



# 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

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PO Box 220190, Milwaukie, OR 97222

Roof Inspection for : [REDACTED]

Job Address : [REDACTED] ~ Beaverton, Oregon 97008

I inspected this roof on September 25<sup>th</sup> 2021. I met the owner. The roof is a Certainteed 'Presidential TL' 50 year shingle in the Autumn Blend color. One layer over plywood. The following items should be noted :

1. The basic shingle layout, offsets, rake/gable edge detail and valleys all nicely done. Hip rows are straight.
2. At the small front dormer to the left of the entry the 2 ends flashing detail is incorrect. When rows meet a wall at an angle there must be a continuous flashing that sits on top of the shingles – just like at the center section. Otherwise, rain can/will get under the shingles and enter at the nail holes. Where rows meet a wall at a 90 degree angle – perpendicular – then standard step flashing installation is done where step flashings are under the shingles.
3. Pipe flashings are the Oatey 'no-caulk' type. These are entry level flashings. The black rubber collars will fail decades before the shingles do. Appropriate pipe flashings would be either lead or the 'Ultimate' silicone type.
4. Certainteed requires 2 starter courses for their 'Presidential' line. Here I found just one starter course layer. \*\*See attached Certainteed sheet.
5. Certainteed requires minimum 1-3/4" nail length for installation of 'Mountain Ridge' trim shingles on Presidential shingles. Here I found 1-1/4" nails. Too short. \*\*See attached Certainteed sheet.
6. I pulled field shingle nails well above the open overhangs and these nails were 3/4" long. With these extra thick shingles the tips of these nails are barely touching the plywood deck and certainly not penetrating the deck. Field shingle nails should be 1-1/2" long. \*\*See attached Certainteed sheet.
7. It is OK to use 1-1/4" nails at overhangs as these would not blow through the plywood however to compensate for minimal deck penetration Certainteed require 2 extra nails per full field shingle.

Conclusion : Judging by what I saw there are 3 basic fundamental important issues that cannot be reworked/repared. Renailing this entire roof and adding another layer of starter would be impossible. Judging by what I saw this roof was mis applied. Judging by what I saw this roof is not remotely close to code and / or Certainteed specifications / instructions. Judging by what I saw this roof should be replaced. \*\*I am not a judge or referee I cannot tell anyone what to do. Because of

height, access, and the steep 12/12 pitch I was not able to access every square foot of this roof however all I checked was consistent. For absolution and verification you may want to hire a reputable roofer to come and look at places I could not get to. I am 64 and don't dance around on roofs like I did 40 years ago. If you have them visit I can meet them and supervise / observe.

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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- Affordable - Thorough - Versatile - Capable
- Roofing in Oregon Since 1973
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