



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

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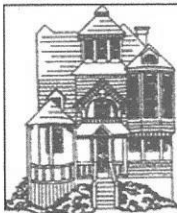
Phone: (503) 654-4612 Cell: (503) 952-6479

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Joe Sardotz, Owner Operator



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Roof Inspection for :

Job Address :

Portland, Oregon 97214

I inspected this roof on July 30th, 2023. I met the owner and was joined by Portland Drone. 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. The chimney is the worst issue but there are others. See drone photos ; 894, 895, 897, 899, 946, 947, 949. The chimney is falling apart. The counter flashings need to be replaced. The chimney should have been torn down to just below roof level and rebuilt with new counter flashings. This should have been done while the old roof was still there. Why? Because then precautions would not have to have been taken to protect the roof as that roof would soon be removed. Now, an awful lot of precautions will have to be taken as you do not want ANY mortar or brick fragments / pieces or grit falling on to the metal roof. This chimney will likely leak when it rains.
2. The window sills on the East side are an issue. These are a leak waiting to happen. A groove should have been cut under the sill then put the edge of the metal in that groove. See photos: 926, 928, 930, 933.
3. There are black metal RVO-38 roof vents on the roof. They are installed wrong. The flanges should not be visible. Plus the tops of some are caved in. Instead of those vents a hidden ridge vent is typically used. See photos: 869, 870, 871, 896, 941 through 949.
4. There are damaged valleys. See photos: 882, 883, 888, 889.
5. Valleys unevenly cut. See photos: 882, 883.
6. At the pitch transition the transition flashing is too high and has caused the roof panels on top to not lay flat. Some openings are quite large. Also, where the panel 'ribs' plug into the transition metal some openings are quite large. There are even openings with no ribs coming into it. See photos: 875, 876, 884, 885, 886, 887, 891, 892, 905, 906, 924.
7. There is inconsistent detail work everywhere. See photos: 873, 878, 902, 908, 911, 912, 915, 918, 926,
8. The cedar shingle siding repairs are really bad. Crooked, bad overlap, crooked pieces, just real real bad. See photos: 919, 920, 921, 926, 928, 929.

9. On the East side dormer roof there is a short 2' piece of roof panel then longer panels that go to the peak. These panels should be continuous not 2 pieces. What likely happened here is that an incorrect measurement was given to Metallion so the panels therefore were too short and 2 pieces were used. See photos: 923, 924, 932, 933, 934, 940.

Conclusion : Metal roofing is very specialized. If you are good at shingles and shakes and TPO that does not automatically mean you are an expert metal roofer. There are numerous fundamental errors. The chimney and area around it is a disaster and an accident waiting to happen.

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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INVOICE

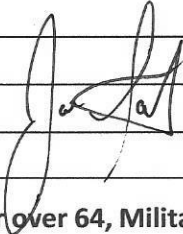
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DATE: AUGUST 2ND / 2023
INVOICE # : 5097

TO :
PORTLAND, OREGON 97214

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			
Bill from Portland Drone for \$350 has been forwarded			
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 Make all checks payable to Oregon Roof Consulting and/or Joe Sardotz. Total due upon receipt of invoice. Deduct 7% for prompt payment (1 week). Do not combine discounts – 1 discount per invoice. Thank You !			TOTAL \$335.00

