



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 nearing the end of 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 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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- Affordable ~ Thorough ~ Versatile ~ Capable
- Roofing in Oregon Since 1973
- Project Management & Monitoring
- Inspections ~ Certifications ~ Owner Advocacy

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

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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED]

Job Address : [REDACTED] Beaver Creek, Oregon 97045

I inspected this roof on October 15th 2021. The roof is a Certainteed 'Presidential TL' 50 year shingle. One layer over 3/4" plywood. Separate photo emails will be sent. Each will be numbered to correspond with the numbered items on the summary. The following items should be noted :

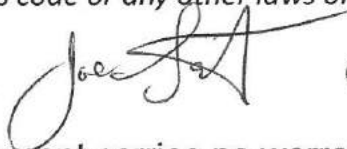
1. This shingle is one of the finest obtainable.
2. Wherever a corner could be cut on this roof it was cut.
3. 15lb felt was used. The standard is 30lb or a synthetic such as Certainteed 'Diamond Deck'. This 15lb felt is deteriorating at the edges.
4. Entry level Oatey 'no-caulk' pipe flashings were used. The rubber collars on these will fail long before the shingles do.
5. There must be 2 layers of 'Presidential' starter course. There is one.
6. There is no eave drip edge flashing or rake / gable flashing on this roof. About 97% of roofs I have ever seen has these flashings.
7. There are leak issues at most if not all roof, wall, gutter junctions.
8. The shingle layout pattern is incorrect. Certainteed requires a 5-5-15 pattern. Here it is 5-5-5-5-5-5-5-5-5.
9. The ridge used is a product called 'RidgeGlass'. This is an entry level 1 ply product that was the first hi-profile ridge product that came on the scene in about 1990. GAF bought this company about 17 years ago. The ridge pieces here are all cracking at the apex. Certainteed makes a 5-ply ridge called 'Mountain Ridge' that comes in 2 widths.
10. The 'dead valley' in back is a mess and has likely been leaking since day 1. When that wall is opened up be ready for a big headache. The best way to secure this critical area is an onsite fabricated, old school soldered unit made with heavy gauge galvanized sheet metal or better yet with stainless steel sheet metal. Siding and trim will have to be removed to properly install this unit.
11. As always I pull random nails to check length. These field shingle nails are 7/8" long. Code and all manufactures require nails to be long enough to penetrate roofing and at least 3/4" into the deck. These nails do not come close to accomplishing that.

Conclusion : How a 'Professional Contractor' could show so much disdain and disrespect for this top quality shingle, the homeowner, and this beautiful property is beyond my comprehension. This roof was not professionally installed. Quite the contrary. This roof is not remotely close to industry standards, Certainteed installation instructions / specifications and the Oregon Residential Specialty Code.

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'. ****

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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~ Suggested Installation Specs For Asphalt Composition Shingles ~

**** Always hire a contractor that pays employees salary/hourly not piecework****

For : XXXXXXXXXX Beaver Creek, OR 97045

1. It is my understanding that the roof deck is 3/4" plywood. This is a huge plus !
2. Use Safeguard (hybrid) or 30# organic felt or Malarkey UDL as underlayment.
3. Use Malarkey or Certainteed shingles. The Malarkey 'Legacy' is the best overall value. 50 year solid warranty, high wind resistance, excellent granular adhesion, high impact, algae block. For a different look the Malarkey 'Windsor' is a great choice. Use hot dipped galvanized nails. Do not use electro-galv nails!
4. Install 24" type 'W' metal valleys. There must be sealant between the valley metal and lapping shingles. Upper corners of the valley shingles must be cut at a 45 degree angle in order to divert water toward the center of the valley.
5. For the 'dead valley' in back the best route is an onsite fabricated old school soldered unit using thick galvanized metal or stainless steel. TT&L Sheet Metal in Beaverton does this.
6. Use painted metal attic vents or better yet continuous ridge vent. Be certain nails used for the ridge shingles on top of the ridge vent are long enough to penetrate all roof materials and at least 3/4" into the roof deck. Utility vents must be attached to a stem-baffle-flapper type vent. Metal not plastic.
7. Use 2-pc lead pipe flashings or high quality 'Ultimate' silicone pipe flashings for all plumbing vent pipes. Do not use rubber 'no-caulk' flashings as they do not last.
8. All protrusion fixtures / components (vents, pipe jacks, skylite and chimney flashings and all step flashings / tin shingles should be double sealed with highest quality sealant.
9. Use large T-metal or D-metal at all rake edges and have a bleeder / starter strip that extends past this metal by 1/2" +/- . Cut shingles even with this bleeder / starter strip.
10. Use a 'kickout' flashing at the bottom of all sidewalls if any.
11. In high wind areas use 6 nails per full shingle preferably ring shank nails. All shingle nails must be driven straight with heads flush with shingle surface and never cutting in to the shingle. ****This is crucial****. Roofing staples are not allowed. **** Have roofer put on bid that fastening will be to shingle manufacturer specs.**
12. Do not install roofing materials in extremely hot or cold weather.
13. If you want to know the size of your roof call EagleView Technologies in Bothell Washington. 866-659-8439. They specialize in aerial satellite computer measuring. Ask for a 'quicksquares' report which is 18\$ or a 'Full Report' which is many pages and is \$55.
14. Above average roofers are : Gonzalez Eagle Roofing; Cascade; CC&L; West Coast Roofing LLC in Canby; Aylwin Construction. For metal roofing call Gerry Fridlund at Skybright Metal Roofing - 971-344-5424. ****I receive no commission from anyone I recommend****.

Thank You,

Owner of Oregon Roof Consulting & Inspection