

INDEPENDENT ROOF INSPECTION SERVICES

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ROOF INSPECTION REPORT

HEATH STREET EAST.
TORONTO ONTARIO.

APRIL 11 2026

This detached residential property is roofed with laminated fiberglass shingles about 23 years old. It consists of an original structure with a substantial extension at the rear.

The roof system is contiguous over all exposures.

The inspection was charged with identifying the cause of water ingress during the winter of 2005/2006, to identify all deficiencies and to suggest actions that will prevent similar events in the future.

The water ingress occurred at the North side entrance mud room and the upper floor of the rear extension

We are pleased to report that no missing, or damaged material was observed but the shingle 'granules' are substantially removed.

ROOF OVERVIEWS. MAIN AND EXTENSION EXPOSURES.

Image 001 shows the chimney with active exhaust vent piping. 001



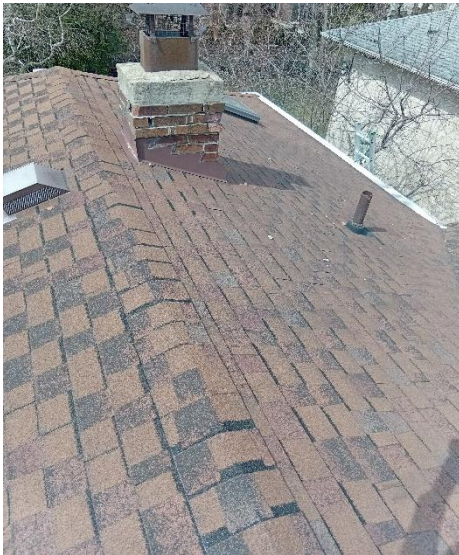
Cont/

2

Image 002 shows the redundant chimney on the extension.



002



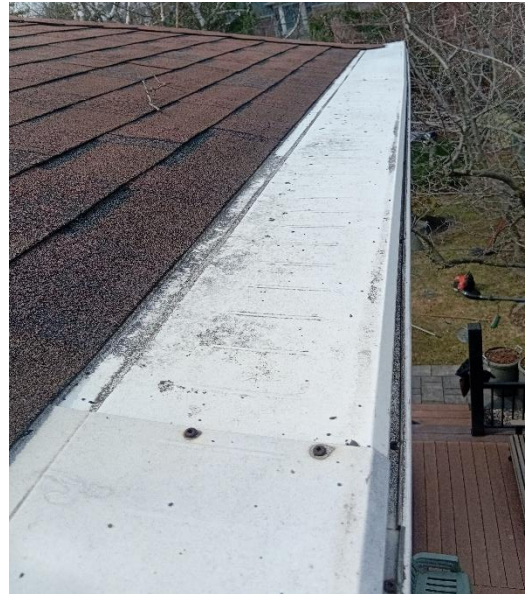
We conclude that the main and extension shingles do not allow for water ingress, however, the perimeter detail of the extension roof incorporates a sheet metal 'flashing' set beneath the bottom row of shingles that conceals the eavestrough. This circumstance will cause water to overflow the eavestrough and during ice and snow build up, allow water to enter the soffit detail and into the structure. See images on the following page.

Cont/ Images 002 and 003 Sheet metal concealing the eavestrough. Improper drainage. 3
Removal of the metal to expose the trough and prevent water overflow to the Mud Room roof below and leaks at other locations would be complex and expensive.

002



003



Sheet metal 'flashing' set beneath the bottom shingle row of shingles. Possible source of leaks when ice dams build up.



Cont/

4

CHIMNEYS 2 OF.

- 1) Active and on the original roof structure, we feel that repairs will allow this chimney to survive for the foreseeable future. Note the darker areas where granules have worn off.



- 2) Rear extension redundant chimney. Clearly in need of attention but likely repairable. We do not feel that complete removal is necessary at this time. However, if the shingles were to be replaced, it should be demolished down to roof level.



MUD ROOM ROOF.

Overviews.

Water ingress is reported in the room below when ice dams build up. Any ice dam build-up will be exacerbated by water overflow from above. Except for two minor deficiencies the shingles are sound and will shed water properly. They could be replaced with an underlay sufficient to prevent said ingress when ice dams occur, but we feel that the installation of heating cables will suffice until complete re-roofing of the property is initiated.

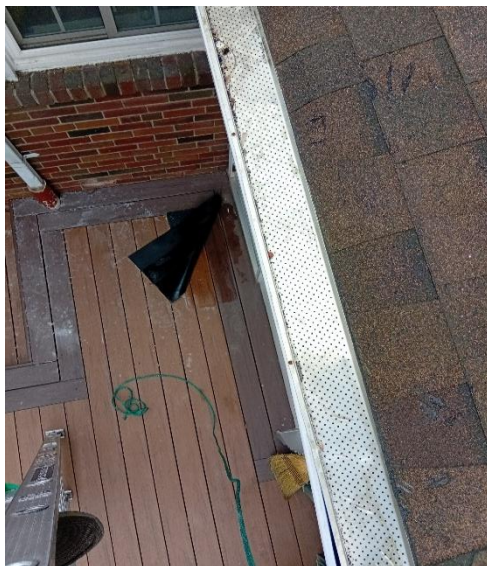


Minor deficiencies. All due to ice dam removal.

Image 004. Minor damage to 'ridge' cap shingles.

Image 005. Minor damage to lower edge material.

004



005



cont/

7

Image 006. Damage to shingles, eavestrough and leaf guard due to ice dam removal.

006



SUMMARY.

- 1) IMAGES ON PAGE 3. SHEET METAL AT BOTTOM EDGE CONCEALING THE EAVESTROUGH. Removal of the sheet metal and necessary shingle work to allow for better drainage would be difficult roofing wise and quite expensive.
- 2) Images 004, 005, 006. Mud Room. The damaged shingles could be replaced. The eaves trough and leaf guard could be repaired.

CONCLUSIONS.

- 1) The shingle roofing should remain serviceable for five more years.
- 2) Ice dams appear to be the cause of water ingress notwithstanding the details shown in Page 3 images. Perimeter heating cables strategically placed might suffice here.
- 3) Given the expense involved in remediation, heat cable installation and the short life span of the existing shingles it might be prudent to replace the roofing at this time
- 4) Demolition and re-building of the active chimney should not be necessary; repairs will suffice.
- 5) The rear chimney should be demolished if the existing roofing is replaced, otherwise just repaired.

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