

ROOFER MIKE INC.
LIMITED WORKMANSHIP WARRANTY
473 PLOVER AVE, MIAMI SPRINGS, FL 33166

1. Scope of Coverage & Non-Transferability

Roofer Mike Inc. ("Contractor") warrants to the original purchasing Property Owner ("Owner") that roofing labor and workmanship performed under this contract will be free from installation defects causing roof leaks or structural faults. This warranty covers installation craftsmanship only and explicitly excludes physical roofing materials, which are solely covered by separate manufacturer warranties. **This warranty is strictly non-transferable**; coverage extends exclusively to the original purchasing Owner and terminates automatically upon any sale, conveyance, or transfer of the property.

2. Coverage Tiers by Roof Type

The specific workmanship warranty periods are defined as follows, beginning upon substantial completion:

- **Metal Roofs:** Fifteen (15) Years
- **Tile Roofs:** Twelve (12) Years
- **Shingle Roofs:** Ten (10) Years
- **Flat Roofs:** Ten (10) Years
- **Roof Repairs:** Three (3) Years
- **Roof Coatings:** Three (3) Years

3. Conditions & Voidance

- **Payment in Full:** This warranty is entirely null, void, and unenforceable unless the Contractor has received full final payment of the original contract price and all executed change orders.
- **Unauthorized Alterations:** Any modification, addition, repair, or structural alteration (including solar panel installation, satellite dishes, skylight modifications, or third-party foot traffic) performed by anyone other than Roofer Mike Inc. immediately and completely voids this warranty.

4. Florida Building Code, HVHZ Compliance & Exclusions

All installations are performed to meet or exceed the **Florida Building Code**, including strict **High Velocity Hurricane Zone (HVHZ)** requirements. Structural wind-resistance performance limits are restricted precisely to the design pressures and parameters specified in the product's official **Miami-Dade County Notice of Acceptance (NOA)**. This warranty strictly excludes damages or leaks resulting from: (a) Acts of God or severe weather exceeding NOA design thresholds (e.g., hurricanes, tornadoes, lightning, or microbursts); (b) Pre-existing structural settling, shifting, or rot of the underlying wood substrate not explicitly replaced by Contractor; (c) Ponding water caused by structural deflection, or inadequate attic/interior ventilation; (d) Lack of reasonable property maintenance; and (e) Consequential, incidental, biological (mold), or interior property damages.

5. Claims Notification Process

The Owner must deliver written notice to Contractor within **five (5) days** of discovering any leak or defect. Contractor retains the absolute right to inspect the roof system. Upon verification of an installation defect, Contractor will remediate the workmanship fault at no cost to the Owner within a commercially reasonable timeframe.

PROPERTY OWNER:

ROOFER MIKE INC. Representative:

Signature

Authorized Signature

Printed Name

Printed Name / Title

Date: _____

Date: _____