



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

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

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Joe Sardotz, Owner Operator



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Tile Roof Inspection for : [REDACTED]

Job Address : [REDACTED] Portland, Oregon 97225

I inspected this roof on September 17th 2022. Photos have been sent. The roof is Monier (Monray) 'shake' profile concrete tile about 26+- years old. One layer over plywood. Direct batten application meaning the horizontal battens are attached directly the deck. The other method is 'vertical stripping' where the battens are elevated up off of the deck. Tile is laid in a broken bond, meaning tile joints line up every other row. The following items should be noted :

1. Tile must be maintained. Only hire established, experienced, qualified, professional vendors of which there are few. CC&L Roofing is by far the best tile roofer here – followed by Bliss Roofing in Clackamas.
2. The slurry coat (paint) is about 95%+- worn away. This does not affect roof performance.
3. These tiles are no longer made however CC&L has a huge 'boneyard' and has these tiles and trim tiles.
4. A company was hired to clean all valleys. Valleys were dismantled then put back.
5. There was a ladder set up in back so we got on the roof via that ladder. The longest valley on the roof is here. On the 2 roof facets here I counted 43 broken tiles. These 2 facets account for 15%+- of the roof area. There are broken tiles all over. There must be at least 150-200 broken tiles in the field **not including all the broken valley tiles. The owner and I walked all over the roof and *we didn't break one tile*. It is possible to walk on tile without breaking them if you know how to walk on tile without breaking them. **See item #8 below.
6. Valleys are all closed closed meaning the tiles meet at the center of the valleys. The one long valley by where the ladder was set up is open. Used to be closed according to the owner. Valley lines are not straight. Valley lines here are crooked, wavy, and very inconsistent. Extremely aesthetically objectionable. As ugly as it gets in this writer's opinion.
7. Moss growth is insignificant.
8. If walking on this roof there are 3 ways : 1) lift out tiles and set aside (they're not nailed) and make a trail to work area. 2) get a sheet of 3/8" plywood and

cut into 3 16" wide 8' long strips-attach 2" foam on 1 side, lay plywood strips foam side down on tiles, foam will grab the plywood and plywood will distribute the weight. 3) Or very carefully walk **ONLY** on the middle of the bottom of the tiles. The most brittle part of these tiles is the lower right corner. NEVER step here.

Conclusion : Whoever was working on this roof had no business or the skills or the experience to work on this roof. You just can't freely walk about on tile like you can shingles or cedar or flat work. Tile is very specialized. I laid acres of tile in the 80's and 90's. On the website there are many many many dozens of tile roofs I have inspected. I have never ever seen such a mess as I saw on this tile roof. Roofers promote and advertise themselves as professionals therefore they should behave as such. More damage was done to this roof than what was 'corrected'. This homeowner absolutely did not get what he paid for. This contractor has a lot of explaining and apologizing to do.

** This document offers no warranty or guarantee. It is an opinion based on industry standards, codes, product manufacturers instructions, and my 44 years of experience**.

Thank you,



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INVOICE

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DATE: SEPTEMBER 18TH / 2022
INVOICE # : 4062



FOR :
ROOF INSPECTION | ASSESSMENT
PROVIDE TEXT & PHOTO DOCUMENTATION

DESCRIPTION	HOURS	RATE	AMOUNT
Roof Inspection Onsite & Office Time up to 2 hours is \$275 (Minimum charge). \$125 per additional hour after that.	2.5		\$335.00
Driving Time : First & last 15 minutes of driving time is free after that it's \$80.00 per hour			N / C
If any further advice / help needed via phone or email please call. No charge it's part of the service			
Thank You !			
**Deduct 10% for over 64, Military, Police, Firemen or paramedic			
Any offered discounts not valid on (30 Day) past due accounts			
		TOTAL	\$335.00

Make all checks payable to Oregon Roof Consulting and Inspection and / or Joe Sardotz. Total due upon receipt of invoice. Deduct 7% for prompt payment (1 week).**After 30 days this will be past due and the file will be turned over to collections**

****Do not combine discounts – 1 discount per job / invoice ****

THANK YOU FOR YOUR BUSINESS !