Infinite Engineering

Project Name/Number: 24-51: Re-roofing Project
Permit Number: 2025-008154-BC
Client: Surfside Palms Condominium Association, Inc.
Location: 8888 Collins Ave,Surfside, FL 33154
Contractor: Isaac's Roofing

Date: 12/8/25
Report Number: 1
Field Conditions: Sunny - 84°F

Comments:

Myles Harris, PE, SI Limited of Infinite Engineering Group arrived on-site at approximately 9:00 am and observed the re-roofing progress at Surfside Palms Condominium. The following re-roofing observations were made/recorded:

- Manpower was observed to be approximately 11 laborers, but was reported to be approximately 14 laborers.
- The area of work observed today was in Phase 1's southernmost portions. Phase 1 is the Lower Roof of the North Building.
- Typically, 8 laborers were observed to be performing tear off while 2 laborers carried roofing debris to the trash chute and 1 laborer transported and handled the roofing debris down the trash chute.
- At the main roof, tear off activities were observed. The laborers were observe to be utilizing tools such as saws, shovels, grinders, brooms, and torches. The tear off activities were observed at the south end of Phase 1. Beginning from the south parapet wall, the full tear off location observed today was measured to be approximately 20' (N-S) x 30' (E-W). Demolition was completed down to the concrete slab.
- Two roof drains were in today's area of work. The SW roof drain was observed to be in typical conditions with observed surface corrosion and the drain bowl level with the structural deck. the SE roof drain was observed to be in atypical conditions. The SE roof drain was observed to have been cast in a concrete topping approximately 24" x 24" x 3" and was approximately 3" above the structural deck.
- The contractor was observed applying the primer, Elastocol 500. The coverage appeared to be in accordance with-manufacturer's requirements.
- After allowing the primer to dry, the contractor proceeded with vapor barrier installation. The vapor barrier material was observed to be Sopralene 180 SP 3.0 as per the contract documents. Installation of vapor barrier membrane . via torch was observed in process.
- At wall flashing along current/completed areas of vapor barrier install, existing materials/flashings were observed to be removed and the contractor was observed to be installing up-turn vapor barrier including flashing materials.
- The trash chute was observed along a portion of the west elevation of Building 1, at the NW corner of Building 1. The trash chute was observed to be in direct contact with an architectural roof at the 2nd residential floor. The contractor indicated if this specific roof was damaged, it would be repaired at no cost to the Association.
- Vapor barrier, base sheet, coverboard, and accessory materials were observed to be on site and in accordance with the project documents at the norther portions of Phase 1.
- Portions of vapor barrier and base sheet rolls were observed to have been stored incorrectly and must be raised off the roof surface. Infinite Engineering recommends utilizing local pallets observed on the roof ASAP. The contractor must remedy ASAP.
- The pool and spa were observed to be accessible and uncovered during the site visit.
- Albert Del Sol of Isaac's Roofing and Juan (project manager) were present during the site visit.

Representative Name: Myles Harris, PE, SI Limited

Signature: MYLES J HARRIS LICENSE No. 91630 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Myles J Harris
Date: 2025.12.09 07:07:55 -05'00'

Infinite Engineering

Project Name/Number: 24-51: Re-roofing Project
Permit Number: 2025-008154-BC
Client: Surfside Palms Condominium Association, Inc.
Location: 8888 Collins Ave,Surfside, FL 33154
Contractor: Isaac's Roofing

Date: 12/18/25
Report Number: 2
Field Conditions: Sunny - 80°F

Comments:

Myles Harris, PE, SI Limited of Infinite Engineering Group arrived on-site at approximately 9:45 am and observed the re-roofing progress at Surfside Palms Condominium. The following re-roofing observations were made/recorded:

- Manpower was observed to be approximately 10 laborers.
- The area of work observed today was in Phase 1's NW portions and adjacent to the trash chute. Phase 1 is the Lower Roof of the North Building.
- Typically, 8 laborers were observed to be performing tear off while 2 laborers carried roofing debris to the trash chute and 1 laborer transported and handled the roofing debris down the trash chute.
- At the main roof, tear off activities were observed. The laborers were observe to be utilizing tools such as saws, shovels, grinders, brooms, and torches. The tear off activities were observed at the NW corner of Phase 1. Beginning approximately 35 feet from the trash chute and then up to the trash chute. Demolition was completed down to the concrete slab.
- Hundreds of openings in the building envelope were observed throughout Phase 1 at old flashing/counterflashing attachment locations along portions of parapet walls. The contractor was directed to remedy ASAP.
- Several drains were observed to be open and not blocked to prevent construction/demolition debris from entering the plumbing system. The contractor was directed to remedy ASAP.
- Wood 2x members were observed along concrete curb topside surfaces and were observed to have roofing cement applied over all exterior facets.
- Phase 1's tear off was observed to have been completed during the site visit.
- All 5 HVAC stands were observed to conflict with the FBC 2023 height requirement and therefore will need to be replaced with new stands that contain an active Miami Dade NOA and must be installed in accordance with the active Miami Dade NOA.
- The pool and spa were observed to be accessible and covered during the site visit.
- The trash chute was observed along a portion of the west elevation of Building 1, at the NW corner of Building 1. The trash chute was observed to be in direct contact with an architectural roof at the 2nd residential floor. The specific architectural roof was observed to have approximately 3 damaged roof tiles.
- The contractor was observed applying the primer, Elastocol 500. The coverage appeared to be in accordance with manufacturer's requirements.
- After allowing the primer to dry, the contractor proceeded with vapor barrier installation. The vapor barrier material was observed to be Sopralene 180 SP 3.0 as per the contract documents. Installation of vapor barrier membrane via torch was observed in process.

Representative Name: Myles Harris, PE, SI Limited

Signature: MYLES J HARRIS LICENSE No. 91630 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Myles J Harris
Date: 2025.12.28 10:03:18 -05'00'

Infinite Engineering

Project Name/Number: 24-51: Re-roofing Project
Permit Number: 2025-008154-BC
Client: Surfside Palms Condominium Association, Inc.
Location: 8888 Collins Ave,Surfside, FL 33154
Contractor: Isaac's Roofing

Date: 12/29/25
Report Number: 3
Field Conditions: Sunny - 77°F

Comments:

Jorge Gamboa PE of Infinite Engineering Group arrived on-site at approximately 10:30 am and observed the re-roofing progress at Surfside Palms Condominium. The following re-roofing observations were made/recorded:

- Manpower was observed to be approximately 1 supervisor (Antonio) and 2 plumbers.
- No active roofing work was being conducted.
- The roof west of and adjacent to the south pavilion was observed to have the base ply and insulation installed. The slope was generally observed to be in accordance with plans and specifications.
- The eastern most roof was observed to have the base ply and insulation installed. The slope was generally observed to be in accordance w with plans and specifications.
- A walkthrough was conducted to review the height adjustment of three main drains prior to new roof installation. One drain was located at the south pavilion, one drain was located adjacent to the north pavilion and one drain was located at the western most roof.
- The trash chute was observed along a portion of the west elevation of Building 1, at the NW corner of Building 1.

Representative Name: Jorge Gamboa, PE

Signature: Jorge A. Gamboa
Digitally signed by Jorge A. Gamboa
Date: 2025.12.31 22:40:59 -05'00'

Infinite Engineering

Project Name/Number: 24-51: Re-roofing Project
Permit Number: 2025-008154-BC
Client: Surfside Palms Condominium Association, Inc.
Location: 8888 Collins Ave,Surfside, FL 33154
Contractor: Isaac's Roofing

Date: 1/7/26
Report Number: 4
Field Conditions: Sunny - 79°F

Comments:

Jorge Gamboa PE of Infinite Engineering Group arrived on-site at approximately 9:30 am and observed the re-roofing progress at Surfside Palms Condominium. The following re-roofing observations were made/recorded:

- Manpower was observed to be approximately 7 laborers.
-Equipment observed being used were torches, box cutters, and adhesive guns.
- In progress installation of tapered insulation was observed at the southern most walkway and pavilion at the north building.
- Insulation was observed to generally be 1/4" / 1 foot and in general accordance with plans and specifications.
- Adhesive ribbons were observed to be installed at tapered insulation layering.
- Torching/ heat welding detailing was observed at the northern most pavilion and appeared to be in general accordance with plans and specifications.

Representative Name: Jorge Gamboa, PE

Signature: Jorge A. Gamboa
Digitally signed by Jorge A. Gamboa
Date: 2026.01.12 13:26:39 -05'00'

Infinite Engineering

Project Name/Number: 24-51: Re-roofing Project
Permit Number: 2025-008154-BC
Client: Surfside Palms Condominium Association, Inc.
Location: 8888 Collins Ave,Surfside, FL 33154
Contractor: Isaac's Roofing

Date: 1/12/26
Report Number: 5
Field Conditions: Cloudy - 74°F

Comments:

Myles Harris, PE, SI Limited of Infinite Engineering Group arrived on-site at approximately 1:00 pm and observed the re-roofing progress at the Surfside Palms Condominium. The following re-roofing observations were made/recorded:

- No manpower was observed on site. Inclement weather was reported in the morning. No active work was being conducted.

Phase 1 (Lower Roofs of North Building)

1. SW Roof Area

- Cap ply was observed to have been installed. Scuppers were observed to have been covered along a portion of the south parapets. Slope measurements were recorded with a digital laser level. Slopes were measured to be approximately 0.21 - 0.32 inch/ft and generally acceptable.

2. Under SE and NE Gazebo Area

- Cap ply was observed to have been partially installed. Ponded water was observed at the drain location and the contractor was directed to remedy ASAP. Slope measurements were recorded with a digital laser level. Slopes were measured to be approximately 0.11 - 0.32 inch/ft and generally acceptable. Scuppers were observed to have been covered along portions of the south, east, and north parapets.

3. South East-West Oriented Walkway

- Base ply was observed to have been installed. Slope measurements were recorded with a digital laser level. Slopes were measured to be approximately 0.19 - 0.30 inch/ft and generally acceptable.

4. North-South Oriented Walkway

- Base ply was observed to have been installed. Slope measurements were recorded with a digital laser level. Slopes were measured to be approximately 0.11 - 0.30 inch/ft and generally acceptable.

5. East Roof Area Between the Gazebos

- Cap ply was observed to have been installed. Scuppers were observed to have been covered along portions of the east parapets. Slope measurements were recorded with a digital laser level. Slopes were measured to be approximately 0.25 - 0.27 inch/ft and generally acceptable.

6. West Roof Area Between the East-West Oriented Walkways and North "L" Roof Area

Vapor barrier installed was observed to have been completed. Ponded water was observed throughout the roof area. Polyiso insulation and prefabricated metal components for line jacks, termination bars, and counter flashings were observed to have been stored incorrectly and were in contact with ponded water. Affected polyiso must be disposed. Contractor to remedy ASAP. No deteriorated materials shall be utilized by the contractor.

7. North East-West Oriented Walkway

- Base ply was observed to have been installed. Slope measurement were recorded with a digital laser. Slopes were measured to be approximately 0.03 - 0.08 inch/ft and were therefore deficient. Contractor to remedy ASAP.

Representative Name: Myles Harris, PE, SI Limited

Signature: Myles J Harris
Digitally signed by Myles J Harris
Date: 2026.01.12 17:34:29 -05'00'

Infinite Engineering

Project Name/Number: 24-51: Re-roofing Project
Permit Number: 2025-008154-BC
Client: Surfside Palms Condominium Association, Inc.
Location: 8888 Collins Av, Surfside, FL 33154
Contractor: Isaac's Roofing

Date: 1/20/2026
Report Number: 6
Field Conditions: Partly Cloudy - 68°F

Comments:

Christopher J. Anderson, Project Engineer of Infinite Engineering Group arrived on-site at approximately 9:15AM at the Surfside Palms Condominium. The following re-roofing observations were made recorded of/recorded: and observed the

- Manpower was observed to be approximately 6 roofing laborers, 4 HVAC laborers, and 1 electrician.
- The primary area of work observed today was in Phase 1's roofing area between the east-west oriented walkways and was measured to be approximately 625 SF.
- The laborers were observed to be utilizing tools such as, saws, shovels, torchers, blowers, hammers, and drills for mechanical attachments.

1. SW Roof Area Between East-West Oriented Walkways

- Contractor was observed to be performing re-roofing activities starting at installing insulation above the vapor barrier and drying in the insulation with the base sheet, as per the contract documents.
- Contractor was observed to be performing polyiso, tapered polyiso, and coverboard with Duotack adhesive ribbons spaced 6"-12" OC, typically, and perimeters of the roof area were spaced at 4" OC.
- Contractor utilized blowers to remove construction debris and latiance prior to base sheet installation.
- Observed stored products onsite: Elastocol 500 (primer), Sopramastic SP1, Sopralene Flam 180 (base ply), Sopralene 180 SP 3.0 (vapor barrier), and Sopralene Flam 180 FR GR (cap ply) and ALSAN Flashing.
- Base ply installation was observed via hot applied methods with a torch. Base ply seems were observed with a minimum overlap of approximately 3". No openings were observed at base ply overlaps.
- Base ply was observed to have been installed. Slope measurements were recorded with a digital laser level. Slopes were measured to be approximately 0.11 - 0.24 inch/ft and generally acceptable with the condition that any ponding water that arises out of sloping less than 1/8" per foot must be corrected.
- Newly installed mechanical stands were observed and their respective heights above vapor barrier were recorded to be approximately 20" in height above base ply in some locations.

2. North "L"-Shaped Roof Area

- Newly installed mechanical stands were observed and their respective heights above vapor barrier were recorded to be above 20" in height above vapor barrier materials.
- HVAC laborers were observed installing new mechanical stands and performing HVAC sheet metal installation.

3. North-South Oriented Walkway

- Ponding water was observed adjacent to the entrance to the northeast gazebo roof area.

Representative Name: Christopher Anderson

Signature: Christopher Anderson Digitally signed by Christopher Anderson Date: 2026.01.21 16:57:38 -05'00'