

FLRCIS LLC

FLORIDA ROOF CONSULTING & INSPECTION SERVICES

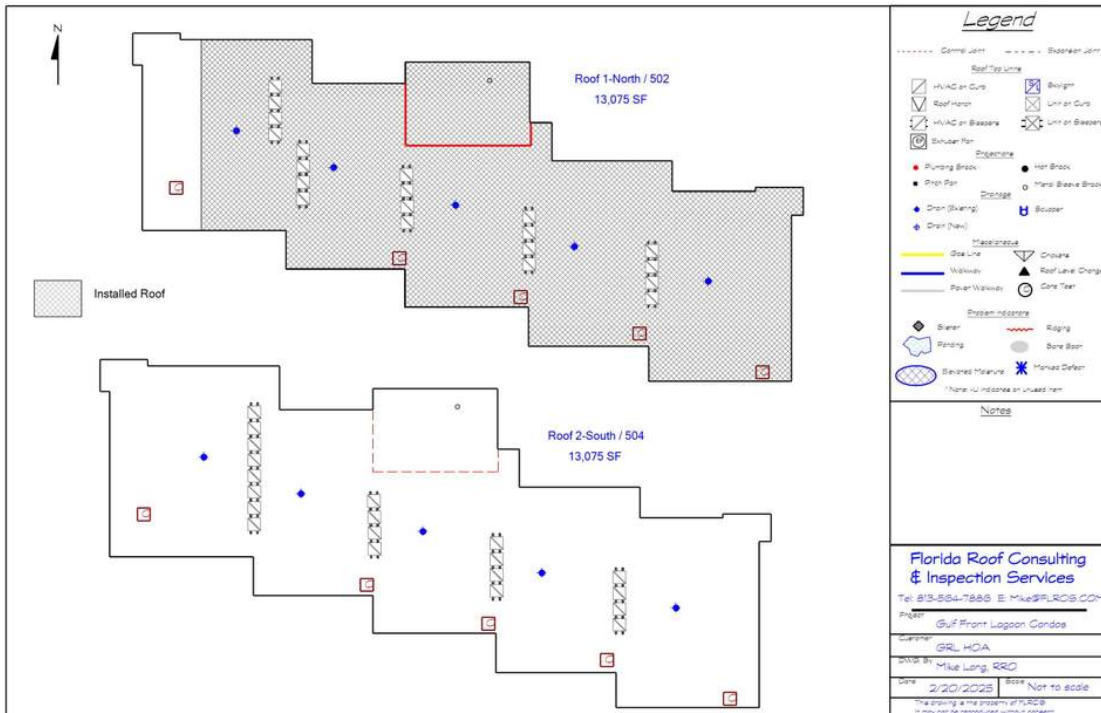
2/20/2025 | 15 Photos



Florida Roof Consulting  
& Inspection Services  
www.FLRCIS.com  
813-564-7886

# Gulf Front Lagoon Bldg. #1

502 S Florida Ave • Tarpon Springs, FL 34689



## 2-20-2025 Site Visit

### Essay Summary:

On February 20, 2025, FLRCIS LLC conducted a site visit to the Gulf Front Lagoon Building #1 located at 502 S Florida Ave, Tarpon Springs, FL 34689. The purpose of the visit was to inspect the progress of the roof project and check the quality of the work being performed. I probed all exposed laps and seams only finding 1 small void/cut that wasn't marked. T-patches and corners as well as boots still remain and will be completed over the next few days. The inspection revealed that approximately 90% of the roof and walls have been laid up, with the upper roof now dried in. The roof plan is nearly complete, and the project is progressing well despite some weather delays.

During the inspection, several key observations were made. The cut in the seam needs to be properly patched, and all legs are properly clamped at the base prior to booting. A pull test was conducted and found acceptable, with failure occurring in the fleece backing. The lightweight concrete in the exposed area is in good condition. Additionally, there is a need to address the hole left in the deck at the location of the fire riser removal, for which a change order price will be provided to fill it using ready mix concrete. The perimeter walls are nailed down to the outside wall and are temporarily secured.

### Repair List:

**Patch Laps Seam:** Properly patch the cut in the seam using a heat weld patch.

**Fill Hole in Deck:** Provide a change order price and fill the hole left by the fire riser removal using ready mix concrete. SWR will provide a cost to repair this in a form of a change order.

**Complete Detail Work: Address any remaining detail work that was delayed due to weather conditions.** there should be at least 3 days of detail work remaining plus 2-3 days of flashing walls and terminations.

**Perimeter Walls:** Metal coping cap was measured and taken off today and is being ordered.

The overall progress is going smooth and quality of work is considered good.

Thank you,

Mike Long, RRO

# Project Recap - 02-20-2025

**Project Name:** Gulf Front Lagoon Bldg 1 Roof Proj.

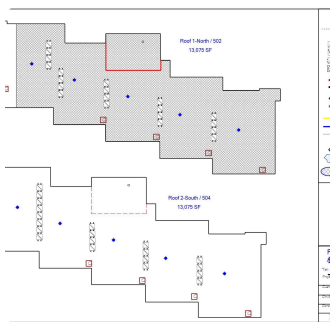
**Project Address:** 502 S Florida Ave • Tarpon Springs, FL 34689

**Summary Date:** February 20, 2025

## Summary

The upper roof is now dried in, with approximately 90% of the roofing laid as of the morning. Weather delays have impacted the completion of detail work, and perimeter walls are temporarily secured. Additional work is planned to fill a hole left by the fire riser removal using ready mix concrete.

## Roof Installation Progress



- Cut in the laps seam to be properly patched.
- Upper Roof is now dried in.
- Roof Overview Images: Approx. 90% has been laid up as of 2-20-25 @ 8:30am

## Roof Overview Images



- Roof Overview Images
- Roof Overview Images

## Structural Updates

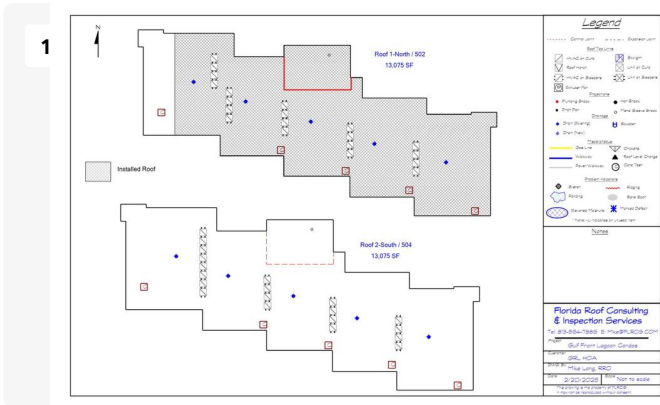


- Perimeter walls are nailed down to the outside wall and are temporarily secured.
- at location of the fire riser removal. Service works will provide a change order price to fill the hole left in the deck using ready mix concrete.
- Lightweight Concrete is in good condition in this exposed area.
- all legs are properly clamped at the base of each prior to booting.
- Pull test is acceptable. Failure was in the fleece backing that is a controlled and engineering system.

## Additional Photos







Roof Plan- 90% Complete with Laying up the roof and walls.

Project: Gulf Front Lagoon Bldg 1 Roof Proj.  
Creator: FLRCIS LLC



Bldg Overview

Project: Gulf Front Lagoon Bldg 1 Roof Proj.  
Creator: FLRCIS LLC



Roof Overview Images

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Roof Overview Images: Approx. 90% has been laid up as of 2-20-25 @ 8:30am

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Upper Roof is now dried in.

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Cut in the laps seam to be properly patched.

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Lightweight Concrete is in good condition in this exposed area.

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Creator: FLRCIS LLC





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Due to weather delays not all detail work is completed.

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Creator: FLRCIS LLC



Perimeter walls are nailed down to the outside wall and are temporarily secured.

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