

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 : Oregon 97124

I inspected this roof on October 12th, 2021. This was my 4th visit. I was asked to inspect the 30% of the roof done by the 2nd roofer and to do additional inspection of 70% of the work done by the 1st roofer. I met the owner and got on the roof. The roof is a new Owens Corning year laminated asphalt shingle in the light gray color. One layer over plywood & OSB. The following items should be noted :

~ The work by the 2nd roofer ~

1. All work is done to industry standards. I checked everything including lifting many shingles to check quality of fastening. This roofer arrived when he said he would and completed everything in 6-1/2 hours. This roofer is to be commended. You see, it (is) possible to do a good job!
2. **Above the front entry at the bottom row where roof meets wall there must be a 'kickout' or 'diverter' flashing. This is a code requirement. 1st roofer did not do this. It would be appreciated if the 2nd roofer would come back and install a kickout flashing here.

~ The work by the 1st roofer ~

1. Someone shot roofing nails into the siding. There was no valid reason to do this. The owner had to pay the 2nd roofer to repair and paint this.
2. **Breach Of Contract** : Contract says that a 2' (two foot) strip of ice and water shield would be installed at all rake and drip edges. There is no ice and water shield anywhere at the perimeter of this roof. **Breach Of Contract** : Contract says step flashings / tin shingles at roof wall junction would be replaced with new black flashings. This was not done. Existing brown flashings were used. All other flashings on roof are black.
3. 2nd roofer had to rework the incorrectly installed chimney flashing. 1st roofer put front flashing outside on siding. Apron flashing must go behind siding. This is Roofing 101 stuff. A professional roofer would not do this.
4. 2nd roofer had to clean debris out of all gutters and all around the ground area.

5. 2nd roofer installed a 4" utility 'stem' vent in an area where the 1st roofer applied shingles and did not install the stem vent. Code require mechanically vented air to be discharged outdoors.
6. 2nd roofer had to remove roofing, valley metal, and plywood for proper access to finish step flashings at long front side wall.
7. 2nd roofer had to remove and replace torn and wrinkled underlayment in front. Under this underlayment – which was leaking like a sieve because it was full of tears and holes by using A-11 staples – were a bunch of shingle staples from the old roof that were not pulled or hammered down. A professional roofer would not do stuff like this.
8. 2nd roofer had to install rake edge flashing at an area in front where there was no new rake edge flashing
9. 2nd roofer had to tearoff and install new roofing at 2 sections, a 2 sided difficult access section in back and a bay window side section.
10. I have read the lengthy and detailed proposal from the 2nd roofer. ***
The 2nd roofer provided many short videos that show all of the bad / defective work done by the first roofer.

Conclusion : The roof work done by the 1st roofer was not to code, not to contract specs that ***they wrote***, not to industry standards and not to Owens Corning installation instructions. Things were done on this roof that a professional, legitimate, qualified, experienced real roofer just would not do. Not only did the 2nd roofer complete the job they also had to correct / rework many mistakes done by the first roofer. The 1st roofer has **a lot to learn**, both about how to do a roof properly and about good customer service, and professionalism. In my 42 years in the local roofing industry (see attached resume') I believe this is the first time I have seen a homeowner fire a roofer and hire someone else to finish the job.

Thank you,



Owner of Oregon Roof Consulting & Inspection

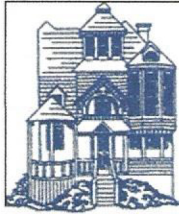
This document carries no warranty or guarantee. It is an opinion based on industry standards, manufacturers specifications, local codes and my experience

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- Roofing in Oregon Since 1973
- Project Management & Monitoring
- Inspections ~ Certifications ~ Owner Advocacy

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 PO 220190 Milwaukie, OR 97222
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 — Joe Sardotz, Owner Operator



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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

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