



Management Report



Marsh Landing Townhomes 1 c/o NextGen Community Management
Marsh Landing Townhomes Building 02
22982 - 22988 Lone Oak Drive, Estero, FL

Prepared For
Marsh Landing Townhomes 1 c/o NextGen Community Management

Powered By
“WE DO THE RIGHT THING, RIGHT.”

Site Overview



Total Sections: 1

Total Sq Ft: 0

Map	Name	Sq Ft	Est Install	Grade
1	Main Roof	0		B

Observations

Section: Main Roof

Size: 0

Overall Grade: B

Inspection Date: 09/16/2025

Inspector: Mark Berman



Annual Inspection



Annual Inspection

Deficiencies

Section: Main Roof

Size: 0

Overall Grade: B

Inspection Date: 09/16/2025

Inspector: Mark Berman



Shingle Roof - Storm Damages (Remedial)

Quantity: 1 EA

Deficiency:

Roof system may have been damaged and/or compromised due to a storm and/or wind event.

Corrective Action:

Replace damaged shingles.

Included in Proactive Maintenance

Summary

Section: Main Roof
Size: 0
Overall Grade: B

Inspection Date: 09/16/2025
Inspector: Mark Berman



Condition Summary

Overall: B

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Recommendations

Replace damaged shingles.

Summary

Section: Main Roof

Size: 0

Overall Grade: B

Inspection Date: 09/16/2025

Inspector: Mark Berman



1 - Main Roof (0 Sq Ft) Grade B

Deficiency	Qty	Emergency	Remedial	Replacement	Coating
Storm Damages	1 EA		\$0.00		
Total		\$0.00	\$0.00	\$0.00	\$0.00

Budget Matrix
Marsh Landing Townhomes Building 02
Estero, FL
0Sq Ft

Overall Grade
A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining



1 - Main Roof (0 Sq Ft) Grade B
Projected Replacement: 0

Deficiency	Qty	Emergency	Remedial	Replacement	Coating
Storm Damages	1 EA		\$0.00		
Total		\$0.00	\$0.00	\$0.00	\$0.00
Budget Totals		\$0.00	\$0.00	\$0.00	\$0.00

Sep 17, 2025 - 8:30AM

Elias Brothers Group - Roofing
4627 Arnold Avenue Suite 2 Naples, FL 34104
Marsh Landing Townhomes 1 c/o NextGen
Community Management
9410 Corkscrew Palms Circle #201
Estero, FL 33928



ELIAS BROTHERS GROUP
ROOFING DIVISION

PROPERTY:

Marsh Landing Townhomes Building 02
22982 - 22988 Lone Oak Drive
Estero, FL



1 - Main Roof (0 Sq Ft) Grade B

Deficiency	Qty	Emergency	Remedial
Storm Damages	1 EA	\$0.0	\$0.00
Total		\$0.00	\$0.00

DESCRIPTION	AMOUNT
☐ Emergency	\$0.00
☐ Remedial	\$0.00

PAYMENT TERMS

Terms on invoices should be: Due upon receipt **PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.** Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave. #201, Naples, FL 34104

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ \$ _____

Printed Name: _____ PO # _____

Terms on invoices should be: Due upon receipt

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee.

Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave. #201, Naples, FL 34104