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, Joe Sardotz Owner of Oregon Roof Consulting & Inspection

Oregon Roof Consulting and Inspection
No-Nonsense Roofing Advice for Property Owners

- Affordable ~ Thorough ~ Versatile ~ Capable
- 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 :

Job Address : Salem, Oregon 97306

I inspected this roof on Thursday January 11th 2024. I met the owner, looked in the attic and got on the roof. The roof is a 5 year old Owens Corning 'Duration' shingle in the Medium Gray color. One layer over OSB (waferboard). Separate 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. There are 2 utility vents venting out of one of the RVO-38 attic vents. The smaller of the 2 tubes is partially blocked by the roof deck. By venting these 2 utility vents out of an attic vent that attic vent is removed from the ventilation equation. Ideally, these 2 utility vents should have their own vent called a 'stem' or 'flapper' vent. **See photos.
2. The proposal says 'metal valley' but the contract does not mention metal valleys so there is a bit of contradiction here as there are no metal valleys on this roof.
3. All shingle manufacturers are quite specific regarding proper fastening. I always lift random shingles all over the roof to check nailing and I keep going until I am satisfied that a pattern has been established. I was surprised that the shingles came apart so easily as the factory applied sun activated sealant was not nearly as strong as I typically find. I must have looked at a good 160 nails. Most were either over driven or angle driven. Many were far from the shingle joint and many were above the nailing strip. **See attached Owens Corning spec sheet and Technical Bulletin regarding use of pneumatic nail guns. **See photos.
4. Ridge shingles are a hi profile product called Deco-Ridge. These come in 8" and 10" sizes. Installation requirements are the same for both. **See attached spec sheet. The nails were not placed properly and most are in the sealant which diminishes the capability of the sealant. **See photos.
5. Directly above the main leak area there is a buckle in the OSB deck. This creates a hi-lo spot where water ponds and seeps in sideways. Water only needs to go five inches before it enters at the shingle joint of the previous row / course. If water gets in and the OSB gets wet the OSB will swell / buckle **See photos.

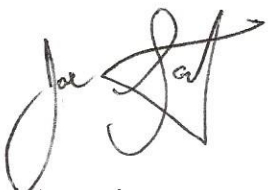
6. Nearby item #5 a ridge plugs in to the main roof. At this junction the last ridge does not go under the field shingles as it should. Instead, there is an opening and all that water that flows down the roof enters here, goes under the shingles to where there are many nails. **See photos.

Conclusion : A 5 year old roof should not be leaking. The owner should not have to pay several thousand dollars for my inspection and having someone set up fans, heaters, dehumidifiers, and tarp nearly the entire roof - not to mention the extreme stress and worry and inconvenience. This is one of the worst nailing jobs I have ever seen. Shingle manufacturers spend a lot of time and money producing online videos, manuals, installation instructions, etc. Every shingle wrapper has nailing specs / diagrams on it. Manufacturers do not do this because they have nothing better to do they do this because proper fastening is crucial and a code / manufacturer ***requirement.*** Applying a nail properly really is not that difficult. I have done it, millions of times. This roof is not remotely close to the Oregon Residential Specialty Code or Owens Corning instructions / requirements / specifications.

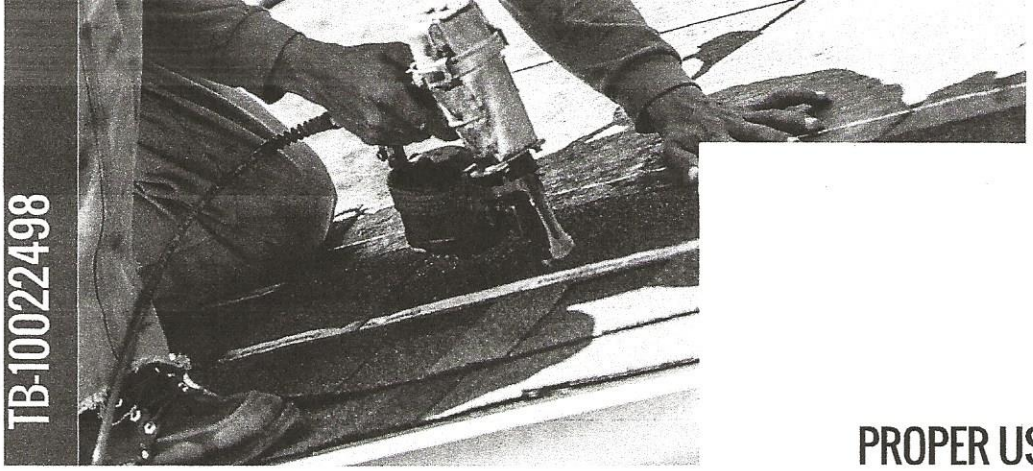
*** Regardless of the labor warranty if there are legitimate 'issues' with a roof the contractor must own up to it for 10 years***.

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



TB-10022498

TECHNICAL BULLETIN

PROPER USE OF PNEUMATIC COIL NAILERS

SUPERSEDES PREVIOUS BULLETINS

ITEM #3 ON SUMMARY

Issue Description:

The proper use of pneumatic coil nailers for the installation of asphalt shingles.

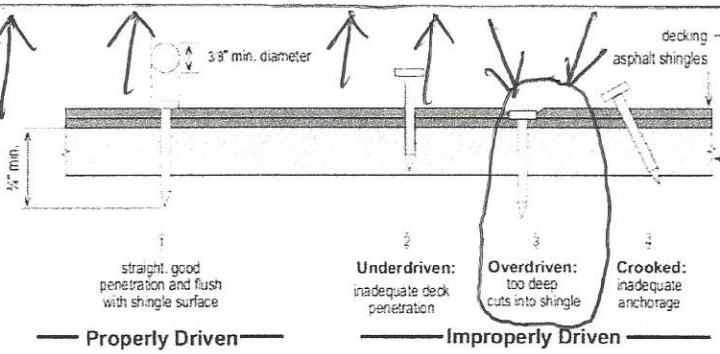
Recommendations:

Proper setup and use of pneumatic coil nailers is critical for correct installation of Owens Corning® asphalt shingles. Improper use of pneumatic coil nailers may lead to shingle damage and/or shingle failures during a high-wind event. Ensuring proper nail gun setup will:

- Prevent over-driving the nails, which can cause the nail head to blow through the shingle.
- Prevent under-driving the nails, which can prevent shingles from laying flat and sealing properly.

Key Considerations:

- Use regulated compressed air and never apply more air pressure than is necessary to properly drive the fasteners.
- Most pneumatic coil nailers operate at optimum efficiency when the pressure is set between 80 and 95 psi.
- Most coil nailers are equipped with a depth adjustment knob. Adjust the settings for the nail heads to be driven flush.
- The startup and cutout pressures on the compressor should be set to maintain optimum operating pressure in the compressor tank at all times.
- Air hose length and diameter should be considered when setting psi at regulator.
- Operating more than one coil nail gun from a single compressor may affect how well the fasteners penetrate the shingles.
- Use corrosion resistant 11 or 12-gauge nails with a minimum 3/8-inch diameter heads, complying with ASTM F1667.
- Unusually cold or hot temperatures may require additional tuning of the compressor for optimum nail driving performance.
- Always read and be familiar with the operating instructions for the compressor and nail gun.
- When using pneumatic coil nailers, **always ensure that the nail is driven flat and flush with the shingle.**
- **Any shingle into which an overdriven fastener has been installed** must be repaired by either replacing the shingle or covering the fastener with asphalt roofing cement and installing an additional fastener within 1-inch of the overdriven fastener.



Please contact 419-248-6557 for additional information.
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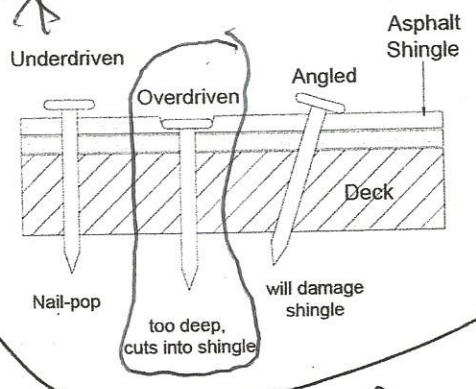
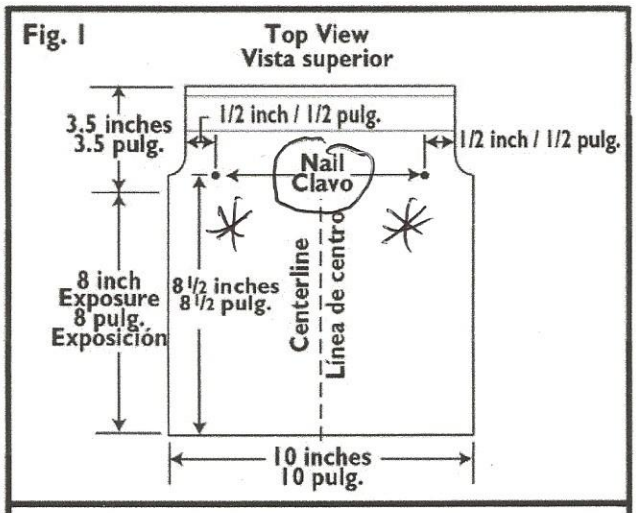
FASTENERS MUST BE DRIVEN PROPERLY...

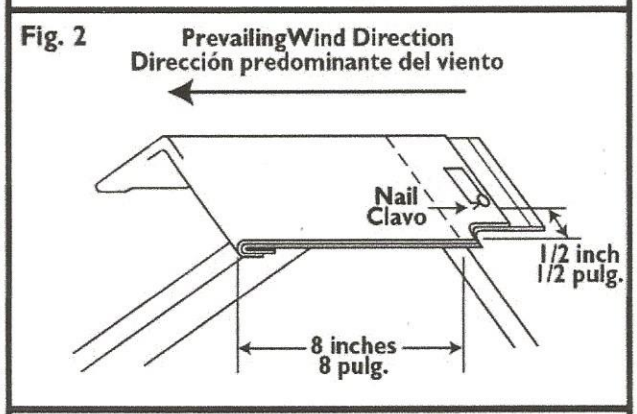
1. ***Overdriving fasteners...***
   - ***Damages the shingles...*** Overdriving can drive fasteners right through the shingle.
   - ***Shingles slip off the roof...*** when overdriven fasteners go through a shingle, these shingles are barely held onto the roof. Over time they can slide off the roof deck.
   - ***From too much pressure...*** overdriving most often occurs when a nail gun is set to the wrong pressure.
2. ***Underdriving fasteners...***
   - ***Nail-pop...*** fasteners that are not driven flush to the shingle can "pop" up with deck movement.
   - ***Nail-popping lifts the shingle...*** pulling the shingle away from the self-sealant.
   - ***Shingles then blow off...*** when lifted up from the sealant, shingles are set up into the wind, causing shingle blow-offs.
   - ***Cuts through shingle face...*** underdriven fasteners can create holes when the shingle above settles over the popped up nail.
3. ***Nails that are driven at an angle...***
   - ***Will cut shingles...*** angled fasteners will cut through overlying shingles.
   - ***Are not fully anchored to the deck...*** angled fasteners are subject to backing out with deck movement because they are not fully driven into a deck.

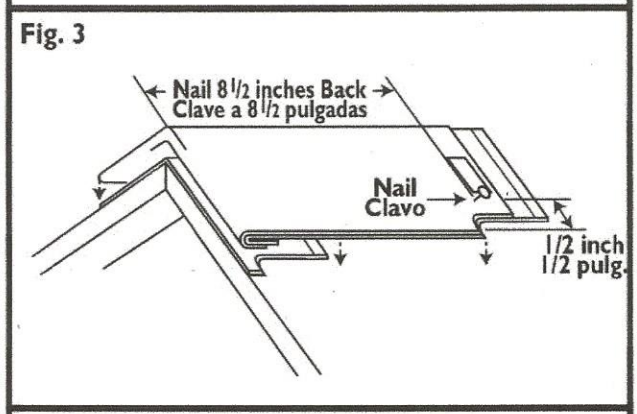
ITEM # 3 ON SUMMARY

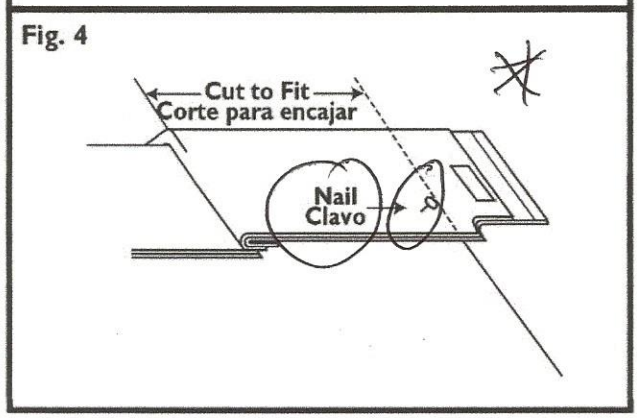
Improperly Driven Nail











ITEM # 4 ON SUMMARY

Complete shingle application on roof deck before applying hip and ridge shingles. Hip shingles must be applied before applying ridge shingles. All hip and ridge shingles are applied with an 8 inch exposure.

Note: If a new roof is being applied over an existing roof, remove the old hip and ridge shingles to obtain a level application.

Use nails only when installing this product. Nails must be corrosion resistant, 11 or 12 gauge, with heads at least 3/8 inch in diameter.

Standard Fastening Pattern: One nail should be placed 8 1/2 inches back from the exposed end and 1 inch in for each side edge. (**Fig. 1**)

Application

1. Begin hip application at the eave working toward the ridge.

   1A. Begin ridge application opposite the prevailing wind direction. (**Fig. 2**)

2. Cut first hip and ridge 8" back from the exposed end. Use the top portion of the shingle with sealant as the "starter" hip or ridge shingle. (**Fig. 2**)

3. Install this "starter" shingle positioned at the leading edge of the hip or ridge. Follow Standard Fastening Pattern in Fig. 1.

4. Completely cover "starter" shingle with the 8" exposed portion of the next hip and ridge shingle. (**Fig. 3**)

5. Fasten each shingle through the dimensional fold, following the Standard Fastening Pattern in Fig. 1. All nails must be covered by succeeding shingles. Apply remaining hip and ridge shingles in the same manner.

6. Cut final ridge shingle from the 8" exposed portion of a hip and ridge shingle. Cut piece an appropriate length to the end of the ridge. (**Fig. 4**)

7. Standard fastening pattern: Fasten final piece with two nails, 1" in from each side edge and 1" in from the end of the ridge. Cover nail with roof cement. (**Fig. 4**)

ITEM # 4 ON SUMMARY

* THIS WAS NOT DONE

Oregon Roof Consulting and Inspection

INVOICE

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Phone (503) 654-4612 / Cell# (503) 952-6479
Oregon CCB 199121 ~ WA lic OREGORC871MR

DATE: JANUARY 14TH / 2024
INVOICE # : 6022

TO :

SALEM, OREGON 97306

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	**1.5**		**$120.00**
Sub Total			**$520.00**
****If any further advice / help needed via phone or email please call. No charge it's part of the service****			
Deduct 10%			**$52.00**
Thank You !			
****Deduct 10% for over 64, Military, Police, Firemen or paramedic**			**PAID**
****Any offered discounts not valid on (30 Day) past due accounts****		TOTAL	**$468.00**

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 !