

INDEPENDENT ROOF INSPECTION SERVICES

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ROOF AND ATTIC INSPECTION REPORT

ST. ANDREWS GARDENS
TORONTO ONTARIO.

NOVEMBER 26 2025

Front, facing North.



Rear, facing South.



This two storey residential property is roofed with laminated fiberglass shingles with a cedar Mansard roof at the front. There are Mansard surrounds to the main upper roof also roofed with laminated fiberglass shingles, a small sloped membrane roof (Image 002) and numerous skylights and roof vents.

The inspection was charged with assessing the condition of all roofing materials, to identify all deficiencies, estimate the serviceable life span of the roof and to provide specifications for any required repairs or re-roofing.

There is evidence of minor leakage in three locations which appeared during last years cold winter when ice and snow build up was extreme, which, as reported, were not currently active

We are pleased to report that except for the deficiencies listed herein all systems are sound and should remain serviceable for at least five more years.

Cont/

2

North exposure (front) lower veranda fiberglass shingles, cedar Mansard and small flat roof. Except for the deficiency (Image 001) everything here should remain serviceable for at least five years



Image 001. Deficiency. Caulking of shingle end at wood siding and sheet metal piece need to be caulked.

001



Cont/
PORCH FLAT ROOF.

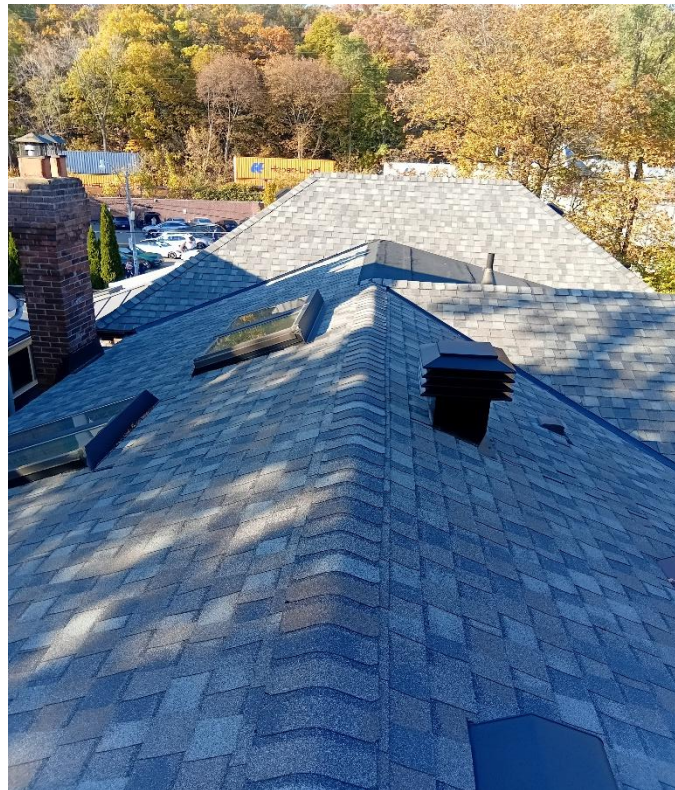
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Waterproofed with a two-ply modified bitumen membrane and associated copper flashings, serviceable for at least five years. No leaks are reported. The skylight is sound.



OVERVIEW MAIN SHINGLE ROOF.

Except for any deficiencies listed herein, all systems should remain serviceable for at least five years.

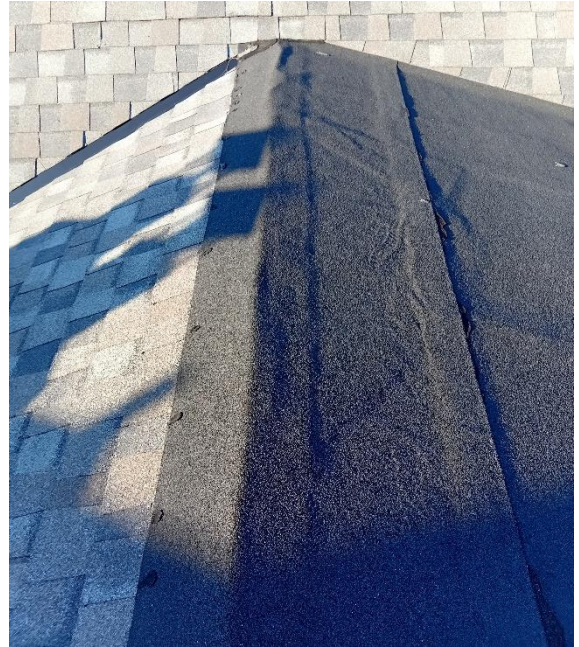


Cont/
Images 002and 003. Small flat roof. Upper main roof.

002



003



Typical skylights.



DEFICIENCIES.

- 1) Caulked seams of the sheet metal framing. East exposure



- 2) Image 003. Previously caulked exhaust air fitting main roof. This should be replaced.

003



3) Caulked shingle tabs. Various locations. These suggest that leaks had occurred.



Cont/
CHIMNEYS.

7

Generally sound. Some caulking required.



REAR EXPOSURE. EYEBROW WINDOW DEFICIENCY.

Below the window the stucco is cracked. This suggests that water is penetrating the corner of the eyebrow or the adjacent sheet metal.



Eye-brow, Corners and window sill metal,



Left hand corner.



ATTIC (s).

Three distinct attic areas were accessed. The insulation, a combination of blown-in fiberglass and fiberglass batting is somewhat disturbed throughout but there was no evidence of condensation or mold. The ventilation appears adequate.



DEFICIENCY

WEST EXPOSURE AT SLIDING DOOR.

Upper downpipe discharges into lower causing overflow and damage to the wood details below.

Downpipe from upper roof.

Discharge into lower eavestrough.



DAMAGE TO WOODWORK BELOW.



CONCLUSION.

OVERALL, THE SYTEMS EXAMINED ARE ESSENTIALY SOUND BUT ROOF MAINTENANCE IS CALLED FOR TO ADRESS AND REMEDIATE MANY SMALL DEFICIENCIES.

IN THAT REGARD WE HIGHLY RECOMMEND THE SERVICES OF DOMINION SHEET METAL AND ROOFING WHO OFFER WHAT IS KNOWN IN THE TRADE AS A 'ROOF TUNE UP'

YOU CAN REACH THEM AT 416 789 0601. ASK FOR SUZY.

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