



5 YEAR ROOF CERTIFICATION & REMAINING USEFUL LIFE ASSESSMENT

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FL Lic. No. CCC 1331721

Owner's Name:		Property Address: Boca Raton, FL		
Contact Email:	Contact Phone #1:	Contact Phone #2:	Roof Type: Concrete Tile	Approx. Roof Age 25 YEARS
INSPECTION DATE 7/14/2026	CERTIFICATION NUMBER	DATE OF EXPIRATION 07/14/2031	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 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: 07/14/2026

Respectfully submitted by:  Mike McGilvary CCC1331721
Company Representative



PHOTO EXHIBIT ONE (1) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS
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Area of Deterioration – Roof Deck Failure

During the inspection, this section of the roof exhibited advanced deterioration. Dirty water staining was visible on the fascia board below, indicating prolonged moisture intrusion and suggesting compromised roof sheathing above.

Upon removal of the existing roofing materials, our findings confirmed the cause. The roof decking in this area had sustained significant wood rot and structural deterioration due to long-term water infiltration, requiring removal and replacement of all compromised sheathing before the roofing system could be properly restored.

Compromised Roof Deck Rebuilt

All compromised plywood sheathing was removed and replaced with new code-compliant roof decking to restore the structural integrity of the roof system.

The new sheathing was properly fastened in accordance with current building code requirements, providing a solid substrate for the installation of the new roof underlayment and ensuring the roof deck was fully restored prior to completion of the roofing repairs.



New Underlayment Installation

Following replacement of the compromised roof decking, new roof tile underlayment was installed and integrated with the existing flashings to create a continuous, watertight roofing system. With the roof deck fully restored and sealed, the roof was ready for reinstallation of the existing roof tiles, with each tile returned to its original placement to preserve the roof's original appearance, color blend, and uniformity.

PHOTO EXHIBIT TWO (2) – SUPPORTING DOCUMENTATION

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New Underlayment Installed – Alternate View

This alternate view shows the completed installation of the new roof tile underlayment following replacement of the deteriorated roof decking. The underlayment was properly integrated with the surrounding roofing system and flashings to provide a continuous, watertight barrier.

The roof section was then prepared for reinstallation of the existing roof tiles, with each tile returned to its original placement to maintain the roof's original appearance and uniformity.

High Water-Flow Area – Prior Repair Failure

This high water-flow section of the roof exhibited visible signs of long-term water intrusion. Dirty water staining on the fascia board below indicated moisture infiltration and suggested deteriorated roof decking above. Upon further evaluation, these indicators proved to be accurate, with significant wood rot discovered beneath the roofing system.

Also visible is evidence of a previous repair attempt.

While prior repairs had been made, they did not address the underlying deterioration of the roof deck, allowing water intrusion to continue.



Hidden Damage Discovered Beneath Previous Repair

Once the previous repair was removed, extensive hidden wood rot was uncovered beneath the roofing system. The earlier repair addressed only the surface symptoms and failed to identify or replace the deteriorated roof decking, allowing moisture intrusion to continue unchecked.

This photo demonstrates why a condition-based inspection is critical. The dirty water staining observed on the fascia board accurately indicated concealed structural deterioration that was not visible from the exterior. All compromised sheathing was removed and replaced with new code-compliant plywood before installation of the new underlayment and restoration of the roofing system.

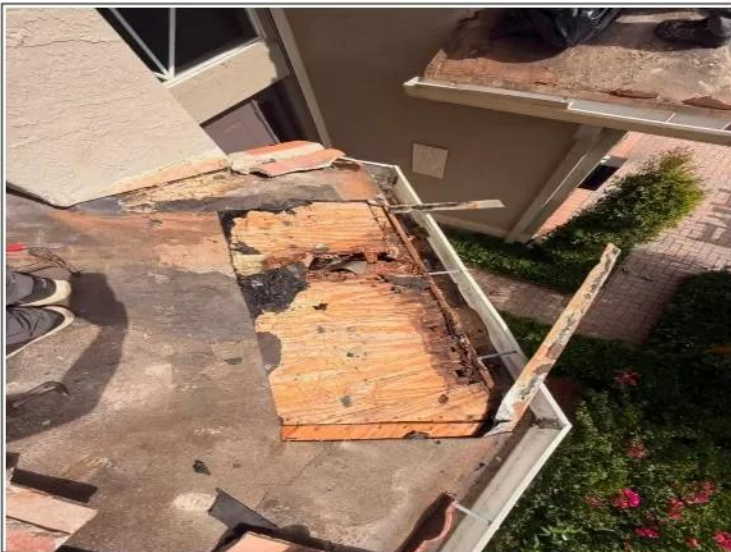


PHOTO EXHIBIT THREE (3) – SUPPORTING DOCUMENTATION

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High Water-Flow Area Fully Rebuilt

This high water-flow area was fully rebuilt after concealed deterioration was confirmed beneath the roofing system. All compromised roof decking was removed and replaced with new code-compliant plywood, followed by new roof tile underlayment to create a watertight roofing system. The existing roof tiles were then reinstalled in their original placement, providing a proper long-term repair.

High Water-Flow Area Rebuilt – Alternate View

Alternate view of the completed rebuild showing the new code-compliant roof decking and underlayment installed throughout this high water-flow area. The section was properly restored and prepared for reinstallation of the existing roof tiles in their original placement.



Valley Area Opened for Inspection

This valley was opened for inspection due to concentrated water flow. As shown, the deterioration is isolated to the center of the valley where the majority of water drains. The surrounding roof underlayment remains in structurally sound condition, demonstrating that this is a localized wear area rather than a roof-wide failure.

PHOTO EXHIBIT FOUR (4) – SUPPORTING DOCUMENTATION

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Additional High Water-Flow Area

Another high water-flow section was opened for inspection due to signs of deterioration. As shown, the wear is concentrated within this drainage path, while the surrounding roof underlayment remains in serviceable condition. This confirms a localized repair was appropriate, addressing the failed area while preserving the structurally sound portions of the existing roof system.

Valley Wear Pattern – Close-Up

Close-up of the valley showing wear isolated to the center where the highest volume of water flows. The surrounding underlayment remains in serviceable condition, confirming this is localized deterioration caused by concentrated water flow rather than a roof-wide failure.



Additional Valley Area

Another valley was opened for inspection, revealing wear isolated to the center of the drainage path where the highest volume of water flows. The surrounding roof underlayment remains in serviceable condition, confirming this is a localized deterioration requiring repair rather than a full roof replacement.



PHOTO EXHIBIT FIVE (5) – SUPPORTING DOCUMENTATION

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Localized Valley Wear

This valley clearly demonstrates where the roof has reached the end of its service life.

The wear is confined to the center of the valley—the primary water-flow path—while the surrounding underlayment remains in serviceable condition.

The roof is effectively showing where repair is needed, supporting a targeted valley rebuild rather than unnecessary replacement of the entire roof system.

Localized Valley Wear – Alternate View

Alternate view of the same valley showing deterioration isolated to the primary water-flow path. The surrounding roof underlayment remains in serviceable condition, confirming this is a localized repair area and demonstrating that the roof can be preserved through targeted repairs rather than full replacement.



Aerial Overview of Repair Areas

Aerial view identifying the localized repair areas addressed during this project. The repairs were concentrated in high water-flow valleys and drainage transitions where wear had occurred, while the remaining roof system remained in serviceable condition.

This illustrates how targeted, condition-based repairs can preserve the existing roof without requiring a full replacement.

PHOTO EXHIBIT SIX (6) – SUPPORTING DOCUMENTATION

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Valley Fully Rebuilt

This valley was fully rebuilt with new code-compliant roof decking where needed and new roof tile underlayment, restoring the area to a structurally sound, watertight condition. The section is now ready for reinstallation of the existing roof tiles in their original placement.

Valley Fully Rebuilt – Alternate Area

This valley was fully rebuilt with new roof tile underlayment, restoring the primary water-flow area to a structurally sound, watertight condition. The section is now ready for reinstallation of the existing roof tiles in their original placement.



Valley Fully Rebuilt – Additional Area

Another valley was fully rebuilt with new roof tile underlayment, restoring this high water-flow area to a structurally sound, watertight condition. The section is now prepared for reinstallation of the existing roof tiles in their original placement.

PHOTO EXHIBIT SEVEN (7) – SUPPORTING DOCUMENTATION

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his high water-flow roof section was fully rebuilt after localized deterioration was identified.

New roof tile underlayment was installed to restore a continuous, watertight roofing system.

The area is now structurally sound and ready for reinstallation of the existing roof tiles in their original placement.

Another valley was fully rebuilt with new roof tile underlayment, restoring this high water-flow area to a structurally sound, watertight condition.

The area is now ready for reinstallation of the existing roof tiles in their original placement.



Large High Water-Flow Area Rebuilt

This larger high water-flow section was fully rebuilt after localized deterioration was identified.

New roof tile underlayment was installed, restoring the area to a structurally sound, watertight condition. The section is now ready for reinstallation of the existing roof tiles in their original placement.



PHOTO EXHIBIT EIGHT (8) – SUPPORTING DOCUMENTATION

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High Water-Flow Area Fully Rebuilt

This high water-flow section was fully rebuilt with new roof tile underlayment, restoring the area to a structurally sound, watertight condition.

The repair addresses the localized wear caused by concentrated water flow and is now ready for reinstallation of the existing roof tiles in their original placement.

High Water-Flow Area Rebuilt – Additional View

Another high water-flow section was fully rebuilt with new roof tile underlayment, restoring a continuous, watertight roofing system.

The repair was limited to the localized area of deterioration, preserving the remaining roof system while preparing this section for reinstallation of the existing roof tiles in their original placement.



Aerial Overview of Rebuilt Areas

This aerial view illustrates the overall scope of the project, highlighting the multiple localized repair areas completed throughout the roof.

The repairs were strategically concentrated in high water-flow valleys and drainage transitions where deterioration had occurred, preserving the structurally sound portions of the existing roof and demonstrating that targeted, condition-based repairs were the appropriate solution rather than full roof replacement.

