



Harold Robair
BCB Homes
3696 Enterprise Avenue
Naples, FL 34104
8/13/19

Mrs. Sullivan
602 Admiralty Parade West
Naples, FL 34104

Dear Mrs. Sullivan:

BCB Homes, at your request, has performed a window and door inspection at your home in Naples. The goal was to determine if the condition that we found at bedroom No. 6 (guest house), on 7/18/19, which was wood rot in the window frame, was an isolated issue or systemic.

You had asked to look at the windows on the South elevation only; in our in office discussion it was determined that we would look at a larger sample of the doors and windows, at no additional cost to you.

Our technicians had performed both visual and intrusive inspections on the windows and doors. The operable units were opened and inspected. At the fixed windows we used a probe to get into the space or gap between the windows sash and frame. This allowed us to “feel” the wood and see if it was solid or soft.

We found that approximately 40% of the individual, fixed, units we looked at had wood rot at the bottom of the frames. We looked at approximately 30 openings which consisted of 44 individual fixed windows. 19 units, had some signs of wood rot. Each opening has between 1 and 6 individual windows in it. There are approximately 76 fixed individual window units in the 49 openings, not counting transoms over the doors.

There were no issues at the operable windows or doors that we looked at.

We would of course recommend that an inspection and evaluation be done on all units to get a complete inventory of the units that need to be addressed.

Please see the attached photos of some of the findings.

The photos are of the doors and windows that we inspected. What you will see is a picture of the unit, taken from the distance, to identify the location and a close up of some of the rotted wood that was pulled out from the frame, using the probe.

There is a caption under each photo that describes the unit/opening designation and the room or area where it is located and a brief description of the findings.

For example, the first photo is of opening “C” at the two car garage. The close up photo, shows the wood that was pulled out from the frame. The photo to the right, is a long shot that shows the location of the opening.

We are currently working with the window manufacture, Loewen Inc., to get an understanding of the current warranty and repair protocol. Once we have determined what the options are we will review them with you and our team.

Please feel free to call me with any questions.

Thank You

Harold J. Robair

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Job #: 39231 39231 Sullivan 2019 Loewen Windows
620 Admiralty Parade West
Naples, Florida 34102

Sullivan Loewen Window Inspection



Taken Date
2019/07/29 07:13:42

Upload Date
2019/07/29 07:15:01

Uploaded By
Edgar Robles Garcia

File Name
[1196A4AF-D786-4900-9227-6AF...](#)



Description

Window "C" fixed (two car garage), close up photo.

Taken Date

2019/07/29 14:19:47

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 14:19:56

File Name

IMG_2019_07_29_14_19_47_351.j...



Description

Window "C" fixed (2 Car Garage), right sash Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 14:16:39

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 14:16:46

File Name

IMG_2019_07_29_14_16_39_933.j...



Description

Window "VVV" fixed (BNK Rm), close up photo.

Taken Date

2019/07/29 14:01:40

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 14:04:15

File Name

IMG_2019_07_29_14_01_40_933.j...



Description

Window "VVV" fixed (BNK Rm), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 14:00:34

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 14:01:40

File Name

IMG_2019_07_29_14_00_34_181.j...



Description

Window "UUU" fixed (BNK Rm), no issues found.

Taken Date

2019/07/29 13:56:29

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:56:38

File Name

IMG_2019_07_29_13_56_29_563.j...



Description

Window "TTT" caseman (BNK Rm), missing exterior caulk bead at bottom frame to precast. No rotted issues found.

Taken Date

2019/07/29 13:54:55

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:55:13

File Name

IMG_2019_07_29_13_54_55_175.j...



Description

Window "SSS" fixed (Guest Bath), close up photo.

Taken Date

2019/07/29 13:39:58

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:41:40

File Name

IMG_2019_07_29_13_39_58_339.j...



Description

Window "SSS" fixed (Guest Bath), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 13:39:23

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:39:43

File Name

IMG_2019_07_29_13_39_23_878.j...



Description

Window "RRR" fixed (Guest Living), close up photo.

Taken Date

2019/07/29 13:33:50

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:34:11

File Name

[IMG_2019_07_29_13_33_50_355.j...](#)



Description

Window "RRR" fixed (Guest Living), right sash bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 13:33:10

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:33:47

File Name

[IMG_2019_07_29_13_33_10_469.j...](#)



Description

Window "WWW" fixed (Pool Bath), close up photo.

Taken Date

2019/07/29 13:15:55

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:18:06

File Name

[IMG_2019_07_29_13_15_55_712.j...](#)



Description

Taken Date

2019/07/29 13:15:13

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:17:22

File Name

[IMG_2019_07_29_13_15_13_946.j...](#)



Description

Window "WWW" fixed (Pool Bath), close up photo.

Taken Date

2019/07/29 13:14:39

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:16:31

File Name

IMG_2019_07_29_13_14_39_193.j...



Description

Door "26" (Pool Bath), no issues found.

Taken Date

2019/07/29 13:09:14

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:09:41

File Name

IMG_2019_07_29_13_09_14_895.j...



Description

Window "NNN" fixed (Bedroom #6), close up photo.

Taken Date

2019/07/29 13:07:30

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:07:44

File Name

IMG_2019_07_29_13_07_30_025.j...



Description

Window "NNN" fixed (Bedroom #6), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 13:06:06

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 13:06:23

File Name

IMG_2019_07_29_13_06_06_667.j...



Description

Window "MMM" fixed (Bathroom#5), no issues found.

Taken Date

2019/07/29 12:52:16

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 12:53:41

File Name

[IMG_2019_07_29_12_52_16_636.j...](#)



Description

Window "YYY" fixed (East stairway), no issues found.

Taken Date

2019/07/29 12:49:49

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 12:50:27

File Name

[IMG_2019_07_29_12_49_49_278.j...](#)



Description

Window "LLL" fixed (East Stairway), Bottom frame starting to show rot. See close up photo.

Taken Date

2019/07/29 12:22:02

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 12:23:15

File Name

[IMG_2019_07_29_12_22_02_141.j...](#)



Description

Window "LL" fixed (East Stairway), close up photo.

Taken Date

2019/07/29 12:21:25

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 12:41:52

File Name

[20190729_122125.jpg](#)



Description

Window "KKK" fixed (East Stairway), No issues found.

Taken Date

2019/07/29 12:20:10

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 12:21:29

File Name

[IMG_2019_07_29_12_20_10_013.j...](#)



Description

Window "HHH" fixed (East Stairway), Close up photo.

Taken Date

2019/07/29 12:14:16

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 12:14:19

File Name

[IMG_2019_07_29_12_14_16_621.j...](#)



Description

Window "HHH" fixed (East Stairway), Bottom frame starting to show rot. See close up photo.

Taken Date

2019/07/29 12:13:25

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 12:13:48

File Name

[IMG_2019_07_29_12_13_25_736.j...](#)



Description

Window "FFF" fixed (Bathroom #3), No issues found.

Taken Date

2019/07/29 12:08:44

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 12:08:56

File Name

[IMG_2019_07_29_12_08_44_104.j...](#)



Description

Window "EEE" fixed panel (Bedroom #3), close up photo

Taken Date

2019/07/29 11:50:36

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 11:50:44

File Name

IMG_2019_07_29_11_50_36_431.j...



Description

Window "EEE" casement/fixed (Bedroom #3), Close up photo 1 of 2.

Taken Date

2019/07/29 11:48:28

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:48:45

File Name

IMG_2019_07_29_11_48_28_518.j...



Description

Window "EEE" casement/fixed (Bedroom #3), Fixed panel bottom frame is rotted and glass is delaminated. See close up photos.

Taken Date

2019/07/29 11:47:54

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:48:02

File Name

IMG_2019_07_29_11_47_54_125.j...



Description

Door #61 (Master Suite), No issues found.

Taken Date

2019/07/29 11:41:02

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:41:09

File Name

IMG_2019_07_29_11_41_02_870.j...



Description

Door #60 (Master Suite), No issues found.

Taken Date

2019/07/29 11:40:47

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:40:53

File Name

[IMG_2019_07_29_11_40_47_229.j...](#)



Description

Door #59 (Master Suite), No issues found.

Taken Date

2019/07/29 11:36:24

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:36:31

File Name

[IMG_2019_07_29_11_36_24_323.j...](#)



Description

Door #56 (2nd Floor Sitting), No issues found.

Taken Date

2019/07/29 11:36:03

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:36:12

File Name

[IMG_2019_07_29_11_36_03_591.j...](#)



Description

Window "VV" fixed (2nd Floor Sitting), No issues found.

Taken Date

2019/07/29 11:25:25

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 11:25:33

File Name

[IMG_2019_07_29_11_25_25_661.j...](#)



7/29/19 11:11:33 AM EDT

Description

GENERAL NOTE; Windows "HH thru TT" fixed (Open to Study), Close up photo 2 of 2.

Taken Date

2019/07/29 11:11:33

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:11:41

File Name

[IMG_2019_07_29_11_11_33_201.j...](#)



7/29/19 11:11:16 AM EDT

Description

GENERAL NOTE; Windows "HH thru TT" fixed (Open to Study), Close up photo 1 of 2.

Taken Date

2019/07/29 11:11:15

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:11:36

File Name

[IMG_2019_07_29_11_11_15_865.j...](#)



7/29/19 11:09:50 AM EDT

Description

GENERAL NOTE; Windows "HH thru TT" fixed (Open to Study), Sill waterproofing exposed to weather and deterioration, needs to be repaired a...

Taken Date

2019/07/29 11:09:50

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 11:09:55

File Name

[IMG_2019_07_29_11_09_50_042.j...](#)



7/29/19 11:09:05 AM EDT

Description

Window "TT" fixed (Open to study), Close up photo.

Taken Date

2019/07/29 11:09:04

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:09:19

File Name

[IMG_2019_07_29_11_09_04_912.j...](#)



Description

Window "TT" fixed (Open to Study), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 11:08:08

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 11:08:13

File Name

[IMG_2019_07_29_11_08_08_468.j...](#)



Description

Window "SS" fixed (Open to study), Close up photo.

Taken Date

2019/07/29 11:07:49

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:08:02

File Name

[IMG_2019_07_29_11_07_49_300.j...](#)



Description

Window "SS" fixed (Open to Study), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 11:07:18

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 11:07:29

File Name

[IMG_2019_07_29_11_07_18_888.j...](#)



Description

Window "RR" fixed (Open to study), Close up photo.

Taken Date

2019/07/29 11:06:52

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:07:05

File Name

[IMG_2019_07_29_11_06_52_556.j...](#)



Description

Window "RR" fixed (Open to Study), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 11:06:24

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 11:06:32

File Name

[IMG_2019_07_29_11_06_24_250.j...](#)



Description

Window "PP" fixed (Open to Study), Close up photo.

Taken Date

2019/07/29 11:06:00

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 11:06:14

File Name

[IMG_2019_07_29_11_06_00_488.j...](#)



Description

Window "PP" fixed (Open to Study), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 11:05:12

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 11:05:27

File Name

[IMG_2019_07_29_11_05_12_702.j...](#)



Description

Window "LL" fixed (Open to Study), Close up photo.

Taken Date

2019/07/29 10:47:01

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 10:47:26

File Name

[IMG_2019_07_29_10_47_01_245.j...](#)



7/29/19 10:45:40 AM EDT

Description

Window "LL" fixed (Open to Study), Bottom frame is rotted, see close up photo.

Taken Date

2019/07/29 10:45:40

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 10:46:17

File Name

IMG_2019_07_29_10_45_39_990.j...



7/29/19 10:42:55 AM EDT

Description

Taken Date

2019/07/29 10:42:55

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 10:44:27

File Name

IMG_2019_07_29_10_42_55_074.j...



7/29/19 10:41:59 AM EDT

Description

Taken Date

2019/07/29 10:41:59

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 10:43:46

File Name

IMG_2019_07_29_10_41_59_287.j...



7/29/19 10:29:29 AM EDT

Description

Door #13 (Lndry/Chng's Rm), no issues found.

Taken Date

2019/07/29 10:29:29

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 10:29:43

File Name

IMG_2019_07_29_10_29_29_524.j...



Description

Window "U" fixed (Kitchen), Close up photo.

Taken Date

2019/07/29 10:22:14

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 10:22:24

File Name

IMG_2019_07_29_10_22_14_562.j...



Description

Window "U" fixed (Kitchen), bottom frame starting to show rot. See close up photo.

Taken Date

2019/07/29 10:19:18

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 10:19:13

File Name

IMG_2019_07_29_10_19_18_629.j...



Description

Door #14 (Dining), No issues found.

Taken Date

2019/07/29 10:14:39

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 10:15:12

File Name

IMG_2019_07_29_10_14_39_310.j...



Description

Door #9 (Dining), No issues found.

Taken Date

2019/07/29 09:25:42

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 09:26:49

File Name

IMG_2019_07_29_09_25_42_042.j...



Description



Description

Window "P" fixed (1st Floor Sitting), No issues found.

Taken Date

Uploaded By

Edgar Robles Garcia

Taken Date

2019/07/29 09:18:04

Uploaded By

Edgar Robles Garcia

Upload Date

2019/07/29 09:18:15

File Name

1564406129240.852783_templm...

Upload Date

2019/07/29 09:20:20

File Name

IMG_2019_07_29_09_18_04_076.j...



Description

Door #7 (1st Floor Sitting), no issues found.



Description

Window "V" fixed (Great Room Transom) close up photo.

Taken Date

2019/07/29 08:49:59

Uploaded By

Daniel Barrios

Taken Date

2019/07/29 08:38:04

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 08:52:14

File Name

6970A996-8360-4B9C-ACA3-C1A...

Upload Date

2019/07/29 08:38:31

File Name

1B6E1C95-9FE1-4612-AE09-3274...



Description

Window "V" fixed (Great Room Transom) missing exterior beauty caulk bead around window, see close up photo.

Taken Date

2019/07/29 08:33:39

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 08:37:22

File Name

9C70CBC3-824C-4891-8180-207...



Description

Sliding Glass Door #6 (Great Room), no issues found.

Taken Date

2019/07/29 08:29:14

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 08:30:10

File Name

21261605-ADC1-42B1-BC95-291...



Description

Door #5 (Study), close up photo.

Taken Date

2019/07/29 07:58:00

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 07:58:05

File Name

4C8880E3-07E2-422B-888E-61B1...



Description

Door #5 (Study), right side beauty caulk bead missing on a small section, see close up photo.

Taken Date

2019/07/29 07:53:22

Uploaded By

Daniel Barrios

Upload Date

2019/07/29 07:53:31

File Name

9B6D6B14-5D46-45B8-9151-2AC...