BECI Annual Roof Survey Report

Project:
Perdido Sun Condominiums
13753 Perdido Key Dr
Pensacola, FL 32507

REPORT YEAR: **2025**

CONSULTANT'S PROJECT NO: P01157

SITE VISIT DATA:

SITE VISIT DATE: **05/28/2025** TIME: **11:00 AM** WEATHER: **85 °F, Sunny**

General Information	
Property Manager:	Tammy Mercer
Main Cladding Type:	Stucco
Main Roof Type:	Single Ply TPO Membrane/Metal Panels
Window Type:	Metal
Door Type:	Metal

Roof System Data				
Location	**Roof System Type:**	**Installation Year**	**Warranty (years)**	**Remaining Useful Life (years) noted in last SIRS**
Main Roof	Single Ply Membrane	**	**	17
Metal Panel Eyebrow Roofs	Metal Panels	**	**	17

** No Information

ACTION LIST:

The following is a list of **ACTION ITEMS** that collectively resulted from our observations during our Site Visit. We discussed our observations with the location representatives who were present during our inspection. The information contained below will serve as our notice to the responsible parties, of the issues that we have observed during our Survey. **All listed Action Items should be considered high-priority for remediation, repair, or replacement. We recommend corrective action be taken on all listed Action Items as soon as possible, but not to exceed 6 months from the date of our inspection on which the observation was originally made.** The listed Action Items will be considered unresolved until removed from the table below. Appropriate updates to the table below that are found in our subsequent inspections will be included in our future report. The items are recorded by the correlating paragraph number of the report in which they were originally noted. Status will reflect as; New, Corrected, In-Work, No Action Taken or Outstanding. If any party has disputes, changes, questions, or additions, please email atagliere@be-ci.com.

SECTION	DESCRIPTION	STATUS & ACTION TAKEN	RESOLUTION
2023 Annual Roof Survey Report			
1.8.1	Remove and replace all corroded hurricane straps at HVAC units.	Outstanding	
1.8.2	Remove debris around the roof drain and install a new drain cover.	Observed Corrected	Drain cover installed
2024 Annual Roof Survey Report			
1.4.1	Investigate and repair 18 feet of cracking at coated concrete parapet	Observed Corrected	Repaired
1.4.4	Investigate and repair blistering of coating at the North parapet wall	Observed Corrected	Repaired
2025 Annual Roof Survey Report (Current)			
3.1.1	Remove and reapply the interface sealant between the metal flashing continuously. Upon application, a compatible coating system should be applied over the sealant. Additionally, all missing fasteners are to be replaced.	New	
3.1.2	Seal the waterproofing membrane at all penetration points around AC conduit lines.	New	
3.1.3	Seal the corners of the threshold at the roof access door.	New	
3.1.4	Seal two (2) locations of loose and unbonded roof membrane.	New	
3.1.5	Remediate the corrosion at the roof access and MEP metal doors and frames.	New	
3.1.6	Seal the one (1) isolated unsealed wall penetration at the Northwest tower on the North elevation wall.	New	

GENERAL OBSERVATIONS:

1. Building Engineering Consultants, Inc. (BECI) recently completed the **2025 Annual Roof Survey at Perdido Sun Condominiums. Michael Rhea**, with BECI, performed the exterior survey as part of your Planned Maintenance Program on **May 28, 2025**. The purpose of our visit was to document the existing conditions of the exterior of the building and make recommendations for any anomalies found that would require repairs. The *recommendations* are identified in *italics* throughout the report. The following report shall serve to convey our findings

2. BECI's general assessment of the property condition for various individual components is rated as "Good, Fair, or Poor." An evaluation of "Good" would indicate an almost new condition with no immediate attention needed. An evaluation of "Fair" normally refers to an acceptable rate of use with few or no immediate needs. An evaluation of "Poor" would indicate failure or partial failure of building components and will need immediate attention.

3. BECI accessed the roof to inspect the condition of the single-ply membrane at the low-sloped roof, as well as associated flashings and sealants. Based on our observations, the single-ply membrane was in generally overall good condition. All associated metal flashings, roof penetrations, mechanical curbs, door thresholds, and wall penetrations were observed to be in typically good-to-fair condition (Reference Figures 1 and 2 and Photo Exhibit Nos. 1 through 7). During our review, we noted that several of the action items listed from our previous Annual Roof Surveys have been completed (Reference Figures 1 and 2 and Photo Exhibit Nos. 8 through 11). Additionally, we noted isolated locations with corrosion still present at the HVAC unit hurricane straps; however, this may become a routine maintenance issue (Reference Photo Exhibit No. 12). During our survey, we observed isolated action items not noted in our previous Annual Roof Survey Reports. Our observations of these items are listed below.

Figure 1 – Low-Slope Roof – Single-ply membrane in overall good condition.

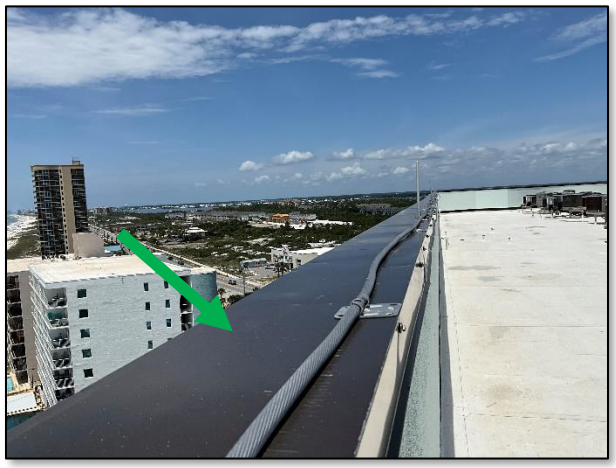

Figure 2 – Low-Slope Roof – Coping in overall good condition.

Figure 3 – Low-Slope Roof – Parapet wall in good condition with no cracking or damage present

Figure 4 – Low-Slope Roof – Drain cover installed at western most drain.

3.1.1 We observed the interface sealant between the metal flashing and adjacent knee wall to be in visibly deteriorated condition. The sealant installed between the metal flashing and parapet wall is compromised and should be completely removed and replaced utilizing propery surface preparation methods. It was evident that the sealant application consisted of a superficial skim coat over the previously deteriorated material (Reference Figure 5 and Photo Exhibit Nos. 13 and 14). We observed isolated voids throughout the sealant. At the Northwest mechanical room overhang, we observed the sealant to be missing from the metal flashing interface completely (Reference Photo Exhibit Nos. 15 through 18). Additionally, we noted that the protective plastic film had not been removed from the metal flashing prior to sealant application, creating an unsuitable surface for adhesion (Reference Figure 6 and Photo Exhibit Nos. 19 through 21). We observed multiple missing fasteners at several locations along the metal flashing (Reference Photo Exhibit No. 22). All of the aforementioned factors compromise the integrity of the flashing system and increase its' susceptibility to moisture infiltration. *We recommend that the interface sealant between the metal flashing and wall be removed and reapplied continuously. Upon application, a compatible coating system should be applied over the sealant. Additionally, all missing fasteners are to be replaced.*

Figure 5 – Low-Slope Roof – Superficial skim coat applied over previously deteriorated material.

Figure 6 – Low-Slope Roof – Sealant at metal flashing interface applied over exposed plastic film.

3.1.2 At the penetration point around AC conduit lines, the waterproofing membrane detailing was notably deficient. The membrane was not adequately sealed around the conduit entries (Reference Figure 7 and Photo Exhibit Nos. 23 and 24). This allows a clear pathways for water entry into the roofing system. These penetration points are covered with retrofit metal covers; however, wind-driven rain and condensation can enter the roof system at these locations. *We recommend sealing the waterproofing membrane at these locations.*

Figure 7 – Low-Slope Roof – Typical void around AC conduit.

3.1.3 The threshold at the roof access door was found to be in poor condition, with visible signs of deterioration that could allow water entry into the rood system during heavy wind-driven rain conditions (Reference Figures 8 and 9 and Photo Exhibit Nos. 25 and 26). *We recommend sealing the corners of the threshold at this location.*

Figure 8 – Low-Slope Roof – Sealant at roof access door threshold in poor condition.

Figure 9 – Low-Slope Roof – Sealant at roof access door threshold in poor condition.

3.1.4 At the alcove opening adjacent to the roof access door, we noted a section of roofing membrane that was loose and unbonded beneath the metalflashing. We noted an additional void at the lower right corner of the Noreast elevator equipment room door. These conditions could allow water to travel underneath the membrane system and into the roof assembly (Reference Figures 10 and 11 and Photo Exhibit Nos. 27 through 30). *We recommend sealing the two (2) unbonded and loose membrane locations.*

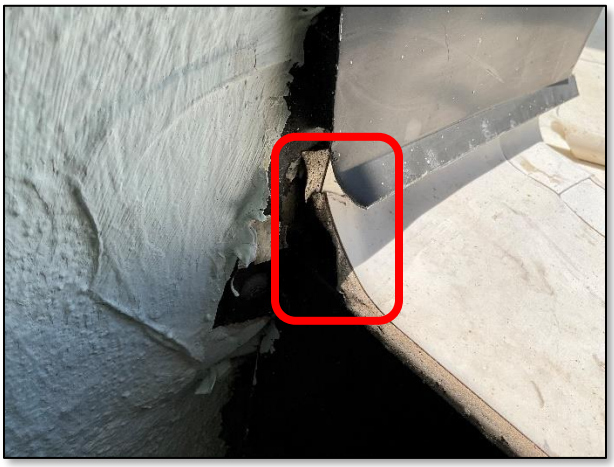

Figure 10 – Low-Slope Roof – Parapet wall in good condition with no cracking or damage present

Figure 11 – Low-Slope Roof – Drain cover installed at western most drain.

3.1.5 At the metal doors and frames of the roof access and MEP (Mechanical, Electrical, and Plumbing), we observed minor-to-moderate corrosion (Reference Figures 12 and 13 and Photo Exhibit Nos. 31 through 35). The corrosion appeared to be surface-level in most cases, consistent with prolonged exposure to moisture and insufficient coating maintenance. *We recommend cleaning all affected surfaces to remove corrosion and oxidation. A corrosion inhibitor should then be applied to the affected surfaces. Then, the doors are to be sealed with a protective coating to prevent further oxidation and corrosion of the metal door frames.*

Figure 12 – Low-Slope Roof – Parapet wall in good condition with no cracking or damage present

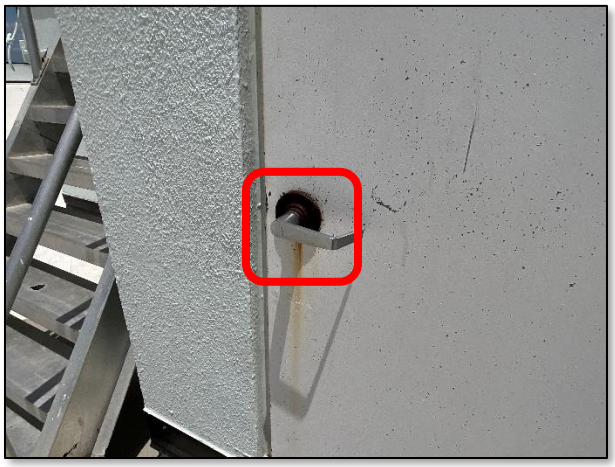

Figure 13 – Low-Slope Roof – Drain cover installed at western most drain.

3.1.6 We noted one (1) unsealed wall penetration at the Northwest tower on the North elevation wall. (Reference Figure 14 and Photo Exhibit Nos. 36 and 37). *We recommend sealing the perimeter of the wall penetration to prevent water intrusion from occurring.*

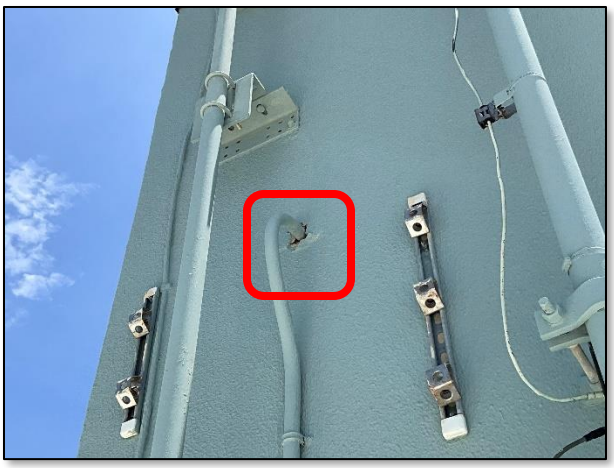

Figure 14 – Low-Slope Roof – Parapet wall in good condition with no cracking or damage present

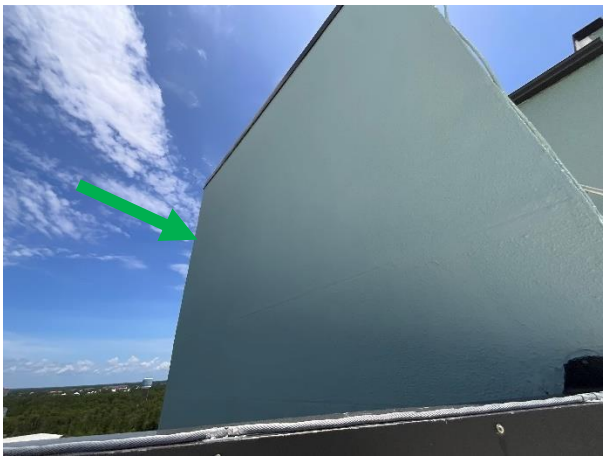

Photo 1
Low-Slope Roof – Stucco cladding in overall good condition.

Photo 4
Low-Slope Roof – Parapet wall in overall good condition.

Photo 2
Low-Slope Roof – Coping in overall good condition.

Photo 5
Low-Slope Roof – Single-ply membrane in overall good condition.

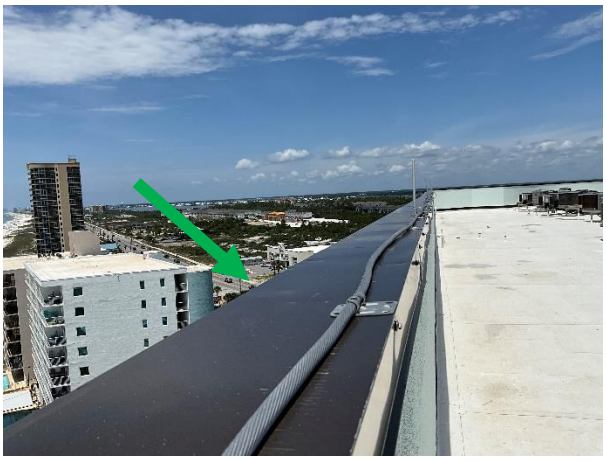

Photo 3
Low-Slope Roof – Coping in overall good condition.

Photo 6
Low-Slope Roof – Single-ply membrane in overall good condition.

Photo 7
Low-Slope Roof – HVAC racks and pipe flashing boots in overall good condition.

Photo 10
Low-Slope Roof – Drain cover installed at western most drain.

Photo 8
Low-Slope Roof – Parapet wall in good condition with no cracking or damage present.

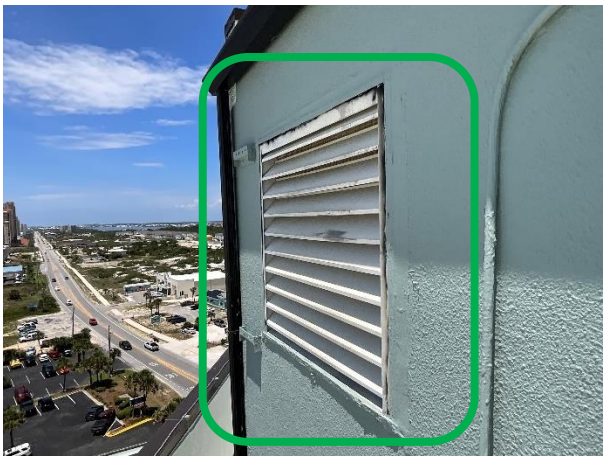

Photo 11
Low-Slope Roof – View of louver perimeter sealed to the cladding with protective coating applied.

Photo 9
Low-Slope Roof – Parapet wall in good condition with no cracking or damage present.

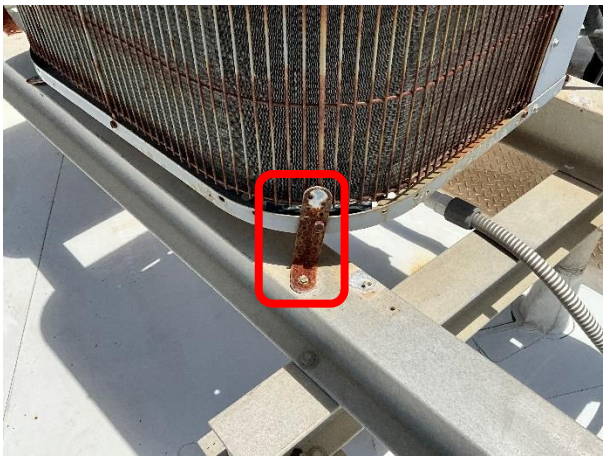

Photo 12
Low-Slope Roof – Corrosion present at HVAC unit hurricane strap.

Photo 13
Low-Slope Roof – Superficial skim coat applied over previously deteriorated material.

Photo 16
Low-Slope Roof – Missing sealant at metal flashing interface.

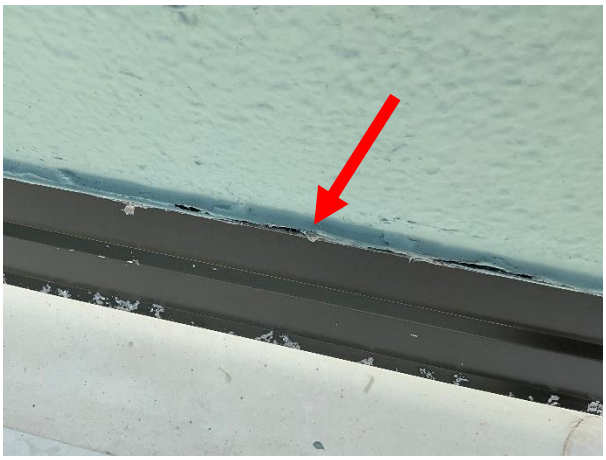

Photo 14
Low-Slope Roof – Superficial skim coat applied over previously deteriorated material.

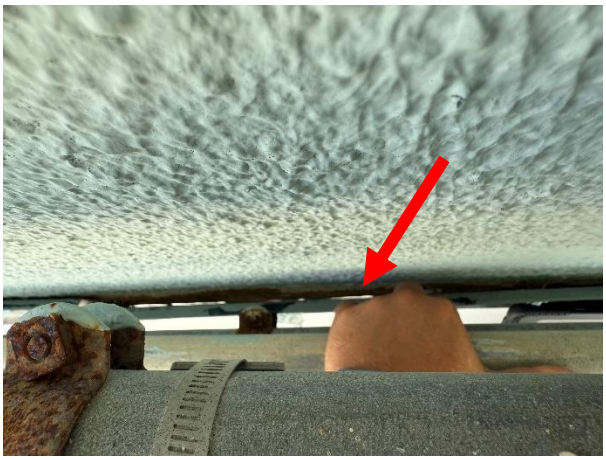

Photo 17
Low-Slope Roof – Missing sealant at metal flashing interface.

Photo 15
Low-Slope Roof – Missing sealant at metal flashing interface.

Photo 18
Low-Slope Roof – Missing sealant at metal flashing interface.

Photo 19
Low-Slope Roof – Sealant at metal flashing interface applied over exposed plastic film.

Photo 22
Low-Slope Roof – Hole present due to missing fastener.

Photo 20
Low-Slope Roof – Sealant at metal flashing interface applied over exposed plastic film.

Photo 23
Low-Slope Roof – Typical void around AC conduit.

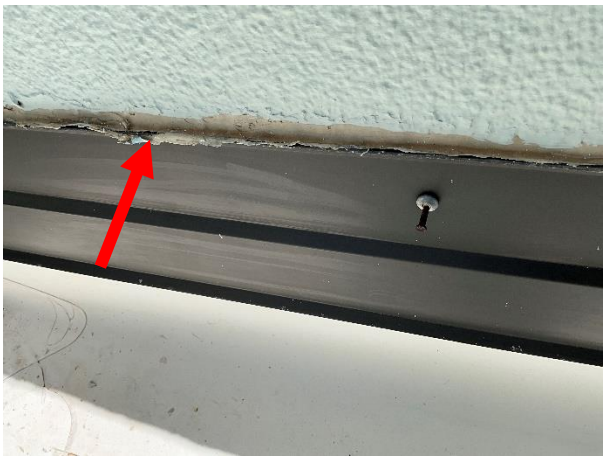

Photo 21
Low-Slope Roof – Sealant at metal flashing interface applied over exposed plastic film.

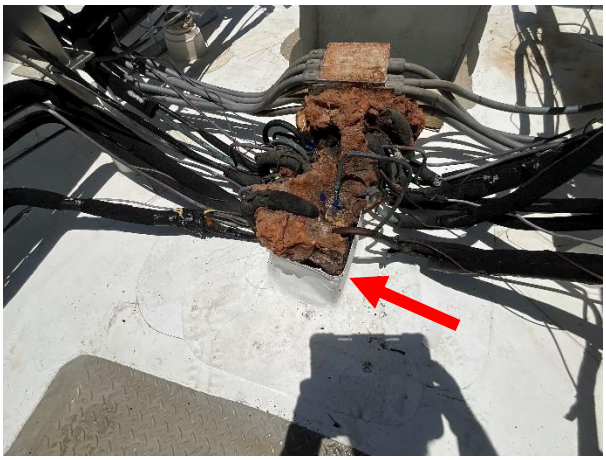

Photo 24
Low-Slope Roof – Typical void around AC conduit.

Photo 25
Low-Slope Roof – Roof access door threshold sealant in poor condition.

Photo 26
Low-Slope Roof – Roof access door threshold sealant in poor condition

Photo 27
Low-Slope Roof – Loose and unbonded membrane at alcove.

Photo 28
Low-Slope Roof – Loose and unbonded membrane at alcove.

Photo 29
Low-Slope Roof – Loose and unbonded membrane at Northeast elevator equipment door.

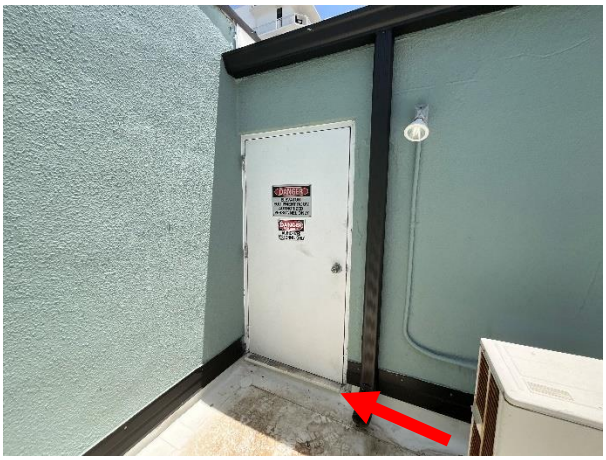

Photo 30
Low-Slope Roof – Loose and unbonded membrane at Northeast elevator equipment door.

Photo 31
Low-Slope Roof – Minor corrosion on door and frame of MEP door.

Photo 34
Low-Slope Roof – Minor corrosion on hardware of roof access door.

Photo 32
Low-Slope Roof – Minor corrosion on door and frame of MEP door.

Photo 35
Low-Slope Roof – Minor corrosion on frame of roof access door.

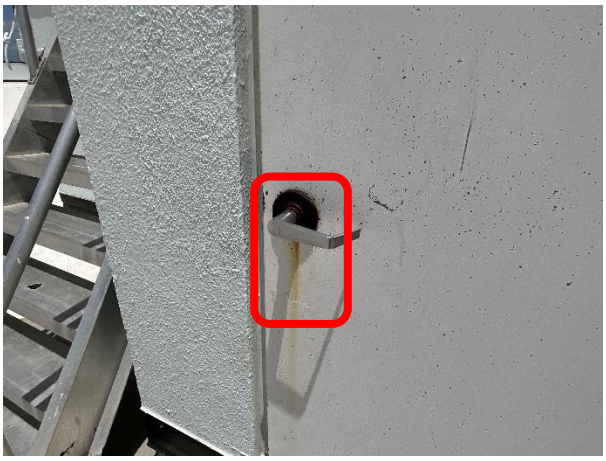

Photo 33
Low-Slope Roof – Moderate corrosion on hardware of roof access door.

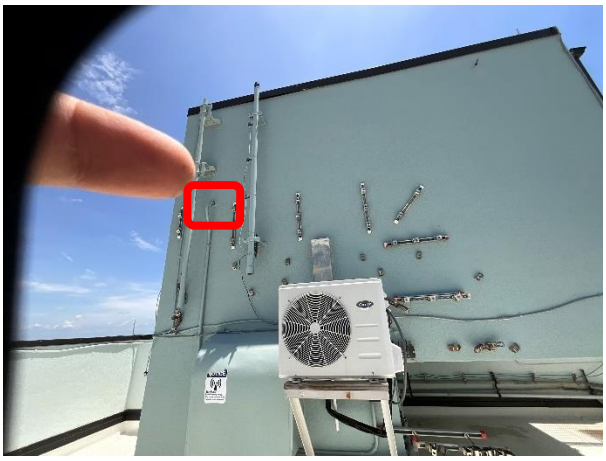

Photo 36
Low-Slope Roof – Isolated unsealed wall penetration.

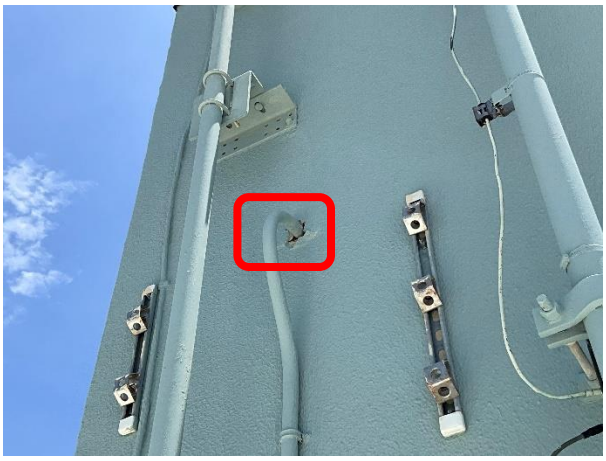

Photo 37
Low-Slope Roof – Isolated unsealed wall penetration.

BECI

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