



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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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED]

Address : [REDACTED] ~ Hubbard, Oregon 97032

I inspected this roof on February 1st, 2023. I met the owner and got on the roof. The roof is a 5 year old standing seam metal roof. 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. My visit was made easier and faster as there were folks with a scissor lift who were starting the process of removing the ridge panels and installing larger / wider ridge panels. The roof slope is very shallow which compounds the negative issues. This roof has been leaking since Day 1.
2. The foam 'blockers' are too small. They should be larger than the height of the panel 'ribs' so when the ridge panels are installed they will compress the foam blockers to achieve a snug tight fit. These blockers are warped with no sealant. The exposed insulation is dirty and has taken much water in 5 years.
3. The foam 'blockers' being used for the new ridge panels are too small. I observed one being put in. The foam was caulked on the top and bottom and then slid under the panel that was already attached. Nearly all of the caulk was scraped off (see photos). Over sized foam should be generously caulked with high quality caulk such as Geo-Cel or Flexible Seal. Set foam in place then carefully set the panels which will compress the foam snug and tight.
4. The 'Z' metal was poorly installed. Inconsistent. Gaps from 1/8" to 1/4" to 3/8" everywhere. There are gaps between the Z metal and the roof panels. Very little sealant was used anywhere.
5. There is no drip flashing leading into the gutter. There should be a drip flashing with butyl tape between the top of the flashing and the underside of the panels. ***There is a special drip flashing that the panels clip to – this is typically done in high wind areas such as the coast or Columbia gorge.
6. There are screws near the gutters between the ribs directly into the panels. You do not put screws here. Never.
7. Screws used for the large round pipes are rusted. Screws that do not rust should be used. The square base flashing used for the black plumbing vent

pipe is inadequately fastened. Instead of a screw at each corner there should be an additional 3 screws between the corner screws.

8. I only looked at the building in which KTM Research is a tenant. When looking around it is obvious that all buildings were done by the same folks using the same materials the same way. If that is indeed the case then in this writer's opinion there are likely similar leak issues in other buildings.

Conclusion : Corners were cut that should not have been cut. Considering the total combined size of all buildings someone obtained an awful lot of money by cutting these corners. Essentially all detail work is incorrect.

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****