



# 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 44 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 10<sup>th</sup> 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 somewhat 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 Douglas; 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](http://www.oregonroofconsulting.com)

Thank you,

Owner of Oregon Roof Consulting & Inspection

### 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](http://www.oregonroofconsulting.com)

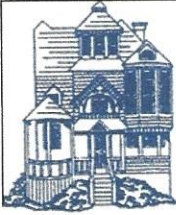
Phone: (503) 654-4612 Cell: (503) 952-6479

Email: [joe@oregonroofconsulting.com](mailto:joe@oregonroofconsulting.com)

PO 220190 Milwaukie, OR 97222

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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED]  
Job Address : [REDACTED] 97219

I inspected this roof on September 2<sup>nd</sup> 2022. I met the owner and got on the roof. The roof is a new GAF peel & stick granulated membrane. One layer over planks / boards. 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 :

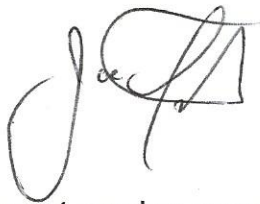
1. The contract specified a TPO membrane roof. This is not a TPO membrane roof. It is a peel and stick granulated membrane. I am certainly no lawyer nor do I pretend to be one but I think real lawyers refer to this as "Breach Of Contract". It is always wise to abide by the contract that ( you ) write.
2. This roof was not correctly / professionally installed. All details are not remotely close to being correct.
3. I had GAF send me their specs for modified / BUR roof systems. I forwarded these to the homeowner. I will attach some of these to this summary report.
4. Underlayment must be wrapped over edges. This was not done.
5. All perimeter flashing must be 'sandwiched' between plies of membrane. This was not done.
6. Roof to wall and roof to sides of chimney incorrect.
7. All vent and pipe flashing flanges must be primed and sandwiched between plies of roofing. This was not done.

Conclusion : Whoever installed this roof had absolutely no business installing this roof. There is a code and all roofing manufacturers have detailed and specific instructions / specifications for installing their roofing products. This roof has zero manufacturer warranty. The homeowner was told by a 'crew leader / foreman' that this roof was properly installed. In this writers' opinion this 'foreman' was engaging in egrigious prevarication or just had no idea what the hell he was talking about.

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'. **\*\* A permit may or may not be required in your area. To inquire call local building officials.****

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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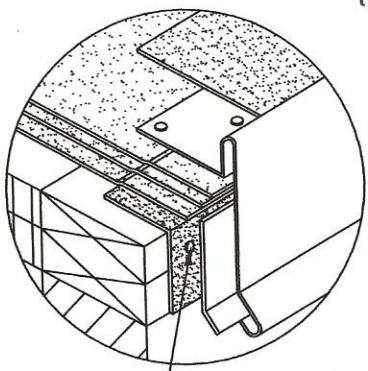
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— Joe Sardotz, Owner Operator

ITEM 5 OP SUMMARY



NAIL 8" (203 mm) O.C.

METAL SET IN MASTIC WITH MOP-APPLIED MEMBRANES  
 -PRIME FLANGE BEFORE STRIPPING  
 -DO NOT USE MASTIC WITH TORCH-APPLIED MEMBRANES

JOINT COVER 4" (102 mm) TO 6" (152 mm) WIDE -SET IN MASTIC

NAILS APPROX. 3" (76 mm) O.C. STAGGERED

RUBEROID® / GAFGLAS® FLASHING MEMBRANE

RUBEROID® / GAFGLAS® MEMBRANE

BASE / PLY SHEET(S)

ENERGYGUARD™ ROOF INSULATION

DECK

CONTINUOUS CLEAT WITH 1" (25 mm) MINIMUM LEG

**NOTE:**

1. BASE/PLY SHEET(S) TURNED OVER EDGE A MINIMUM OF 1 1/2" (38 mm) OR THICKNESS OF NAILER, WHICHEVER IS GREATER, OR A SEPARATION MEMBRANE SHEET IS INSTALLED AS SHOWN.
2. THIS DETAIL SHOULD BE USED ONLY WHERE WATER DRAINS AWAY FROM EDGE.
3. PRIME BOTH SIDES OF FLANGE AND SET IT IN ROOF CEMENT ON MOP MB, COLD MB SA, MB AND BUR. SET PRIMED FLANGE IN HEAT-SOFTENED MEMBRANE ON TORCH APP AND HEAT-WELD SBS SYSTEMS.



**GAFGLAS®**  
 Built-Up Roofing Systems  
**RUBEROID®**  
 Modified Bitumen Roofing Systems

**FLAT EDGE FLASHING DETAIL**

DRAWING #

201

SYSTEM

MB/BUR

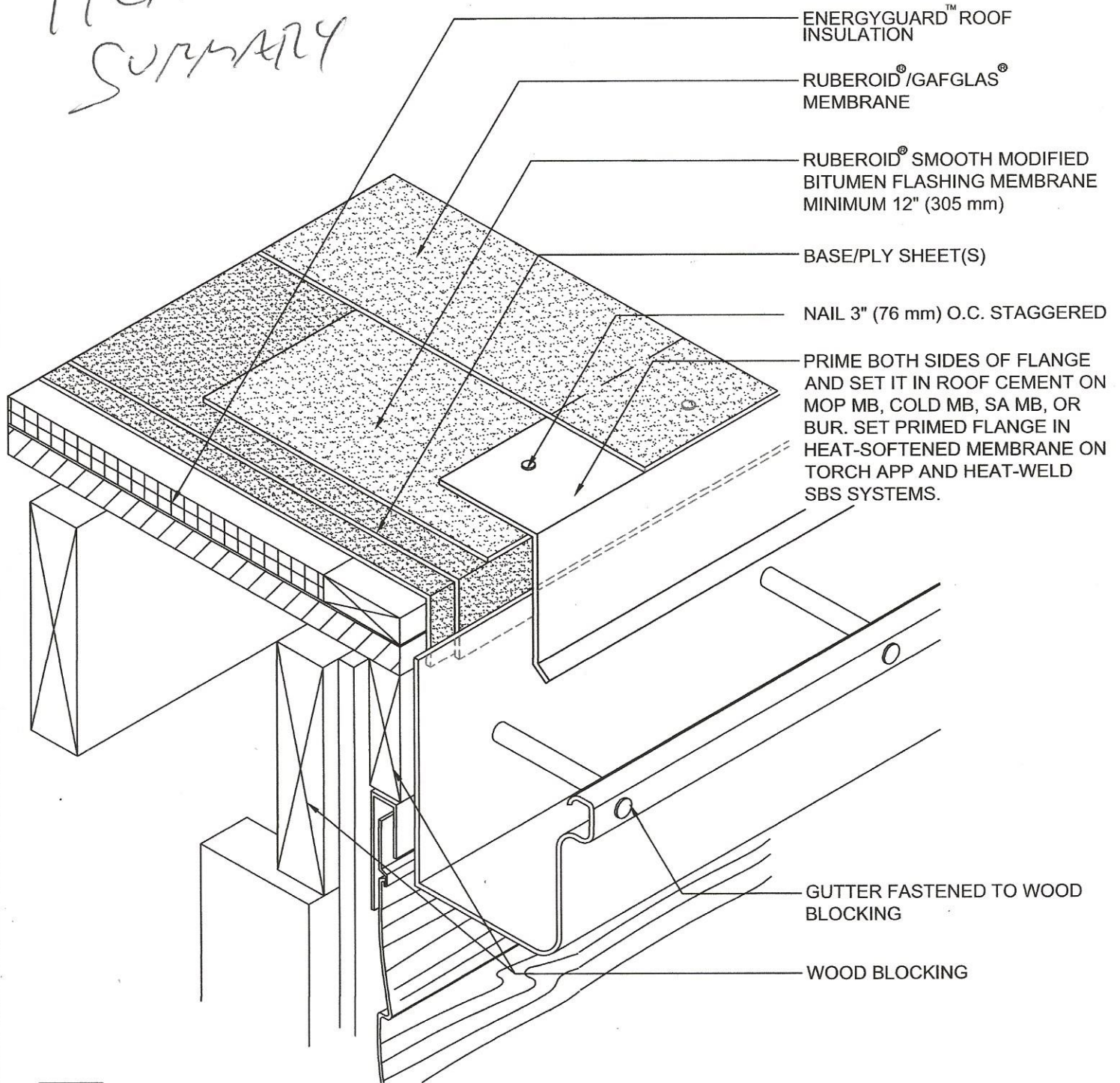
SCALE

N.T.S.

ISSUE/ REVISION DATE

10-13-15

ITEM 5 ON SUMMARY



ENERGYGUARD™ ROOF INSULATION

RUBEROID®/GAFGLAS® MEMBRANE

RUBEROID® SMOOTH MODIFIED BITUMEN FLASHING MEMBRANE MINIMUM 12" (305 mm)

BASE/PLY SHEET(S)

NAIL 3" (76 mm) O.C. STAGGERED

PRIME BOTH SIDES OF FLANGE AND SET IT IN ROOF CEMENT ON MOP MB, COLD MB, SA MB, OR BUR. SET PRIMED FLANGE IN HEAT-SOFTENED MEMBRANE ON TORCH APP AND HEAT-WELD SBS SYSTEMS.

GUTTER FASTENED TO WOOD BLOCKING

WOOD BLOCKING

**NOTE:**

1. BASE/PLY SHEET(S) TURNED OVER EDGE A MINIMUM OF 1 1/2" (38 mm) OR THICKNESS OF NAILER, WHICHEVER IS GREATER.
2. FOR DRAINAGE OVER EDGE, USE METAL WITHOUT GRAVEL STOP LIP.



**GAFGLAS®**  
Built-Up Roofing Systems  
**RUBEROID®**  
Modified Bitumen Roofing Systems

**PERIMETER GUTTER DETAIL**

DRAWING #

205

SYSTEM

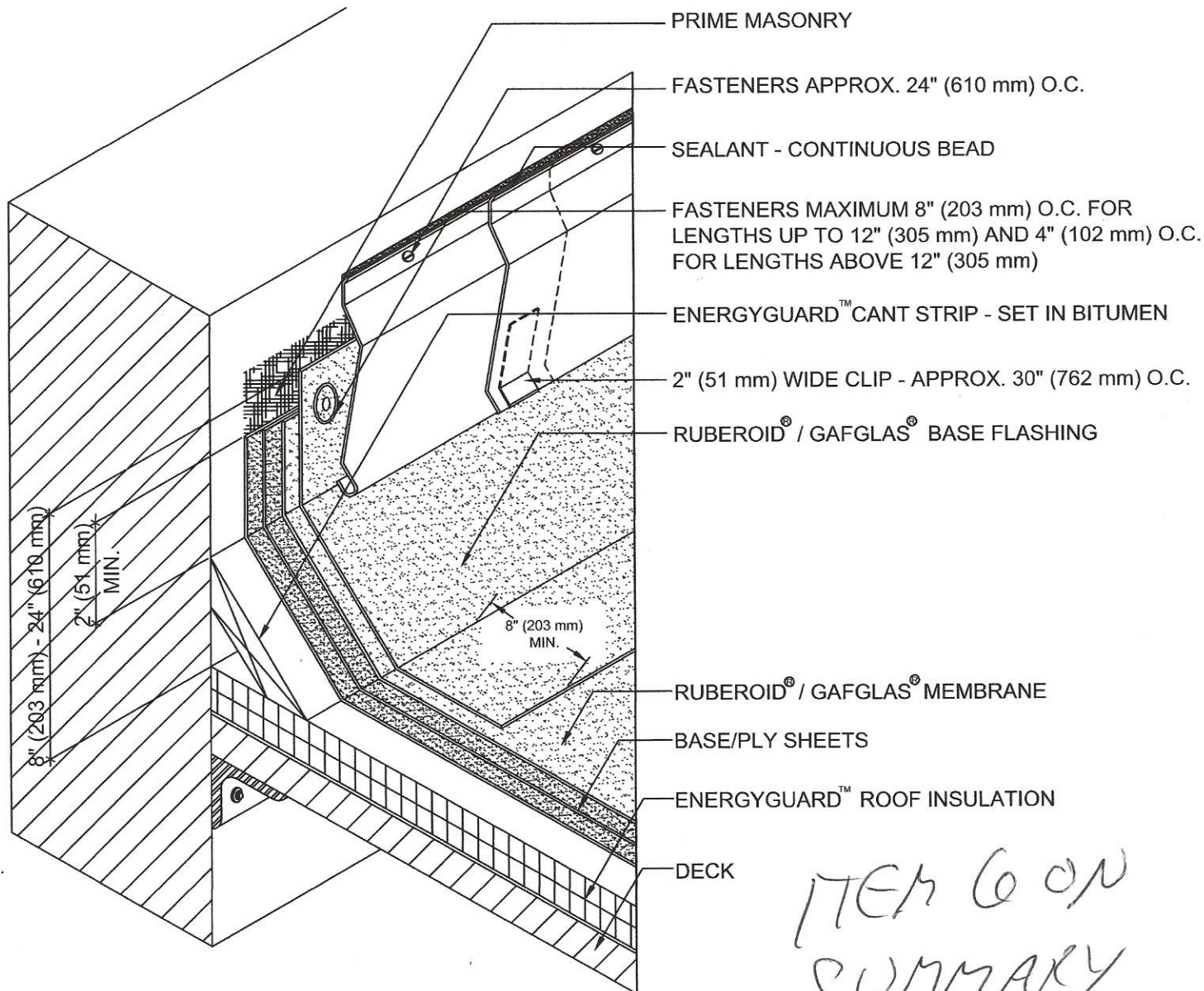
MB/BUR

SCALE

N.T.S.

ISSUE/ REVISION DATE


10-13-15

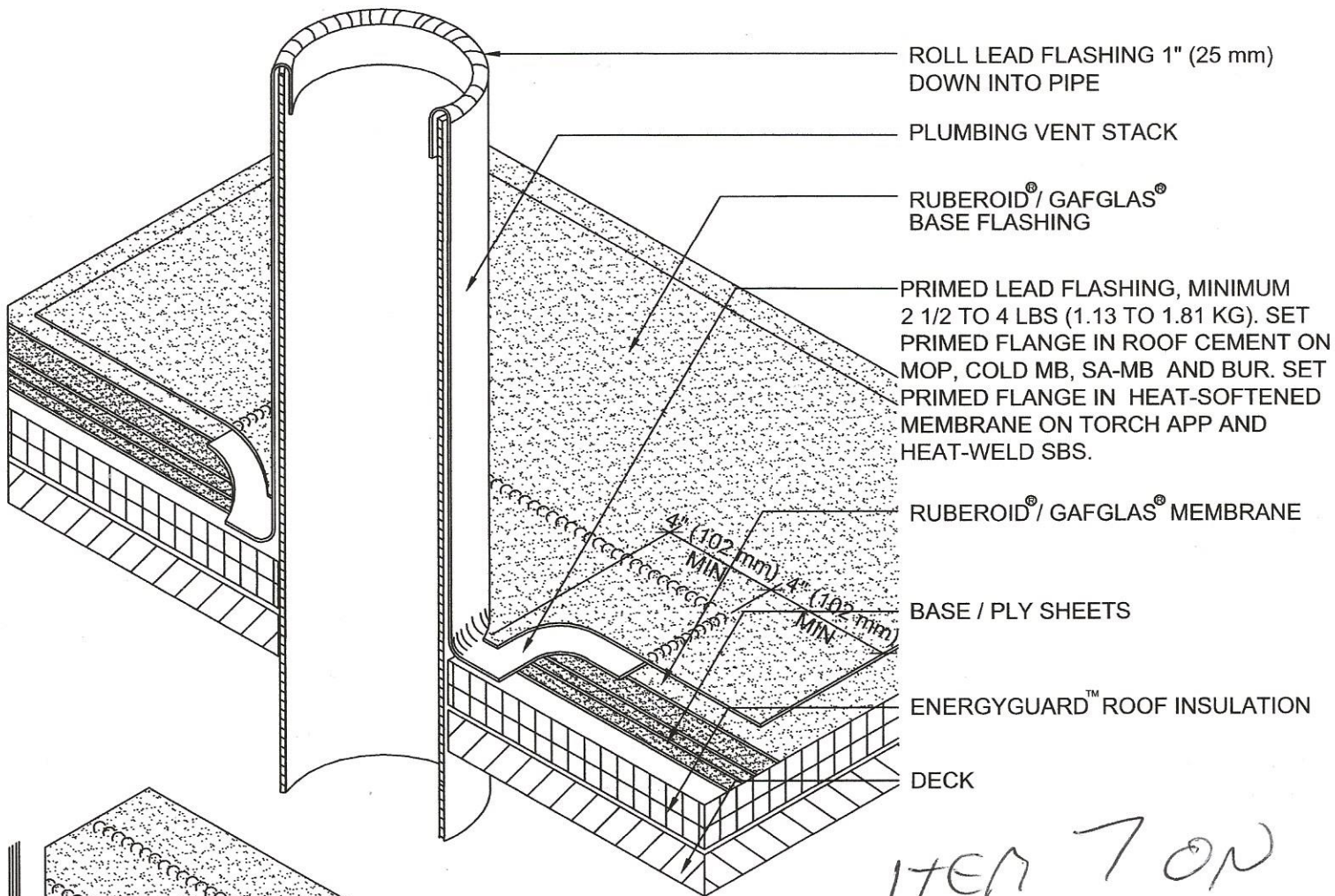


ITEM 6 ON SUMMARY

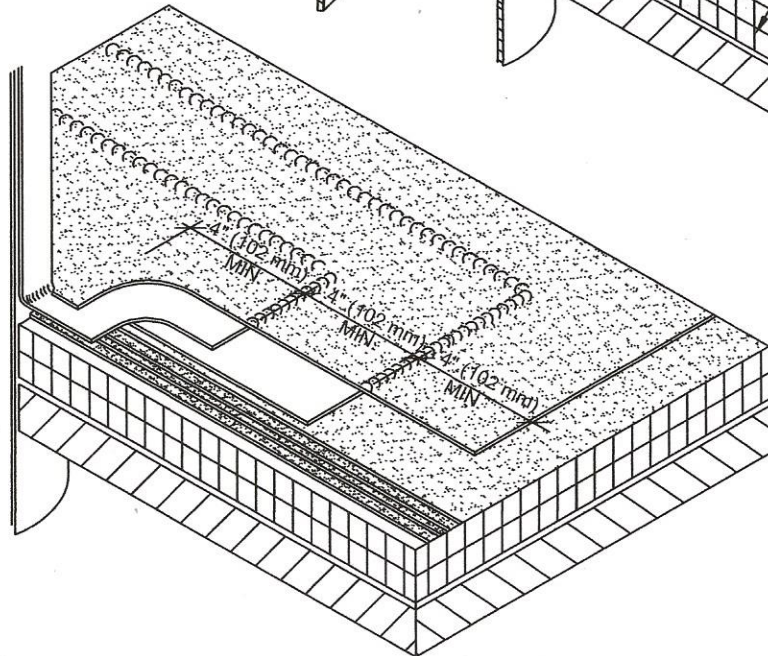
**NOTE:**

1. WHEN PARAPET WALL EXCEEDS 24" (610 mm) IN HEIGHT, REFER TO DETAIL MB/BUR 6, "HIGH PARAPET WALL."
2. MASONRY WALLS TO BE PRIMED PRIOR TO FLASHING. WOOD WALLS REQUIRE BASE SHEET NAILED TO WALL 8" (203 mm) O.C. ALONG TOP AND LAPS AND 8" (203 mm) O.C. THROUGHOUT THE FIELD OF THE BASE SHEET ON THE WALL.
3. BASE FLASHING ON ALL 15- & 20-YEAR GUARANTEE SYSTEMS MUST HAVE A BASE PLY. REFER TO FLASHING MEMBRANE APPLICATION AND FLASHING SPECIFICATION PLATES.
4. SEALANT AT TOP OF SURFACE-MOUNTED COUNTERFLASHING IS A MAINTENANCE ITEM AND MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE ROOF TO ENSURE A WATERTIGHT SEAL.

 www.gaf.com 1 Campus Drive. Parsippany, NJ 07054	<b>GAFGLAS®</b> Built-Up Roofing Systems <b>RUBEROID®</b> Modified Bitumen Roofing Systems	<b>WALL FLASHING WITH SURFACE-MOUNTED COUNTERFLASHING</b>	DRAWING #	SYSTEM
			302	MB/BUR
			SCALE	ISSUE/ REVISION DATE
			N.T.S.	10-13-15



ITEM 7 ON SUMMARY



PREFERRED 2-PLY ALTERNATE

**NOTE:**

1. SHEET LEAD MINIMUM OF 2-1/2 (1.13 KG) POUNDS PER SQUARE FOOT.
2. MINIMUM 18" (457 mm) CLEARANCE FROM PIPES, WALLS AND CURBS.
3. FOR HEAT-WELD™ OR TORCH-APPLIED RUBEROID® MB, TORCH THE AREA OF RUBEROID® MB OVER WHICH THE METAL IS TO BE PLACED TO A MOLTEN STATE. PRESS THE PRIMED FLANGE INTO THE MODIFIED BITUMEN WHILE IT IS STILL MOLTEN.



**GAFGLAS®**  
Built-Up Roofing Systems  
**RUBEROID®**  
Modified Bitumen Roofing Systems

**VENT STACK FLASHING DETAIL**

DRAWING #

**505**

SYSTEM

**MB/BUR**

SCALE

N.T.S.

ISSUE/ REVISION DATE

10-13-15