

# EURO CONSTRUCTION, INC.



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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 53, Building 6  
262 S. Sea Pines Dr., Sea Pines Plantation  
Hilton Head Island, SC 29928

Visual inspection of the membrane roof areas on Building 6, 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. Lots of debris under membrane roof structure below A/C platform.





Standing water under membrane roof, by the drainage trap.



Moisture stains on the roof plywood. Moisture stains on some joists. Bottom parts of some joists are wet and dripping.







Membrane roof surface under A/C platform. Holes in membrane at the seam by A/C platform access ladder. Plywood below feels very soft probably due to deterioration.



Aluminum ventilation cap under A/C platforms damaged with holes in it. Water penetrating to the space below.







**Membrane Roof area on the left side:** Concrete ceiling over third floor hallway is in good condition. No visual cracks, no water stains. Membrane roof structure under A/C platform is well sloped. No visual evidence of water leaks. No visual moisture damage to roof plywood and joists.



Membrane roof structure across from A/C platforms. No visual moisture damages to the roof structure nor any evidence of water penetration. Gravel fill under membrane roof is dry.





Roof surface under A/C platform looks good. No visual damages to membrane.



Membrane roofs inspection on building 6 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.