

EURO CONSTRUCTION, INC.



19 Cardinal Rd., Suite A-1, Hilton Head Isl., SC 29926-3776

Ph. (843) 682-3876; Fax: (843) 682-3879;

e-mail: office@eurohhi.com

www.eurohhi.com

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To: Association Services, Inc.
19 Executive Park Dr.
Hilton Head Island, SC 29928
Attn: Mr. Kevin Caruso

Re: Bluff Villas, Regime 55, Building 8
262 S. Sea Pines Dr., Sea Pines Plantation
Hilton Head Island, SC 29928

Visual inspection of the membrane roof areas on Building 8, performed on December 10, 2009.

Membrane roof area on the right side: Concrete ceiling over third floor hallway is in good condition. No visual cracks, no water stains. No visual moisture damages or water stains on plywood or joists detected under membrane roof structure below A/C platform.





No visual moisture damages or water stains on joists and plywood detected under membrane roof structure across from A/C platform.



Membrane roof surface under and across A/C platform looks good. No visual damages to the surface.

Membrane Roof area on the left side: Wood deterioration evident at the edge of plywood sheets.





Water stains evident in numerous spots on plywood and joists. Wood deterioration evident on the top of some joists.



Membrane roof structure below A/C platform. No visual moisture damages nor water stains on plywood and joists detected. Gravel fill is dry.





Membrane roof surface across from A/C platform looks like it's been just recently resurfaced.



Membrane roof surface below A/C platform also looks fairly new. Ventilation cap in good condition and properly secured.





Apparently, roof resurfacing was performed without addressing moisture damages to the roof structure.

A/C platform joist is broken at the knot behind coolant line.



Membrane roofs inspection on building 8 was based on visual observations only. Please feel free to contact our office with any questions regarding this inspection or for further assistance.

Sincerely,

Valdas Stankevicius
EURO Construction, Inc.