



DUNMAR

Roofing Inspection For

**Cornerstone at Watermill
Oakleaf Village Pkwy
Jacksonville, FL 32244
4/24/17 through 4/28/17**



Prepared by:

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Cornerstone Board of Directors
c/o PMSI
463499 State Road 200
Yulee, FL 32097

Dear Board of Directors,

At your request, Dunmar Group has performed an updated inspection on all roofs of your 34 buildings at the Cornerstone at Watermill Association property.

The following narrative report describes the issues that were found on the roofs at each of the 34 buildings after these roofs have been thoroughly analyzed and inspected as of 4/28/17.

Purpose

The purpose of this report is to be used as a guide to assist the association in their determination of the conditions as of 4/28/17 with each roof structure so the Board may come to their own conclusions as to which roofs will require the immediate attention of repairs or replacement.

During the week of April 24th, 2017 to April 28th, 2017, Dunmar Group performed an inspection of every roof on 26 Buildings in Phase I and 8 Buildings in Phase II at the Cornerstone at Watermill Community. Our findings on these roofs are as follows:

Phase I

8647 – 8692 Tower Falls

On the upper main roof, we found that the drier vents are starting to show signs of heavy rusting along with one missing tab and a couple of spots that show signs of hail damage. Over all it is in fair condition. Lower back showing signs of heavy wear. Needs to be replaced next couple of years. Lower front some hail damage and signs of wearing. Over all fair shape.

8668 – 8665 Tower Falls

Upper main roof: Right-side, there is a two-foot spot along the eave that is sunken in and soft that it looks like the plywood may be rotted in this spot. We also found several spots that show signs of hail damage along with one missing tab leaving the nails exposed. Front: we found one missing tab. Left-side: we found several spots that show signs of hail damage. Back: there are several areas that is peppered with hail damage along with a few nail pops. Lower-front: one spot under window that is worn due to accessing the roof repeatedly through this window. There is also signs of bruising from hail damage.

8605 – 8623 Ribbon Falls

Upper main roof: Left-side, appears to be in fair shape no broken tabs, nail pops or bruising. Back: we found three missing tabs leaving the nails exposed along with several nail pops. Right-side: minor signs of hail damage. Front: we found several nail pops that are either lifting the tab covering it or cutting into the tab covering it along with signs of hail damage. Lower-front: over all fair shape.

8629 – 8647 Ribbon Falls

Upper main roof: right-side, minor signs of hail damage. Front: one spot that is between the right gable and center gable that the plywood appears to be lifting slightly (not a problem now but needs to be nailed back down when the roof is replaced). We also found several nail pops. Left-side: the eave drip is lifting, this is caused by the eave being pulled to tight in to the fascia. This makes a water trap where the water can get under the shingle and can cause the decking and fascia to rot. We also found three nail pops on this side of the roof. Back: we found one torn tab, minor hail damage and two nail pops. Lower-front: overall fair shape. Lower-back: overall fair shape.

8653 – 8671 Ribbon Falls

Upper main roof: left-side, overall fair shape but there is a satellite cable running over the top of the roof. Back: overall fair shape. right-side: overall fair shape. Front: signs of hail damage and torn shingles between the gables to the right the left-side between the gables several shingles worn down to the fiberglass. Lower-back: in fair condition. Lower-front: signs of minor hail damage.

8637 – 8695 Ribbon Falls

Upper main roof: the drier vents showing heavy rusting, but overall roof in fair condition. Lower-front: signs of minor hail damage. Lower-back: fair condition.

8701 – 8719 Ribbon Falls

Upper main roof: Left-side, we found five nail pops that are lifting the shingles or coming through the shingles. Back: we found worn shingles from ageing long with several nail pops. Right-side: we found three nail pops. Front: there were several nail pops along with some buckling valley metal under the shingles. Lower-back: in fair condition. Lower-front: we found several shingles with the asphalt worn off and several that had gouges in them.

8725 – 8726 Ribbon Falls: newer roof

We found several nail pops on the upper roof along with one horizontal plywood joint that is raising up slightly. Overall the roof is in good condition both upper and lower.

8720 – 8702 Ribbon Falls: newer roof

We found a few nail pops on the upper roof, overall the roof is in good condition both upper and lower roofs.

8696 – 8678 Ribbon Falls: newer roof

We found no deficiencies at this time, roof in good condition. Both upper and lower.

8672 – 8630 Ribbon Falls: newer roof

The upper and lower roofs are in good condition, there were no deficiencies found at this time.

8648 – 8630 Ribbon Falls

We found one broken tab on the upper front but overall the upper and lower roofs are in fair condition.

8624 – 8606 Ribbon Falls

Upper main roof: right-side, we found four missing tabs. Front, there were seven missing tabs along with signs of hail damage. Left-side, we found several exposed nails. Both upper and lower roofs are showing significant signs of aging and wear.

8590 – 8572 Tower Falls

Upper main roof: left-side, fair condition. back, fair condition. Right-side, we found two missing tabs. Front, we found eight missing tabs. Lower-front, found one missing tab. Lower-back, fair condition. Overall the roof is in fair condition just need to replace the shingles with the missing tabs.

8566 – 8554 Tower Falls

Upper main roof: right-side, found signs of hail damage. Front, we found several missing tabs along with hail damage. Left-side, the lead plumbing boots have been replaced with new neoprene plumbing boots. Back, signs of hail damage. Lower-front, tree branches touching roof, need to be cut back off the roof. On the right-side over the garage under the branches some of the shingles have been torn off exposing the felt underlayment.

8548 – 8530 Tower Falls

Upper main roof: overall fair shape but there are signs of minor hail damage. Lower-front, there are several spots where the asphalt is worn down to the fiber glass strands, we also found several missing tabs underneath the overhanging tree branches.

8524 – 8506 Tower Falls

Upper main roof: Right-side, fair condition. Back, fair condition. Left-side, fair condition. front, we found four missing tabs along with a couple of nail pops on the center gable ridge at the valley. There is also a horizontal plywood joint that is starting to raise up. Lower-front, on the right side there are signs of heavy foot traffic due to several satellite mounts and cables in this area. on the left-side we found several satellites stand patches.

8529 – 8541 Tower Falls

Upper main roof: right-side, minor signs of hail damage. Front, fair condition. Left-side, we found one missing tab. Back, four missing tabs. Lower-front, no deficiencies. Overall roof in fair condition need to replace tabs.

9380 – 9402 Grand Falls

Upper main roof: overall roof is in fair condition. We did find some minor hail damage along with the drier vent rusting. Lower-front, we found ten exposed nails that need to be coated but overall the roof is in fair condition. Lower-back, some minor hail damage.

9408 – 9432 Grand Falls

Overall roof in fair condition we did not find any deficiencies at this time.

9456 – 9474 Grand Falls

This is a newer roof that is in good condition. We did not find any deficiencies at this time.

9480 – 9498 Grand Falls

Upper main roof: left-side, we found one spot where the shingle is worn down to the fibers. Back, we found one nail sticking in the roof along with some minor hail damage. Right-side, there are two missing tabs. Front, we found six missing tabs. Lower-front and back are in fair condition. Overall roof is in fair condition.

8691 – 8661 Tower Falls

Upper main roof: Right-side, fair condition. Front, right gable missing two tabs. Center gable missing shingles that is exposing the felt underlayment. Left-side, fair condition. Back, we found several nail pops but overall in fair condition. Lower-front, we found one missing tab.

8649 – 8631 Tower Falls

Upper main roof: left-side, fair condition. Back, there are fifteen missing tabs. Right-side, fair condition. Front, we found ten missing tabs along with several nail pops. Lower-front & back, fair condition.

8607 – 8589 Tower Falls

Upper main roof: right-side, fair condition. Front, we found four missing tabs. Left-side, eve drip starting to raise up causing a water trap. Back, we found seven missing tabs. Lower-front, fair condition.

8583 – 8559 Tower Falls

Upper main roof: left-side, fair condition. Back, four missing tabs along with some minor hail damage. Right-side, fair condition. Front, we found one missing tabs. Lower-front & back, in fair condition. The drier vents on the upper roof have substantial rusting.

Phase II

8677 – 8669 Victoria Falls

Lower-front & back in good condition. Upper main roof: we found two torn tabs in the valley and the eve drip starting raise up in several spots. Overall roof in good condition.

8665 – 8651 Victoria Falls

Upper and lower roofs in good condition no deficiencies at this time.

8657 – 8651 Victoria Falls

Upper main roof: left-side, horizontal plywood joint stating raise up slightly. Front, two missing tabs right-side of left gable. Left-side of right gable valley metal coming up. Back, one horizontal plywood joint starting to raise up. We also found nail pops throughout the upper roof. Lower-front & back in good shape.

8647 – 8631 Victoria Falls

This roof has extensive hail damage both upper and lower roofs.

8637 – 8631 Victoria Falls

We found some minor hail damage on the right side of the building both upper and lower but overall good condition.

8627 – 8623 Victoria Falls

Both upper and lower roofs in good condition no deficiencies at this time.

8619 – 8613 Victoria Falls

We found nail pops throughout the roof but the overall condition of the roof is good.

8609 – 8623 Victoria Falls

We found several nail pops throughout the roof but overall the roof is in good condition.

*******Overall Comments*******

The older roofs in Phase One need replacing within the next six years a few need to be replaced sooner.

NOTE -8647 – 8641 Victoria Falls - This roof needs to be replaced due to the extensive hail damage.

Statement of Assumptions and Limiting Conditions

The conclusions presented in this report are based on the actual inspections that were performed by Dunmar Group, Inc. between April 24, 2017 to April 28, 2017 on all 34 building roofs in the community of Cornerstone at Watermill. These conclusions must be considered opinions and not facts.

This inspection report is limited as to the matters set forth herein and no opinion of value or any other type of opinion is to be inferred or may be implied beyond the matters expressly so stated.

No important factors have been intentionally withheld or overlooked. This inspection report covers the roofs only and is not applicable to any other property, however similar such may be.

Acceptance of, and/or use of, this inspection report constitutes acceptance of the above conditions.