

# INDEPENDENT ROOF INSPECTION SERVICES

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## ROOF INSPECTION REPORT

INDIAN ROAD.  
TORONTO.

MARCH 31 2026



This two storey semi-detached residential property has a main shingle roof and a flat roof at the rear.

The sloped roofing is of laminated fiberglass shingles while the flat roof is waterproofed with a two-ply 'torch down' modified bitumen system.

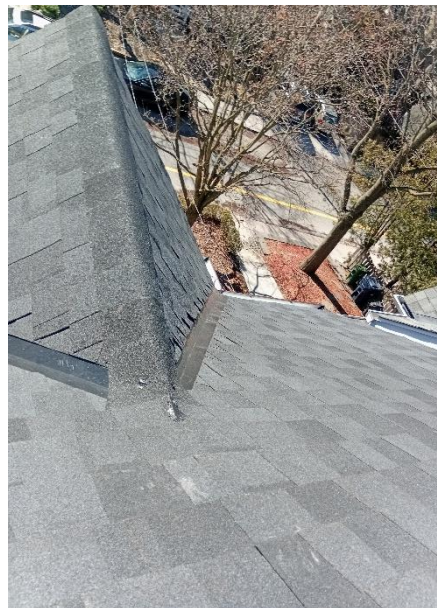
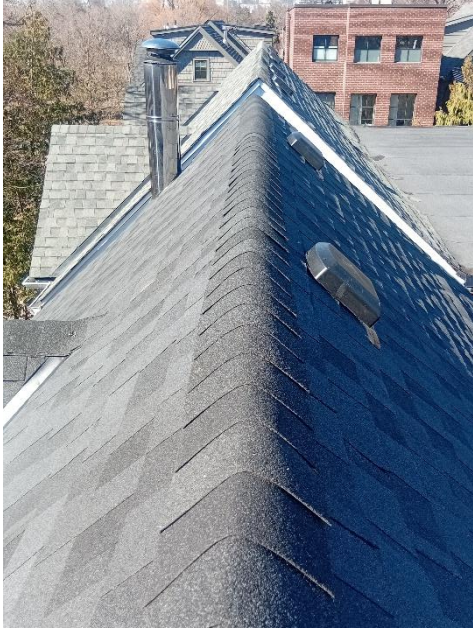
We are pleased to report that except for the deficiency listed herein the sloped roofing appears sound and should remain serviceable for the foreseeable future.

The flat roof has numerous deficiencies.

Cont/

2

SHINGLE ROOF OVERVIEWS.



Cont/  
DEFICIENCY.

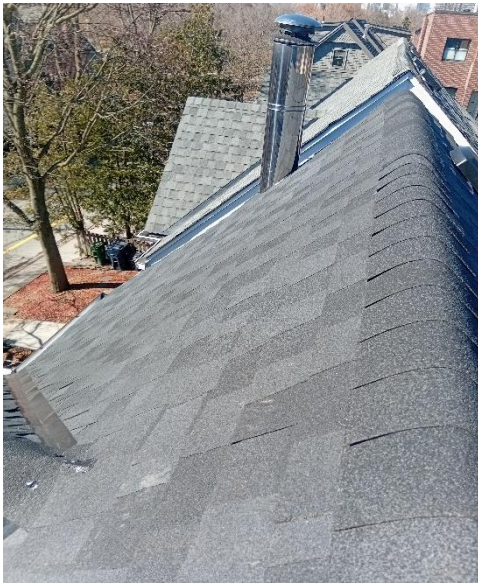
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Image 001. Overview showing a heat stack.

Image 002. Heat stack close-up. The stack is sealed at the shingles with caulking or a mastic product. Neither of these materials will survive over time. A heat stack must be sent through a 'cone and storm collar' fitting to isolate the stack from combustible materials such as shingles, as required by the Ontario Building Code.

001

002



FLAT ROOF OVERVIEW and rear shingle slop.

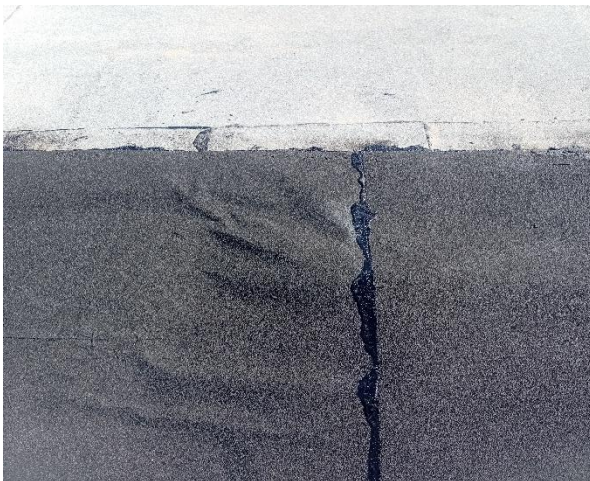


## DEFICIENCIES FLAT ROOF.

- 1) Images below. The membrane exhibits numerous wrinkles. These show that the membrane was not fully adhered to the substrate material and demonstrates sloppy workmanship by inexperienced labour. The images also show an excessive 'asphalt bleed' of 1" and up where a bleed of no more than ¼" is mandated. Excessive 'bleed' and a lack of embedded granules on the underlying membrane compromises the integrity of the seam. The lack of a bleed shows under heating. The seams' waterproofing ability is therefore compromised.

NOTE. Images 003 and 004 also show that the adjacent membrane had its' surface granules burnt and the granules not embedded prior to receiving the new membrane. The 'embedding' of granules of the substrate membrane is a requirement of the IKO membrane manufactures installation guide and standard roofing practice. This circumstance is common at all such details over the entire roof system.

003



004



'TIE-IN' TO ADJACENT MATERIAL.

Image 005

Wrinkles, excessive and or no bleed at all seams. The larger section of membrane is where the chimney was removed.

005



Image 006. The ponding of water shows that the substrate material was not effectively installed.

006



**CONCLUSION FLAT ROOFING.**

This installation demonstrates poor workmanship by inexperienced installers, does not comply with the Manufacturers Installation guide nor the CRCA (Canadian Roofing Contractors Association) specifications for modified bitumen roof installation and standard roofing practice. It should be replaced.

**CONCLUSION SHINGLE ROOFING.**

Sound except for the lack of a 'cone and storm collar' fitting at the heat stack. Said fitting is a requirement.

NOTE. We can not identify the substrate materials of the new system without conducting intrusive work and thereby compromising any roofers warranty. We would advise that if the roofer does not respond to this report and legal action commences, an investigation of substrate material quality and installation should be conducted by our forces.

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