

Roof Diagnostics Report

*Proudly
Presented by:*

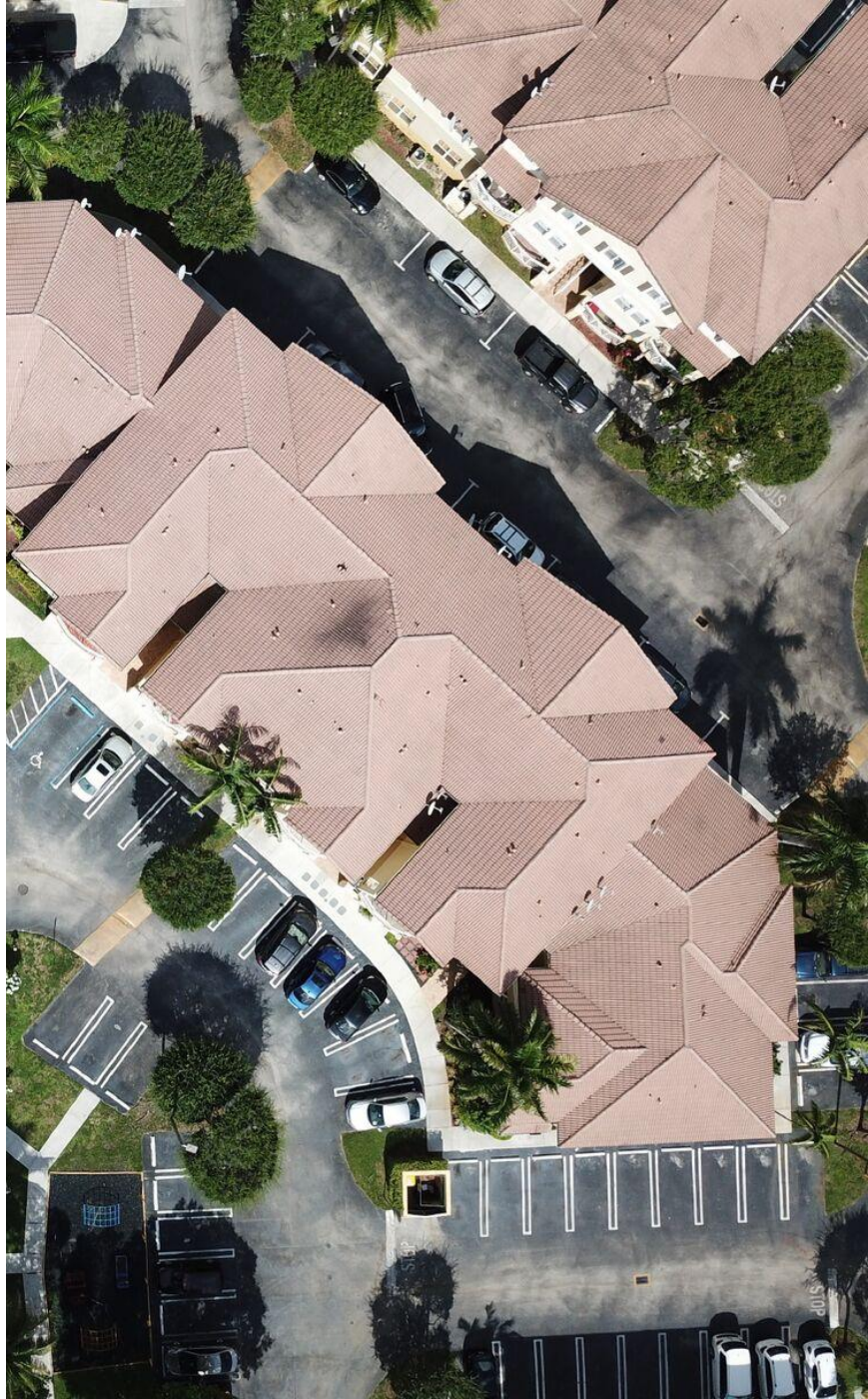


&



JULY 8 2019

COMMERCIAL ROOF NETWORK
1-833-CRN-ROOF (276-7663)
Info@CRN360.com
Report by: CMR Construction
Inspector: Kai Abelardo
Property Type: Condo
Estimate Type: Hurricane Irma Damage
Labor Type: Restoration Service



Property: Century Park Condominium
Phase 1
Number of Buildings: 20
Client: Century Park Condominium Phase 1
Property Manager: Rogelio Cainzos
Phone: 3054410904
Email: rcainzos@gablesprorealty.com
Location: 8950 West Flagler Street, Miami,
FL 33174



CMR Construction & Roofing has built a reputation for exceptional work and customer satisfaction for over 17 years. CMR has earned its reputation for excellence by delivering Personalized Service and Expert Installations. They have the resources, expertise, financial strength, and stability which is why CRN trusts them in our Network. CMR is one of the few companies who have mastered the clay and concrete Tile roofing system installation without disturbing daily coming and goings, which makes CMR the front runners for this project at your property.

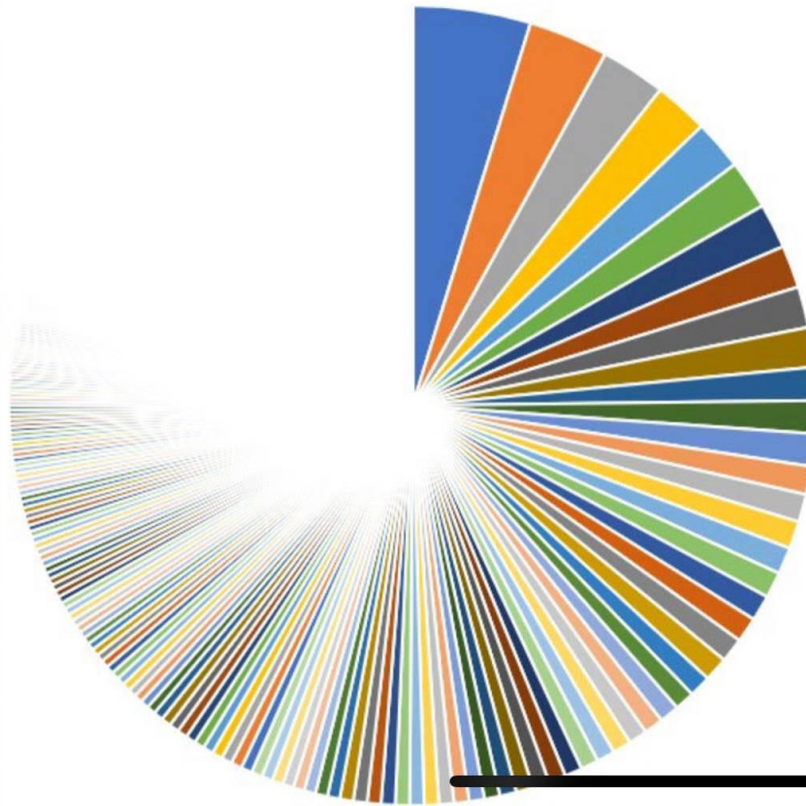
CMR has numerous national certifications and carry an A+ Rating with the Better Business Bureau. Our goal is to provide the most comprehensive roofing program to meet and exceed our customers' needs and CMR is one of those who take great pride in exemplary performance as roofing contractors while we at CRN pay close attention to customer satisfaction and savings.

CMR employs over 400 people including administrative staff, sales representatives, superintendents, installers, estimators, adjusters, and is by far the most experienced roofing contractor, with over 100 roofing crews in Florida alone. CMR is fully licensed, insured, and vetted by CRN to be an outstanding roofer in our Network.



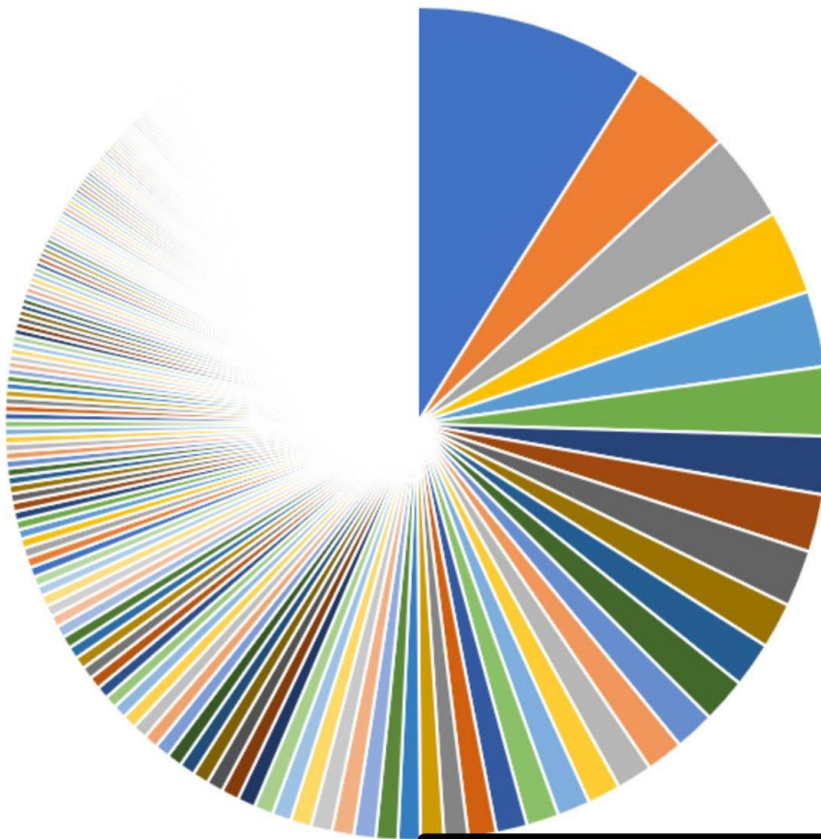
ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.				04/01/2019		
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements(s).						
PRODUCER	817-277-4224	817-462-3646	CONTACT NAME	ProGo Insurance Group		
ProGo Insurance Group	PO Box 99		PHONE	817-277-4224		
Arlington, TX 76004			FAX	817-462-3646		
			INSURER'S APPROVED COVERAGE			
INSURER A	Evanston Insurance Company		NAIC#	35378		
INSURER B	National Indemnity Company		20087			
INSURER C	American Interstate Insurance Company		31895			
INSURER D	Navigators Specialty Insurance Company		36056			
INSURER E	The Cincinnati Insurance Company		10677			
COVERAGES CERTIFICATE NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
TYPE	TYPE OF INSURANCE	INSR. IDENT.	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/>		HO19CGL248008C	04/01/2019	04/01/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (SA CONTRACTOR) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS-COMP/OP AGG OTHER
						\$ 1,000,000 \$ 5,000 \$ 100,000 \$ 2,000,000 \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ALL OWNED AUTO HIRE/AUTOS SCHEDULED AUTO NON-OWNED AUTO		70APD057521-06	02/14/2019	02/14/2020	PERSONAL TRUCK/LMT SA CONTRACTOR SOCLY INJURY (Per person) SOCLY INJURY (Per accident) PREP/REPAIR/AGG PROP DAMAGE PROP RENT
						\$ 1,000,000 \$ \$ \$ \$
D	UMBRELLA LIAB EXCESS LIAB OTHER		HO19EXC300499V	04/01/2019	04/01/2020	EACH OCCURRENCE AGGREGATE
						\$ 3,000,000 \$ 3,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYER LIABILITY OFFICERS/DIRECTORS AND ELDERLY OTHER EMPLOYEE BENEFIT EMPLOYEE BENEFIT EMPLOYEE BENEFIT EMPLOYEE BENEFIT	Y/N	AVWCT2573552017	02/09/2019	02/09/2020	EMPLOYEE BENEFIT EMPLOYEE BENEFIT EMPLOYEE BENEFIT EMPLOYEE BENEFIT
		N/A				\$ 1,000,000 \$ 1,000,000 \$ 1,000,000 \$ 1,000,000
E	LEASE/RENTED EQUIPMENT INSTALLATION FLOATER		ENP0007338 ENP0007338	02/09/2017 02/09/2017	02/09/2020 02/09/2020	\$100,000/\$1,000 DED \$1,000,000/\$1,000 DED

Building permit count



- Contractor Name
- CMR CONSTRUCTION & ROOFING, LLC
 - KELLY ROOFING LLC (DBA) KELLY ROOFING
 - MAC MAR, LLC (DBA) MY AFFORDABLE ROOF
 - AMERICAN BUILDING CONTRACTORS INSURANCE RESTORATION SERVICES INC
 - K SIMON CONSTRUCTION INC.
 - ROOFING & RECONSTRUCTION CONTRACTORS OF AMERICA LLC
 - CATHEDRAL ROOFING INNOVATIONS INC
 - GULF COAST ROOFING COMPANY INC
 - CAT 5 CONTRACTING, INC.

Building permit Revenue



- Contractor Name
- CMR CONSTRUCTION & ROOFING, LLC
 - PHOENIX ROOFING & CONSTRUCTION, INC.
 - AMERICAN BUILDING CONTRACTORS INSURANCE RESTORATION SERVICES INC
 - K SIMON CONSTRUCTION INC.
 - KELLY ROOFING LLC (DBA) KELLY ROOFING
 - ROOFING & RECONSTRUCTION CONTRACTORS OF AMERICA LLC
 - THE STANDPOINT GROUP, LLC
 - CROWN ROOFING, LLC
 - CAT 5 CONTRACTING, INC.
 - MAC MAR, LLC (DBA) MY AFFORDABLE ROOF

Century Park Condominium Phase 1
8950 West Flagler Street,
Miami, FL 33174

Care of, Rogelio Cainzos,

Hello, Mr. Cainzos and esteemed Board Members at Century Park Condominiums, thank you for assisting us in getting an inspector over to the buildings so that we may help you with any roofing or storm damage concerns. CRN would like to present this roof diagnostic and informative report to you as well as the board at the Century Park Condominium for review.

The Commercial Roof Network is a Full-Service Roofing Concierge in conjunction with licensed roofers, adjusters, and legal representation. We work with building owners, managers, and realtors who have experienced similar situations to yours in the past. We take care of all the details, work with only the best, and focus on providing peace of mind so you can focus on your family and business life.

Our goal here today is to provide you value through our knowledge of navigating commercial jobs and the servitude we provide our clients. We use a simple but effective process that not only keeps you informed but builds value in the process of which we approach each project.

Part 1: Roof Diagnostics Report

Part 2: Roofing Estimate & Bid Proposal

Part 3: Identify Process and Outside Professionals Needed to Complete Job

Part 4: Roofer Pre-Construction Checklist

Part 5: Roofing Contract

Part 6: Job Completion & Roof Certification

Hurricane losses are overwhelming and notoriously difficult to deal with. Finding reliable contractors with product availability and specialized workers are hard to find. We have developed a vast network of professional associates who specialize in dealing with your roofing repair or replacement needs.

With no upfront investment, other than your trust, we'll help you take the right steps from beginning to end of what can be a very complicated process.

We are happy to work with you and thank you for your time in advance. Please review the information herein and let's set up a time to discuss your options with the board.

~Rich Fitzgerald – BDC at CRN~

1-833-CRN-ROOF

Rich@crn360.com

Number of Stories	2-3 Stories 20 Buildings
Age of Roof	19 years
Material of Roof	Clay or Concrete Tile
Type of Decking	Wood Deck
Type of Edge Metal	Painted Galvalume
Pitch	5/12
Drip Edge	3"x3"
Signs of Storm Damage	Missing tiles, Cracked tiles
Signs of Fascia Damage	Cracked Ridge, Damaged mortar
Signs of Internal Water Damage	Yes
Non-Roof Related Damage	N/A
Other Concerns & Comments	Wind damage was found on all buildings. Majority of the damage was found on the east and south slopes consisting of wind lifted and cracked tiles.

There are penetrations in the roofing, missing tiles, many of the ridge caps on all sides are loose, mortar is cracked, and many of the tiles are lifted more than 2 inches. The tile on the roof is discontinued and if not replaced will continue to lead to more leaks in the future. The damage seems to have been created by high winds and most likely related to hurricane Irma. We recommend replacing the roof with new tile or a more viable roofing system for the area, such as stone coated steel or a metal roof to deter this from happening again. [All images and videos not in the report are here.](#)

Notes By: CMR Roof Inspector







Exterior Roof Inspection Photos







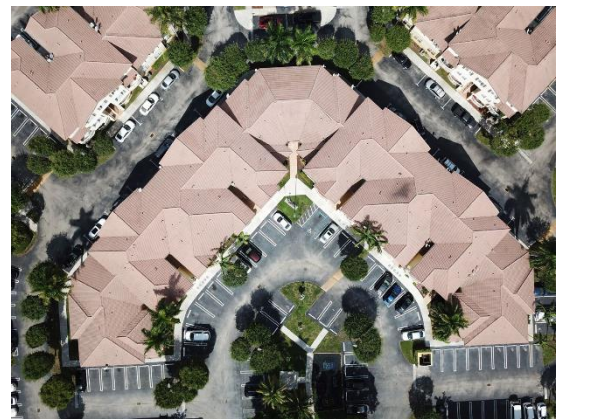




Exterior Roof Inspection Photos







Pre-Construction Checklist

Any construction project requires great amounts of planning and preparation to ensure smooth execution. The stakes are high. Therefore, as a business, you need to ensure a thorough assessment before any job begins. We are here to help you with this, we will guide you each step of the way and not only keep you informed but fight for you to get the best work and warranties guaranteed.

Rest assured that we will work to get superior materials supplemented, low pricing from our manufacturing relationships, the best warranties on work and materials, on-site staff to check in and out any of the workers, as well as project managers keeping you up to date and on track.

Your production manager will be addressing each of the points in your checklist once you have a clear plan in place of what you wish to accomplish in an outlined agreement with CRN.

What we consider with any project:

✓ Estimated Start Date	✓ Estimated End Date
✓ Job Description	✓ Type of Roof Being Removed
✓ Number of Layers of Roof Being Removed	✓ Type of Roof Being Installed
✓ Custom Flashing required?	✓ Linear footage of Custom Flashing
✓ Drawing of Flashing	✓ Pre-Construction Photo of Landscaping
✓ Materials needed to Protect Landscaping	✓ Pre-Construction Photo of Concrete
✓ Penetration Amounts and Sizes Needed	✓ Verify AC and Gas lines
✓ Verify Distance between Sheetrocked Ceiling and Decking	✓ Type of Decking
✓ Thickness of Decking	✓ Type of Insulation Beneath Decking
✓ Are all ACs in working order?	✓ Is there electrical access outside available?
✓ Is there water access outside available for use?	✓ Building Permit Requirements
✓ Parking Requirements	✓ Security Requirements
✓ Waste Management Requirements	✓ Heavy Equipment Requirements
✓ Safety Specifications Requirements	✓ Job Hazard Analysis
✓ Potential Drainage Issues	✓ Previous Leak Areas Inside Property
✓ Other Concerns & Comments	✓ Contract and Bid on Costs
	✓ Design the Construction Process

CRN understands the needs our State has in the aftermath of recent disasters. Finding trusted, reliable and experienced professionals from licensed inspectors, structural engineers, claims mitigators, AND, most importantly, the contractors and construction crews with the available manpower and quick access to quality material required to get the job done right the first time. This is our specialty and we'll help you structure the project with expert resources, typically with no out of pocket expenses up front. By working with CRN you'll rest assured knowing you are in expert hands, who only have your best interest in mind.

We are happy to work with you to find a successful outcome, thank you for your time in advance.

Richard Fitzgerald – CRN BDC