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## Condition Assessment

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### INTRODUCTION:

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.

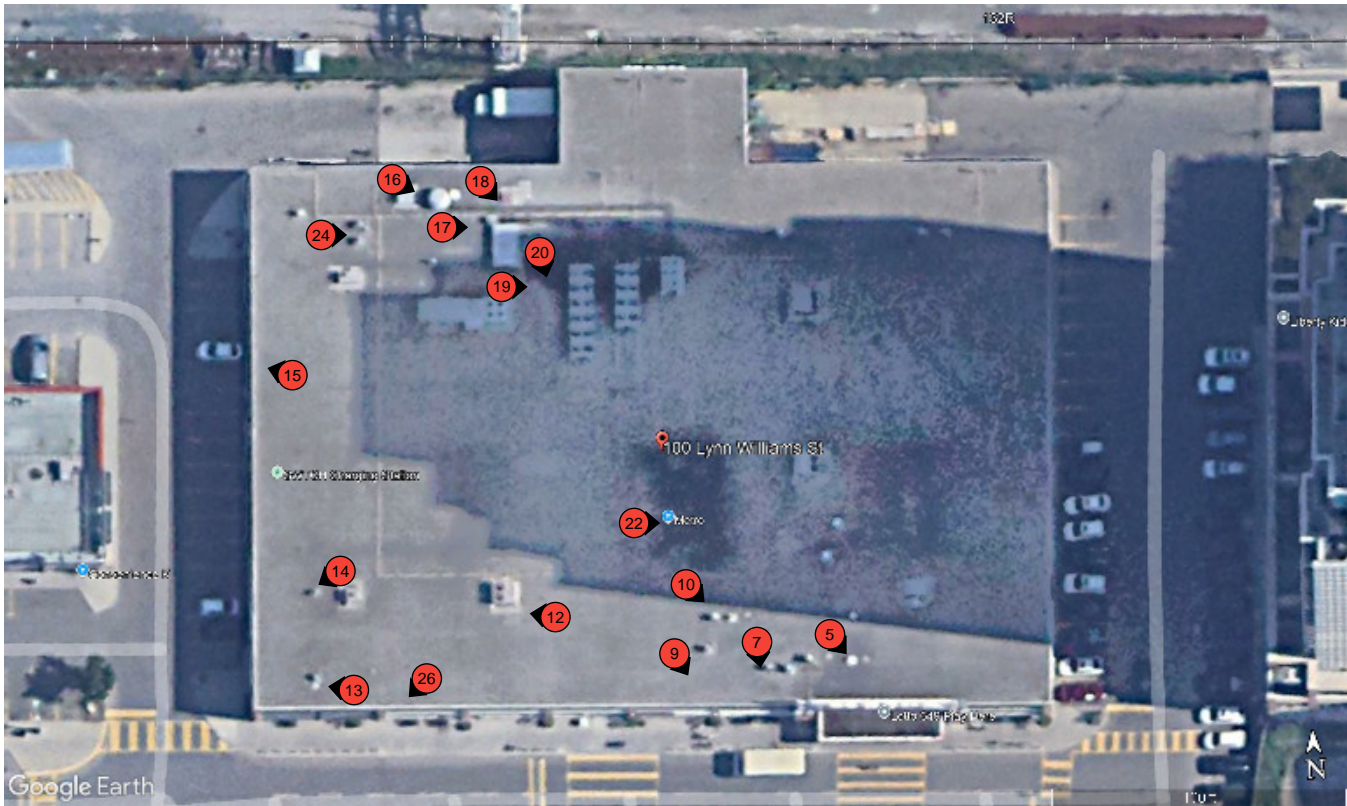
Budgetary costing estimates for repair/replacement work identified from the visual review are also provided in the report.

### OBSERVATIONS:

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 PLAN:**



Legend:      ○ - Info only                      ● - Action Item



# INSPECTION PHOTOS



① Description:  
Building overview.



② Description:  
Overview of roof area 1.0.



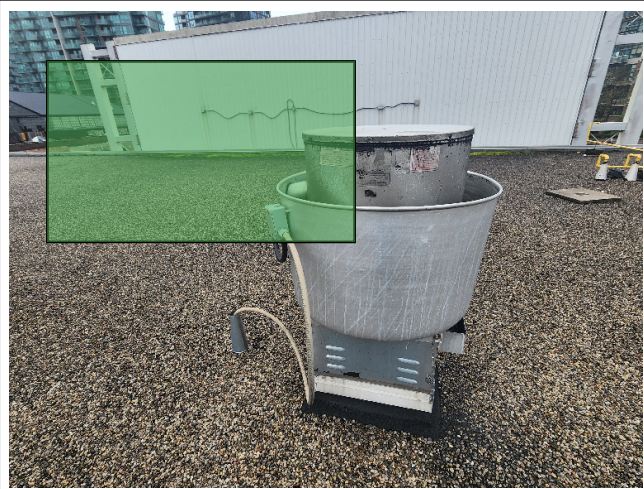
③ Description:  
Overview of roof area 2.0 (main roof level).



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



## INSPECTION PHOTOS



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.



# INSPECTION PHOTOS



**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.



## INSPECTION PHOTOS



**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.



## INSPECTION PHOTOS



**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.

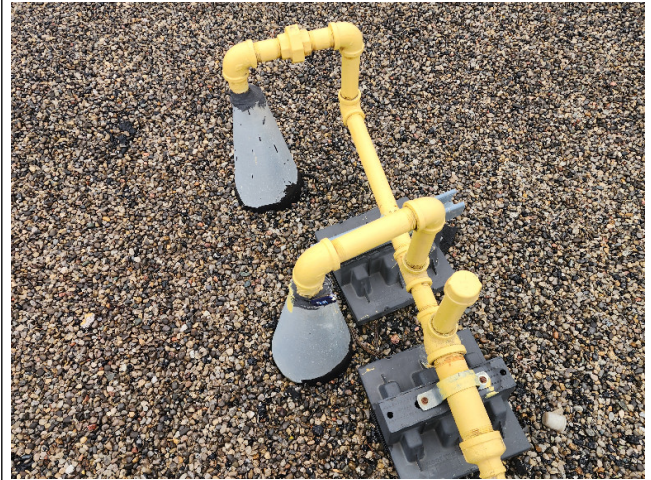


## INSPECTION PHOTOS



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.



## INSPECTION PHOTOS



25 Description:

A close-up of the open cone.



26 Description:

Open lap in the flashing membrane.