



EURO CONSTRUCTION, INC.

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**To: Association Services, Inc.
Attn: Mr. Kevin Caruso**

October 28, 2009

**Re: Bluff Villas
Sea Pines Plantation
Hilton Head Island, SC 29928**

Dear Sir:

Pursuant to your request, EURO Construction, Inc. in conjunction with Advance Roofing Services have performed a visual survey of the above referenced property on October 27, 2009. The purpose of the survey was to determine the condition of roof covering on buildings #2, #3 & #5 and to determine overall condition of other exterior elements. A summary of relevant observations made during the survey is provided below.

1. A/C compressors placed on wood platform below main roof (pictures 001 and 002) are to close to each other and/or enclosure walls. Manufacturer's required clearance is minimum 12 inches on all four sides to ensure proper ventilation and warranty coverage. Some metal disconnect boxes are rusty.
2. Many pipe boots and the rear side of the roofs have exposed rusting nails (Pictures 003 & 004). Any exposed fasteners on roof covering must be sealed with roof tar or other approved sealer.
3. Aluminum roof top flashing is too narrow for current roof slope (Pictures 005 & 006). Wind-driven rain may penetrate behind flashing into wall structure below. Apparently, these flashings were reused at the time of last roof replacement. Many unsealed holes exist along the entire perimeter. Joint seal failure is evident in many joints allowing wind-driven rain to penetrate behind flashing. Overall roof shingles condition is good. Many shingles are little brittle, which is normal, keeping in mind current age of the roofs. There is still enough flexibility left in shingles to continue serving as roof covering. We were not able to find any significant granular loss on shingle surface. In our opinion, estimated remaining life for most general areas of buildings #2, #3 & #5 should be eight to ten years (with recommended necessary repairs). The biggest issues with roofing are with improper flashing installations



through-out the property. For more details please refer to roof inspection report prepared by “Advanced Roofing Services”.

4. The ends of many fascia boards appear to be partially compromised due to long-term weathering and water intrusion at the joints (Pictures 007, 010, 011 & 012). It appears that most fascia boards are nearing the end of usefull life. Moderate to severe wood aging and warping is evident in many areas. Dimensional changes and aging due to long-term exposure to the weather have resulted in numerous splits along wood grain, creating possible rain water penetration behind fascia trim (Picture 012).
5. Failed window seal application was observed in many areas (Pictures 014, 015, 016). This condition requires immediate attention to prevent moisture penetration to structural framing.
6. At the time of visual survey, we were not able to determine the cause for sagging roof condition in entry roofs (Pictures 007, 008, 009, 019 & 020). Destructive testing would be required in order to determine what is causing these conditions. There is no sealant application behind gutter, though fascia trim boards on the end of entry roofs appears to be in fairly good condition. It is possible, that improper flashing installation at the end of entry roofs, resulting in water penetration behind shingles and wood deterioration in roof plywood and, possibly, rafters. In oerder to determine what’s causing issues with entry roofs, some ceiling boards need to be removed.
7. Fading sealer of stone tile entryway floors is causing “Stained” look. This issue can be addressed by stripping and re applying sealant to the tile floors. Few grout repairs would be necessary before re applying tile sealer.
8. Wood fences and balcony rails appear to be in fairly good, workable condition. Few, minor repairs necessary for fences and rails. Exterior stucco “badly”needs cleaning and paint application

Sincerely,

Valdas Stankevicius _____
President

EURO Construction, Inc.
Full service multifamily renovation and repair company.



P001. Bluff Villas. Building #5



P002. Bluff Villas. Building #5



P003. Bluff Villas. Building #5



P004. Bluff Villas. Building #5



P005. Bluff Villas. Building #5



P006. Bluff Villas. Building #5



P007. Bluff Villas. Building #5 Right side entry.



P008. Bluff Villas. Building #5 Right side entry.



P009. Bluff Villas. Building #5 Left side entry roof



P010. Bluff Villas. Building #5. Corner of fascia trim board



P011. Bluff Villas. Building #5. Corner of fascia trim board



P012. Bluff Villas. Building #5. Corner of fascia trim board



P013. Bluff Villas. Building #3. Rear side fascia trim and soffit panel



P014. Bluff Villas. Building #3. Front side window.



P015. Bluff Villas. Building #3. Front side window.



P016. Bluff Villas. Building #2. Front side window.



P017. Bluff Villas. Building #2, rear side fascia trim



P018. Bluff Villas. Building #2, rear side fascia trim



P019. Bluff Villas. Building #2. Left side entry roof.



P020. Bluff Villas. Right side entry roof.