



EBS Innovations Inc.

# ROOF CONDITION ASSESSMENT REPORT



## PREPARED FOR:

**Peter McMillan**

Property Manager

**First Capital**

85 Hanna Avenue, Suite 400  
Toronto, ON M6K 3S3

## PREPARED BY:

**John Smith**

President

**EBS Innovations Inc.**

100 Riverside Drive  
Mississauga, ON L1L 1L1

**SITE: 100 Lynn Williams Street, Toronto ON**

**DATE: May 30, 2025**



# **ROOF CONDITION ASSESSMENT REPORT**

**EBS Innovations Inc.**

---

## **SCOPE OF WORK:**

The objective of this analysis was to review the condition of the roof assemblies and related components, to assess their existing condition and to make recommendations on future repair and/or replacement options.

The site investigation consisted of a thorough visual examination of the roofing components in order to identify their current condition. Perimeter flashing details, sealants, drainage, and surface anomalies were visually reviewed to identify signs of deterioration/failure and potential future problem areas.

A roof plan was prepared showing all of the designated roof areas, rooftop equipment, roof penetrations, deficiencies, and other pertinent information.

Budgetary costing estimates for repair/replacement work identified from the visual review are also provided in the report.

## **EXECUTIVE SUMMARY:**

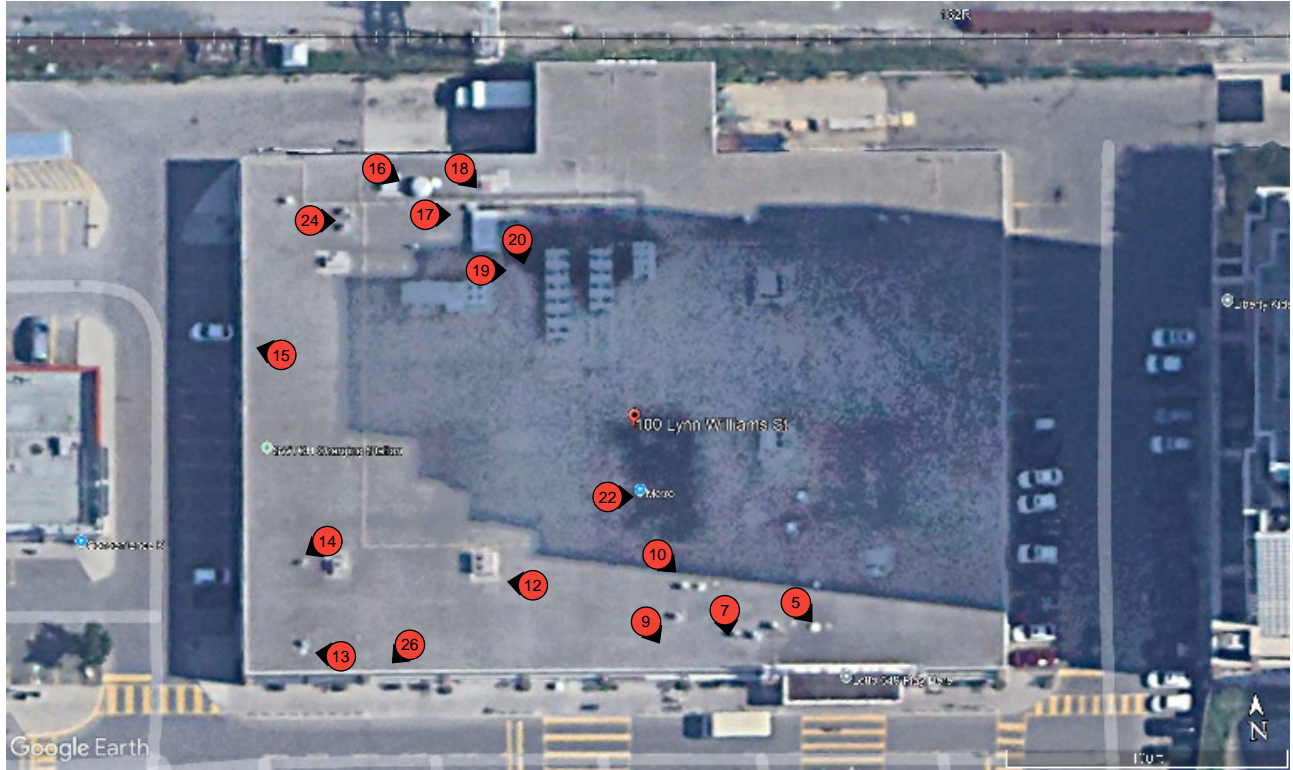
Overall, the roofs at this facility are in very good condition for their ages. Several maintenance/repair items were identified that require attention in order to keep the roof(s) watertight, as well as ensure that these roofs last their full serviceable life expectancy. These roof do not require replacement within the next 10-years.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.

## ROOF PLAN:



Legend: ○ - Info only      ● - Action Item

## ROOF LEAK HISTORY:

After speaking with on-site personnel, it was confirmed that there are no known active roof leaks at the facility. There was no evidence noted that would indicate existing roof leaks at any of the interior locations that were observed during our site visit to the property.

## ROOF COMPOSITIONS:

Roof Area	Sq. Ft.	Roof System	Roof Deck	Vapour Retarder	Base Insulation	Membrane	Surface	Est R-Value	Approx Age
1.0	384	Conventional	Metal	Unknown	Unknown	2-Ply Mod.	Granules	N/A	+/- 5
2.0	49,288	Conventional	Metal	Kraft Paper	Polyiso	4-Ply BUR	Pea Gravel	15.64	+/- 5
	49,672								



# ROOF CONDITION ASSESSMENT REPORT

**EBS Innovations Inc.**

## MAINTENANCE ITEMS:

Area	Repair Type	Description	Photo #
2.0	Equipment	Open roof cone needing to be sealed in order to keep it watertight.	5
2.0	Equipment	Another open roof cone noted on this roof area.	7
2.0	Equipment	Open roof cone will need to be covered to prevent water and debris to enter.	9
2.0	Equipment	Opening in the sealant of the cone.	10
2.0	Roof	Opening in the flashing under the HVAC unit allowing for moisture infiltration.	12
2.0	Equipment	Missing insulation under the concrete roof paver.	13
2.0	Other	More missing insulation cushions under the concrete pavers around the HVAC unit.	14
2.0	Other	Debris that should be removed from the roof before it blows over the parapet.	15
2.0	Equipment	Opening in the sealant on the dog house.	16
2.0	Equipment	Opening on the doghouse.	17

## MAINTENANCE AND CAPITAL EXPENDITURES 10-YEAR FORECAST:

Roof Area	Maintenance Items	1	2	3	4	5	6	7	8	9	10
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1.0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.0	\$5,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$5,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**\*\* Budget Notes:**

1. Based on our site review, repairs and/or replacement work is required for this property. For an inclusive budget estimate, a 20% variance should be allocated to the costs provided in the 10-year forecast table. It should be noted that in preparing budgets for individual items, it has been assumed that a group of repairs will be completed at the same time.
  
2. These budgets are based on the average current prices obtained from our experience on similar roofs/buildings/projects. These prices are in current dollars. All actual costs will depend on the prices received at the time of tendering to contractors based on specific specifications and/or repair documents.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.



① Description:  
Building overview.



② Description:  
Overview of roof area 1.0.



③ Description:  
Overview of roof area 2.0 (main roof level).



④ Description:  
An abundance of moss along the front of the building, indicating excess moisture sitting along the wall.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.



**5** Description:

Open roof cone needing to be sealed in order to keep it watertight.



**6** Description:

A close-up of the open roof cone for the electrical conduit.



**7** Description:

Another open roof cone noted on this roof area.



**8** Description:

A close-up of the open roof cone, showing the exposed sprayfoam insulation.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.



**9** Description:

Open roof cone will need to be covered to prevent water and debris to enter.



**10** Description:

Opening in the sealant of the cone.



**11** Description:

Typical HVAC unit on this roof level.



**12** Description:

Opening in the flashing under the HVAC unit allowing for moisture infiltration.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.



**13** Description:

Missing insulation under the concrete roof paver.



**14** Description:

More missing insulation cushions under the concrete pavers around the HVAC unit.



**15** Description:

Debris that should be removed from the roof before it blows over the parapet.



**16** Description:

Opening in the sealant on the dog house.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.



**17** Description:  
Opening on the doghouse.



**18** Description:  
Open sealant at a roof cone.



**19** Description:  
Overview of large amounts of organic debris around the roof drain.



**20** Description:  
Organic debris built up around the roof drain not allowing for proper drainage.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.



②1 Description:

A core cut showing the existing roofing assembly.



②2 Description:

Open sealant at the gas line penetration.



②3 Description:

A close-up of the open sealant.



②4 Description:

Another open roof cone needing to be sealed.



# ROOF CONDITION ASSESSMENT REPORT

EBS Innovations Inc.



25 Description:

A close-up of the open cone.



26 Description:

Open lap in the flashing membrane.