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July 31, 2026

The Law Firm of Elias C. Schwartz
Attn: Elias Schwartz, Esq.
343 Great Neck Road
Great Neck, NY 11021
Sent Via email: schwartz@ecslaw.com

Re: Westhampton Landings Co-op
3001-3050 Mitchell Road
Westhampton Beach, NY 11978

RE: Roof Assessment

Dear Elias:

As requested, John Mahler, AIA, of JM2 Architecture, D.P.C. visited the above-referenced property on Wednesday, July 22, 2026, to visually observe and assess the roof surfacing conditions; identify any defects and offer remedial repair recommendations; endeavor to project and make recommendations to extend the remaining useful life.

I was accompanied by Justin from Island East Management who provided ladder access.

BACKGROUND:

Westhampton Landings consists of eight (8) two (2) story wood-framed apartment buildings with a total of fifty units. The first story has overhanging shed roofs all with asphalt shingle roof surfacing materials. The upper roof is a trapezoidal mansard or dual pitched pavilion-style shape. The lower pitched roof and adjacent steeply pitched roof area are also finished with an asphalt shingle roof. The upper portion of the roof in the approximate middle of the building is a low pitch flat roof with various membrane finishes. The lower pitch roof area of each building was accessible, and the entire perimeters were walked. The upper roof was adequately visible and afforded a reasonable vantage point of view to observe membrane seams and condition. The following are my observations and recommendations broken down by roof types with photographs to supplement my observations.

GRANULAR SURFACED MODIFIED BITUMINOUS MEMBRANE:

Buildings 1, 3 and 6 were found to have a granular surfaced modified bituminous cap sheet membrane with a fibrated aluminum coating. A modified bituminous membrane is an older style asphaltic roof membrane reinforced with fiberglass. The granules are factory installed on the top of the membrane are similar to those on the asphalt shingles and are there to protect the membrane from damaging ultraviolet (UV) rays from the sun. A fibrated aluminum coating is basically a reflective aluminum-colored paint meant to reflect the UV rays from the sun, which do over time cause the breakdown of the membrane. The addition of a fibrated aluminum coating over a granular surfaced bituminous membrane is redundant. Regardless, the granular surfaced bituminous membranes on Buildings 1, 3 and 6 exhibited some moderate alligatoring. Alligatoring is cracking of the membrane, and the name originates because the crack pattern resembles the pattern of an alligator's skin. Cracking of the membrane eventually will lead to its inability to resist water penetration. Therefore, I estimate the remaining useful life of the granular surfaced bituminous membrane roof areas at approximately 3–5 years and would characterize their condition as poor to fair.

SMOOTH MODIFIED BITUMINOUS MEMBRANE

The flat roof areas on buildings 2,4,5 and 8 have smooth modified bituminous membrane roofs with a fibrated aluminum coating. The smooth bituminous membrane is the same as the granular surfaced bituminous membranes except they don't have the granules. The smooth modified bituminous membranes generally appear newer than the granular surfaced membrane. More specifically, the smooth modified bituminous membranes exhibited some alligatoring deterioration with cracking not as deep as that observed on the membranes with granules. I therefore estimate the remaining useful life of the smooth modified bituminous membrane roof areas on buildings 2,4,5 and 8 at eight (8) to ten (10) years.

To try and extend the remaining useful life of alligatored modified bituminous roof membrane requires the application of a heavy-duty elastomeric or fiber-reinforced liquid coatings that can bridge interconnected micro-cracks and restore UV protection. The exact product(s) to use and varied warranties available would need to be explored further. GAF manufactures silicone roof coatings such as GAF Unisil II.

Prior to doing any work to extend the remaining useful life should first be proceeded by performing investigative probes to endeavor to determine underlying conditions. If there's only one or two layers of roofing, the roof may be recovered by leaving the existing roofing system and applying a new membrane over it. This would save the cost of removal and disposal. Recovered roofs perform well when they are installed over existing roof systems that do not have any water trapped in the system. Water trapped and then covered with an impervious new membrane often blister from trapped water vapor. Thermal imaging may be required particularly if probes reveal water was found trapped within the system.

In addition to coating or application of a new recovery membrane, making some repairs to the defects observed to the bituminous membrane roof areas will also extend the remaining useful life of the roof. The observed defects to the bituminous membrane roofs include some small openings in the seams and where the membrane transitions to roof edge metal. Open seams can allow water to enter the system

and will ultimately manifest themselves as leaks. As previously discussed, the fibrated aluminum coating is peeling and on the smooth bituminous membranes there is therefore no UV protection. Therefore, removing any loose coating followed by application of a fibrated aluminum coating will add a little more life to the existing smooth membranes.

Some of the solar tube skylights did not appear to have flashing at the base ring some with exposed fasteners. A new base flashing should be applied where missing. Also, some of the edge metal where the flat roof transitions to the steeply sloped shingle roof has unsealed and loose fasteners as well as some openings in the corners. These openings could allow water penetration under the membrane and should be repaired to ensure a tight seal. It should be anticipated that approximately ten (10) percent of the underlying roof sheathing plywood roof deck will be rotted. Rotted roof decking can sag and no longer adequately support the membrane. Some depressions were observed suggesting that some of the decking is rotted.

THERMOPLASTIC POLYOLEFIN MEMBRANE

There was a white thermoplastic polyolefin (TPO) membrane on the flat roof area of building 7. The TPO membrane appeared to be the newest of the flat roofs and likely has approximately fifteen (15) years left of useful life. Some minor defects observed include some seams are beginning to open and missing base flashing at some of the solar tube skylights. Additionally, this roof area has some pressure relief vents that are meant to relieve water vapor and reduce the development of blisters. One of these relief vents was missing a cap (see photo 60). The missing cap maybe allowing water to enter the roofing system and should be repaired to maximize the remaining useful life.

ASPHALT SHINGLE

All of the buildings have asphalt shingle roof areas. The asphalt shingle roofing exhibited algae growth in some areas, particularly where shaded by trees and along north-facing roof areas. The algae impedes drainage. The trees are being well maintained with branches removed that overhang the roofs. Regardless, leaves filled up some of the gutters, particularly where screen strainers are placed in the gutter over the leaders. I recommend removing the screen strainers. If leaves build up in certain areas, a rigid mesh could be installed over the top of the gutter which allows leaves to blow off rather than accumulate in the gutter. Additionally, several loose shingles were found. Loose shingles will blow off in high windstorms. The overall condition of the shingle roofs on all the buildings, in my professional opinion, was poor to fair with only 1–3 years of remaining useful life. A hurricane could reduce that life considerably. Many fasteners were rusted and backing out. When the roofs are replaced, consider an architectural asphalt shingle. The architectural shingles look better than 3-tab shingles and can carry longer warranties. Since the shingle roofs are very visible, the aesthetic component should be considered. Consequently, I'm not aware of any work to extend the useful life other than re-nailing where exposed fasteners are loose or missing. No coating application will be found to be aesthetically pleasing. Similar to the flat roofs, some rotted sheathing should be expected. Rotted sheathing cannot adequately hold nails and shingles, even if new, can and will blow off in high windstorms. Therefore, anticipate approximately ten (10) percent of the shingled roof area sheathing will likely need replacing. Some sheathing was curling, creating openings behind the gutter which will allow water into the building envelope. Although no active leaks were reported, water is still likely entering into the soffits

and draining out without manifesting as leaks within the apartments. Water penetration into the building envelope can allow for premature failure of other building components and should be addressed.

SUMMARY

In summary, the membrane flat roof areas of Buildings 1, 3 and 6 are in poor to fair condition and have approximately 3-5 years of remaining useful life. The flat roof membrane on Buildings 2,4,5 and 8 were found to be in fair to good condition and have approximately 8-10 years remaining. Building 7's flat roof membrane is in good condition and has approximately 15 years of remaining useful life. All eight Buildings asphalt shingle roofs were found to be in poor condition and have an approximate remaining useful life of 1 to 3 years.

Various measures can be undertaken to extend those aforesaid remaining useful life expectancies. In my professional opinion none of the existing roofs require replacement at this time. At this time I recommend engaging with a roofing contractor to perform annual inspections and minor repairs to; furnish base flashing to solar tube skylights where missing; checking and sealing all flat roof open seams; replacing the cap on the relief vent; re-nailing loose asphalt shingles; apply new aluminum edge metal behind gutters to cover open gaps exposing the sheathing; closing gaps in edge metal; application of a fibrated aluminum coating to the smooth modified bituminous membranes. Anticipate replacing the asphalt shingle roof areas in the next 1-3 years. Prior to undertaking any membrane recovery application or coating application, other than the fibrated aluminum, I recommend the Owner engage an architect or professional engineer to prepare plans and written specifications to be used as a basis for bidding and the construction contract between Owner and contractor.

I look forward to reviewing and discussing this report with the Board of Directors to answer any questions and assist in planning the next steps.

Sincerely,
JM2 Architecture, D.P.C.



John L. Mahler, AIA
President

BLDG #1

P-1 Gap at Fascia and Curling Shingles



P-2 Algae Growth on Shingles



P-3 Older Granulated Surface Modified Bituminous Membrane With Fibrated Aluminum Coating



P-4 Fish Mouth



P-5 Open Seam At Edge Metal



P-6 Solar Tube Skylight



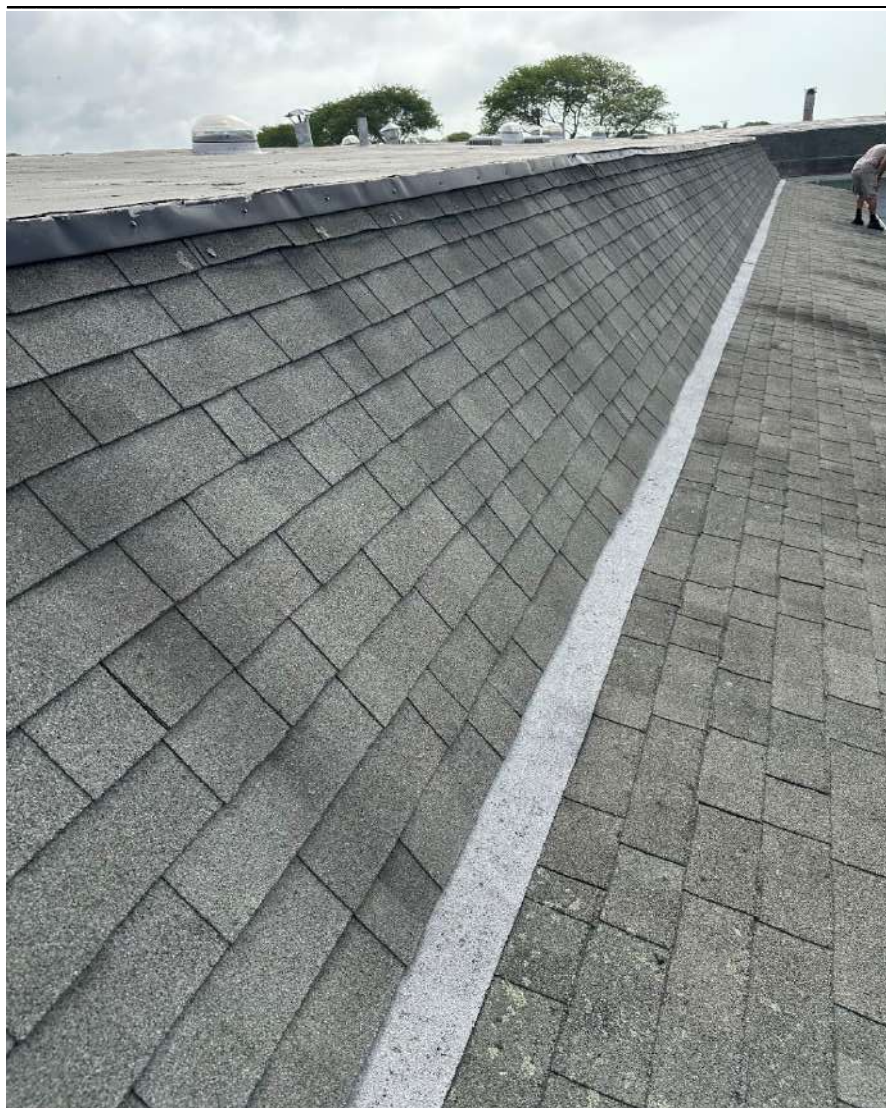
P-7 Alligatoring of Membrane



P-8 Peeling Fibrated Aluminum Coating



P-9 Asphalt Shingle



BLDG #2

2026-2059

P-10 Smooth Modified Bituminous Membrane With Fibrated Aluminum Coating



P-11 Exhaust Fan



P-12 Corner Edge Metal Gaps



P-13 Exhaust Fan



P-14 Depression



P-15 Opening in Membrane at Edge Metal



P-16 Peeling Fibrated Aluminum Coating



P-17 Gap at Fascia Exposing Sheathing



P-18 Prior Replaced Shingles



BLDG #3

2026-2059

P-19 Granular Surfaced Modified Bituminous Membrane
with Fibrated Aluminum Coating



P-20 Alligatoring in Membrane



P-21 Gap in Metal Edge at Membrane & Exposed Fasteners



P-22 Algae Growth on Shingles



P-23 Gutters With Leaf Matter



P-24 Overall of Roof



P-25 Solar Tube Skylight with Missing Flashing



P-26 Gap at Fascia and Shingle Exposing Sheathing



BLDG #4

P-27 Smooth Bituminous Membrane With Fibrated Aluminum Coating



P-28 Asphalt Shingle



P-29 Peeling Coating



P-30 Peeling Coating



P-31 Alligatoring in Membrane



P-32 Algae Growth on Shingles



P-33 Hole Drilled Through Roof



BLDG #5

P-34 Smooth bituminous membrane with fibrated aluminum coating



P-35 Opening in seam



P-36 Peeling Fibrated Aluminum Coating



P-37 Opening in Membrane at Edge Metal



P-39 Asphalt shingle roof



P-41 Fish mouth in Membrane



P-42 Opening in Edge Metal Corner



P-43 Delaminating Shingle



P-44 Delaminating Shingle



P-45 Asphalt Shingle



P-46 Opening in Edge Metal



P-47 Leaf Matter in Gutter



P-48 Strainer in Gutter at Leader Opening



BLDG #6

P-65 Gap at Shingle at Fascia Exposing Sheathing



P-66 Granular Surfaced Modified Bituminous Membrane



P-67 Overall of Roof



P-68 Exposed Edge metal Fastner



P-69 Alligatoring in Membrane



P-70 Chimney Penetration



P-71 Gap in Edge Metal



P-72 Algae Growth on Shingle



P-73 Algae Growth on Shingle



P-74 Solar Tube Skylight Un-flashed



P-75 Solar Tube Skylight Un-flashed

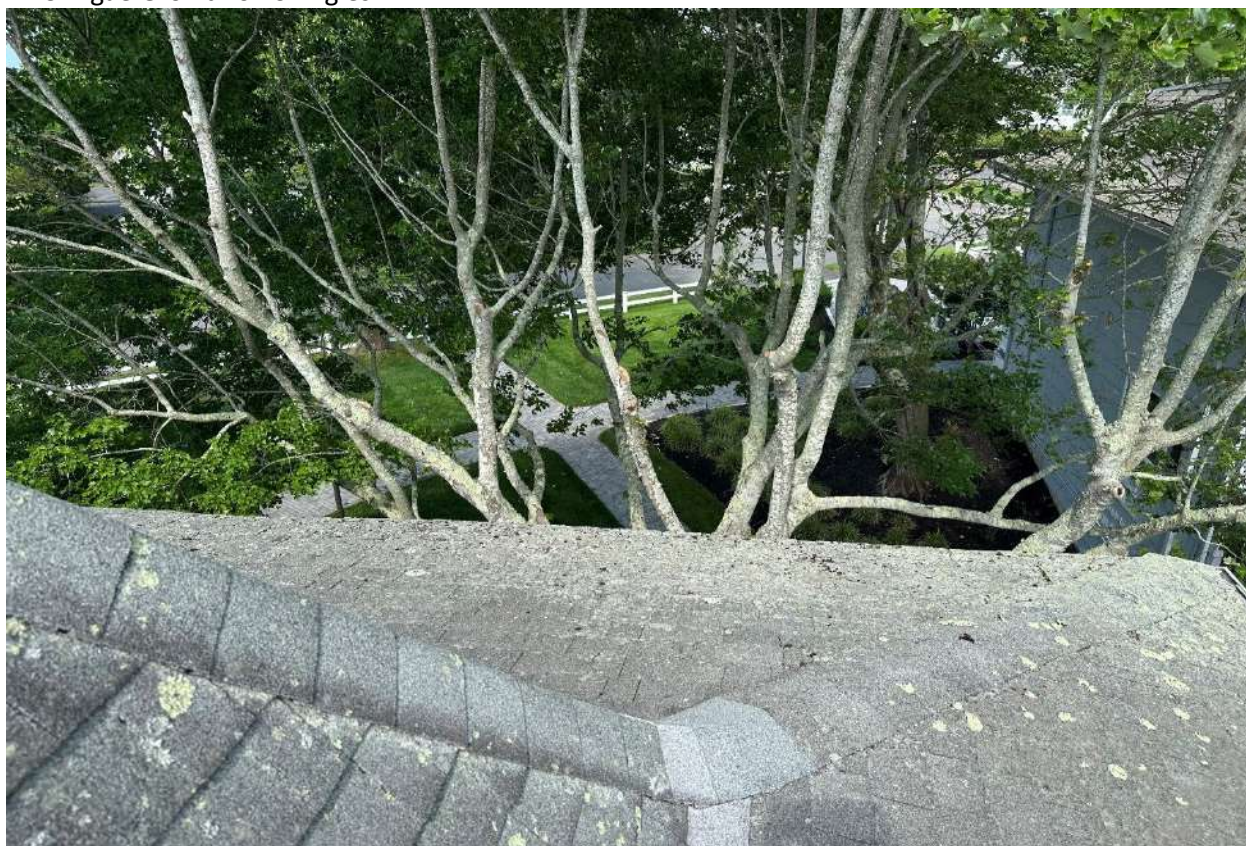


P-76 Rusted Exposed Shingle Fastener



BLDG #7

P-49 Algae Growth on Shingles



P-50 Loose Shingle and Exposed Fasteners



P-51 Loose Shingle and Exposed Fasteners



P-52 Gap at Shingle at Gutter exposing Sheathing



P-53 White TPO Roof Membrane



P-54 Solar Tube Skylight Missing Flashing



P-55 Solar Tube Skylight Missing Flashing With Tar



P-56 Solar Tube Skylight With TPO Flashing



P-57 TPO Delaminating From Edge Metal



P-58 Fish mouth in TPO Membrane



P-59 Replaced Asphalt Shingle



P-60 Relief Vent Cap Missing



P-61 Typical Relief Vent



P-62 TPO Delaminating From Edge Metal



P-63 Curling Shingle



P-64 Gap At Shingle At Gutter Exposing Sheathing



BLDG #8

P-77 Smooth Bituminous Membrane With Fibrated Aluminum Coating



P-78 Gap At Membrane At Edge Metal



P-79 Peeling Fibrated Aluminum Coating



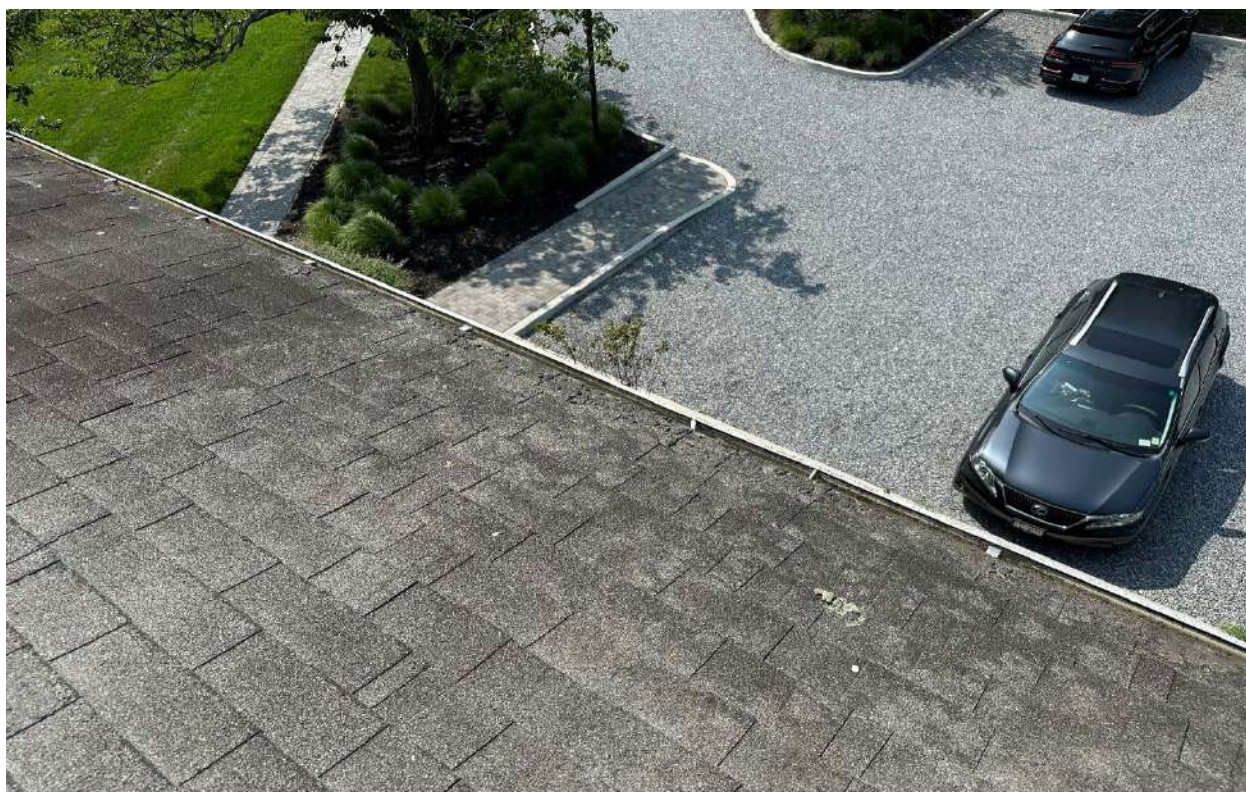
P-80 Alligatoring Membrane



P-81 Alligatoring Membrane



P-82 Algae Growth On Shingles



P-83 Algae Growth On Shingles



P-84 Overall Of Roof



P-85 Algae Growth On Shingles



P-86 Sealant Added At Solar Tube Flashing

