5 YEAR ROOF CERTIFICATION & REMAINING USEFUL LIFE ASSESSMENT

MIKE McGILVARY ROOFING.INC.
FLORIDA'S ROOF AGE LAW & TILE ROOF PRESERVATION EXPERTS

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Owner's Name:	Property Address: S. Ocean Blvd, Highland Beach, FL 33487		Roof Type: Concrete Tile	Approx. Roof Age 25 YEARS
Contact Email:	Contact Phone #1:	Contact Phone #2:		

INSPECTION DATE	CERTIFICATION NUMBER	DATE OF EXPIRATION	INSPECTOR LICENSE NO.	INSPECTOR NAME
01/01/2026	MMR- 01012026	01/01/2031	CCC1331721	Mike McGilvary

Mike McGilvary Roofing, Inc., hereinafter referred to as "MMR", hereby submits the following inspection, scope of work performed (if any) and certification:

A) FINDINGS: Comprehensive roof inspection performed on the tile and flat roofing systems. The majority of roof tiles were found to be structurally sound and serviceable. Random inspection of roofing underlayment systems revealed satisfactory conditions throughout the majority of the roof system with useful life remaining. Active water intrusion was isolated to specific high-water-flow roof sections, broken tiles, aging roof sections, and various flashing Deficiencies. Roof determined to be a strong candidate for preservation and restoration rather than full replacement.

B) DEFICIENCIES IDENTIFIED: Active leaks at multiple high-water-flow roof sections.Broken and compromised roof tiles. Deteriorated underlayment in isolated areas. Damaged sheathing plywood in leak-affected sections.
Aging flat roof sections requiring restoration.
Various flashing deficiencies.Loose and compromised field and cap tiles throughout roofing system.

C) REPAIRS PERFORMED (if any): Removed roofing materials in all leak-affected sections.
Replaced compromised sheathing plywood where required. Installed new self-adhered roofing underlayment systems. Rebuilt all high-water-flow roof sections. Performed flashing repairs and waterproofing upgrades. Replaced damaged roof tiles.
Refastened loose field and cap tiles. Completed system-wide roof maintenance and restoration.

D) REMAINING USEFUL LIFE OPINION: Based upon observable conditions at the time of inspection and completion of the recommended restoration work, it is our professional opinion that this roofing system possesses an estimated remaining useful life exceeding five (5) years.
Continued annual inspections and routine maintenance may further extend the service life of the roof system.

E) CERTIFICATION STATEMENT: ***This roof, as a whole, is presently in a structurally sound condition and is expected to provide useful service for a period exceeding five (5) years, based upon observable conditions at the time of inspection."***

LEGAL LIMITATIONS AND DISCLAIMER:

1. Certification is based only on a limited visual inspection of accessible and exposed roofing components at the time of inspection.
2. No invasive, destructive, moisture-meter, infrared, engineering, structural, mold, pest, or hazardous-substance testing was performed unless separately stated in writing.
3. Concealed, hidden, underlying, or inaccessible conditions may exist and are excluded.
4. Remaining useful life is a professional opinion based on observable conditions and not a guarantee or warranty of future performance.
5. This certification is not a warranty, express or implied, unless a separate written warranty is issued.
6. MMR is not responsible for future leaks, failures, deterioration, storm damage, wind damage, improper maintenance, structural movement, ponding water, mechanical penetrations, prior improper installations, third-party work, or conditions arising after the inspection date.
7. MMR is not liable for interior damage, structural damage, personal property damage, mold, incidental damages, consequential damages, indirect damages, or loss of use.
8. Pest, wood-destroying organism, mold, asbestos, lead, radon, and hazardous-substance exclusions must remain.

Date: 01/01/2026

Respectfully submitted by: Mike McGilvary CCC1331721
Company Representative

CERTIFICATE OF TRANSFERENCE

This Certification and the Limited Warranty herein
(X) IS ( ) IS NOT
TRANSFERABLE.

PHOTO EXHIBIT ONE (1) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS	CERTIFICATION NUMBER	INSPECTION DATE
S. Ocean Blvd, Highland Beach, FL	MMR01012026	01/01/2026



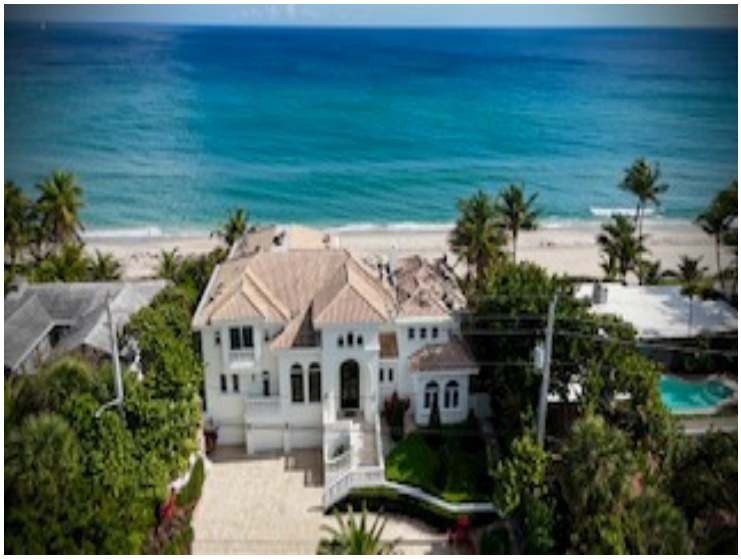
Front elevation of subject property prior to roof restoration.

Photograph documents the residence façade, roof elevations, roof transitions, and architectural features at the time of inspection. Image establishes existing property conditions prior to commencement of preservation and restoration work.

Oblique perspective documenting roof configuration prior to repairs.

Image captures multiple roof planes, drainage paths, valleys, hips, ridges, and flashing transition areas. Photograph serves as part of the baseline condition record used during inspection, restoration planning, and certification.





Comprehensive aerial overview of roofing system prior to restoration.

Aerial image documents overall roof layout, drainage characteristics, high-water-flow sections, and all roofing areas included within the inspection and certification process. Photograph establishes pre-restoration conditions for future comparison and maintenance records.

PHOTO EXHIBIT TWO (2) – SUPPORTING DOCUMENTATION

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Overhead aerial view documenting existing roof configuration prior to restoration.

Image identifies roof geometry, valleys, hips, ridges, drainage patterns, penetrations, and high-water-flow sections. Photograph establishes the overall roofing layout utilized during inspection, restoration planning, and certification.

Rear aerial perspective of subject property prior to repairs.

Photograph documents rear roof elevations, drainage characteristics, roof transitions, and exterior conditions at the time of inspection. Image provides supporting documentation of existing roof conditions before commencement of preservation work.





Primary high-water-flow roof valley after reconstruction and waterproofing installation.

Photograph documents one of the roof system's primary high-water-flow valleys following removal of existing roofing materials and completion of restoration work. New self-adhered waterproofing underlayment and flashing components were installed to restore proper water-shedding performance. To preserve the original appearance of the roof, each tile was individually marked and cataloged according to its original location prior to removal, allowing reinstallation in its exact original position. Valley section is shown prepared for tile reinstallation as part of the overall roof preservation and certification program.

PHOTO EXHIBIT THREE (3) – SUPPORTING DOCUMENTATION

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Project mobilization and restoration equipment on site.

Photograph documents Mike McGilvary Roofing, Inc. personnel, vehicles, equipment, and materials mobilized for the roof preservation and restoration project. Image establishes contractor presence and commencement of roofing operations associated with the certification process.

High-water-flow roof section opened for restoration and structural repairs.

Photograph documents removal of roofing materials within a critical high-water-flow area where deterioration was identified. Compromised perimeter edge components were removed, damaged sheathing was replaced as required, and new custom-fabricated copper drip edge was installed. Restoration work was performed to re-establish proper drainage and waterproofing performance.





Installation of new waterproofing underlayment within reconstructed high-water-flow sections.

Photograph documents restoration in progress following removal of roofing materials and replacement of compromised roof components. New self-adhered waterproofing underlayment was installed throughout reconstructed valley and perimeter drainage areas. Each roof tile was individually marked and cataloged prior to removal to ensure reinstallation in its original location, preserving the roof's original appearance while restoring long-term performance and serviceability.

PHOTO EXHIBIT FOUR (4) – SUPPORTING DOCUMENTATION

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Reconstructed high-water-flow roof sections prepared for tile reinstallation.

Photograph documents multiple roof valleys and perimeter drainage sections following removal of existing roofing materials and completion of structural and waterproofing restoration. New self-adhered underlayment systems and flashing components were installed to restore proper water-shedding performance and long-term serviceability.

Tile preservation and roof restoration operations in progress.

Photograph documents roofing personnel reinstalling previously removed roof tiles following completion of waterproofing upgrades. Each tile was individually marked and cataloged prior to removal to ensure reinstallation in its original location, preserving the roof's original appearance while restoring system performance.





Completed valley reconstruction prior to final restoration completion.

Photograph documents reconstructed high-water-flow roof valleys and perimeter drainage areas following installation of new waterproofing underlayment and associated roof system upgrades. Restoration work was performed to address deterioration within critical water-management sections while maintaining the original roof design and aesthetic appearance through systematic tile reinstallation.

PHOTO EXHIBIT FIVE (5) – SUPPORTING DOCUMENTATION

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Restoration of high-water-flow roof valleys and drainage transitions in progress.

Photograph documents reconstruction of critical roof valleys and drainage transitions following removal of existing roofing materials. New self-adhered waterproofing underlayment systems were installed to restore proper water-shedding performance within areas subjected to concentrated water flow.

Roof preservation work in progress throughout multiple high-water-flow sections.

Photograph documents ongoing restoration of roof valleys, transitions, and perimeter drainage areas identified during inspection as requiring corrective waterproofing upgrades. Work included replacement of deteriorated components and installation of new waterproofing systems designed to extend the service life of the roofing system.





System-wide restoration of critical drainage areas across the roofing system.

Photograph documents reconstruction and waterproofing improvements within multiple high-water-flow roof sections throughout the property. Each area was opened, inspected, restored, and prepared for tile reinstallation. Original roof tiles were systematically marked and cataloged prior to removal to ensure reinstallation in their original locations, preserving the roof's original appearance while restoring long-term performance and serviceability.

PHOTO EXHIBIT SIX (6) – SUPPORTING DOCUMENTATION

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Comprehensive aerial overview documenting roof restoration activities throughout the property.

Photograph provides a complete aerial perspective of the roofing system during restoration operations. Image documents multiple high-water-flow roof sections, valleys, transitions, and drainage areas undergoing reconstruction and waterproofing improvements as part of the roof preservation program.

Aerial perspective documenting completed restoration of critical drainage sections.

Photograph captures multiple reconstructed roof valleys, transitions, and perimeter drainage areas following installation of new waterproofing components. Image demonstrates the systematic restoration approach utilized throughout the roofing system to address concentrated water-flow locations.





360-degree aerial documentation of completed roof preservation and restoration work.

Photograph provides a comprehensive post-restoration perspective of the roofing system following reconstruction of high-water-flow areas throughout the property. Multiple valleys, drainage transitions, perimeter edges, and critical water-management sections were restored, waterproofed, and returned to service. Original roof tiles were reinstalled in their designated locations to preserve the roof's original appearance while restoring long-term performance, functionality, and remaining useful life.

PHOTO EXHIBIT SEVEN (7) – SUPPORTING DOCUMENTATION

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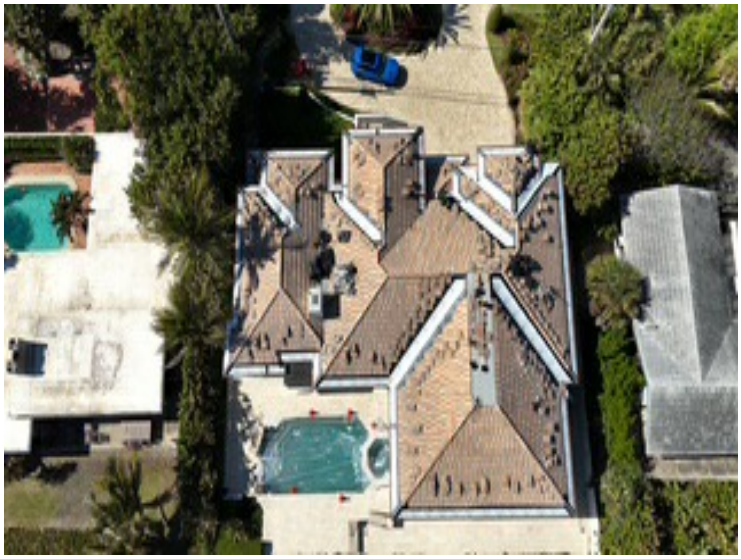


Comprehensive aerial documentation of completed roof preservation and restoration work.

Photograph provides an aerial overview of the roofing system following reconstruction of critical high-water-flow areas throughout the property. Multiple valleys, drainage transitions, perimeter edges, and waterproofing components were restored to improve long-term performance while preserving the original roof design and appearance.

Overhead aerial perspective documenting completed restoration of the roofing system.

Photograph captures the full roof layout following completion of restoration activities. Image documents repaired valleys, reconstructed drainage sections, restored perimeter edges, and reinstalled roof tiles, providing confirmation of system-wide preservation and waterproofing improvements.





Perimeter edge restoration and custom copper drip edge installation.

Photograph documents detailed restoration work performed along the roof perimeter. Existing edge components were opened, inspected, repaired, and rebuilt by hand as required. New custom-fabricated copper drip edge was installed to restore proper drainage, improve waterproofing performance, and protect vulnerable roof edge conditions. Each perimeter section was individually evaluated and restored as part of the overall roof preservation and certification program.

PHOTO EXHIBIT EIGHT (8) – SUPPORTING DOCUMENTATION

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Comprehensive aerial documentation of completed roof preservation and restoration work.

Photograph provides an aerial overview of the roofing system following reconstruction of critical high-water-flow areas throughout the property. Multiple valleys, drainage transitions, perimeter edges, and waterproofing components were restored to improve long-term performance while preserving the original roof design, functionality, and architectural appearance.

Application of roof tile paint following completion of restoration work.

Photograph documents application of a roof tile-specific paint system following completion of roof preservation and restoration activities. The paint was applied at the owner's request as part of a cosmetic color change to refresh the appearance of the roofing system. The paint is aesthetic in nature and is not intended to serve as the waterproofing component of the roof system. Product contains algaecide additives designed to help inhibit mildew and organic growth while enhancing the overall finished appearance of the restored roof.





Roof tile paint application in progress following completion of restoration work.

Photograph documents application of a roof tile-specific paint system after completion of structural repairs, waterproofing upgrades, valley reconstruction, perimeter edge restoration, and tile reinstallation activities. The paint was applied at the owner's request as part of a cosmetic color transformation intended to refresh the appearance of the roofing system. The paint is aesthetic in nature and is not intended to serve as the waterproofing component of the roof system. Product contains algaecide additives designed to help inhibit mildew and organic growth while enhancing the overall appearance of the restored roof.

PHOTO EXHIBIT NINE (9) – SUPPORTING DOCUMENTATION

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Completed roof preservation, restoration, and color transformation project.

Photograph documents the completed roofing system following reconstruction of critical high-water-flow areas, restoration of deteriorated roof sections, replacement of compromised components where required, installation of new waterproofing underlayment systems, perimeter edge restoration, and comprehensive roof preservation work. A roof tile-specific paint system was subsequently applied at the owner's request to provide an updated architectural appearance and color transformation.

Final aerial overview documenting completed roof restoration and preservation.

Photograph provides a comprehensive overhead view of the completed project. Roof valleys, transitions, perimeter drainage sections, flashing areas, and other critical water-management components were inspected, repaired, rebuilt, and restored as necessary. Flat roofing sections were restored utilizing a commercial-grade silicone roofing system where applicable. The completed project preserved the existing roof structure while restoring proper function and extending service life.





Completed roofing system following comprehensive restoration and certification.
Photograph documents the completed roofing system following restoration of high-water-flow areas, roof valleys, transitions, perimeter edges, flashing assemblies, and other deteriorated sections. Original roof tiles were preserved and reinstalled where feasible to maintain the architectural integrity of the residence. A roof tile-specific paint system was applied at the owner's request to provide an updated color profile.
Based upon conditions observed during inspection and restoration, it is our professional opinion that this roofing system is structurally sound, serviceable, and possesses an estimated remaining useful life exceeding five (5) years. Complimentary annual roof inspections are included.