



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 10th 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

Thank you,

Owner of Oregon Roof Consulting & Inspection

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- Affordable ~ Thorough ~ Versatile ~ Capable
- Roofing in Oregon Since 1973
- Project Management & Monitoring
- Inspections ~ Certifications ~ Owner Advocacy

www.oregonroofconsulting.com
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Roof Inspection for :
Job Address : ~ Bend, Oregon 97702

I inspected these 4 roofs on July 18th 2023. I met the owner. The roof is (I think) a new IKO 30 year factory warranted asphalt laminated shingle. The shingles are not Certainteed or Owens Corning or Malarkey or Pabco. One layer 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 :

Main House Roof (A)

1. Chimney flashing is incorrect. Each row / course of shingles must have its' own step flashing. Here there are 2 rows of shingles for each step flashing. Can't do that.
2. Nails for ridge shingles on ridge vent are too short at 1-5/8". They barely reach the deck. Nails must penetrate deck at least 3/4" per code and all shingle manufacturers.
3. Ridge vent opening is too small. Opening is cut on one side of the peak / apex. Opening must be cut on both sides of the apex. This ridge vent is performing at half of its' potential.
4. Plumbing vent pipe jacks are the entry level 'no-caulk' type. The rubber collars on these will fail long before the shingles do. Compounding this is the rubber was painted. Paint is likely oil based paint from a rattle can. Oil based paint will eat away at / dissolve the rubber over time.
5. Utility vents are not the same. One is a correct 'stem vent' but the other is a standard RVO-38 attic vent.
6. At all overhangs both eave and rake / gable staples were used. See Oregon Residential Specialty Code R905.2.5. **Nails are required.** The intention was to use a shorter fastener which would not blow through the plywood. Staples were disallowed by all codes in 2003. Even if staples were still allowed these are way too short at 5/8". These staples pulled with zero resistance and may penetrate the deck by no more than 1/8". ** It will be impossible to re nail the overhang shingles. Factory applied sun activated sealant is more aggressive than years ago. Once the shingles bond it is difficult to separate them.

'Guesthouse' Roof (B)

1. Shingles are not lapping past metal flashing at eaves and rake / gable edges. Shingles must lap past the metal by 1/2" - 3/4".
2. Staples were used at all rake and eave overhangs, just like the main house.
3. There are no attic air intake vents. There must be intake vents.
4. There is a continuous ridge vent. Not sure if there is an opening at the apex as there is spray on foam insulation. The roofers should have used a long Sawzall (reciprocating saw) blade to cut an opening in the foam insulation. A Sawzall blade will cut through this insulation like as hot knife through butter.

Garage Roof (C)

1. The ridge vent opening is ok.
2. Staples were used at all rake and eave overhangs just like the other buildings.
** I randomly lifted shingles all over all buildings. I kept going until I was satisfied that a pattern had been established. The owner was with me much of the time.
3. The nails used for the ridge shingles are too short just like on the other buildings.

Woodshed Roof

1. Staples were used just like the other 3 buildings.
2. The shingles do not lap past metal just like the guesthouse and the garage.

***There is some shingle scuffing on all buildings especially the guesthouse and garage though I would not call it extreme or severe however shingle scuffing is bad as it exposes the middle layer of asphalt to the sun. The surface granules protect the asphalt from the sun.

Conclusion : In this writer's opinion at some point the word 'integrity' comes in to play.

Contractors promote and advertise themselves as professionals. 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****

