



# 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)

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Joe Sardotz, Owner Operator





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Roof Inspection for : ,  
Job Address : Beaverton, Oregon 97005

I inspected this roof on December 1<sup>st</sup> 2023. I met the owner. The roof is a new standing seam metal roof. One layer over plywood. Separate photo emails will be sent. Each will be numbered to correspond to the numbered items on the summary report. The following items should be noted :

1. I looked in the attic. I could not walk the roof as it was wet. I advised John to hire a metal roof expert I know who has over 30 years of experience with metal roofing. He has special 'magnet shoes' which allow him to safely walk on most any metal roof ( unless it is too steep ).
2. It is my understanding that the general contractor ( who has exempt status with the CCB meaning no employees ) sub contracted the job out to others. I strongly advised John to find out who did the work so their license status can be checked. There are rules and there are laws and certain things must be done a certain way. There is a code and there are manufacturer requirements.
3. I read the contract. I found 3 significant breaches of contract and two lesser breaches of contract. It is wise to abide by the contract that you write.
4. Contract says ice and water shield "*at all gutter line edges*" as well as other areas. In front we lifted the hip trim and was able to look under the underlayment. *We saw bare plywood no ice and water shield.* \*\*See photos. I strongly advise John to have the metal roofer check other areas for ice and water shield.
5. Contract says "*cut plywood at ridge and install vented ridge cap*". There is no opening at the ridge. \*\*See photos.
6. Contract says "*pre painted 4" bathroom and 6" kitchen exhaust vents will be installed and connected to existing ducting*". There are no stem/flapper vents on this roof. There is no roof vent of any kind above the bathroom. The kitchen vent is a standard RVO-38 attic vent. These vents have no outlet to connect to.
7. Contract says "*clean up will consist of of entire project site and gutters*". I found screws and pieces of scrap metal on the ground, on the driveway, in the yard, in the landscaping and in the gutters. The owner picked up a screw in a tire which ruined a day outing with his family.



8. This home essentially has no ventilation of any kind. There is no ridge opening and there are very few soffit intake screens. Very very few. Roofers are **required** to create correct ventilation. Look up the 1 in 150 residential ventilation rule. It is quite clear.
9. The 'B' vent pipe in back is rusted through. Sections of this pipe in various lengths can be easily obtained. Also there is no storm collar with high temp sealant here. **\*\*See photos.**
10. Chimney flashing and counter flashing are suspect and do not look good. Have the metal roofer examine this flashing very carefully and completely.

Conclusion : I am certainly no lawyer but breach of contract is a serious matter. It is wise to abide by the contract that you write. It is going to be impossible to do the ridge venting work, rework the chimney flashing, and install ice and water shield unless all panels are removed. In my opinion this roof is not to code and was not professionally installed. The only way to correct this roof is to do it over. **\*\*The weight of the previous tile roof combined with the weight of the original wood roof has created sags in the roof which produces 'oil canning' on a metal roof. The only way to fix this is build new pony walls in the attic and use jacks to straighten things out.**

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\*\***

Proposal Submitted to:

Date: 10/25/2023

Street:

Contact Name:

City: Beaverton

State: OR

Zip: 97005

Job Location:

Cell:

Email:

Email:

We hereby submit specifications and estimates for: **Roofing Installation Project**

**Roofing Removal**

Remove existing cement bar tile roofing material to cedar shingle roofing material.

Remove cedar shingle roofing material, which is the second layer of roofing under the cement bar tile.

\$2333.00

**Installation Process**

Install new 1/2" CDX Plywood to the entire roof surface, over the existing spaced sheathing.

Apply Ice & Water shield, waterproofing material, to all gutter line edges, wrap the base of the chimney and line valley area on the back of the roof.

Install pre-painted drip edge metal to all gutter edges.

Install APOC 30# roofing vapor barrier to the entire roof surface.

Install new pre-painted base flashings to the front, back and sides of the chimney, on top of the waterproofing base membrane.

Install new plumbing vent pipe flashings to all plumbing pipes and seal with black silicone sealant.

Install high heat HVASC vent flashing to furnace "B" vent exhaust pipe.

Install pre-painted, Black Matte 26ga snap lock, smooth metal panels to all elevations of the roof surface.

Install pre-painted, Black 26ga hip flashing to all hip areas.

Install matching ridge cap metal to all ridge areas, as needed.

*ITEM 4 ON SUMMARY*

**Ventilation:**

Cut new plywood at the ridge & install vented ridge cap for attic air egress.

*ITEM 5 ON SUMMARY*

Pre-painted 4" bathroom and 6" kitchen exhaust vents will be installed and connected to existing ducting (an additional charge may be incurred, if extra pipe is required)

*ITEM 6 ON SUMMARY*

**Safety Anchors**

Safety anchors will be installed at the peak of the roof. These will be used for our safety while doing the project and left in place.

Clean up will consist of the entire project site and gutters (removal includes trash disposal/hauling away project generated debris)

All gutters & downspouts and grounds will be cleaned once roof project is completed.

*ITEM 7 ON SUMMARY*

\*\* Potential repairs to spaced sheathing, chimney counter flashing, running ducting to flapper vents, will be charged using T&M basis

\$ 32,630.00

OPTIONS: UPGRADE MATERIAL COST REDUCED \$2,000.00

Mechanical seam roofing material

24ga. Mechanical seam material without striations in matte black color

\$ 4,925.00

(Additional installation labor, materials upcharge cost, additional install clips, field screws, butyl tape and seaming machine rental)

**Gutters:**

Remove existing gutters

Install new pre-painted, 6" fascia gutters, black color

Re-use existing 3 x 4 downspouts, as they are painted the color of the home and like new condition.

Disposal of existing gutters, included.

\$ 2,340.00

**Total Investment: \$ 42,228.00**