



5 YEAR ROOF CERTIFICATION & REMAINING USEFUL LIFE ASSESSMENT

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Owner's Name: Delray Beach Ultra Luxury Estate		Property Address: [REDACTED] Delray Beach, FL [REDACTED]		Roof Type: Concrete Tile		Approx. Roof Age YEARS	
Contact Email:		Contact Phone #1:		Contact Phone #2:			
INSPECTION DATE 07/22/2026	CERTIFICATION NUMBER MMR- 07222026	DATE OF EXPIRATION 07/22/2031	INSPECTOR LICENSE NO. CCC1331721	INSPECTOR NAME 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 roofing system. 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.

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: 07/22/2026

Respectfully submitted by:  Mike McGilvary CCC1331721
Company Representative



PHOTO EXHIBIT ONE (1) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS

Delray Beach, FL

CERTIFICATION NUMBER

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This aerial photograph provides an overall view of the concrete tile roofing system on an ultra-luxury oceanfront estate in Delray Beach, Florida.

The image documents the roof's multiple elevations, hips, ridges, valleys, and architectural transitions prior to corrective work.

While the roof appeared generally well maintained from this perspective, a detailed inspection identified a localized area requiring reconstruction. This photograph establishes the overall condition of the roofing system and serves as the baseline image for this roof certification report.

This aerial photograph documents the roof from an angled perspective, illustrating the complexity of the concrete tile roofing system and its direct oceanfront exposure.

The image captures multiple roof elevations, valleys, hips, ridges, and architectural transitions that were evaluated during the inspection.

This perspective assisted in identifying the specific area requiring corrective reconstruction while documenting the overall condition of the remaining roof system prior to repairs.



This aerial photograph documents the rear elevation of the residence, illustrating the complexity of the concrete tile roofing system and multiple intersecting roof planes. The inspection evaluated the hips, ridges, valleys, roof-to-wall transitions, and drainage paths throughout this section.

This perspective provided additional documentation of the roof's overall condition while assisting in locating and evaluating the area requiring corrective reconstruction.



PHOTO EXHIBIT TWO (2) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS

Delray Beach, FL

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This rear elevation photograph provides a closer view of the concrete tile roofing system from the ocean-facing side of the residence.

The image documents the overall roof condition, architectural features, and multiple roof transitions evaluated during the inspection.

This perspective further confirms the complexity of the roofing system and served as part of the comprehensive documentation used to identify the localized area requiring corrective reconstruction.

This photograph documents the specific section of the concrete tile roofing system where a localized failure was identified during the inspection.

Although the roof was approximately two years old, this area required corrective reconstruction due to deficiencies within the roofing assembly.

The affected section was carefully opened, the underlying components were inspected and rebuilt as needed, and the roof was restored using proper roofing methods while preserving the surrounding serviceable roof system.



This close-up photograph documents the localized section of roof that was opened to facilitate corrective reconstruction.

The image shows the exposed underlayment, removed concrete roof tiles, and active reconstruction process following identification of the roofing deficiency. All work was performed in a controlled manner to restore the affected area while preserving the surrounding serviceable roof system.



PHOTO EXHIBIT THREE (3) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS

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This photograph documents the reconstruction phase after the affected roof section was rebuilt. The new underlayment and roofing components were installed, and the concrete roof tiles were systematically reinstalled to restore the roof to its original configuration.

Upon completion, the repaired section was integrated with the surrounding roof system while maintaining the home's architectural appearance and weather resistance.

This photograph documents the completed reconstruction following reinstallation of the concrete tile roofing system.

Each roof tile was individually labeled before removal and returned to its exact original location to preserve the roof's appearance, alignment, and architectural integrity.

The repaired section was fully restored and seamlessly integrated into the surrounding roofing system using proper roofing methods and materials.



This final aerial photograph documents the completed roof reconstruction and overall condition of the concrete tile roofing system following repairs.

The affected section has been professionally rebuilt, the original roof tiles reinstalled, and the roofing system restored to a serviceable condition. Based upon our inspection and the corrective work performed, the roof qualifies for certification and is considered to be in satisfactory condition at the time of this report. This image serves as the final documentation of a successfully completed inspection, reconstruction, and roof certification for this architecturally significant oceanfront residence.

