



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

Oregon CCB: 199121 ~ WA Lic: OREGORC871MR

PO Box 220190, Milwaukie, OR 97222

Resume' ~ Track Record ~ Experience ~ Qualifications ~ History

Please note : I have 42 years of legitimate verifiable experience as a laborer / grunt / gopher for my brother's roofing business in the 60's, the better part of 3 decades as a roofing contractor, 6 years as an estimator / project manager for 2 large roofing companies and am now well in to my 9th year as the owner / operator of Oregon Roof Consulting and Inspection. I have personally installed over 1,000 roofs and have done at least 14,000 roofing estimates back in the roofing days. Oregon Roof Consulting has participated in 5 courtroom hearings and 16 arbitration hearings in Oregon and Washington and 19 on site CCB mediation meetings in Oregon -- all as an expert witness, so, we are a bit familiar with the roofing trade.

I have done work for but not limited to : Homeowners; Businesses and corporations of all sizes; Insurance companies; Banks; Churches; Relocation companies; Roofing contractors; Investment groups; HOA's; Apartment complexes of all sizes; The State of Oregon; Multiple school districts including West Linn; David Douglass; and every elementary, middle, and high school in both Hood River and Wasco (The Dalles) counties; United States Coast Guard in Astoria; etc. I have done jobs all over Oregon and Washington; All over the San Francisco Bay Area including San Francisco, Oakland, Napa, Richmond, Alameda, Fremont, Pleasanton, Berkeley, Fresno, Sacramento and Reno Nevada. We have also helped with two shingle roofing projects on the remote South Pacific island of Rarotonga (Cook Islands). This is all on my website. See www.oregonroofconsulting.com

Thank you,

Owner of Oregon Roof Consulting & Inspection

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- Roofing in Oregon Since 1973
- Project Management & Monitoring
- Inspections ~ Certifications ~ Owner Advocacy

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Joe Sardotz, Owner Operator





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Roof Inspection for : [REDACTED]

Job Address : [REDACTED] Gresham, Oregon 97080

I inspected this roof on September 22nd. I met the owner and got on the roof. I looked in the attic. The roof is a new Certainteed 'Presidential Shake' 50 year shingle in the Autumn Blend color. One layer over plywood. Separate numbered photo emails will be sent. Each will be numbered to correspond to the numbered items on the summary report. The following items should be noted :

1. I could not see all the attic vent holes as attic access was difficult. The 1 vent hole that I saw had underlayment over it. No new plywood no sheet metal patch nothing. Don't step here!
2. The roll out ridge vent is not the type the owner wanted : A) The 1-3/4" nails used for the ridge shingles are too short. They pull without effort. Maybe just the very tip of these nails are touching the plywood. B) No caulk / sealant under ridge vent. C) Ridge vent ends must be plugged they are not. D) Ridge vent should not be touching chimney there should be a good 12" gap between the chimney and the end of the ridge vent so as to allow the chimney flashing to be correct.
3. Between the barge rafters and walls there are nails at the very edge but none anywhere at these overhangs. A few of the 1-1/4" roof nails have blown through the T-metal. ** Flashings and vents on this roof are black. Brown would have been a better match with the Autumn Blend shingle color.
4. The plumbing vent pipe flashings are the Oatey 'no-caulk' type. The rubber collars on these will fail decades before the shingles do. Replace with lead or 'ultimate' pipe flashings. 15 year pipe jacks
5. The back side of the main roof is missing the final row of shingles.
6. The skylight has no weatherstripping on the curb. The skylight is not fastened to the curb. Three of the four corners of the skylight flashing are not caulked.
7. Per Certainteed instructions all pipes, vents, protrusions should be double sealed. These are not sealed
8. At the mid roof junction of the ridge and 5' 2X6 barge rafter plywood has been installed. This is CDX plywood and not plywood with one finish side. This plywood is installed parallel to rafters. Can't do that. Plywood must be installed perpendicular to rafters always. Also plywood must span at least 3

rafters. It appears this plywood piece is only spanning 2 rafters. Can't do that either. At this junction is a hump / depression where water will pond and seep in. This must be corrected. See photos.

Conclusion : There are multiple code and shingle manufacturers violations on this roof. As always I check the contractor's CCB status and it seems this roofer is licensed in Washington but not in Oregon. The Washington license is not valid in Oregon.

It is any Contractor's responsibility, obligation, and requirement to 1) Know how a roof system should be installed. 2) Install that roof system correctly. 3) Be properly licensed, bonded, and insured. This is a legal requirement.

**** The Oregon Residential Specialty Code R102.7.1 : 'Additions, alterations or repairs (excluding ordinary repairs) to any structure shall conform to the requirements for a new structure without requiring an existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.....' R905.1 : 'Roof coverings shall be applied in accordance with the applicable provisions of this section and manufacturers installation instructions'. R903.1 : ' Roof Assemblies shall be designed and installed in accordance with this code and the approved manufacturers instructions such that the roof assembly shall serve to protect the building or structure '. R105.2 : 'Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in a manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction'. ****

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****

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