

INDEPENDENT ROOF INSPECTION SERVICES

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ROOF INSPECTION REPORT

1

ETOBICOKE ONT.

MAY 30 2023

This inspection was charged with assessing the quality and status of the installation of a new, 2 Ply Modified Bitumen Roof Membrane.



A roofer was contracted to supply and install a new roof membrane as described in their quotation.

The scope of work was as follows;

'Remove existing roofing and replace with 1.5 inch ISO and ply 2 ply torch down'

No other details were provided.

On May 29th 2023 our forces conducted an inspection of the new roof. The results are described below.

The installed system consists of the following;

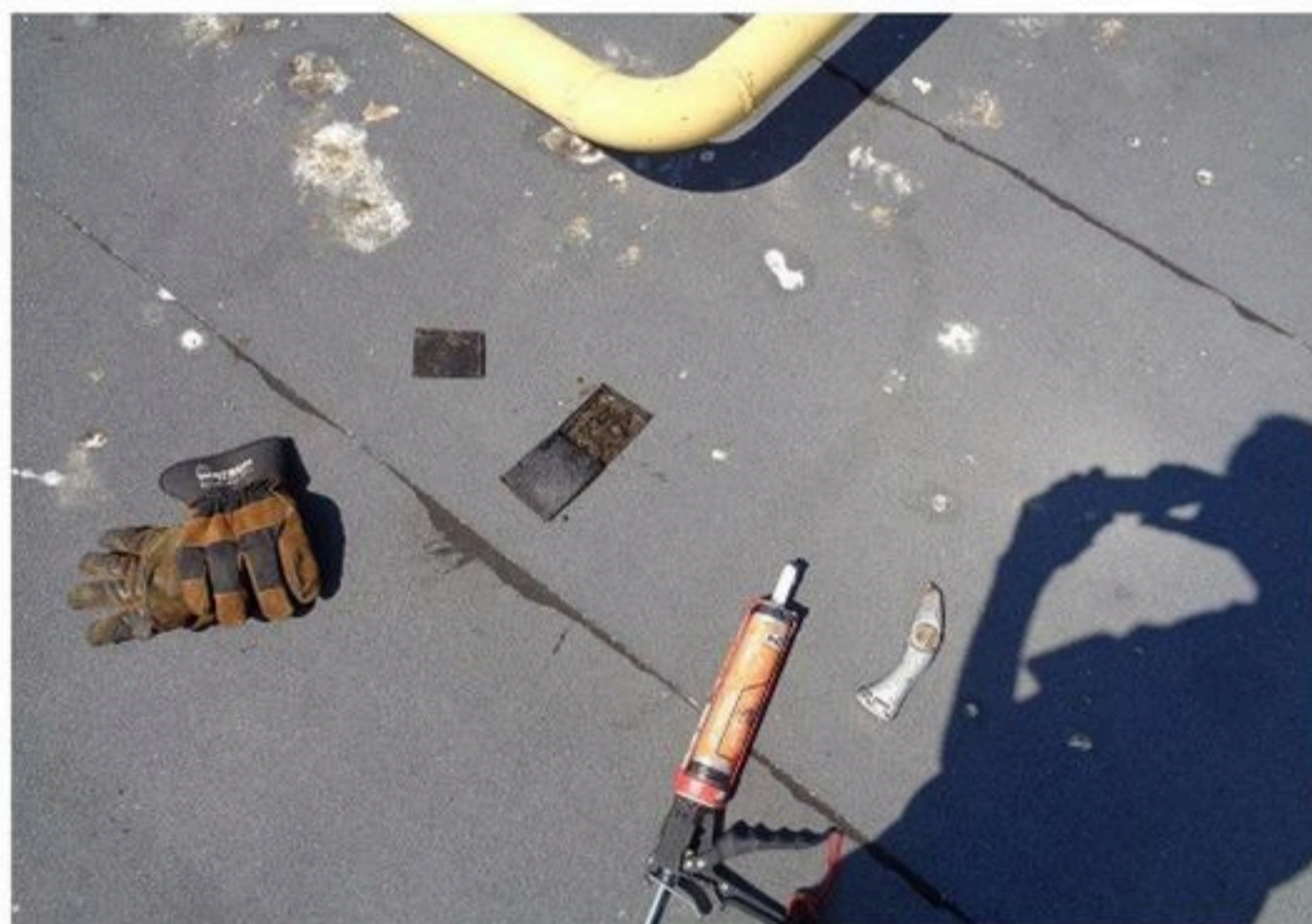
From the top layer down.

- 1) A cap and base sheet two ply modified bitumen membrane.
- 2) A 1/8" Recovery board such as 'Protecto Board' by IKO.
- 3) A wet and pre-existing 4 ply felt, hot asphalt and gravel built-up roof membrane.

Conclusions.

- 1)The old roof was not removed.
- 2) NO insulation was installed.

SYSTEM SAMPLING.



Images 001 and 002. No new insulation. Wet 4-ply ply felt membrane (tar and gravel) still in place.

001

002

Images 003 and 004. Pre-existing roof extant.

003

004



cont/

OTHER DEFICIENCIES

1)

Images 004, 005 and 006

When a cap sheet membrane is torched to seal on top of another cap sheet membrane, the underlying granulated surface must have the granules embedded by heating and trowelling the underlying membrane on a strip 4" wide along the width of the seam.

This action was not performed.

This procedure is mandated in IKO and Soprema Canadas' installation guide and CRCA (Canadian Roofing Contractors Association) requirements.

004



005



006



cont/

2)

Images 007 and 008.

Perimeter membrane 'flashing' not complete.

007



008



3)

Image 008. Adjacent roofing showing that the unit has been lifted and the membrane set beneath

Image 009. Membrane adhered to metal work. All equipment set on a curb must be removed, the membrane set, up and over the curb, and the unit put back. This membrane termination will not survive.

008



009



Image 010. Adjacent roof section. Membrane correctly set beneath the metal.

Image 011. 'New Roof'. Membrane stuck to the sheet metal of the unit. It will not survive.

010



011



'T LAPS'

Image 012.

A 'T Lap' is created when the underlying membrane is trimmed at a 45 degree angle from the end of the overlying lap. This is a requirement of all membrane manufacturers and the CRCA Specifications Manual.

012

