



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 44 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 nearing the end of my 10th 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 somewhat 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 Douglas; 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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- Affordable ~ Thorough ~ Versatile ~ Capable
- Roofing in Oregon Since 1973
- Project Management & Monitoring
- Inspections ~ Certifications ~ Owner Advocacy

www.oregonroofconsulting.com

Phone: (503) 654-4612 Cell: (503) 952-6479

Email: joe@oregonroofconsulting.com

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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED]
Job Address : [REDACTED] Beaverton, Oregon 97008

I inspected this roof on September 16th 2021. I met the owner and we got on the roof and got in the attic. The roof is a new Certainteed 'Landmark' asphalt laminated shingle in the medium gray color. One layer over plywood over spaced sheathing. Separate photo emails will be sent. Each photo email will be numbered to correspond to the numbered items on the summary report. The following items should be noted :

1. There are many positives about this roof and it is rare that I see so many positives on the same roof. Quality shingles; lead pipe jacks; metal not plastic stem vents; proper 'reveal' where shingles meet step flashings at the front sidewall; correct rake edge detail with a bleeder strip and shingles lapping past the oversize T metal. All of these are positives.
2. In a few spots the butt edge of the 1st row of shingles is elevated. I'm not blaming the roofer but this should be corrected.
3. There should be a 'starter' ridge shingle under the 1st ridge shingle. Not a huge deal but this is the way all manufacturers want it done.
4. The issues are with the ridge vent and ventilation at the vaulted area.
5. Some ridge vent openings are too small. Some are at the required minimum 3/4" others are barely 1/4". A chalk box would have come in handy here.
6. Nails for ridge shingles are too short at 1-3/4". Nails must penetrate the deck by at least 3/4". These nails barely reach the deck. The longest nail available for a gun are 1-3/4". Hand drive nails are up to 6" long. The thought of hand nailing anything terrifies many roofers.
7. According to the homeowner he requested 24" baffle trays. Roofer installed trays half that width. **Ventilation is only required by code to be upgraded or added in areas where the roof sheathing is replaced. Here, the spaced sheathing was not replaced, therefore there is no code requirement to upgrade, add, or otherwise fix the existing insulation or ventilation**. However, each joist space would need to be provided with a minimum 1" of air space below the sheathing for its entire width and length, not just the width of the bird block vent, so, ventilation is not performing to its full potential. There is already black mold growth in the attic. There should not be black mold in this

attic. The owner got a bid of \$1,500.00 to get rid of the mold. Smashed, warped, bowed, compressed baffles that do not provide the minimum 1" gap would be a legitimate problem. Some baffles are not 'smashed' and some are.

**** 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'. **** A permit may or may not be required in your area. To inquire call local building officials.****

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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INVOICE

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DATE: SEPTEMBER 18TH / 2022
INVOICE # : 4054

TO : 

FOR :
ROOF INSPECTION | ASSESSMENT
PROVIDE TEXT & PHOTO DOCUMENTATION

DESCRIPTION	HOURS	RATE	AMOUNT
Roof Inspection Onsite & Office Time up to 2 hours is \$275 (Minimum charge). \$125 per additional hour after that.	3		\$400.00
Driving Time : First & last 15 minutes of driving time is free after that it's \$80.00 per hour			N / C
If any further advice / help needed via phone or email please call. No charge it's part of the service			
Thank You !			
**Deduct 10% for over 64, Military, Police, Firemen or paramedic			
Any offered discounts not valid on (30 Day) past due accounts			
		TOTAL	\$400.00

Make all checks payable to Oregon Roof Consulting and Inspection and / or Joe Sardotz. Total due upon receipt of invoice. Deduct 7% for prompt payment (1 week).**After 30 days this will be past due and the file will be turned over to collections**

****Do not combine discounts – 1 discount per job / invoice ****

THANK YOU FOR YOUR BUSINESS !