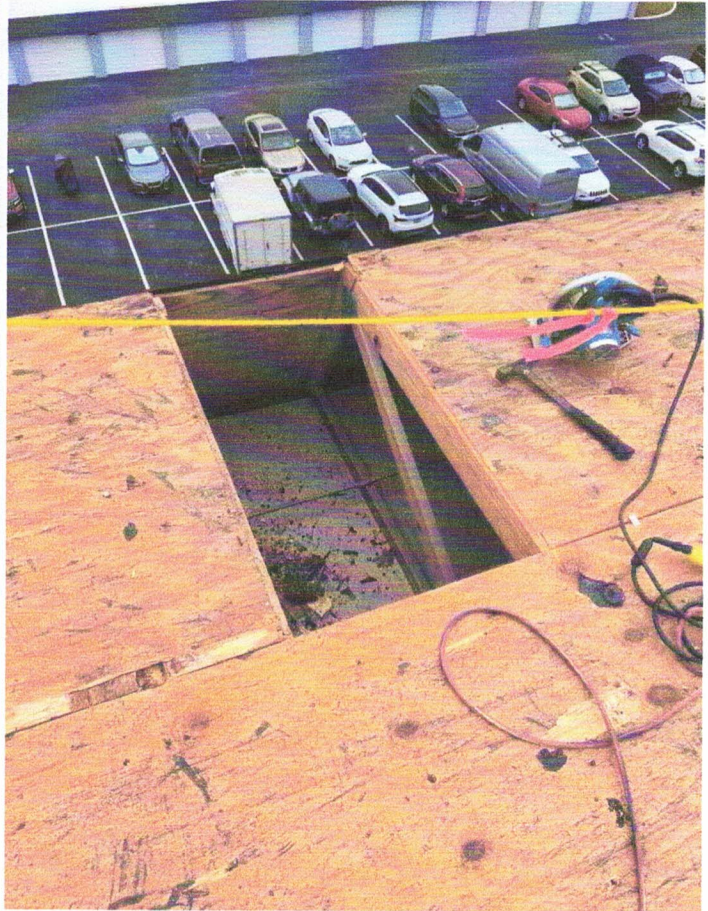
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In progress wood replacement of the existing decking and framing members.



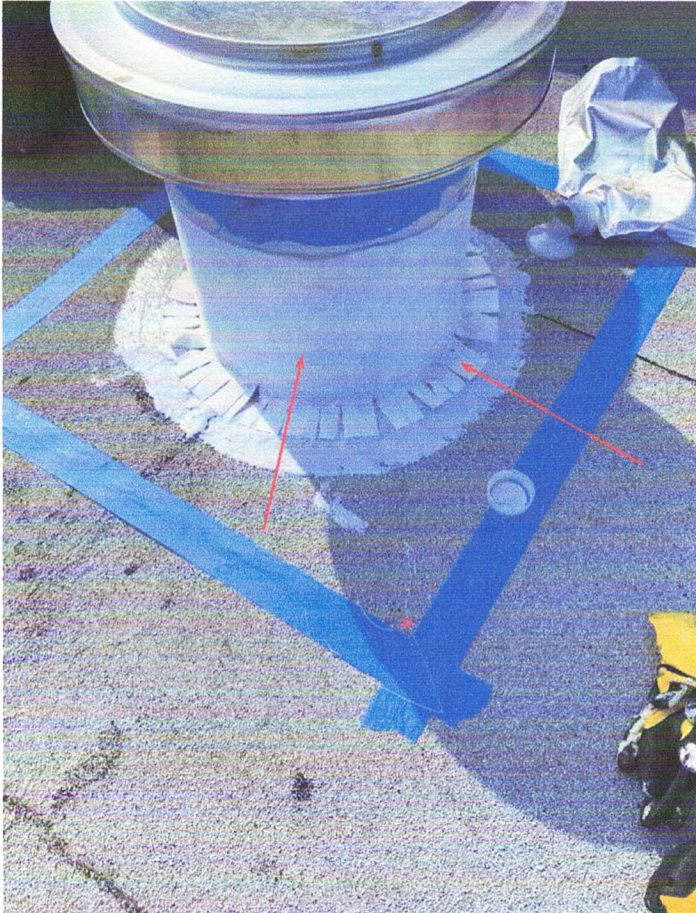
In progress wood deck replacement.



In progress new plywood sheathing installation.



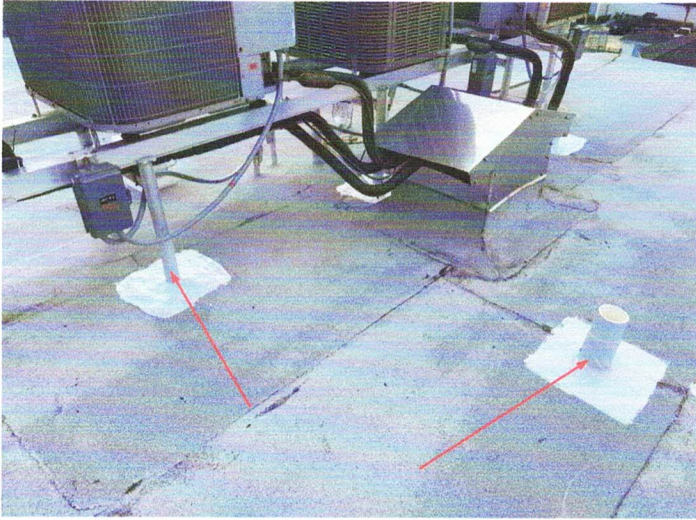
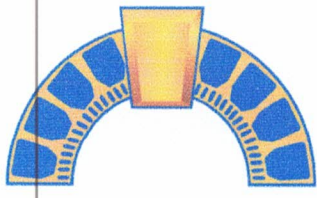
In progress installation of the self-adhering underlayment continues.



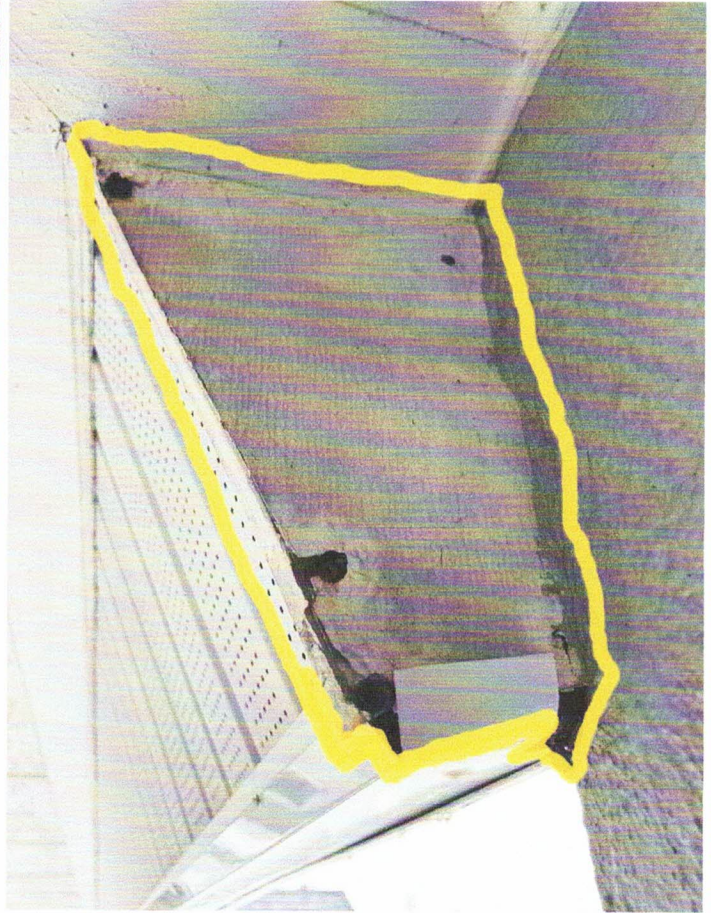
In progress installation of the liquid-applied reinforced flashing system for penetrations.



In progress installation of the liquid-applied reinforced flashing system.



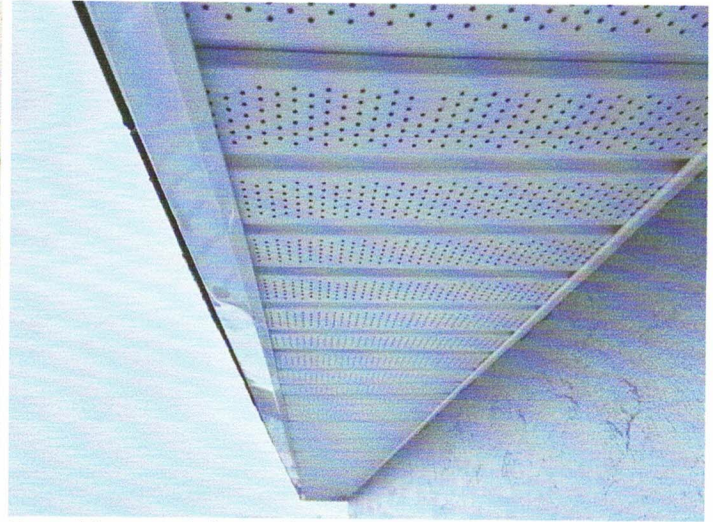
Vent stacks and mechanical stand legs being flashed to manufacturer's specifications.



Yellow highlighted area needs new aluminum components to properly seal. This is scheduled for completion.



Red highlighted area indicates existing soffit end closure that will be replaced with new.



New white vented vinyl soffit assembly on the mansard.



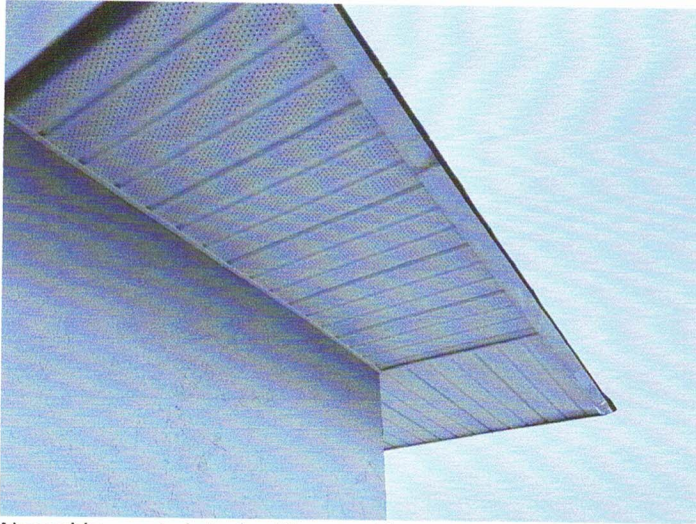
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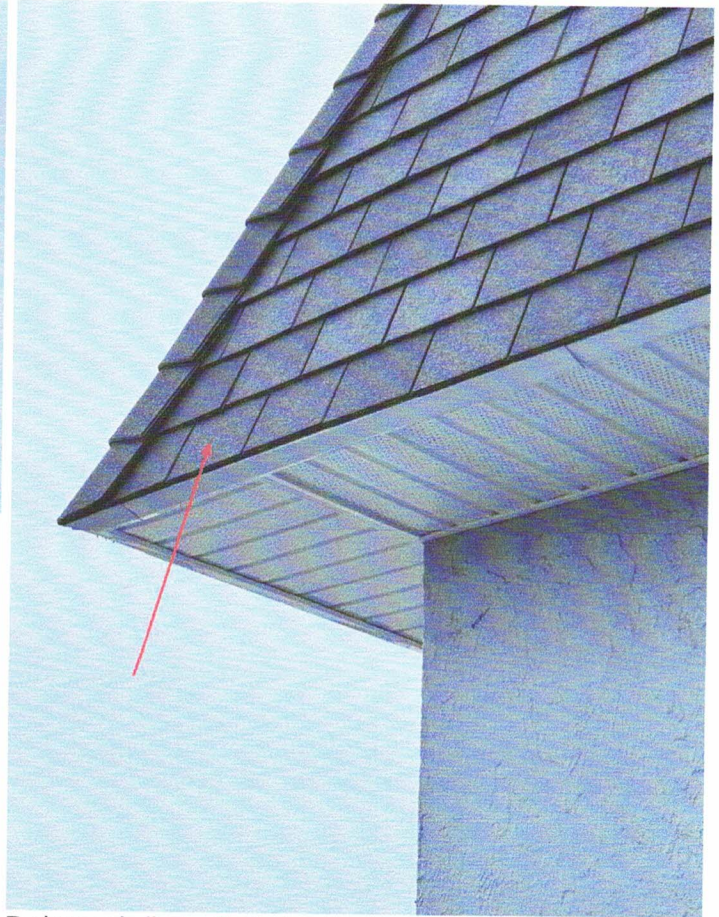
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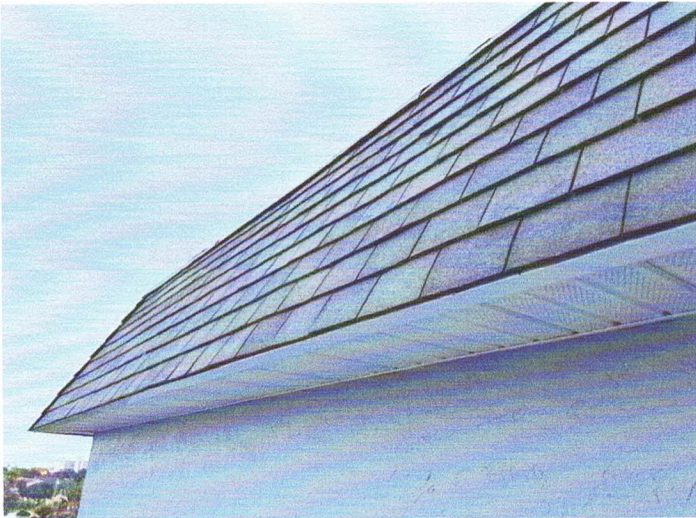
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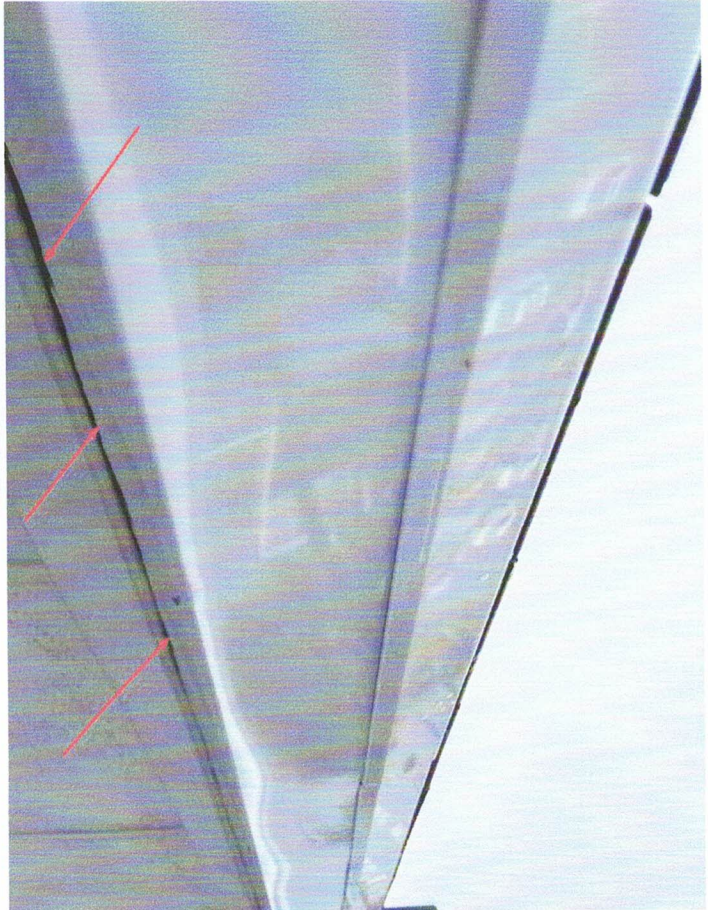
New white, vented vinyl soffit assembly on the mansard.



Red arrow indicator illustrates the new GAF Timberline HDZ shingles.



Properly installed GAF Timberline HDZ shingles installed to manufacturer's specifications.



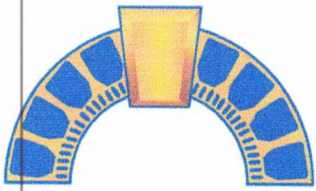
Red arrow indicators illustrates the gap shown in the metal components of the vented soffit assembly. These deficiencies were noted on building 8. They are scheduled to be corrected.



Red arrows indicate torch priming process was used in the flashing procedures.



Red arrows indicate stick roller and pull stick being used during the torch operations.



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Equipment storage/ parking identified by the safety cones.



Ground handling/ storage area is identified and orderly on today's visit.



Project specific GAF materials stored in their original wrappers.



Project specific GAF materials stored in their original wrappers.

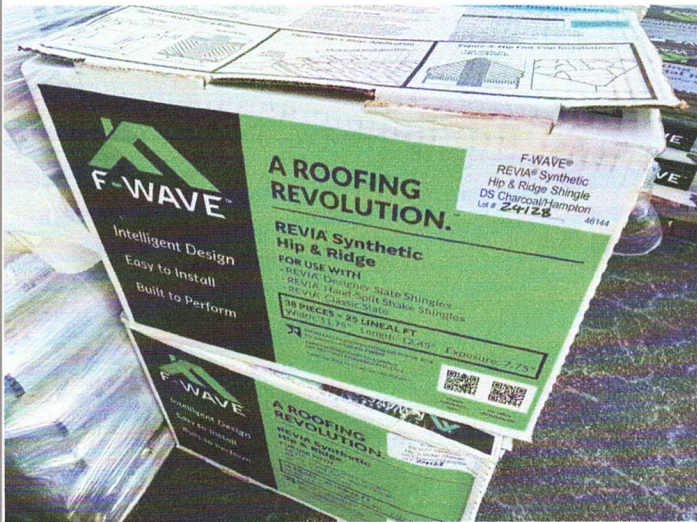


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Project specific F-WAVE Synthetic Shingles.



Large propane cylinders are secured in storage on the ground.



Red arrows indicate roof perimeter warning line system in place. Yellow arrows indicate ground markers or lift procedures.



In progress installation of the self-adhering underlayment to the wood decking at conditions of the mansard.



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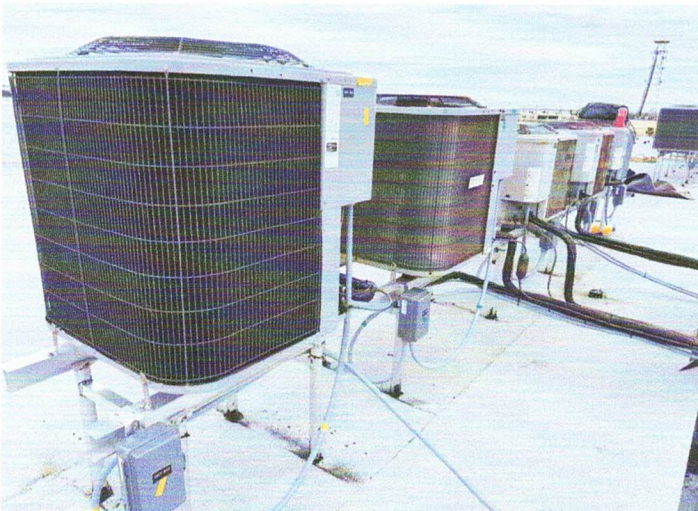
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Shingles being installed from the manlift.



Metal cleat installation continues on the low slope perimeter roof.



In progress installation of the GAF HW PLUS GRANULE Modified roofing.



Completed roof section of the GAF granulated modified roofing.



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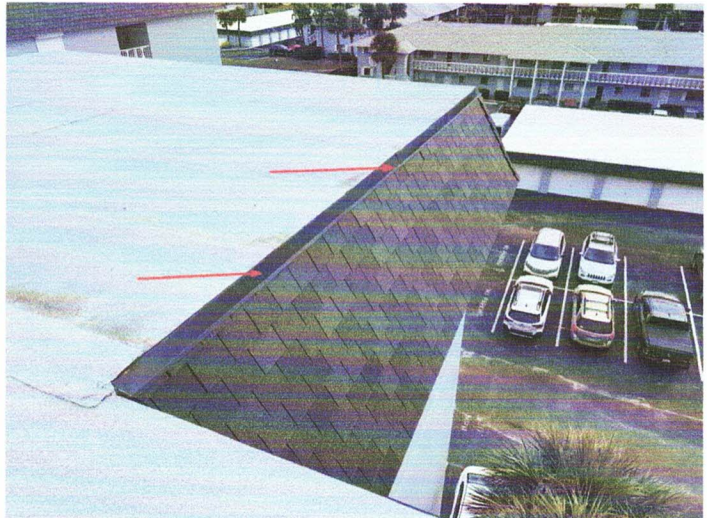
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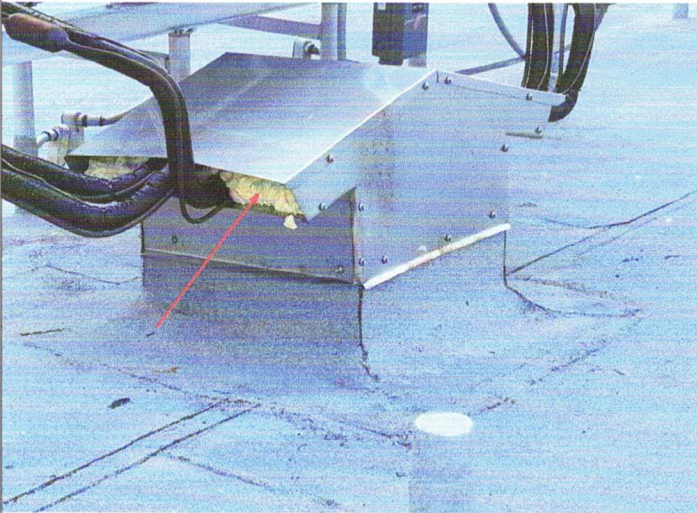
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Completed GAF Modified roof system near new mechanical stands.



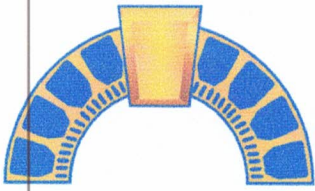
Installation of the new low slope roof edging with new white granulated modified roofing.



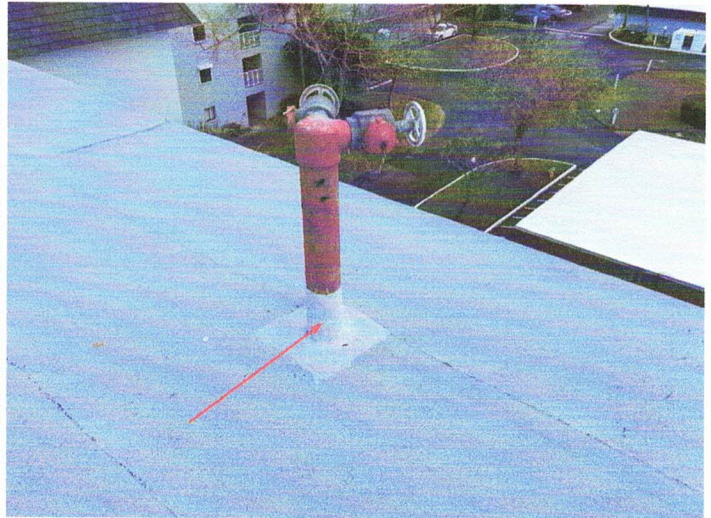
Spray polyurethane installed in "gooseneck" opening to seal.



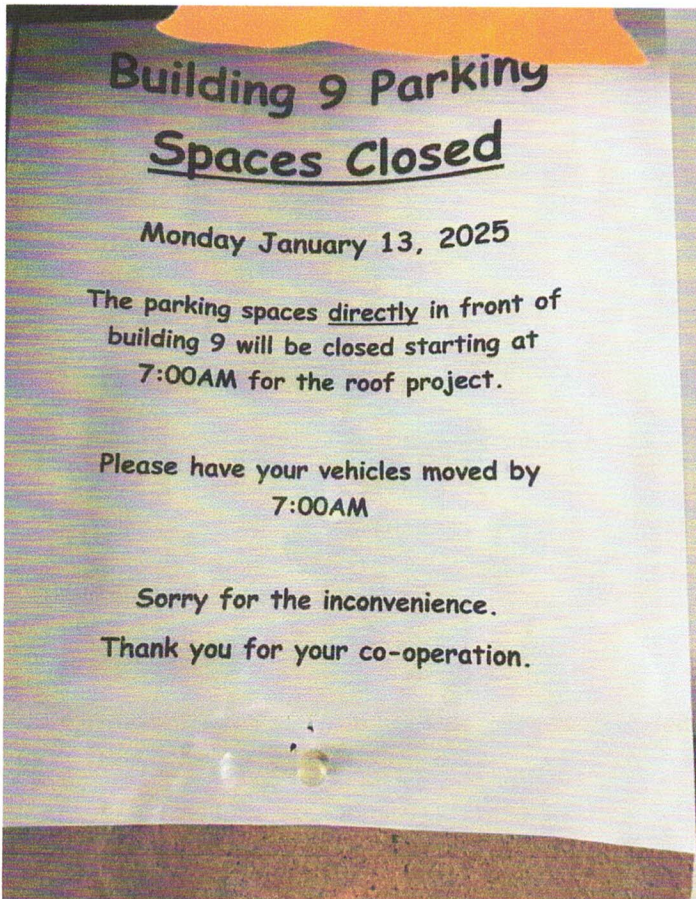
New vents installed to replace existing elevator and trash roof vents.



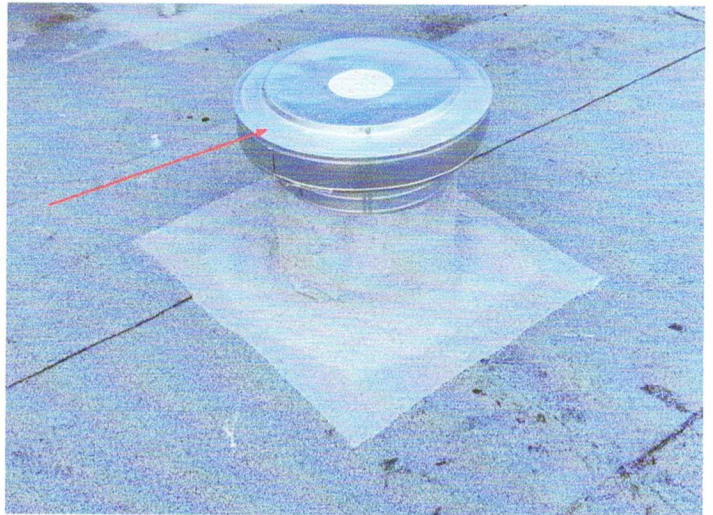
In progress liquid reinforced flashing of new rooftop vents.



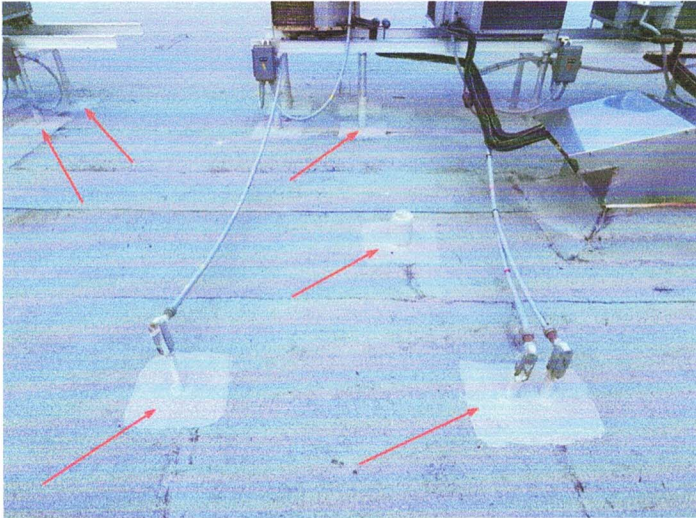
Liquid-applied reinforced flashing installed as per manufacturer specifications.



Examples of notices to the owners, to help with ground coordination of the project needs.



New rooftop vents properly installed and flashed.



Red arrow indicates proper liquid-applied reinforced flashing system being installed.



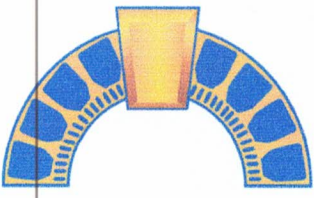
Overview of a completed GAF Modified roof system on building 8.



Overview of a completed GAF modified roof system on building 9.



Completed installation of the new roof vents to replace existing on the elevator roof section.



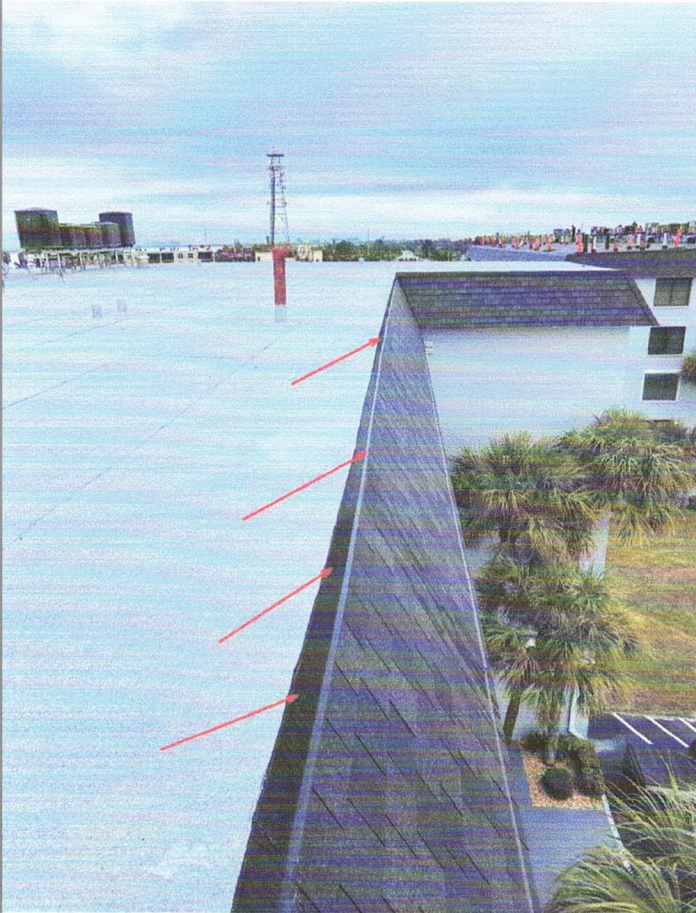
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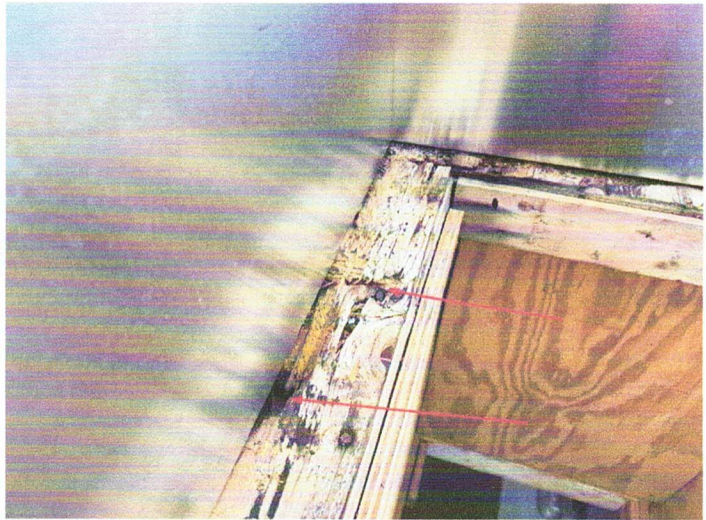
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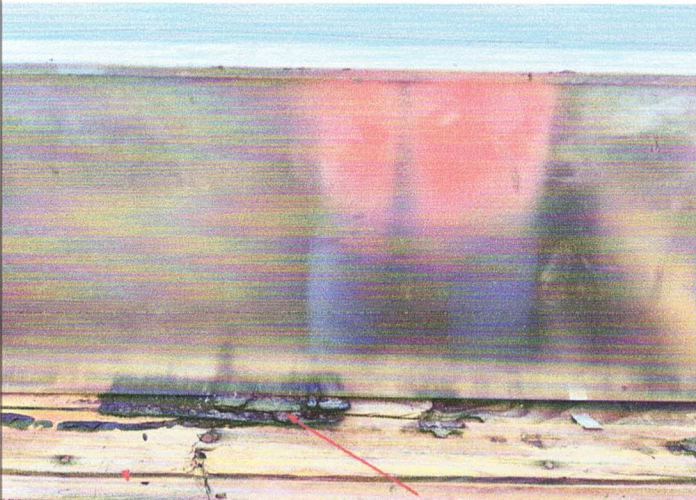
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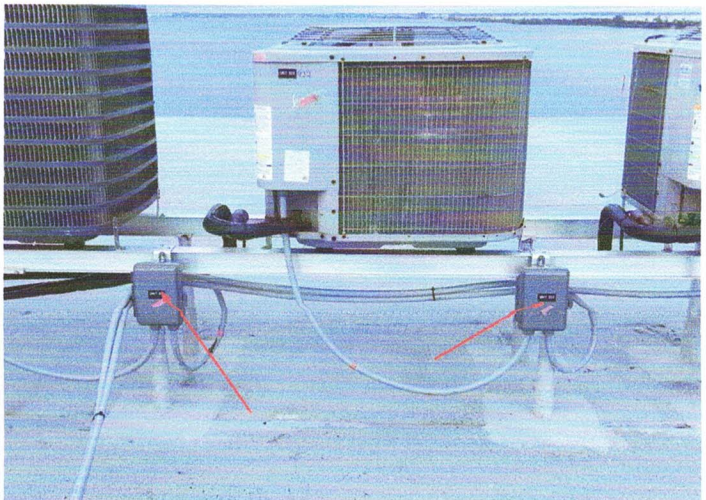
Overview of the mansard/ low slope roofing tie-in on building 9, with the transition metal noted by the red arrows.



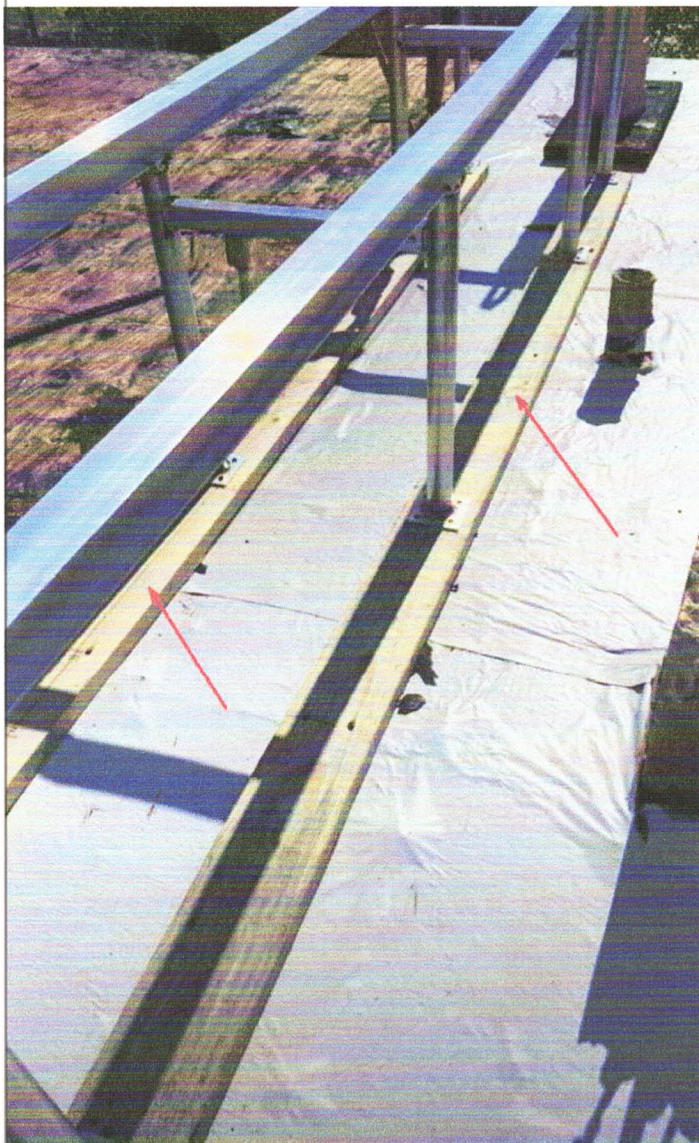
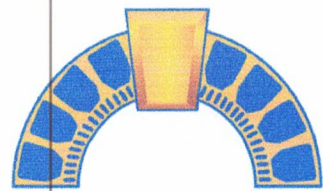
Red arrow indicators note the new aluminum roof hatch was installed directly on top of some deteriorating wood. This deficiency was shown to Jim Swope/ Tech Systems. It is scheduled to be corrected.



Red arrow indicates old existing roofing was not removed where the base of the new roof hatch was installed. This deficiency is scheduled to be corrected.



Red arrows indicate labeling to provide identification of the unit numbers.



Red arrows indicate new wood components attached to existing wood members, to provide additional support for the new aluminum legs of the mechanical stands.

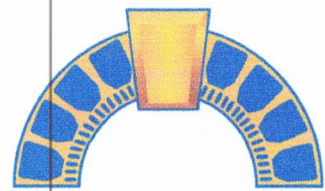
Acknowledgement

Acknowledgment

Keystone Engineering site visits are conducted on the date(s) stated in the report above. Inspections conducted during these times are notated in full including existing conditions, work completed to date by contractor, anticipated upcoming progress, and photos of ongoing progress.

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.



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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.