

Visual Observation Report

August 31, 2022

Conquistador Homeowner's Association, Inc.
Attn: Board
c/o Bonnie Guenther, Property Manager
1800 SE St. Lucie Blvd.
Stuart, FL 34996

Via Email Only: manager@conquistadorliving.com

RE: Flat Roof Observations for Clubhouse, Clubhouse Ancillary and Maintenance Buildings Located at 1800 SE St. Lucie Blvd., Stuart, FL 34996

On August 12, 2022, representative for Mathers Engineering Corporation performed a visual observation with the maintenance staff of the existing flat roof sections for the above listed buildings located at 1800 SE St. Lucie Blvd., Stuart, FL 34996.

Field Observations:

The following field observations were made:

Clubhouse:

- Roof installed in 2021 per the Association.
- This roof covering is a membrane with typical wear from weathering conditions.
- Previously Solar heating panels removed from roof.
- Drain/Scuppers are clean and in good working condition.

Clubhouse Ancillary Building:

- Roof installed in 2021 per the Association.
- This roof covering is a membrane with typical wear from weathering conditions.

Maintenance Building:

- Roof installed in 2018 per the Association
- Roof main covering is a metal raised seam roof. Typical weathering.

- Building has carport type roof cover at side of building which has an asphalt 90lbs gravel tar down application.

Our inspection did not include evaluation of the fall protection requirements or safety provision issues by OSHA for maintenance personnel or maintenance companies.

LIMITATIONS

Our professional services have been performed, our findings obtained, and our opinions prepared in accordance with generally accepted engineering principles and practices. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. The opinions submitted in this report are based upon data obtained from visual field observations made on August 11, 2022, and should facts not known at the time of this inspection become evident in the future, the engineer retains the right to re-evaluate his above opinions.

The scope of our services does not include any items or components not mentioned in this document nor environmental assessment or investigation for the presence or absence of mold, hazardous or toxic material in the soil, groundwater, or surface water within or beyond the site studied. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

Sincerely,



William J. Mathers, P.E.
Florida P.E. No. 19658

CLUBHOUSE PHOTOS









CLUBHOUSE ANCILLARY BUILDING



MAINTENANCE BUILDING





