

Hi,

5/19/2020

Based upon visual inspection and the age of the roofs, I estimate a remaining useful life of approximately 5 years so long as the repairs are made to the roofs. I estimate a replacement cost of approximately \$900 to \$1,000 per roof square (100 square feet). Based upon my calculations, the villa roofs range in size from approximately 55 to 67 roof square. This would result in replacement costs ranging from approximately \$49,500 to \$67,000 per building. Please keep in mind that this is an engineer's opinion of probable cost and replacement costs can vary depending on underlayment type, roof tile, etc. To determine actual replacement costs, competitive bids should be obtained from roofers.

As for the comments below from CMR Roofing, if the tile is discontinued, obtaining replacement tile may be difficult and/or impossible. I recommend harvesting 1 or more tiles from the roof and sending it off to Itel, Inc. Itel is a laboratory located in Jacksonville that can analyze the specific tile at Fairway Loop to determine tile manufacture, profile, color, etc. and determine if the tile is still in production. The laboratory will also determine if replacement tile is available and if there is a similar profile tile to the existing tile that can be utilized.

It is important to note that should it be determined that replacement tile is available, it will be up to the Authority Having Jurisdiction (Lee County's Building Department) whether the replacement tile can be installed if the tile does not have a current Notice of Acceptance (NOA).

Please let me know if you have any questions.

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