



# EURO CONSTRUCTION, INC.

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LICENSED \* BONDED \* INSURED

**Mr. Kevin Caruso**  
**Association Svices, Inc.**  
**19 Executive Park Dr.**  
**Hilton Head Island, SC 29928**

November 24, 2009

**Re: Assessment of Flat Roof Conditions**  
**Bluff Villas, Regime 56, Buildings 2, 3 & 5**  
**Sea Pines Plantation,**  
**Hilton Head Island, Sc 29928**

Dear Mr. Caruso:

Pursuant to your request, we have performed a visual survey of the above referenced property. The purpose of the survey was to determine the overall condition of the flat roof structures and provide repair/maintenance recommendations as necessary.

All six (6) roof structures inspected, require roof membrane resurfacing with hydrostop materials. We recommend to use "Sealoflex" waterproofing system. Buildings 2 & 3 appear to have substantial moisture damages to the flat roof structures on the left side (please refer to attached pictures). In both cases, structural framing work is necessary to provide adequate repairs as well as roof membrane replacement over affected areas. A/C platforms in all six areas appear to be in good workable condition. We recommend to remove miscellaneous debris from lower flat roof sections and replace A/C platform access ladders with wood stairs. This would eliminate possibility of damaging roof membrane with sharp edges of the ladders and provide safe access for service technicians.

Please fell free to contact us if you have any questions regarding this report or require additional assistance.

Sincerely,  
EURO Construction, Inc.  
Valdas Stankevicius

P001

Bluff Villas, Building 2

Flat roof inspection on 11/23/2009  
Immediate repair work necessary in  
the flat roof area on the left side of  
building.



P002

Bluff Villas, Building 2

Severe wood deterioration in the flat  
roof structure by unit 1714.



P003

Bluff Villas, Building 2

Flat roof area by unit 1714. lots of  
debris and standing water under  
damaged roof surface.



P004

Bluff Villas, Building 2

Sagged roof membrane above damaged structure in pictures 002 & 003. Water is dripping down thru the holes in membrane.



P005

Bluff Villas, Building 2

Broken roof seal at the junction with sloped roof over the stairwell.



P006

Bluff Villas, Building 2

Flat roof area under A/C platform. No immediate problems observed. Some minor leaks to the framing below noted. No standing water under this section of flat roof. Needs resurfacing.



P007

Bluff Villas, Building 3

Flat roof inspection on 11/23/2009  
Immediate repair work necessary in  
the flat roof area on the left side of  
building.



P008

Bluff Villas, Building 3

Flat roof area at the junction with  
sloped roof by unit 1738. Severe  
moisture damages to the roof  
structure. Wood rot in sheathing and  
several joists.



P009

Bluff Villas, Building 3

Large amount of standing water  
under damaged flat roof area.  
Very unusual and inappropriate A/C  
disconnect placement between two  
flat roof structures.



P010

Bluff Villas. Building 3

Three large holes in the roof membrane. Two holes appear to be made with A/C access ladder.



P011

Bluff Villas, Building 3  
Flat roof upper section under A/C  
platform. No visual damages  
observed.



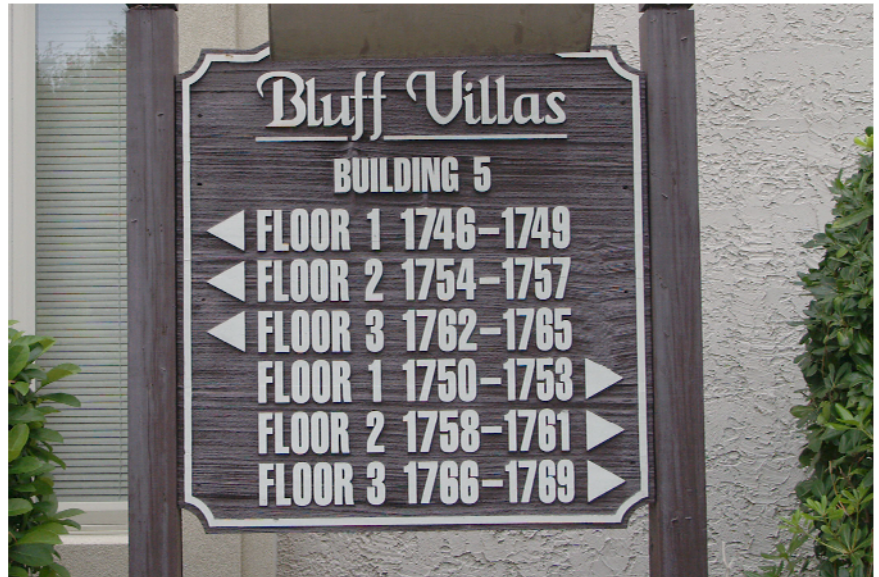
P012

Bluff Villas, Building 3

Flat roof lower section under A/C  
Platforms. No visual damages to the  
framing structure. Few minor leak  
stains noted on the joists.



P013  
Bluff Villas, Building 5  
Flat roofs inspection on 11/23/2009



P014  
Bluff Villas, Building 5  
Left side  
Upper flat roof section under A/C  
platform. No visible damages to the  
roof membrane.

P015  
Bluff Villas, Building 5  
Left Side  
Lower flat roof section under A/C  
platform. Numerous water leak  
stains evident on the joist and  
plywood surface. Membrane above  
needs resurfacing.



P016

Bluff Villas, Building 5

Left side

Upper flat roof section in front of A/C platform. No visual damages to the roof membrane observed.



P017

Bluff Villas, Building 5

Left Side

Lower flat roof section in front of A/C platform. Numerous water leak stains evident on the joist and plywood surface. Membrain above needs resurfacing.



P018

Bluff Villas, Building 5

Right Side

Upper flat roof section under A/c platform. No visible damages to the roof membrane. Standing water around roof vent.



P019  
Bluff Villas, Building 5  
Right Side  
Lower flat roof section under A/C  
platforms. A few minor water leak  
stains evident on joist and plywood  
surface.



P020  
Bluff Villas, Building 5  
Right Side  
Upper flat roof section in front of A/C  
platform. Roof membrane separation  
evident at the joint.



P021  
Bluff Villas, Building 5  
Right Side  
Lower flat roof section in front of A/C  
platforms. A few minor water leak  
stains evident on joist and plywood  
surface.

