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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FL Lic. No. CCC 1331721

Owner's Name:	Property Address: Palm Beach, FL		Roof Type: Concrete Tile & Flat	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
5/26/2026	[redacted]	5/26/2031	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 flat 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. Repaired and restored flat 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: 5/26/2026

Respectfully submitted by: Mike McGilvary CCC1331721
Company Representative

STATE OF FLORIDA CERTIFIED ROOFING CONTRACTOR CONSTRUCTION INDUSTRY LICENSING BOARD

Mike McGilvary Roofing, Inc. CORPORATE SEAL 2018 FLORIDA

[redacted]

PHOTO EXHIBIT TWO (2) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS	CERTIFICATION NUMBER	INSPECTION DATE
Palm Beach, FL	[redacted]	05/26/2026

HIGH WATER FLOW AREAS, BROKEN TILES & FASCIA DETERIORATION

High Water Flow Area Deterioration -

This roof section receives substantially more water flow than surrounding roof areas due to the roof's slope and drainage patterns.

Dark staining and discoloration indicate prolonged moisture retention.

These areas remain wet longer after rainfall, causing accelerated aging of the underlying underlayment system and requiring reconstruction.

Broken Roof Tiles -

Multiple broken roof tiles were identified throughout the roof system.

Damaged tiles compromise the roof's ability to properly shed water and increase the risk of moisture intrusion beneath the roof covering.

Replacement of damaged tiles is recommended as part of the restoration process.

Fascia Deterioration & Moisture Retention

Overhanging palm trees contribute to prolonged moisture exposure in this area by continuing to drip water onto the roof after rainfall events.

Organic debris accumulates beneath the tile system, restricting drainage and trapping moisture.

The deteriorated fascia is indicative of prolonged water intrusion and possible deterioration of the roof deck and plywood components above.

PHOTO EXHIBIT THREE (3) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS	CERTIFICATION NUMBER	INSPECTION DATE
Palm Beach, FL	[redacted]	05/26/2026

Tile Damage (Upper Roof Section)

Roof tiles exhibit cracking, displacement, and deterioration within this section of roof.

Damaged tiles reduce the roof system's ability to properly shed water and increase the likelihood of water intrusion into the underlayment system below.

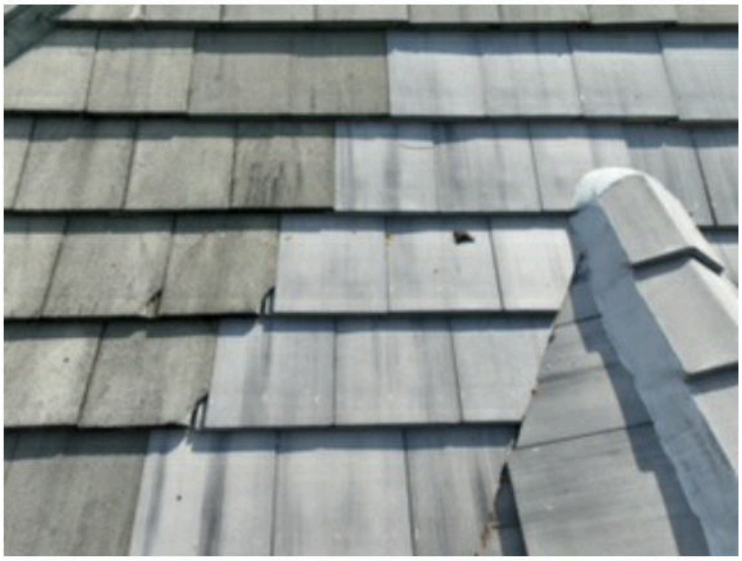
This area requires tile replacement and repair to maintain proper roof performance.

Failing Flashing Condition

Roof-to-wall flashing within this section shows signs of age-related deterioration and failure.

Flashing is a critical waterproofing component that directs water away from transitions and penetrations.

Deficient flashing can allow moisture intrusion beneath the roof covering and should be rebuilt as part of the corrective work.



Tile Damage (Field Area)

Additional cracked and damaged roof tiles were observed within the field of the roof.

Broken tiles compromise the integrity of the roof covering and can accelerate deterioration of underlying Components.

Damaged tiles should be replaced and surrounding tiles inspected for proper securement and serviceability.

PHOTO EXHIBIT FOUR (4) – SUPPORTING DOCUMENTATION

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Flat Roof Deterioration & Roof Deck Reconstruction

Deteriorated Flat Roof Section

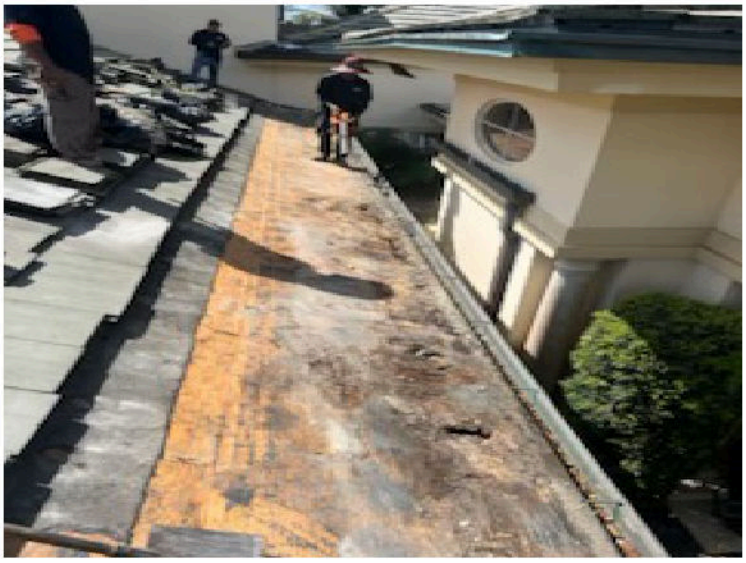
The flat roof section exhibited age-related deterioration at field membranes, flashings, terminations, curbs, and other roof penetrations.

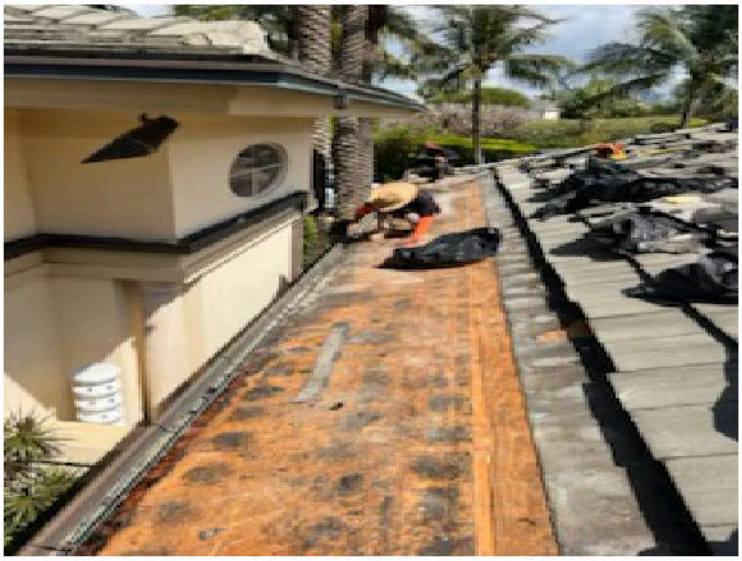
These components are critical waterproofing transition points and showed signs of wear requiring corrective reconstruction to maintain watertight integrity.

Roof Deck Opened for Repairs

Roofing materials were removed in identified deficiency areas to expose the underlying roof deck.

Compromised plywood sheathing was identified and removed as needed to provide a sound substrate for new roofing system components.





Plywood Sheathing Replacement

Deficient roof deck sections were rebuilt through the replacement of compromised plywood sheathing as Needed.

This work restored structural integrity and provided a proper foundation for installation of new underlayment, flashings, and roofing materials.

PHOTO EXHIBIT FIVE (5) – SUPPORTING DOCUMENTATION

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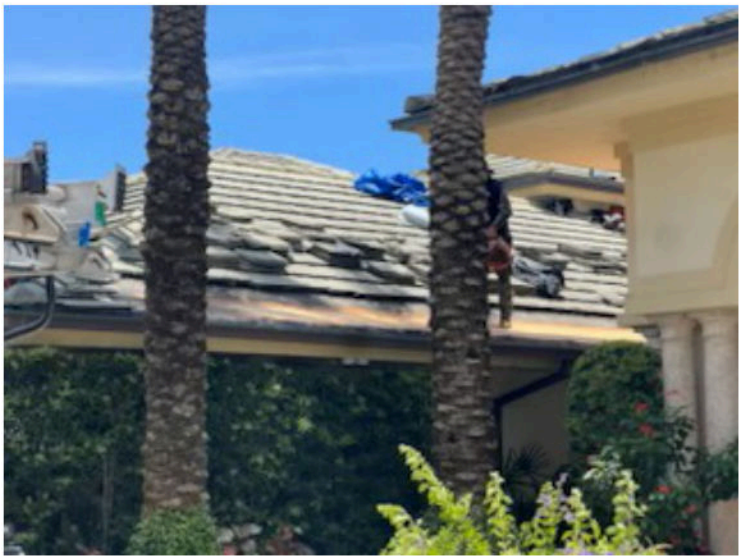


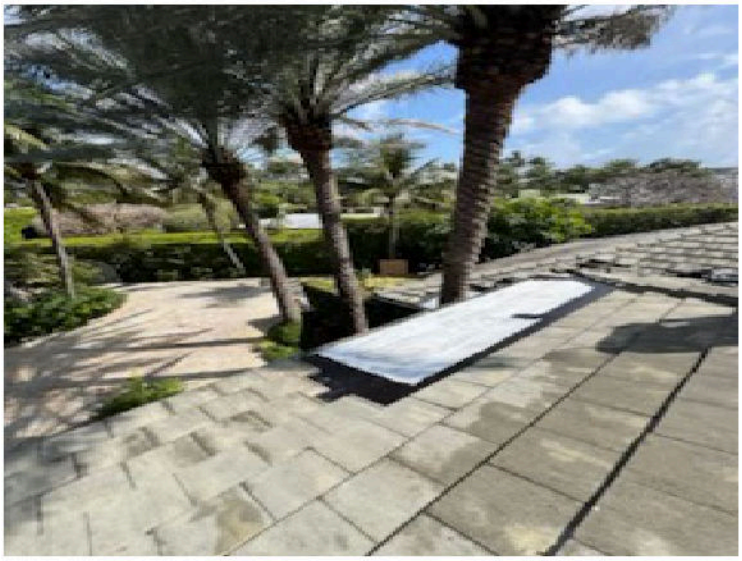
Roof Rebuild & Structural Restoration

Sections of the roof were opened and rebuilt in the identified high-water-flow areas.

Existing roof tiles were carefully removed to allow access to the roof system below for a complete inspection and restoration.

Compromised plywood sheathing was removed and replaced as needed.

New roof tile underlayment and flashing components were installed to restore the roof system and provide long-term waterproofing protection.



Rebuilt roof sections shown complete and ready for tile reinstallation.

New plywood, underlayment, and flashing systems have been installed, preparing the area for the existing roof tiles to be returned to their original placement.

PHOTO EXHIBIT SIX (6) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS	CERTIFICATION NUMBER	INSPECTION DATE
Palm Beach, FL	[redacted]	05/26/2026

Roof section fully rebuilt with new plywood sheathing, underlayment, flashing components, and original roof tiles reinstalled to their original placement.

Completed high-water-flow roof transition area rebuilt and waterproofed.

New flashing systems installed and integrated with surrounding roof components to ensure proper drainage.

Finished restoration of previously compromised roof section.

New underlayment and flashing systems installed, existing tiles reset, and roof returned to serviceable condition.

PHOTO EXHIBIT SEVEN (7) – SUPPORTING DOCUMENTATION

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PROJECT EXECUTION & REBUILT AREA OVERVIEW

Aerial overview of the property following completion of multiple roof rebuild sections.

High-water-flow areas, critical roof transitions, and identified deficiency locations were addressed to restore proper waterproofing and extend the serviceable life of the roofing system.

MMR Team Mobilization

Mike McGilvary Roofing crews and equipment on-site during project operations.

Work included coordinated roof preservation efforts, leak mitigation, and structural rebuild activities performed in accordance with Florida roofing standards.

Active Roof Restoration Operations

Roofing personnel performing restoration and rebuild work on identified sections of the roof system.

Repairs included removal of roofing materials, deck evaluation, underlayment replacement, flashing restoration, and preparation for reinstallation of existing roof tiles.

PHOTO EXHIBIT EIGHT (8) – SUPPORTING DOCUMENTATION

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Final Quality Control Inspection

MMR personnel performing a comprehensive final quality control inspection.

All completed work areas were reviewed from the rooftop, roof edges, roof lines, flashings, transitions, and perimeter conditions to verify proper installation, workmanship, and overall system integrity prior to certification.

Rebuilt High-Water-Flow Roof Sections

Completed roof rebuild areas following removal and replacement of compromised materials.

New underlayment systems, flashings, and waterproofing components were installed in critical high-water-flow sections designed to provide long-term weather protection and extend the serviceable life of the roof system.

Flat Roof Restoration & Silicone Waterproofing

Flat roof sections professionally restored utilizing commercial-grade silicone roofing systems.

All surfaces were properly prepared, sealed, and coated with premium 10-year silicone products to enhance waterproofing performance, UV resistance, and long-term durability in vulnerable low-slope roof areas.