Banco Popular (Operating)
Miami, FL

63-127 /6707 FL

Towers of Oceanview East
400 Leslie Drive
Hallandale Beach FL 33009

CHECK NO.	CHECK DATE	VENDOR NO.
007056	02/22/19	ADRO

CHECK AMOUNT

THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS********** ********3,500.00

Void After 180 Days

PAY
TO THE
ORDER OF

ADVANCED ROOFING INC
1950 NW 22nd Street
Ft. Lauderdale, Fl 33311

AUTHORIZED SIGNATURE

HEAT SENSITIVE COLOR FADES WITH

⑈007056⑈ ⑆063112605⑆ 68051331128⑈

VENDOR:	ADRO	ADVANCED ROOFING INC			2/22/19	007056
OUR REF. NO.	YOUR INV. NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKE	
9350	RFG0104837 Prev.Maint.Conrtract-Roof	1/16/19	3,500.00	3,500.00	.00	

Towers of Oceanview East Total: 3,500.00

TO REORDER, CALL DYNAMIC SYSTEMS @ (800) 782-2946

718

Advanced Roofing Inc - FTL
1950 NW 22nd St
Fort Lauderdale, FL 33311-2939
954-522-6868

INVOICE

DATE 01/16/2019
DUE DATE 01/24/2019
INVOICE # RFG0104837
PO# CONTRACT

The Towers Oceanview East Condo
400 Leslie Drive
Hallandale Beach, FL 33009

PROPERTY:
Towers of Oceanview East
400 Leslie Drive
Hallandale Beach, FL 33009

DESCRIPTION	AMOUNT
Preventative Maintenance Contract	$3,500.00

NOTES
FIVE (5) YEAR CONTRACT-----COMPLETED VISIT 3 OF 5.

SUBTOTAL	$3,500.00
BALANCE DUE	$3,500.00

Please make all checks payable to:
Advanced Roofing, Inc
1950 NW 22nd Street
Fort Lauderdale, FL 33311

1 - Payment terms: Due upon receipt

If you have any questions about this invoice, please contact Irene Mulqueen at irenem@advancedroofing.com
Thank you for your business.

RECEIVED
FEB 19 2019

APPROVAL
DESC 5 year PM Contract
RES [ ] OPER [X] STAT [ ]
AMOUNT 3500 -
ACCT# 7218
APPR
DATE 2-19-19

PAID
FEB 22 2019
CHECK # 7056

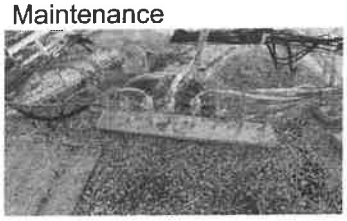
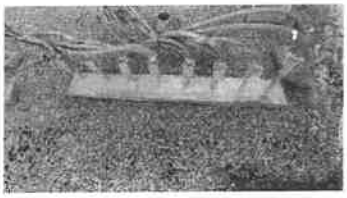
Property:
Towers of Oceanview East
400 Leslie Drive
Hallandale Beach, FL 33009

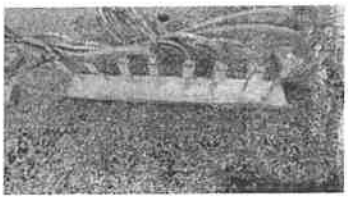
INVOICE # RFG0104837
The Towers Oceanview East Condo
400 Leslie Drive
Hallandale Beach, FL 33009

Distributed By: Advanced Roofing Inc
Date Dispatched: 01/03/2019
Time Dispatched: 11:08 AM EST

Signed: Alejandra Bastien

1 Problem: BUR Preventative Maintenance



BUR Preventative Maintenanc. Apply aluminum coating to all pitch pans

Corrective Action

1. Fill and crown all penetration pockets with asphalt mastic and apply aluminum coating to reduce U.V. deterioration as necessary.2. Apply a polyurethane sealant to all storm collars and any stainless steel compression clamps located at the pipe leads and heat vents.3. Inspect the perimeter parapet wall and curb base flashing for any voids in the seams. If such defects are found, the flashing will be repaired by sealing the void with a three course application of mastic and fabric - overlaying the seam with SBS modified bitumen cap sheet in a continuous bed of compatible mastic - torch apply APP modified bitumen cap sheet over the seam. Repair method will depend upon the flashing system currently installed. 4. Remove all debris from the surface of the roof system and drainage areas and dispose of properly. Check the clamping ring in the drain bowl assembly for proper compression and tighten drain bolts as necessary.Note to Owner: Removal of abandoned air conditioning equipment, materials or unusual objects is the responsibility of the building owner.5. Apply a reflective coating to all vent stacks, all purpose vents, curb and parapet wall base flashing laps, drain sump areas as necessary.6. Apply a polyurethane sealant to the following items as necessary: coping cap metal, surface mounted counterflashing, termination bar, gutter seams, exterior scupper cover plates and conductor heads if accessibility permits such an application.7. Visually inspect the coping cap metal and counterflashings for any loose or missing fasteners. Loose or missing fasteners will be replaced or tightened as necessary.8. Visually inspect all skylight lenses to assure proper attachment to the roof mounted curb. Any cracked or damaged lenses will be documented on the Field Inspection Report. Should the lenses require caulking; a polyurethane sealant will be applied where the metal retainer frame meets the lens.

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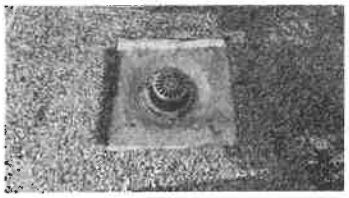
Distributed By: Advanced Roofing Inc
Date Dispatched: 01/03/2019
Time Dispatched: 11:08 AM EST

Signed: Alejandra Bastien

2 Problem: BUR Preventative Maintenance

BUR Preventative Maintenance. Apply aluminum coating to all roof drains and all curbs

Corrective Action



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Date Dispatched: 01/03/2019
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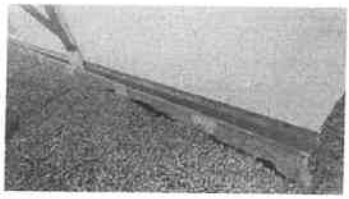
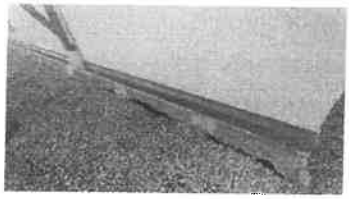
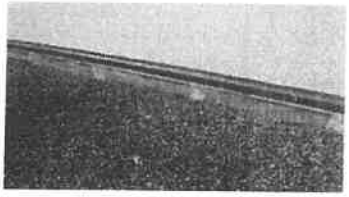
Signed: Alejandra Bastien

3 Problem: BUR
Preventative
Maintenance

BUR Preventative Maintenance apply aluminum coating all base flashing laps

Corrective Action

1. Fill and crown all penetration pockets with asphalt mastic and apply aluminum coating to reduce U.V. deterioration as necessary.2. Apply a polyurethane sealant to all storm collars and any stainless steel compression clamps located at the pipe leads and heat vents.3. Inspect the perimeter parapet wall and curb base flashing for any voids in the seams. If such defects are found, the flashing will be repaired by sealing the void with a three course application of mastic and fabric - overlaying the seam with SBS modified bitumen cap sheet in a continuous bed of compatible mastic - torch apply APP modified bitumen cap sheet over the seam. Repair method will depend upon the flashing system currently installed. 4. Remove all debris from the surface of the roof system and drainage areas and dispose of properly. Check the clamping ring in the drain bowl assembly for proper compression and tighten drain bolts as necessary.Note to Owner: Removal of abandoned air conditioning equipment, materials or unusual objects is the responsibility of the building owner.5. Apply a reflective coating to all vent stacks, all purpose vents, curb and parapet wall base flashing laps, drain sump areas as necessary.6. Apply a polyurethane sealant to the following items as necessary: coping cap metal, surface mounted counterflashing, termination bar, gutter seams, exterior scupper cover plates and conductor heads if accessibility permits such an application.7. Visually inspect the coping cap metal and counterflashings for any loose or missing fasteners. Loose or missing fasteners will be replaced or tightened as necessary.8. Visually inspect all skylight lenses to assure proper attachment to the roof mounted curb. Any cracked or damaged lenses will be documented on the Field Inspection Report. Should the lenses require caulking; a polyurethane sealant will be applied where the metal retainer frame meets the lens.

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Distributed By: Advanced Roofing Inc
Date Dispatched: 01/03/2019
Time Dispatched: 11:08 AM EST

Signed: Alejandra Bastien

4 Problem: BUR Preventative Maintenance

BUR Preventative Maintenance apply aluminum coating to AC stand legs

Corrective Action

1. Fill and crown all penetration pockets with asphalt mastic and apply aluminum coating to reduce U.V. deterioration as necessary.2. Apply a polyurethane sealant to all storm collars and any stainless steel compression clamps located at the pipe leads and heat vents.3. Inspect the perimeter parapet wall and curb base flashing for any voids in the seams. If such defects are found, the flashing will be repaired by sealing the void with a three course application of mastic and fabric - overlaying the seam with SBS modified bitumen cap sheet in a continuous bed of compatible mastic - torch apply APP modified bitumen cap sheet over the seam. Repair method will depend upon the flashing system currently installed. 4. Remove all debris from the surface of the roof system and drainage areas and dispose of properly. Check the clamping ring in the drain bowl assembly for proper compression and tighten drain bolts as necessary.Note to Owner: Removal of abandoned air conditioning equipment, materials or unusual objects is the responsibility of the building owner.5. Apply a reflective coating to all vent stacks, all purpose vents, curb and parapet wall base flashing laps, drain sump areas as necessary.6. Apply a polyurethane sealant to the following items as necessary: coping cap metal, surface mounted counterflashing, termination bar, gutter seams, exterior scupper cover plates and conductor heads if accessibility permits such an application.7. Visually inspect the coping cap metal and counterflashings for any loose or missing fasteners. Loose or missing fasteners will be replaced or tightened as necessary.8. Visually inspect all skylight lenses to assure proper attachment to the roof mounted curb. Any cracked or damaged lenses will be documented on the Field Inspection Report. Should the lenses require caulking; a polyurethane sealant will be applied where the metal retainer frame meets the lens.

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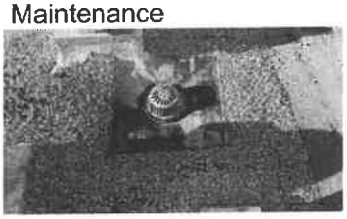
Distributed By: Advanced Roofing Inc
Date Dispatched: 01/03/2019
Time Dispatched: 11:08 AM EST

Signed: Alejandra Bastien

5 Problem: BUR Preventative Maintenance



BUR Preventative Maintenance apply aluminum coating to all roof drains

Corrective Action

1. Fill and crown all penetration pockets with asphalt mastic and apply aluminum coating to reduce U.V. deterioration as necessary.2. Apply a polyurethane sealant to all storm collars and any stainless steel compression clamps located at the pipe leads and heat vents.3. Inspect the perimeter parapet wall and curb base flashing for any voids in the seams. If such defects are found, the flashing will be repaired by sealing the void with a three course application of mastic and fabric - overlaying the seam with SBS modified bitumen cap sheet in a continuous bed of compatible mastic - torch apply APP modified bitumen cap sheet over the seam. Repair method will depend upon the flashing system currently installed. 4. Remove all debris from the surface of the roof system and drainage areas and dispose of properly. Check the clamping ring in the drain bowl assembly for proper compression and tighten drain bolts as necessary.Note to Owner: Removal of abandoned air conditioning equipment, materials or unusual objects is the responsibility of the building owner.5. Apply a reflective coating to all vent stacks, all purpose vents, curb and parapet wall base flashing laps, drain sump areas as necessary.6. Apply a polyurethane sealant to the following items as necessary: coping cap metal, surface mounted counterflashing, termination bar, gutter seams, exterior scupper cover plates and conductor heads if accessibility permits such an application.7. Visually inspect the coping cap metal and counterflashings for any loose or missing fasteners. Loose or missing fasteners will be replaced or tightened as necessary.8. Visually inspect all skylight lenses to assure proper attachment to the roof mounted curb. Any cracked or damaged lenses will be documented on the Field Inspection Report. Should the lenses require caulking; a polyurethane sealant will be applied where the metal retainer frame meets the lens.

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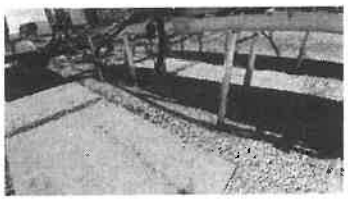
Distributed By: Advanced Roofing Inc
Date Dispatched: 01/03/2019
Time Dispatched: 11:08 AM EST

Signed: Alejandra Bastien

6 Problem: BUR Preventative Maintenance

BUR Preventative Maintenance apply aluminum coating to AC leg stands

Corrective Action



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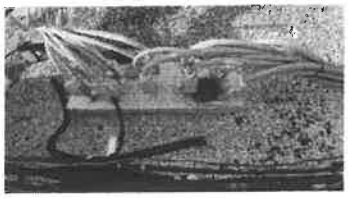
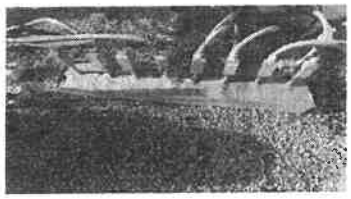
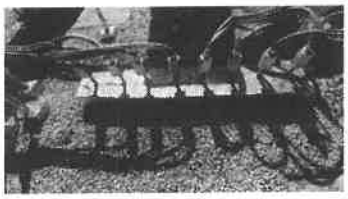
7 Problem: BUR Preventative Maintenance





BUR Preventative Maintenance. Apply aluminum coating to all pitch pans

Corrective Action



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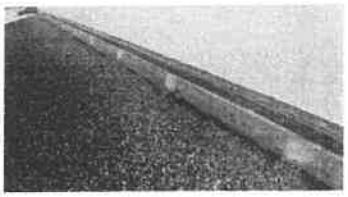
Signed: Alejandra Bastien

8 Problem: BUR Preventative Maintenance



BUR Preventative Maintenance apply aluminum coating to all base flashing laps

Corrective Action

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1950 NW 22nd St
Fort Lauderdale, FL 33311-2939
954-522-6868

INVOICE

The Towers Oceanview East Condo
400 Leslie Drive
Hallandale Beach, FL 33009

DATE	02/23/2022
DUE DATE	02/25/2022
INVOICE #	RFG0138843
CUST. ID	THETOWER02
PO#	Debbie

PROPERTY:
Towers of Oceanview East
400 Leslie Drive
Hallandale Beach, FL 33009

DESCRIPTION	AMOUNT
Labor: (Paul Hayles/Crew Rate) 12.25hrs @ $150.00/hr	$1,837.50
Granules Bag 1 Bag @ $24.92	$24.92
Durapax Coal Tar Cement (5 Gal. Can) 1 PER 5 GALLON CAN @ $123.44	$123.44
Koppers Tar Glass (Roll) 1 PER ROLL @ $113.97	$113.97
MB78273 - NON INVENTORY ITEM - OF ALUM HERCULES 5" DRAIN W/DOME 1 EA @ $296.40	$296.40

APPROVAL
DESC bldg. repair
RES [ ] OPER [ ] S/A [ ]
AMOUNT 2396.23
ACCT# 7305
APPR D. DUNSON
DATE 3/1/2022

ok
SAA

SUBTOTAL	$2,396.23
BALANCE DUE	$2,396.23

Please make all checks payable to:
Advanced Roofing, Inc
1950 NW 22nd Street
Fort Lauderdale, FL 33311

1 - Payment terms: Due upon receipt

If you have any questions about this invoice, please contact
Irene Hahn at irenem@advancedroofing.com
Thank you for your business.

PAID
MAR 09 2022
CHECK #8155

Property:
Towers of Oceanview East
400 Leslie Drive
Hallandale Beach, FL 33009

INVOICE # RFG0138843
400 Leslie Drive
Hallandale Beach, FL 33009

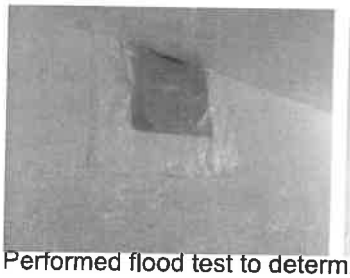
The Towers Oceanview East Condo
400 Leslie Drive
Hallandale Beach, FL 33009

Distributed By: Advanced Roofing Inc
Date dispatched: 02/17/2022
Time dispatched: 09:34 AMEST

Acknowledged: 02/23/2022 03:54 PM
Signed: X

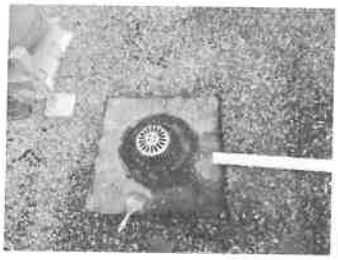
1 Problem:
Flood Test

2/17/2022



2/17/2022

2/17/2022



2/17/2022

Performed flood test to determine origin of leak.

1 Corrective Action:

2/17/2022

2/17/2022

2/17/2022

2/17/2022

Please see below:

Property:
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400 Leslie Drive
Hallandale Beach, FL 33009

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Acknowledged: 02/23/2022 03:54 PM
Signed: X

Problem:
Flood Test

2/17/2022

2/17/2022

2/17/2022

Performed flood test to determine origin of leak.

Corrective Action:

2/17/2022

2/17/2022

Drain bowl is leaking needs to be replaced but its set into concrete deck. Need a retro drain to be installed here. Need to return with new drain parts.

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Distributed By: Advanced Roofing Inc
Date dispatched: 02/17/2022
Time dispatched: 09:34 AMEST

Acknowledged: 02/23/2022 03:54 PM
Signed: X

Problem:
Drain Leak - Cracked

2/23/2022

2/23/2022

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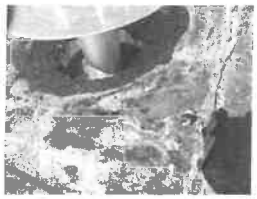
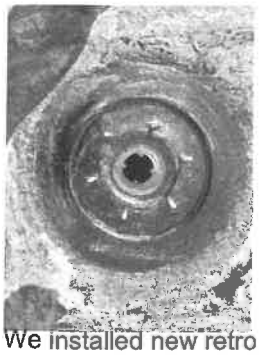


2/23/2022

Leak is present at drain bowl.

Corrective Action:

2/23/2022



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We installed new retro fit drain assembly and flashed per manufacturer's requirements.