



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

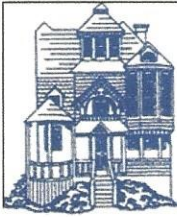
Phone: (503) 654-4612 Cell: (503) 952-6479

Email: joe@oregonroofconsulting.com

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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED]

Job Address : [REDACTED] ~ Battleground, Washington 98604

I inspected this roof on February 11th 2023. I met the owner and we got on the roof. The roof is a new Malarkey 'Vista' 30 year factory warranted asphalt laminated shingle in the black color. One layer over OSB. 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 :

1. As always I ask to see the legally required detailed contract signed by both parties prior to the start of the work. The owner said the roofer refuses to supply a copy of the contract. Just when I thought I had seen it all I see this illegal nonsense. Professional legitimate experienced roofers do not behave this way.
2. I always check for proper nailing which is crucial and **required**. Most nails observed were over driven. Many were out out the 'nailing zone'. There were many shingles with only 1 nail. There are about 4200+- shingles on this roof. I doubt that we by coincidence found the only shingles improperly fastened. I always keep looking until I am satisfied that a pattern has been established. These shingles are not remotely close to being properly nailed.
3. Shingle offsets are random and all over the place. Offsets are not to Malarkey specifications / instructions.
4. Shingle exposure is random and all over the place. Exposure is not to Malarkey specifications / instructions.
5. Malarkey requires that all protrusions be double sealed meaning sealant between the underside of all fixture flanges and the top of the shingles as well as sealant between the tops of all flanges and the underside of the lapping shingles.
6. Underlayment paper must go up past the tops of all sidewall and knee wall flashings so as to allow the wall underlayment to overlap the roof underlayment. This was not done. paper up knee walls
7. There is a pitch change in back from a 5/12 to a 12/12. Code requires flashing at any pitch change. This was not done.
8. There is an area at an upper room where the ridge vent opening is not cut. Also there should be sealant between the underside of the ridge vent and the

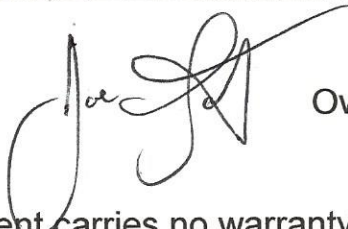
last course of shingles. This was not done.

Conclusion : It is astounding that a contractor would refuse to give a copy of the legally required detailed contract to the owner. There are many basic fundamental rudimentary errors on this roof. This roof was not installed to code and therefore shingle manufacturers instructions / requirements.

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 International Residential 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****



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~ Suggested Installation Specs For Asphalt Composition Shingles ~

** Always hire a contractor that pays employees salary/hourly **not** piecework**

For : [REDACTED] ~ Battleground, Washington 98604

1. Tear off old roof always. Do not overlay.
2. If installing new plywood use 4-ply CDX. Use AC or CCPTS plywood at open overhangs if any. Hot dipped 8d ring shank galvanized nails are preferred over common 'N' type staples.
3. Use Safeguard (hybrid) or 30# organic felt or Malarkey UDL as underlayment.
4. Use Malarkey or Certainteed shingles. The Malarkey 'Legacy' is the best overall value. 50 year solid warranty, high wind resistance, excellent granular adhesion, high impact, algae block. Use hot dipped galvanized nails. Do not use electro-galv nails!
5. Install 24" type 'W' metal valleys. There must be sealant between the valley metal and lapping shingles. Upper corners of the valley shingles must be cut at a 45 degree angle in order to divert water toward the center of the valley.
6. Use painted metal attic vents or better yet continuous ridge vent. Be certain nails used for the ridge shingles on top of the ridge vent are long enough to penetrate all roof materials and at least 3/4" into the roof deck. Utility vents must be attached to a stem-baffle-flapper type vent. Metal not plastic.
7. Use 2-pc lead pipe flashings or high quality 'Ultimate' silicone pipe flashings for all plumbing vent pipes. Do not use rubber 'no-caulk' flashings as they do not last.
8. All protrusion fixtures / components (vents, pipe jacks, skylite and chimney flashings and all step flashings / tin shingles should be double sealed with highest quality sealant.
9. Use large T-metal or D-metal at all rake edges and have a bleeder / starter strip that extends past this metal by 1/2" +/- . Cut shingles even with this bleeder / starter strip.
10. Use a 'kickout' flashing at the bottom of all sidewalls if any.
11. In high wind areas use 6 nails per full shingle preferably ring shank nails. All shingle nails must be driven straight with heads flush with shingle surface and never cutting in to the shingle. ****This is crucial****. Roofing staples are not allowed. ** Have roofer put on bid that fastening will be to shingle manufacturer specs.
12. Do not install roofing materials in extremely hot or cold weather.
13. If you want to know the size of your roof call EagleView Technologies in Bothell Washington. 866-659-8439. They specialize in aerial satellite computer measuring. Ask for a 'quicksquares' report which is 18\$ or a 'Full Report' which is many pages and is \$55.
14. Above average roofers are : Gonzalez Eagle Roofing; CC&L; West Coast Roofing LLC (Canby); Aylwin Construction. For metal roofing call Gerry Fridlund at Skybright Metal Roofing – 971-344-5424. ****I receive no commission from anyone I recommend****.

Thank You,

Owner of Oregon Roof Consulting & Inspection

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INVOICE

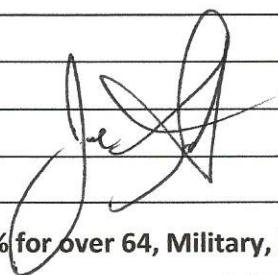
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DATE: FEBRUARY 12TH / 2023
INVOICE # : 5015



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.			\$275.00
Driving Time : First & last 15 minutes of driving time is free after that it's \$80.00 per hour	1.5		\$120.00
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	\$395.00

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 !