



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

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Joe Sardotz, Owner Operator



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Roof Inspection for :

Job Address : ~ Eagle Creek, Oregon 97022

I inspected this roof on September 19th 2022. I met the owner and looked in the attic and got on the roof. The roof is a 6-7 year old 30 year factory warranted IKO asphalt laminated shingles in the black color. One layer over OSB. 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 is significant water staining on the large horizontal beam in front. This staining is directly in line with the bottom of the upper front downspout. Add an elbow, extension tube, another elbow that will lead the water directly in to the lower front gutter.
2. There are 3 pitch change areas in front. Code requires flashing here. Oregon Residential Specialty Code R903.2.1 : *'Flashings shall be installed wherever there is a roof slope or direction'*.
3. Shingle manufactures including IKO want shingles to lap past the rake edge by 1/4" - 3/4". Here, most shingles are cut even with the rake edge though some shingles are 1/8" - 1/4" inside of the rake edge thereby exposing the top of the T metal. The top of any rake edge flashing must never be visible.
4. There is essentially no attic ventilation as intake vents are blocked by insulation.
5. There is no eave / drip edge flashing. This is a recommendation not a requirement. About 96% of roofs I see have drip flashing. It is the industry standard.
6. Pipe jacks are the cheap entry level 'no-caulk' type. The black collars on these fail long before the shingles do.
7. All vents are plastic. Plastic warps and fades and cracks eventually. Plastic attic vents have factory supplied nailing holes. These holes are larger than the diameter of the shaft of a roofing nail. This is to allow for expansion and contraction. Unfortunately the vents were nailed through the flanges not the holes so there can now be no expansion and contraction. Stamped on all vent flanges is 'Do not allow fasteners to penetrate flange'
8. Shingles are tight to the step flashings at sidewalls. There should be a 1/2" 'reveal' here to allow for drainage.

Conclusion : This roof was not professionally installed. There are many mistakes made here that a legitimate, professional, experienced, qualified roofer simply would not do. Roofers likely paid piece work which is a huge negative. Wherever a corner could be cut it was cut. Owners were told by a long standing roofing company that a new roof was necessary. I *barely* disagree. The field shingles are fine however all protrusions must be replaced / reworked. Use metal not plastic. Double seal all protrusions. Apply sealant between the top of all T metal and the lapping shingles.

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.

**** 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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