



6460 126th Ave N
Largo, FL 33773
License: CCC1335917

Office: 727-544-9884
E-mail: admin@usiroofing.com

ROOF INSPECTION REPORT: Seville Condo 11

Date: May 7, 2026
Address: 1001 Pearce Dr.
Clearwater, FL

Introduction:

This report is to review the findings of a visual inspection made on the above listed property on April 29th, 2026. The purpose of this inspection is to identify and document all visible defects, water leakage, protrusions, and the overall condition of the roof covering. This report is based on what was visible and accessible at the time of the areas that are enclosed or inaccessible, concealed by the equipment, or any portion of the structure in which would necessitate removing or defacing any part of the structure.

Roof Type:

Polyurethane Foam with Silicone Coating – Installed June 2021

Observations and Assessments:

General Roof Condition

- Roof system is in overall great condition.
- No debris present on the roof surface.
- No active leaks reported during inspection.

Drainage System

- All drains and scuppers were free and clear of debris.
- No standing or ponding water observed.

Coating & Surface Conditions

- Approximately 3–5 coating blisters were observed.
- Several minor cracks were identified and sealed at the time of inspection.
- Additional sealant was applied around select coping cap areas as needed.

Blisters & Bird Pecks

- Approximately 5–10 additional blisters were noted throughout the roof surface.

- Roughly 40 bird pecks were observed.
- Metal Components
 - All metal components were found to be in good condition overall.
 - Only a few isolated areas require recoating for preventative maintenance. Coated at time of inspection.
- Pipe Penetrations
 - Two pipe penetrations were observed with damaged wire covering. Coated at time of inspection.
- HVAC Units & Walls
 - AC units appeared to be in good condition.
 - Adjacent walls were also in good condition with only a few minor cosmetic areas noted.

Conclusions:

Roof is in excellent condition.

General debris removal, caulking and coating touch-ups are included with the maintenance agreement.

If you have any questions, you may contact me at the office at 727-544-9884 or email.

Thank you,
Matt Jackson
USI Roofing, Inc.

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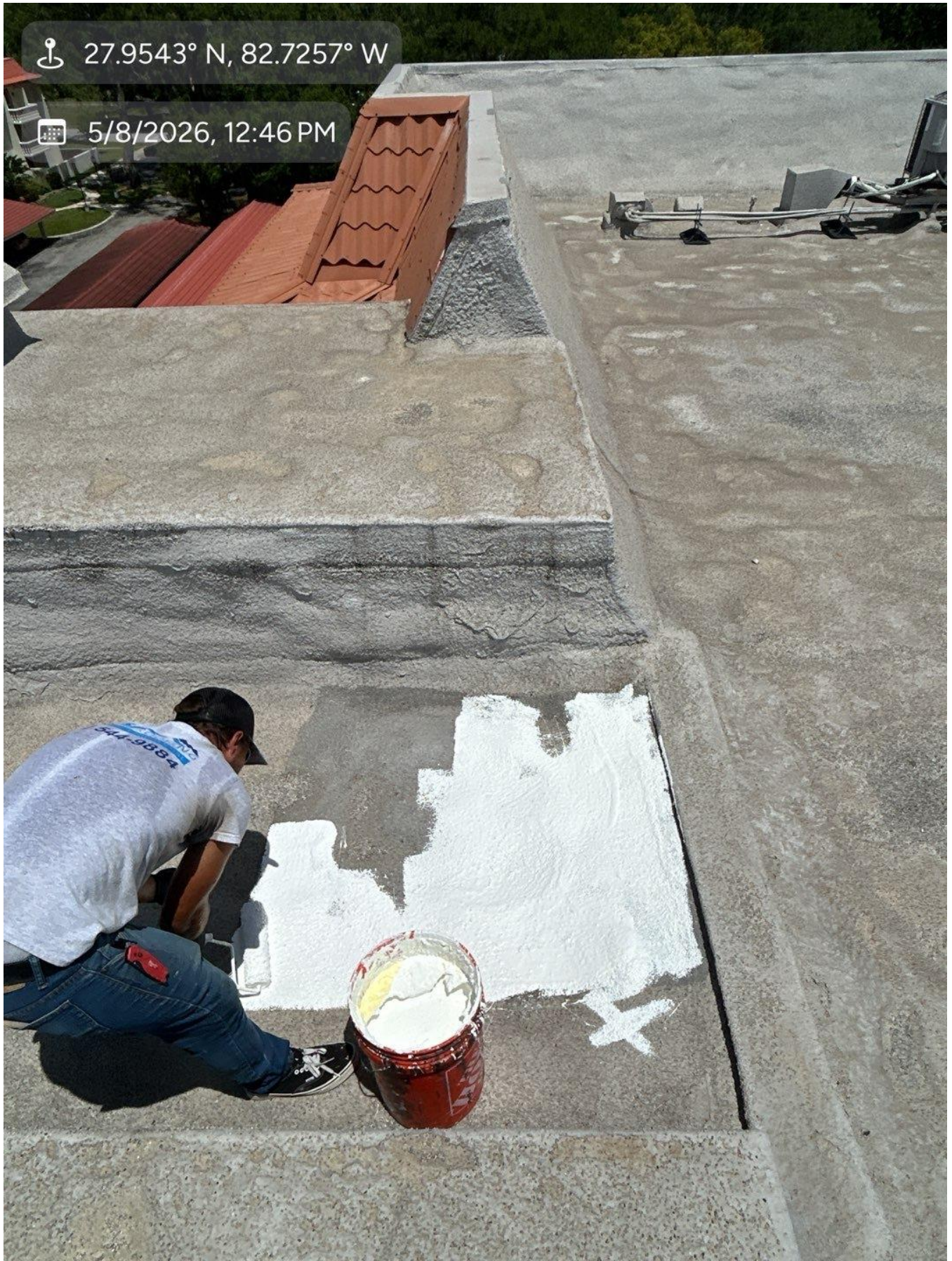
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