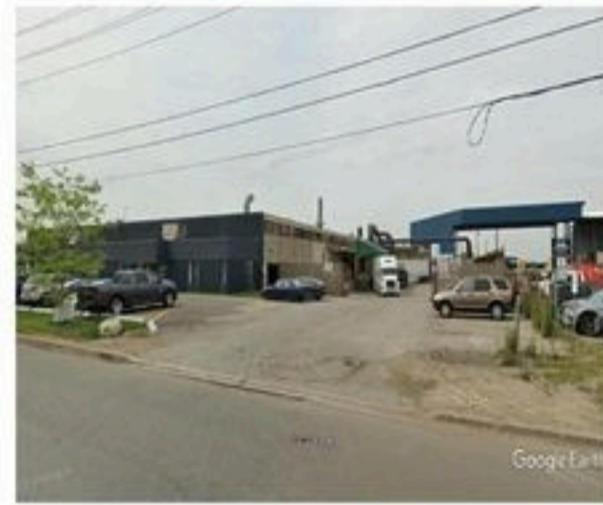


# INDEPENDENT ROOF INSPECTION SERVICES

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## ROOF INSPECTION REPORT MAPLE AVE.

MARCH 14 2023



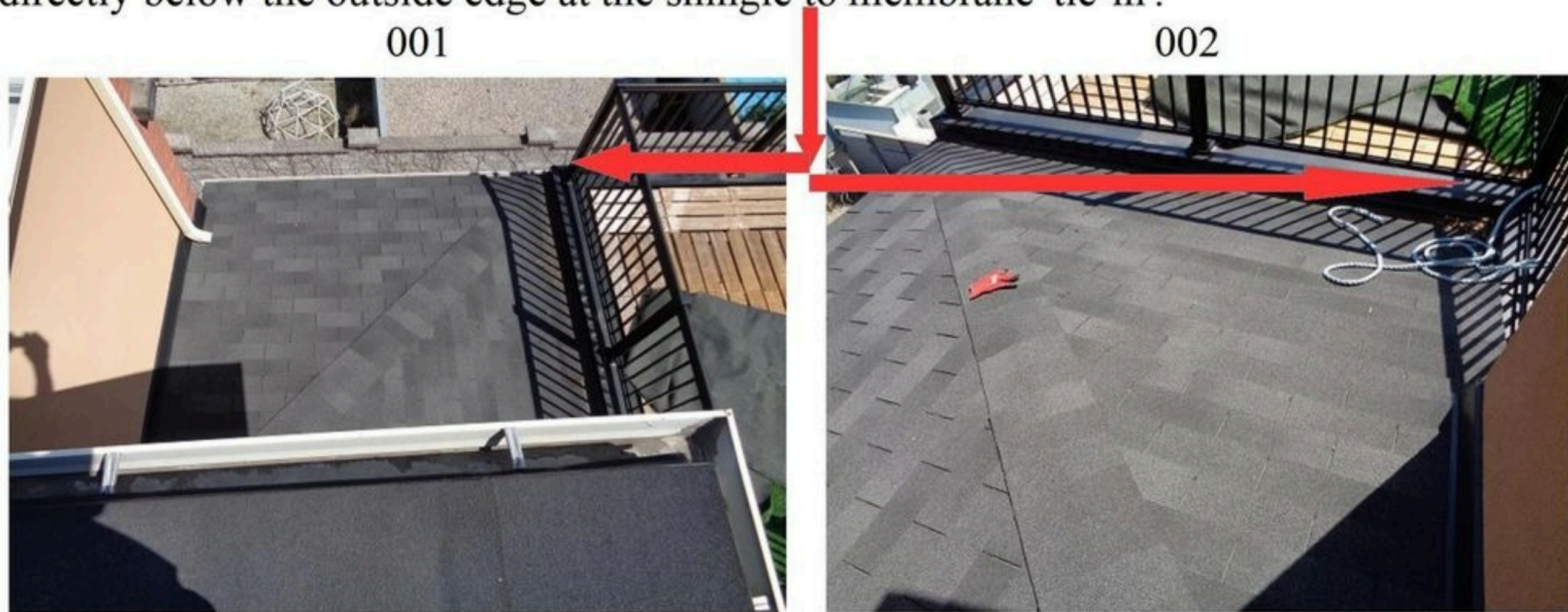
This two plus one storey fully detached residential property is roofed in the main with standard three tab shingles ten to fifteen years old. There are flat and shingle roofs at the South exposure (rear), bay window roofs and a portico roof covering the front entrance.

The inspection was charged with the following:

- 1) Determining the cause of water ingress (leakage), at the South East corner where an extension shingle roof meets, and is tied in to a membrane.
- 2) Assessing the condition of all flat and shingle slopes.
- 3) Identifying all deficiencies.
- 4) Provision of recommendations for repairs or re-roofing.

Cont/  
WATER INGRESS, SOUTH EAST CORNER.

Images 001 and 002. The shingle roofing is sloped and drains to the flat roof structure. The leak is directly below the outside edge at the shingle to membrane 'tie-in'.



The flat roof membrane continues 'up and over' the roof curb and is set beneath the adjacent shingle roofing.

Images 003 and 004. Outside corner, curb to shingle slope/membrane 'tie-in'. There is a metal 'drip edge' which drains into an eaves trough. The membrane from the roof curb is adhered to it and then continues beneath the shingles.

The sheet metal corner requires caulking.



Shingle to membrane 'tie-in'.



cont/

Images 005 and 006. There is an open seam in the membrane roofing

005

006



Image 007 and 008. Shingle to membrane tie-in. Membrane not adhered to the drip edge.

007

008



Image 009 and 010.

These images show an opening between the brickwork and the stucco where water enters the systems below.

Point of water entry.



cont/  
CONCLUSIONS, LEAK.

The leak appears to be caused by one, or all, of the following.

- 1) Open membrane seam ('fishmouth'). Images 005 and 006.
- 2) Membrane not adhered. Images 007 and 008.
- 3) Void at brick/stucco interface. Images 009 and 010

#### REMEDIATION.

- 1) Seal membrane at fishmouth.
- 2) Adhere the membrane.
- 3) Mortar or caulk the brick stucco interface.

#### OTHER ROOF AREAS. INSPECTION.

#### MAIN SHINGLE ROOF.

Overview.



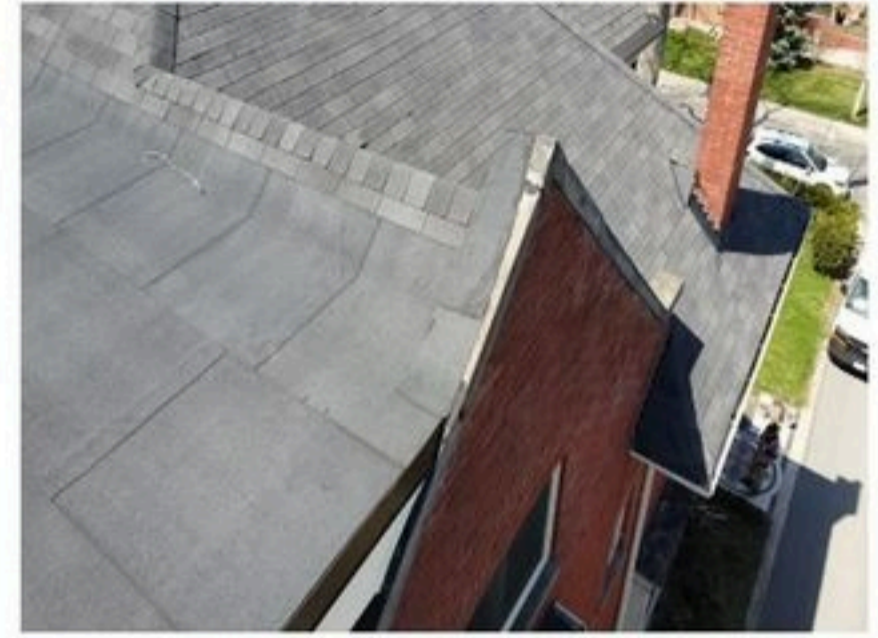
cont/

5

North exposure.



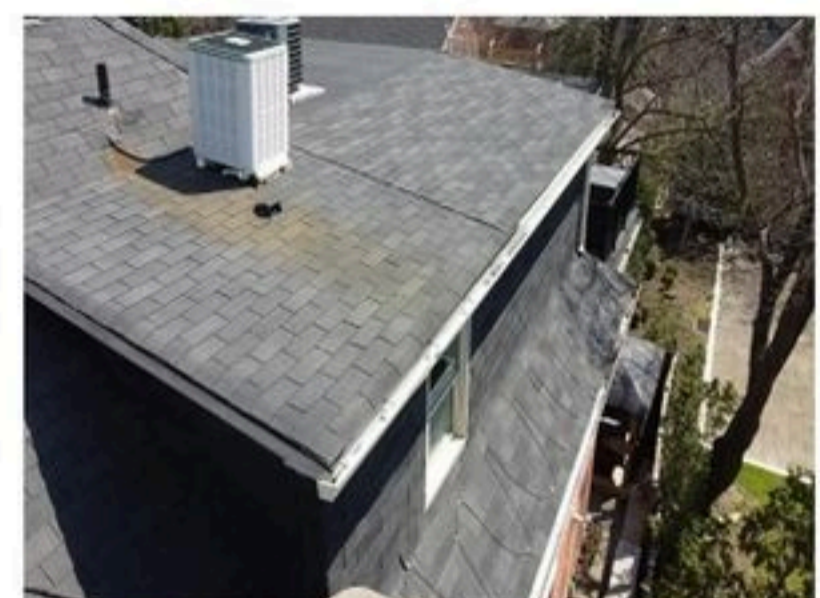
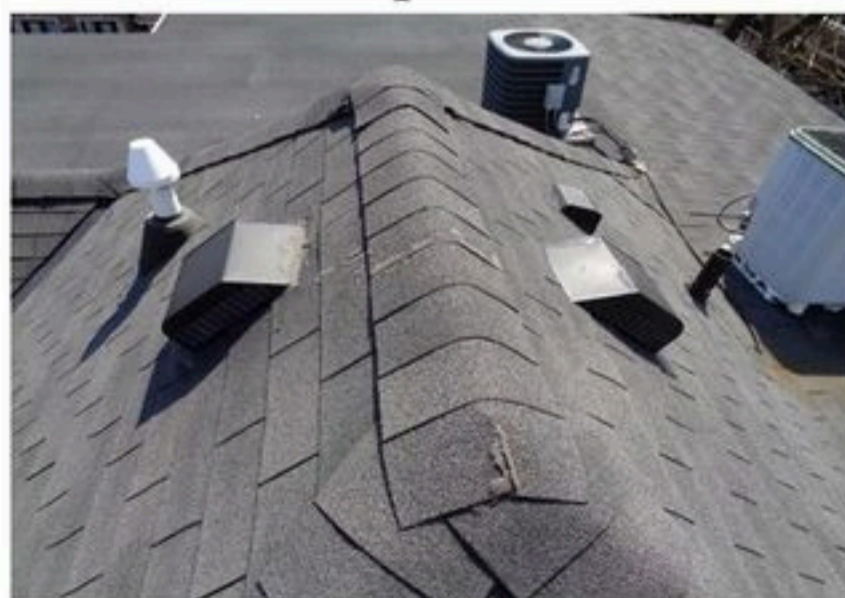
East exposure.



South exposure, flat roof. No deficiencies.



West exposure.



We are pleased to report that in large part the main shingle roofing, except for the deficiencies listed herein, appears sound. There is no missing, buckled or broken material. The system should remain sound for five or more years. We recommend that the roof be assessed after five years.

Cont/  
DEFICIENCIES.

Chimney, North East corner.

TERMINAL



WEST SIDE EAVE EDGE. Upper main roof.

The images below show that there are two layers of shingles extant.

Rust stains from where the A/C unit power exits, shows that water is entering the system.

There is exposed wood fascia board.



Cont/

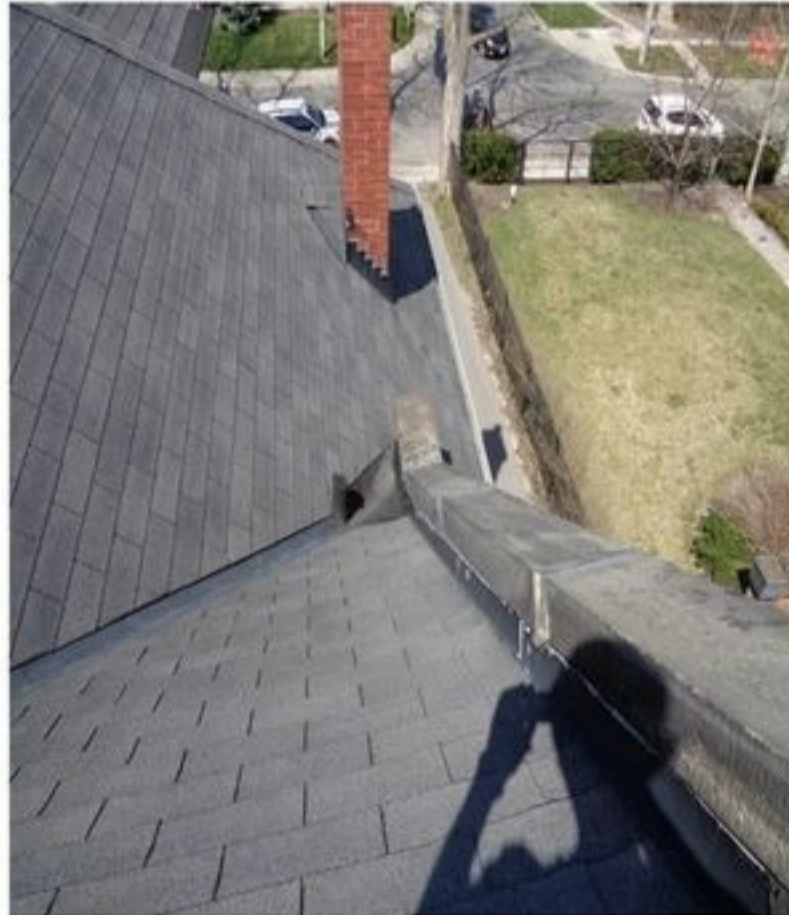
**PARAPET EAST SIDE..**

Images below.

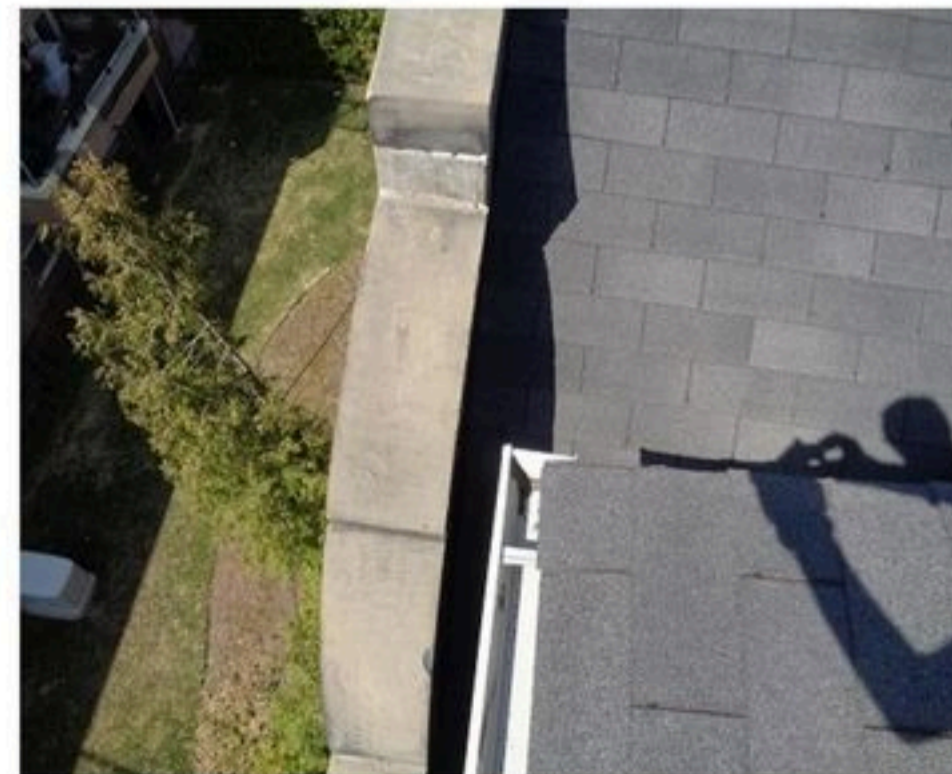
The flat roof membrane termination at the top of the parapet is wrinkled and insecure.

The mortar at the parapet stonework has crumbled away.

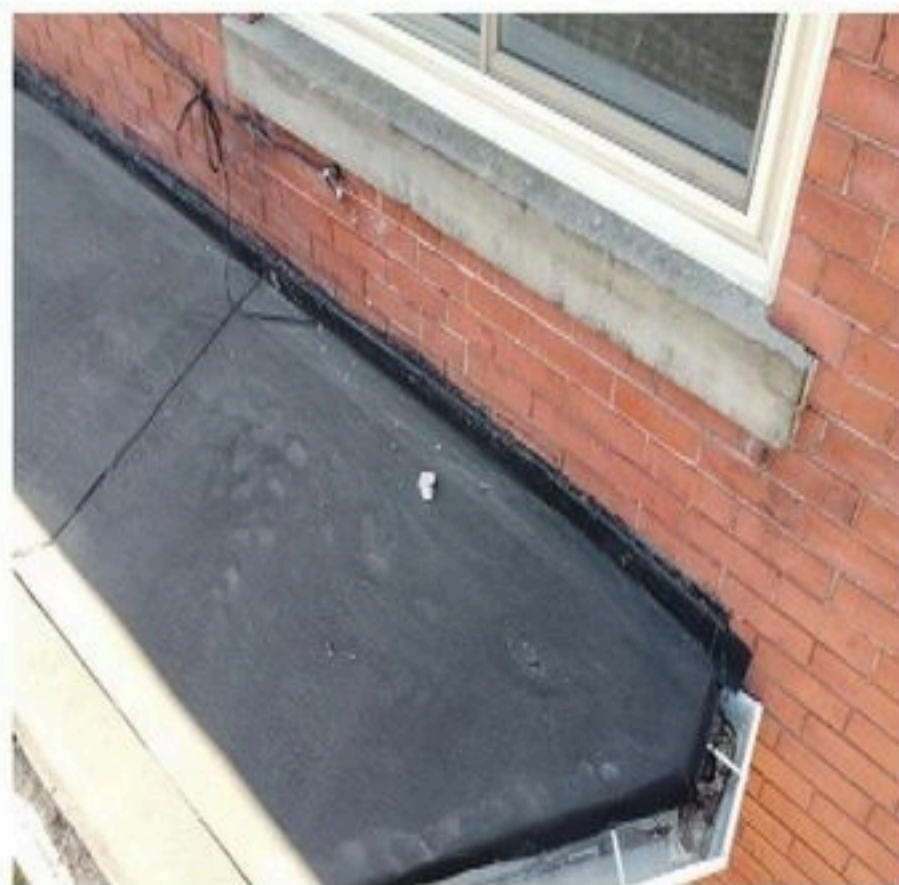
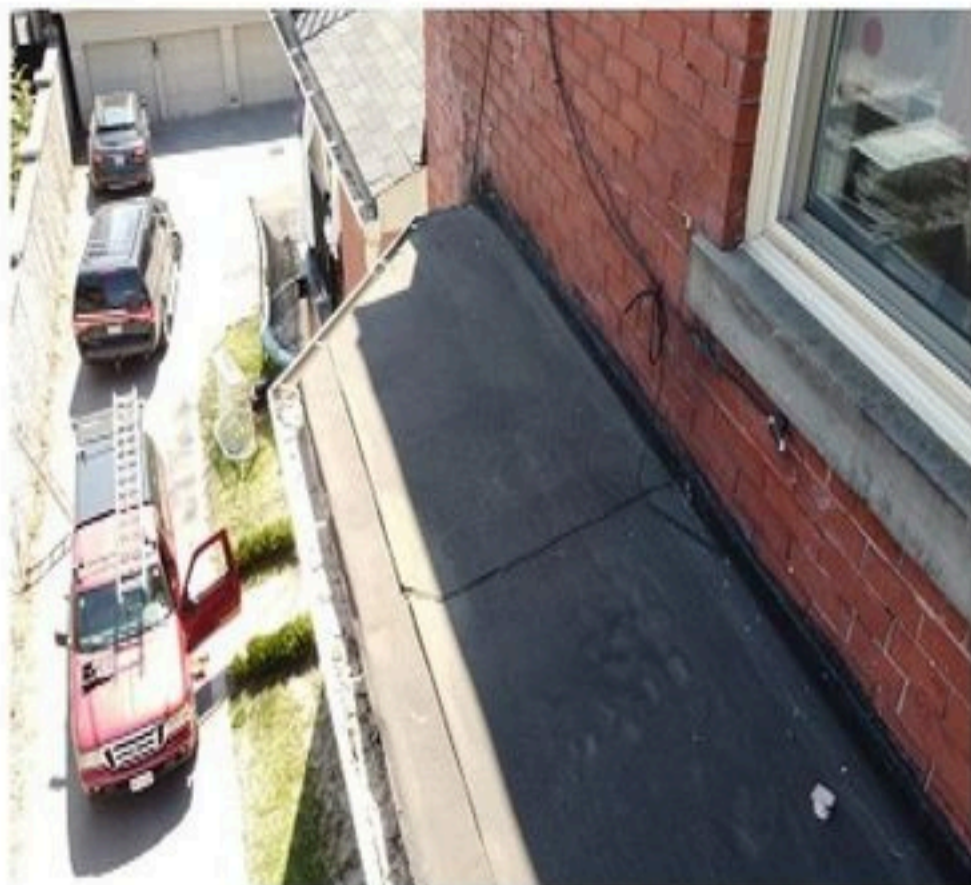
The sheet metal flashing is loose and open to water ingress.



**HIGH PARAPET WEST SIDE. Some deterioration of the mortar joints.**



BAY WINDOW ROOF, EAST SIDE.  
Images below.





**BAY WINDOW, NORTH EXPOSURE.**

Images below. A modified bitumen membrane adhered to an original sheet metal roof with metal capping of the stone work below. Some deterioration at the mortar joints.



We recommend that all bay window and canopy roofs be replaced.

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