



5 YEAR ROOF CERTIFICATION & REMAINING USEFUL LIFE ASSESSMENT

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FL Lic. No. CCC 1331721

Owner's Name:		Property Address:		Jupiter, FL 33469	
Contact Email:		Contact Phone #1:	Contact Phone #2:	Roof Type:	Approx. Roof Age
				Sloped Metal & Flat	15 YEARS
INSPECTION DATE	CERTIFICATION NUMBER	DATE OF EXPIRATION	INSPECTOR LICENSE NO.	INSPECTOR NAME	
10/4/2026	MMR-	10/4/2031	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: The roofing system consists of sloped metal roofing together with two secondary low-slope/flat membrane roof sections. The flat roof sections tie into the adjacent sloped metal roof system at transition areas. Based on the completed field review and supporting aerial photo documentation, the accessible roof surfaces, visible metal roofing, flat roof restoration areas, roof-to-metal transition areas, exposed seams/laps, perimeter conditions, and visible roof penetrations appeared serviceable at the time of inspection.

No active leakage, open membrane seams, visibly unsealed transition areas, or other material deficiencies found.

B) DEFICIENCIES IDENTIFIED: Before completion of the documented work, the secondary flat membrane roof areas showed weathering, ponding-related conditions, and areas requiring restoration and sealing. The roof-to-metal transition details, flat roof seams/laps, roof perimeter, low areas, and penetrations required cleaning, preparation, sealing, and restoration to improve watertight performance.

C) REPAIRS PERFORMED (if any): Applied commercial-grade ButterGrade sealant at transition points between the flat roof sections and the adjacent sloped metal roof system, as well as at flat roof seams, laps, visible deficiencies, and the full flat roof perimeter, creating a primary watertight seal. Applied a final coat of commercial-grade silicone roof coating throughout both flat roof sections to complete the restoration and repair scope. Cleaned the jobsite and removed debris from the property.

D) REMAINING USEFUL LIFE OPINION: ³ Based on the documented restoration work, and observable post-repair conditions at the time of inspection, it is the professional opinion of Mike McGilvary Roofing, Inc. that the roof system has a remaining useful service life in excess of five (5) years,

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: 10/4/2026

Respectfully submitted by:  Mike McGilvary CCC1331721
Company Representative



PHOTO EXHIBIT ONE (1) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS

Jupiter, FL

CERTIFICATION NUMBER

INSPECTION DATE

10/4/2026



Photo 1 –

Restored Flat Roof Section

This aerial view shows one of the completed low-slope roof restoration areas adjacent to the sloped metal roofing system. The flat roof surface was cleaned, prepared, sealed at perimeter and transition areas, and finished with a commercial-grade silicone coating. The completed restoration provides a continuous protective surface over the previously weathered membrane area.

The visible roof-to-metal transition points appear sealed and integrated with the adjacent metal roof system at the time of final inspection.

Photo 2 –

Completed Flat Roof Restoration

This aerial view shows the completed restoration of the secondary flat roof section located between surrounding sloped metal roof planes. The membrane surface was cleaned and prepared before sealant was applied at seams, laps, perimeter areas, and transition points. A final commercial-grade silicone coating was applied across the flat roof surface. The completed area appears uniform and serviceable, helping protect the roof system against water intrusion at the time of inspection.

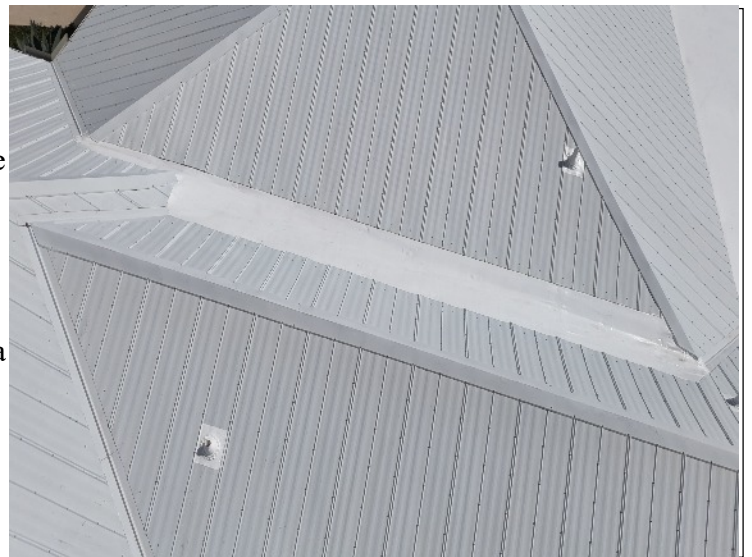


Photo 3 –

Overall Roof System Overview

This overhead aerial view documents the overall roof configuration, including the main sloped metal roofing system and the two secondary low-slope roof sections restored under the completed repair scope. The photo shows the relationship between the metal roof planes and the flat roof areas where restoration work was performed. The documented work included surface preparation, sealing of seams, laps, penetrations, perimeter conditions, and roof-to-metal transition points to support continued serviceable roof performance.

PHOTO EXHIBIT TWO (2) – SUPPORTING DOCUMENTATION

PROPERTY ADDRESS

Jupiter, FL

CERTIFICATION NUMBER

INSPECTION DATE

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Photo 4 –

Sealed Metal Roof Transition

This close aerial view shows a completed roof transition where sloped metal roofing meets an adjacent roof section. The transition area was cleaned, prepared, and sealed as part of the restoration scope to address potential water-entry points. Sealant was applied along the connection detail to create a continuous watertight condition between roof systems. The visible transition treatment appears intact and serviceable at the time of final inspection, with no open gaps observed in the accessible view.

Photo 5 –

Silicone-Coated Flat Roof Area

This overhead aerial view shows the completed silicone-coated surface of the restored low-slope roof area. The flat roof was pressure washed and prepared before sealing work was completed at seams, laps, perimeter edges, and transition locations adjoining the metal roof. A final commercial-grade silicone coating was then applied to the roof surface. The completed coating creates a continuous protective layer intended to improve water resistance and support the continued serviceability of this roof section.



Photo 6 –

Completed Transition and Penetration Sealing

This close aerial view documents completed sealing work at a roof transition and nearby roof penetrations. The roof-to-metal connection area was cleaned and sealed to reinforce the transition between the different roof systems. Visible penetrations were also prepared and sealed as part of the completed repair scope. The finished conditions shown in this photograph appear continuous and serviceable at the time of inspection, with the restoration work intended to reduce potential points of water intrusion.