

INDEPENDENT ROOF INSPECTION SERVICES LTD.

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INSPECTION REPORT

ETOBICOKE ONTARIO

NOVEMBER 30 2022



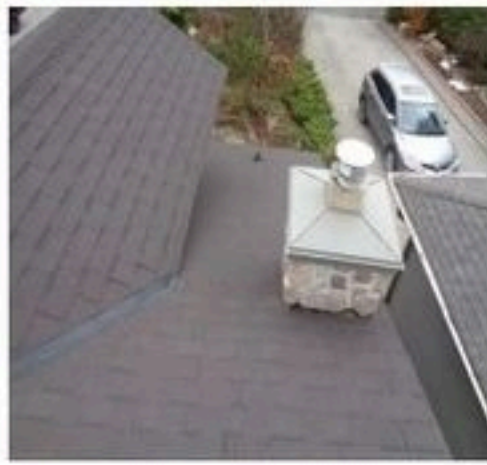
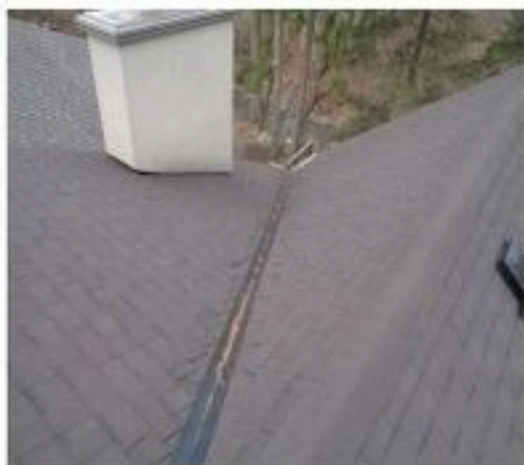
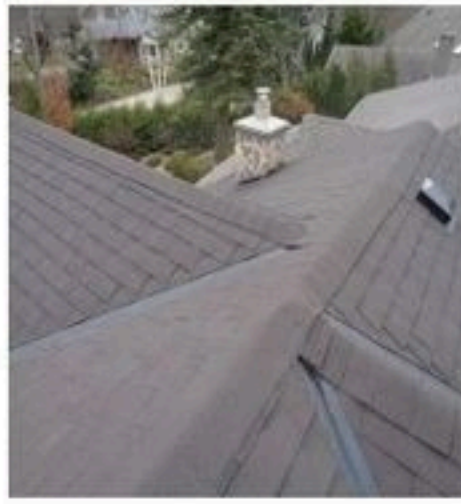
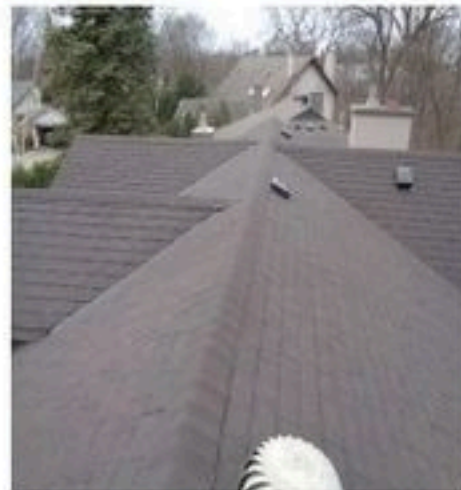
A single story residential property recently re-roofed with laminated fibreglass shingles.

The inspection was charged with assessing the quality of the installation and whether it complies with the manufacturers installation guide and standard roofing practice.

Cont/

2

OVERVIEWS.



We find that the installation is entirely deficient, not in accordance with requirements and demonstrates a lack of basic installation practices.

GLOSSARY.

1) 'Butt End'

Where two full shingle sections meet. They must not overlap or be far apart.

2) Starter strip. Prior to laying the shingles and at the eaves a section of pre-cut shingle must be installed around all perimeters at the bottom edge.

3) 'Drip edge flashing'

An 'L' shaped strip of pre-painted steel installed beneath the starter strip and set to overhang the eaves trough at all perimeters.

DEFICIENCIES.

1) The overall appearance is poor and largely due to an overlap at the 'butt' ends.





2) Nailing Pattern. Images below.

All manufacturers installation guides mandate that a nail be placed 3/4" back from the 'butt' ends of each full shingle.

In this installation, common at all exposures there is a lack of the required nails and nails too far away from the butt over all exposures.

This will result in the material blowing off in windy conditions.



3) Nails are also required to be set straight and flush with the shingle surface; not deep and not 'proud'. In this installation the nails are set too deep. This also will result in material blowing off.

The images below show nails missing, nails set too deep and nails set at angles over all roof exposures.



4) Starter Strip Shingles. In many places there is no new starter strip. At other locations the starter strip of the old roof was left in place. The plywood roof sheathing is exposed.



Image 001. Original different colour starter strip left in place.

Image 002. New eaves protection on top of original starter strip.

001



002

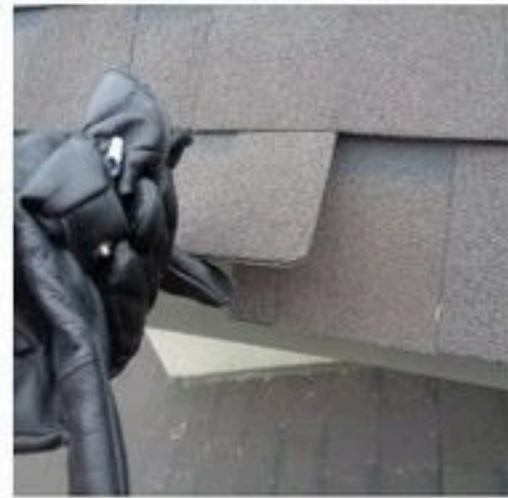


Image 003. No starter strip.

003



5) Images below. Shingles overlapped at 'butt ends'.
Typical at all exposures.



6) 'Valleys'

Valley



Valley construction.

- 1) Sheet metal of 24" girth installed, centred, and 12" up each side.
- 2) A starter strip shingle, comprising a full shingle cut length wise in half with the tab half discarded, set bottom to top of the valley to cover the metal edge.

Shingle application must commence at the edges of the roof and terminate at the valley, covering the starter strip.

Here, a full shingle was installed as a starter strip and the field shingles started at the valley, hence the appearance shown in the images below. Each valley construction is entirely incorrect.



7) Image 004. Ridge Capping'

The horizontal line in the image shown below is called the 'ridge'.

A separate type of shingle is used for the capping. In this case they ran out of proper caps and used shingles meant for the field of the roof.

004



Image 005. The tringe edge is called the 'rake edge and the shingles should be trimmed to overhang 1/2" to 3/4" maximum. The image shows and overlap of 1/2" to 3"

005



CONCLUSIONS.

- 1) This installation is entirely deficient and demonstrates a complete lack of correct installation procedures.
- 2) The material is likely to be blown off in windy conditions.

RECOMMENDATION.

THIS INSTALLATION SHOULD BE COMPLETELY STRIPPED AND REPLACED.

REF. ONTARIO BUILDING CODE.

CERTAINTED AND IKO INSTALLATION GUIDES.

CRCA (CANADIAN ROOFING CONTRACTORS ASSOCIATION) SPECIFICATIONS

DAVE BAUGHN.

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