CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM

This Mitigation Inspection Form must be completed to capture mitigation features applicable to a Type II (4 to 6 story) or Type III (7 or more story) building. This Inspection Form is required for either residential condominium unit owners or commercial residential applicants requesting mitigation credits in such buildings.

WIND LOSS MITIGATION INFORMATION				
POLICY #:				
ADDRESS:	**400 LESLIE DRIVE, HALLANDALE BEACH FL 33009**			
BUILDING DESCRIPTION:				
SUBJECT OF INSURANCE:	**TOWERS OF OCEANVIEW EAST CONDO**			
BUILDING #:	**BUILDING TYPE:** III (7 or more stories)	**YEAR BUILT** 1981	**# STORIES:** 11	**PREMISES #:**

Terrain Exposure Category must be provided for each insured location.
I hereby certify that the building or unit at the address indicated above TERRAIN EXPOSURE CATEGORY as defined under the Florida Building Code is (Check One):

☑ **Exposure C** ☐ **Exposure B**

Certification below for purposes of TERRAIN EXPOSURE CATEGORY above does not require personal inspection of the premises.

Certification of Wind Speed is required to establish the basic wind speed of the location (Complete for Terrain B only if YearBuilt On or After Jan.1, 2002).
I hereby certify that the basic WIND SPEED of the building or unit at the address indicated above based upon county wind speed lines defined under the Florida Building Code (FBC) is (Check One):

☐ **≥100** ☐ **≥110** ☑ **≥120**

I hereby certify that the building or unit at the address indicated above is designed and mitigated to the Florida Building Code (FBC) WIND DESIGN of (Check One)
≥120
Certification of Wind Design is required when the buildings is constructed in a manner to exceed the basic wind speeddesign established for the structure location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

☐ **≥100** ☐ **≥110** ☑ **≥120**

Certification for the purpose of establishing the basic WIND SPEED or WIND SPEED DESIGN above does not require personalinspection of the premises.

Specify the type of mitigation device(s) installed:
NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photo documenting the existence of each visible and accessible construction or mitigation attribute marked in Sections 1 through 4 must accompany this form.

1. Roof Coverings

Roof Covering Material: BUILT UP
Date of Installation: 2014

☐ **Level A (Non FBC Equivalent) – Type II or III**
One or more roof coverings that do not meet the FBC Equivalent definition requirements below.

☑ **Level B (FBC Equivalent) – Type II or III**
Single-Ply, Modified Bitumen, Sprayed Polyurethane foam, Metal, Tile, Built-up, Asphalt Shingle or Rolled Roofing, or other roof covering membranes/ products that at a minimum meet the 2001 or later Florida Building Code or the 1994South Florida Building Code and have a Miami-Dade NOA or FBC 2001 Product Approval listing that is/was current at the time of installation.

All mechanical equipment must be adequately tied to the roof deck to resist overturning and sliding during high winds. Any flat roof covering with flashing or coping must be mechanically attached to the structure with face fasteners (no clip/cleat systems), and asphalt roof coverings on flat roofs must be 10 years old or less.

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2. Roof Deck Attachment

☐ **Level A – Wood or Other Deck Type II only**
Roof deck composed of sheets of structural panels (plywood or OSB).
Or
Architectural (non-structural) metal panels that require a solid decking to support weight and loads.
Or
Other roof decks that do not meet Levels B or C below.

☐ **Level B – Metal Deck Type II or III**
Metal roof deck made of structural panels fastened to open-web steel bar joists and integrally attached to the wall

☑ **Level C – Reinforced Concrete Roof Deck Type, II or III**
A roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting andintegrally attached to wall/support system.

3. Secondary Water Resistance ☑ REINFORCED

☐ **Underlayment. A self-adhering polymer modified bitumen roofing underlayment (thin rubber sheets with peel & stick underside located beneath the roof covering and normal felt underlayment) with a minimum width of 6" meeting the requirements of ASTM D 1970 installed over all plywood/OSB joints to protect from water intrusion. All secondary water resistance products must be installed per the manufacturer's recommendations. Roofing felt or similar paper based products are not acceptable for secondary water resistance.**

☐ **Foamed Adhesive. A foamed polyurethane sheathing adhesive applied over all joints in the roof sheathing to protect interior from water intrusion.**

4. Opening Protection ☑ None or Some

☐ **Class A (Hurricane Impact) – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (9 lb.) impact requirements of:**

- ☐ **SSTD12;**
- ☐ **ASTM E 1886 and ASTM E 1996;**
- ☐ **Miami-Dade PA 201, 202, and 203;**
- ☐ **Florida Building Code TAS 201, 202 and 203.**

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

☐ **Class B (Basic Impact) – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (4.5 lb.) impact requirements of:**

- ☐ **ASTM E 1886 and ASTM E 1996**

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

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CERTIFICATION

I certify that I hold an active license as a: (*CHECK ONE OF THE FOLLOWING*)

- [x] **General or building contractor licensed under Section 489.111, Florida Statutes.**
- [ ] **Building code inspector certified under Section 468.607, Florida Statutes.**
- [ ] **Professional architect licensed under Section 481.213, Florida Statutes.**
- [ ] **Professional engineer licensed under Section 471.015, Florida Statutes.**

I also certify that I personally inspected the premises at the Location Address listed above on the inspection date provided on this Mitigation Inspection Form. In my professional opinion, based on my knowledge, information and belief, I certify that the above statements are true and correct.

This Mitigation Inspection Form and the information set forth in it are provided solely for the purpose of verifying that certain structural or physical characteristics exist at the Location Address listed above and for the purpose of permitting the Named Insured to receive a property insurance premium discount on insurance provided by Citizens Property Insurance Corporation and for no other purpose. The undersigned does not make a health or safety certification or warranty, express or implied, of any kind, and nothing in this Form shall be construed to impose on the undersigned or on any entity to which the undersigned is affiliated any liability or obligation of any nature to the named insured or to any other person or entity.

Name of Company: Fleet Inspections **Phone:** (954) 752-9443

Name of Inspector Michael Digiorgio **License Type** CGC **License #** 033997

Inspection Date: **8/14/23**

Signature: **Date:** **8/15/23**

Applicant /Insured's Signature *: Date: **8/15/23**

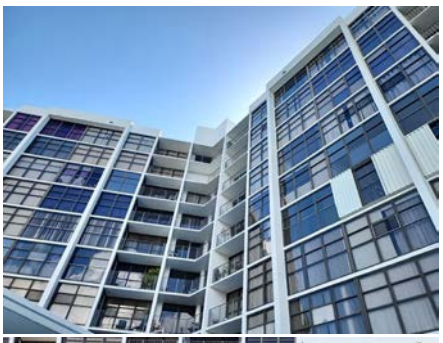
*Applicant /Insured's signature must be from the Board President and another member of the board for condo and homeowner's associations or an officer of the named insured for all other business entities.

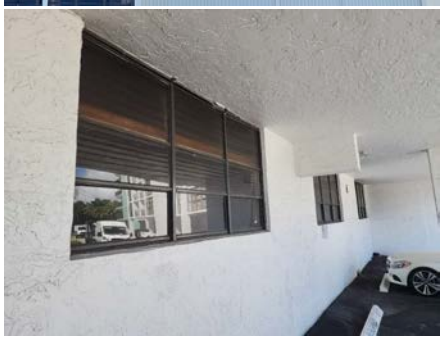
"Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree."

Inspector Notes / Comments:
Multiple glazed openings are non impact rated and unprotected...No roof permits on file

ELEVATION

GLAZED OPENINGS





ROOF COVERING

Commercial Innovations, Inc.

Warranty Number *10682-00-FL-1214* Effective Date 12/08/2014

Twenty (20) Year Viking Roofing System Warranty
No Dollar Limit

Owner's Name & Address	Contractor's Name & Address
Towers of Oceanview East Condominium Assco., Inc.	*Advanced Roofing Inc.*
400 Leslie Drive	*1950 N.W. 22nd Street*
Hallandale Beach, FL. 33009	*Fort Lauderdale, FL. 33311*

Building Name	*Towers of Oceanview East*	Roofing System	*Viking Roofing System*
Roof Identification	*400 Leslie*	Flashing System	*Viking*
Completion Date	*12/08/2014*	Square Footage	*41,700*

MANUFACTURER RESPONSIBILITIES

Commercial Innovations, Inc. (hereinafter referred to as "CI"), a Corporation of the State of Ohio, warrants to the above named owner that, when the above specified roofing system is installed in accordance with current CI approved specifications, with a maximum wind speed coverage of gust to 90 mph, CI will pay all authorized costs of repairs to the roofing system necessary to stop any leaks which occur during a period of Twenty (20) years, from the completion date, subject to the terms of this warranty. Leaks which occur only as a result of any of the following will be repaired:

A. Deterioration of the roofing system or flashing system resulting from ordinary wear and tear by the elements.
B. Workmanship on the part of the approved roofing contractor in the application of the roofing system.
C. Splits or breaks in the roofing system not caused by structural movement or failure or movement of any material underlying the roofing system or base flashing.
D. Blisters, wrinkles, ridges, fishmouths or open laps in the roofing system.
E. Slippage of the roofing system or flashing system.

The original cost does not include the cost of removing any preexisting roofing. The costs of removal or replacement of all roofing system components except the above mentioned roofing system shall be borne by owner.

APPLICABILITY OF WARRANTY

This warranty is valid only when applied by a CI approved roofing contractor for approved roofing system specifications. All repairs, changes, alterations, modifications and additions to the roofing system must be authorized in advance in writing by CI. This warranty may be transferred one (1) time only, directly or indirectly as a result of the sale of the premises or otherwise. At the time of request for transfer, a roof inspection is required and any repairs must be done at the owners expense before warranty is transferred. This warranty shall not be applicable if, in the sole judgment of CI, any of the following shall occur:

A. The roofing system is damaged by natural disasters including, but not limited to, fire, floods, lightning, hail, earthquakes, wind damage, etc..
B. The roofing system is damaged by structural movement or failure or movement of any material underlying the roofing system or base flashing.
C. The roofing system is damaged by acts of negligence, misuse or accidents including, but not limited to, use of roof for other than waterproofing the building, vandalism, civil disobedience or acts of war.
D. Discoloration, cosmetic deterioration or change in the visual appearance of the roofing system or CI's top coating.
E. Damage to the roofing system resulting from:
   1. Infiltration or condensation of moisture in, through, or around walls, copings, building structure or underlying or surrounding areas.
   2. Movement or deterioration of metal adjacent or built into the roofing system or base flashing.
   3. Chemical contaminate attacks on the roofing system which have not been approved or accepted by CI.
   4. Building design or construction.
   5. Traffic or storage of materials on roof.
   6. Defects in, failure or improper application of the underlying material used as a base which the roof is applied.
   7. Acts of parties other than manufacturer or authorized roofing contractor.

F. Failure of owner to properly notify CI in writing and receive written approval of:
   1. Changes in the usage of the building.
   2. Modifications or additions to the roofing system.
G. Failure of owner to properly maintain the roof.
H. Failure of owner to comply with each and every term or condition stated herein.

Commercial Innovations, Inc.

CI assumes no responsibility for damage that occurs to the structure or interior of the structure, including the contents therein, from any type of leaks or any other consequential damages. CI's sole responsibility is the costs of repairs of the above mentioned roofing system.

OWNER RESPONSIBILITIES

In the event of a leak, owner will notify CI immediately in writing after discovery of the leak. CI will inspect the roofing system. If it is determined that the roof leaks were the direct result of warrantable items as delineated within the terms of this warranty, CI will perform the repairs required to correct the roof leaks at no cost to owner.

Owner will notify CI in writing within thirty (30) days of any proposed modification, repair or addition, on or through the roofing system or base flashing for each situation occurring after the completion date of this warranty prior to the commencement of same. Owner will also notify CI in writing within thirty (30) days of changes in the original usage of the building. Drawings or plans showing the location of the proposed changes in the original usage of the building must be provided and approved by CI.

ALL IMPLIED WARRANTIES INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXCLUDED FROM THE SALE OF PRODUCTS COVERED BY THIS WARRANTY.

CI recommends owner participation in a Roof Maintenance and Inspection Program.

This warranty becomes effective only upon full payment of all bills for supplies and installation of the CI roofing system.

This warranty shall be construed under and in accordance with the laws of the State of Ohio. This warranty constitutes the sole and only warranty of the parties hereto and supersedes any prior understandings or written or oral warranties between the parties respecting the subject matter within.

In the event that any one or more of the provisions contained in this warranty shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this warranty shall be construed as if the invalid, illegal or unenforceable provision had never been contained therein.

APPROVED

Commercial Innovations, Inc.
3812 East 91st Street - Cleveland, Ohio 44105

By Matt Robinson
Title General Manager
Date 01/07/2015

Warranty Acceptance:
Owner hereby accepts and agrees to the terms and conditions set forth in this warranty.

Owner _____

Signed By _____

Date _____

CAC046188

EXPERIENCE MATTERS.

ADVANCED AIR SYSTEMS

A Division of Advanced Roofing, Inc.

February 6, 2015

Towers of Ocean view East, Inc.
400 Leslie Drive
Hallandale Beach, FL 33009
Attn: Paul M. Zawacki, LCAM

RE: 90 Day Mechanical Warranty

To whom it many concern,

Advanced Air Systems is giving a 90 Day Warranty the started on 12/1/2014 at the conclusion of the units being raised onto the stands.

If you should have any questions or need further assistance, please do not hesitate to contact our office.

Sincerely,

Scott Mollan
HVAC Department Manager

www.advancedairsystem.com

800. 638.6869 TEL 954.522.6868 FAX 954.566.2967
1950 NW 22ND STREET | FORT LAUDERDALE | FLORIDA 33311

ARI INSURANCE, INC.

ARI JOB NO.: 14-R035

WATERTIGHT ROOFING SYSTEM WARRANTY

BUILDING NAME: TOWERS OF OCEANVIEW EAST

BUILDING ADDRESS: 400 LESLIE DR., HALLANDALE BEACH, FL 33009

OWNER'S NAME: TOWERS OF OCEANVIEW EAST CONDOMINIUM ASSOC., INC.

OWNERS' ADDRESS: 400 LESLIE DR., HALLANDALE BEACH, FL 33009

COMPLETION DATE: 12/08/2014 RFG SYS: COMMERCIAL INNOVATIONS BUR AREA: 41,700 S.F.

INSULATION: 2" ISO & ½" HIGH DENSITY FIBERBOARD

ARI INSURANCE, INC., ("ARI") an affiliate of **ADVANCED ROOFING, INC.**, ("**ADVANCED**") warrants to the Owner, that for the period stated in the contract documents (2 YEARS) commencing from the Completion Date reflected above, for all covered claims causing leaks due to workmanship deficiencies, ARI will cause to be repaired the Roofing System installed by ADVANCED to return the Roofing System to a watertight condition. Owner accepts this warranty in lieu of any warranty from ADVANCED. *This warranty includes material and labor.

COVERAGE:
During this Warranty term, ARI Insurance will pay ADVANCED to take appropriate action to repair covered warranty claims, not to exceed the original cost of installation, subject to the limitations and conditions stated herein. The terms of this Warranty extend solely to Owner, and are not intended by the parties to apply to any unnamed third party beneficiaries. This Warranty shall only become effective upon timely payment of all sums required by the contract between Owner and ADVANCED. If this Roofing System is covered under a manufacturer's Warranty/Guarantee, ARI's liability under this Warranty is second to the Manufacturer's liability under its Warranty/Guarantee. This Warranty shall only accrue to and be for the benefit of the original Owner named herein, and is NOT assignable or transferable without prior written approval and inspection by ADVANCED.

OWNER RESPONSIBILITIES:
The Owner will, at Owner's expense, initiate an ongoing maintenance program, to include annual inspections of the Roofing System and the proper maintenance of pitch pans, roof drains, sealing of sheet metal and other miscellaneous items necessary to maintain the serviceability of the Roofing System. The Owner shall also be responsible to inspect keep all walls and projections, equipment and fixtures watertight, and not to permit penetrations or other work on the roof all of which could let water into the Roof System if not properly attended to.

IN THE EVENT OF A LEAK:
In the event a leak should occur through the Roofing System Building Owner must notify the corporate office of ADVANCED in writing within twenty-four hours. This warranty will not cover damages caused by a delay in taking corrective action due to lack of timely notice. Failure to advise of the leak within thirty (30) days of the start of the leak shall void this warranty.

In response to this notification, ADVANCED will arrange inspection of the roof and, if the leaks are covered by this warranty will make the repairs necessary to return the Roofing System to a watertight condition; or, if the leaks are not covered by this warranty, will advise Building Owner of the type and extent of repairs required to be made at the Building Owner's expense. Failure to make these repairs within a reasonable time and in a workmanlike manner will void any further obligation under this warranty.

LIMITATIONS:
THIS WARRANTY IS NOT A MAINTENANCE AGREEMENT OR AN INSURANCE POLICY. Neither ARI or ADVANCED shall be liable for any claim resulting from (a) natural disasters including, but not limited to: lightning, windstorm, hailstorm, hurricanes, tornadoes, high wind and gales, (b) misuse, neglect, abuse, materials supplied or installed by others, exposure to damaging substances such as oil, solvents, etc. or unauthorized alterations of the Roofing System or the buildings usage, (c) failure of its substrate or components of the buildings structure not installed by ADVANCED, (d) improper drainage, (e) lack of recommended maintenance, (f) any claim related in any way to damage or injuries from mold, spores, fungus, animal or vegetable intrusion, any organic pathogen or exposure to toxic substances or vapors, (g) damage resulting from water entry from any portion of the building structure not a part of the Roofing System, (h) repairs or damages necessary due to deficiencies in the plans or specifications provided to ADVANCED by the Owner or on its behalf or due to the failure of products selected by Owner or someone on its behalf other than ADVANCED to perform as intended, or (i) water entry not related to deficiencies of workmanship of ADVANCED.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ARI AND ADVANCED DISCLAIM ANY IMPLIED WARRANTY, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, OR LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY REPRESENTED BY THIS WARRANTY. NEITHER ARI OR ADVANCED WILL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO THE STRUCTURE (UPON WHICH THE ROOFING SYSTEM IS AFFIXED) OR ITS CONTENTS, LOSS OF TIME OR PROFITS OR ANY INCONVENIENCE, PERSONAL INJURY OR CLAIMS OF THIRD PARTIES, WHETHER BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS WARRANTY. INCIDENTAL AND CONSEQUENTIAL DAMAGES SHALL NOT BE RECOVERABLE EVEN IF THE REMEDIES OR THE ACTIONS PROVIDED FOR HEREIN FAIL OF THEIR PURPOSE.

NO ONE IS AUTHORIZED TO CHANGE, ALTER, OR MODIFY THE PROVISIONS OF THIS WARRANTY OTHER THAN A CORPORATE OFFICER OF ARI.

IN WITNESS WHEREOF, ADVANCED has caused this Warranty to be duly executed and issues to cover the Roofing System described in this Warranty.

ARI INSURANCE, INC.
575 Saliman Road
Carson City, NV 89701

Robert P. Kornahrens, President

*OWNER

*NOT VALID UNLESS COUNTERSIGNED BY THE OWNER AND COPY RETURNED TO ADVANCED WITHIN 30 DAYS OF RECEIPT.