



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

Roof Inspection for ~~████████████████████~~

Job Address : ~~████████████████████~~ ~ Mt Angel, Oregon 97362

I inspected this roof on November 9th 2018. This was my second visit. I met with the owner and got on the roof. The roof is a new TPO membrane roof with poly-iso insulation and 1/4" Dens Deck cover board over plywood. 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. This was my 2nd visit. I was asked to observe this new roof being removed and to document the quality of installation of the previously installed roof. The crew doing this work consisted of 7 men.
2. Upon removal of the roof many wet areas on the plywood were noticed.
3. The insulation was not 8X4 panels but was a hodge podge of various thicknesses and sizes. There were pieces of taper insulation used. This roof does not have the necessary geometry that would require taper as slope is adequate for proper runoff / drainage. It looked like a pile of misc scrap pieces back at the shop / yard were used here. Garbage. Trash. Taper pieces were elevated with small pieces of thin insulation thus producing air pockets all over the roof. Insulating value here was a fraction of what it should be due to air pockets all over the roof. Insulation should be 8X4 panels all of the same thickness for continuity and to achieve the desired R value.
4. Instead of seams / joints of the 2 layers of insulation staggered most joints / seams were directly on top of each other. Can't do that. Joints / seams must be staggered in order to achieve desired R value.

Conclusion : This roof was mis applied. This roof was not professionally installed. This roof is not remotely close to industry standards, codes or any manufacturers instructions / specifications. This is one of the worst roof installs that I have ever seen and I have been on many thousands of roofs. Whoever installed this roof is incompetent and had absolutely no business installing this roof or any other roof. This roof cannot be repaired. This roof must be replaced. Nothing is correct on this roof. Things done on this roof were intentionally fraudulent, knowingly done incorrectly in my opinion. It is work like this that gives the roofing industry a bad name. The words shameful, disgusting, fraudulent & criminal come to mind.

**** The Oregon Residential Specialty Code R905.1 : 'Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturers installation instructions'. 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'. ****

All contractors advertise and promote themselves as professionals. It is any licensed contractors' responsibility, obligation, and requirement to 1) Know how a roof covering should be applied and 2) Apply any roof covering correctly.

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****

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

www.oregonroofconsulting.com
Phone: (503) 654-4612
Cell: (503) 952-6479
Email: joe@oregonroofconsulting.com
PO 220190 Milwaukie, OR 97222 CCB 199121
Joe Sardotz, Owner Operator

