



Oregon Roof Consulting and Inspection

No-Nonsense Roofing Advice for Property Owners: Affordable ~ Thorough ~ Versatile ~ Capable

Serving the Portland Metro area and all of Oregon: (503) 654-4612

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PO Box 220190, Milwaukie, OR 97222

Roof Inspection for : Clifford clammy ~ 12345 Main Street ~ Clamville USA

I inspected this roof on September 16th 2017. I met the owner and we got on the roof. Photos have been sent. The roof is a 30 year asphalt laminated shingle about 3 years old. One layer over plywood. The following items should be noted :

1. There is no starter strip. All composition shingle roofs must have a starter strip
2. Shingle nails are 1" below tops of shingles. Nails MUST be at factory embossed nailing line which is about 6 1/4" from (bottom) of shingles
3. Sidewall flashings are incorrect. There is continuous flashing here. Each shingle row must have its own step flashing. **This is the same for sides of skylights**. Skylight flashing is also not correct
4. Shingle exposure must be 5 5/8". Here it is 6 1/4"
5. Shingle offsets must be at 5"– 6" with average of 5 5/8"
6. One section of roof is a 2 1/2 / 12 pitch. Any pitch between 2 / 12 & 4 / 12 must have low slope underlayment meaning either a peel & stick 'ice & water shield' (or) 2 layers of standard underlayment. This was not done here
7. At several areas of the roof – at 4' increments the plywood seams are lifting which creates water backup / ponding that will seep inside. **Sheets of plywood are 4' X 8'
8. There is no 'roof to wall' flashing at knee walls. Here, the backs of shingles are turned up under the siding

Conclusion : This roof was mis applied. This roof was not professionally installed. This roof is not remotely close to the Oregon Code, shingle manufacturers specs, the International Residential Code or the International Building Code. This roof cannot be repaired.

** The Oregon Residential Specialty Code R905.1 says that 'roof coverings must be installed to manufacturers instructions and applicable sections of this code' **

Thank you,

Owner of Oregon Roof Consulting & Inspection

**This document carries no warranty or guarantee. It is an opinion based on industry standards, manufacturers specifications, local codes and my experience.