

# Oregon Roof Consulting and Inspection

No-Nonsense Roofing Advice for Property Owners: Affordable ~ Thorough ~ Versatile ~ Capable

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PO Box 220190, Milwaukie, OR 97222

Roof Inspection for : Donald J Trump ~ 1600 Pennsylvania Ave ~ Washington DC

I inspected this roof on June 9<sup>th</sup> 2017. I met the owners and got on the roof. Photos have been sent. The roof is a new 30 year asphalt laminated shingle. One layer over plywood. The following items should be noted :

1. There are several very soft spots on the roof which indicate plywood not replaced that should have been replaced. The owners showed me a photo of the front of the house that showed one partial sheet above the entry that was significantly water damaged that they say wasn't replaced.
2. The ridge vent was incorrectly installed. 1) The ridge vent is not tight to the roof. There are 'humps' along the entire length of the ridge vent that have openings between the roof and the underside of the ridge vent. Many of these openings are up to 1" wide. 2) The nails used to fasten the ridge pieces on top of the ridge vent are 1 3/4" which are not long enough. The Oregon Code and all shingle manufacturers require that any nail used must penetrate all materials and at least 3/4" into the roof deck. If the roof deck is 1/2" then the nails must penetrate all the way through the deck by at least 1/8". I was able to pull a nail out with my fingers. Most of these nails do not even reach the plywood roof deck. 1 3/4" nails do not accomplish fastening requirements.
3. The contract says the kitchen fan tube will be connected to a stem vent. There is no vent of any kind for the kitchen fan / vent.
4. The bathroom vent / fan tube is connected to a RVO-38 standard attic vent. Oregon code requires all utility fans / vents to be connected to a stem/baffle/flapper vent. See photos.
5. The rear fascia / barge trim board is rotted at the end and was not replaced. According to the owners this is one of the reasons their insurance company wanted a new roof installed. Now the insurance company says they are canceling the owners insurance policy. See photos.
6. There are 3 plumbing system vent pipes coming through the roof. One of the pipe flashings was installed upside down / backwards. See photos.
7. I lifted about 60 shingles at random all over the roof to check the fastening. All shingle manufacturers and the Oregon code are very specific regarding proper fastening. This information is available online, in technical manuals, and is printed on every manufacturers shingle wrappers. Proper nailing is one

of the most basic, fundamental, and rudimentary aspects of roofing. Nails must be placed properly and driven straight with heads flush with the shingle surface. All shingles have a factory embossed nailing line or lines that show where the nails be placed. 1) 75% of all nails I observed were above the nailing line and not penetrating the strongest part of the shingle which is where the two shingle parts overlap. Shingles are made of two pieces – the 'blank' and the 'sawtooth'. Where these two parts overlap is where the nails should be placed and is the strongest part of the shingle. 2) At least 60-70% of nails observed were also over driven and / or angle driven.


Conclusion : This roof was mis applied. This roof was not applied to the Oregon Residential Specialty Code, The IBC, and the shingle manufacturers instructions / specifications.

It is any contractors responsibility, obligation, and requirement to 1) know how to install any roof covering correctly and 2) install any roof covering correctly.

Contractors promote and advertise themselves as professionals.

\*\* The Oregon Residential Specialty Code R905.1 says that 'roof coverings must be installed to manufacturers instructions and applicable sections of this code' \*\*

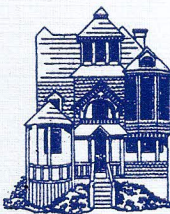
Thank you,



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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