



# 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)

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

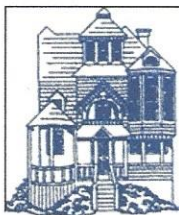
Email: [joe@oregonroofconsulting.com](mailto:joe@oregonroofconsulting.com)

PO 220190 Milwaukie, OR 97222

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Joe Sardotz, Owner Operator





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Roof Inspection for :  
Job Address : Portland, Oregon 97202

I inspected this roof on December 11<sup>th</sup> 2023. I met the owner and got on the roof. The roof is a new Owens Corning shingle in the black color. 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. According to the owners the roofers' license was not active / valid when this job was done. The roofer has 'exempt' status with the CCB. Exempt means no employees. Law requires a detailed contract. All this contract says is Owens Corning shingles. That's it. This is not a proper contract. Law requires contractors to give homeowners 3 CCB created documents 1) Notice about liens 2) Notice of procedure 3) Consumer Rights. This was not done.
2. In front near and around the 2 valleys are many exposed nail heads. Some are over driven which will leak. There should be no exposed nail heads.
3. The valleys are a combination of a one cut ( California ) valley and a woven valley. Typically, for continuity, all valley detail should be the same.
4. Shingle exposure all over is too wide.
5. Chimney flashing is wrong. In front they just curled a shingle up the front of the chimney. Can't do that. In back the 'pan' must extend at least 3" past the side(s) of the chimney. It does not.
6. Drip edge flashing does not lead in to the gutters. Water will get behind the gutters and eventually rot out the fascia boards.
7. All shingle manufacturers including Owens Corning require that shingles lap past the rake edge / gable flashing. Here the shingles are cut even with the flashing.
8. In back one pipe jack was reused. The rubber collar on this flashing has rotted away.
9. Another pipe jack in back has the entire flange is buried. All flanges must have the bottom part visible and spilling out on to the shingles.
10. The 2 plastic vents are the old ones that were re used. Almost the entire flanges are showing. This is incorrect. Plus, printed on the flanges is " Do not allow fasteners to penetrate flange". Here all nails are in the flanges. There are factory supplied nail holes on these vents. That is where the nails go.



11. All manufacturers have specific nailing requirements. I looked at at least 180 nails and nearly all were over driven. Nearly all observed nails were well above the embossed factory applied nailing line. This line is where the nails go which is the strongest part of the shingle. Owens Corning REQUIRES nails to be on this line. Some shingles have a white nailing line and some have a "SureNail fastening area" which is a strip of tape. Nails MUST be in this zone or on the white nailing line. \*\*See attached Owens Corning spec sheet.
12. I found nails in shingle joints and found shingle joints too close together.
13. In back I lifted 22 random shingles. Each had only 2 nails and these 2 nails were well above the nailing line and most were over driven.

Conclusion : This roof was not professionally installed. This roof is not remotely close to code, industry standards, and manufacturer instructions. Whoever installed this roof had no business installing this roof. There are many many multiple errors that a legitimate, qualified, experienced, professional roofer simply would never do. I have been on many thousands of roofs and this one is probably the worst that I have ever seen. In my opinion the contractor owes the owners a sincere apology and a full refund. At some point the word 'integrity' comes in to play.

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\*\***



# TECHNICAL BULLETIN

## PROPER USE OF PNEUMATIC COIL NAILERS

*SUPERSEDES PREVIOUS BULLETINS*

### Issue Description:

The proper use of pneumatic coil nailers for the installation of asphalt shingles.

### Recommendations:

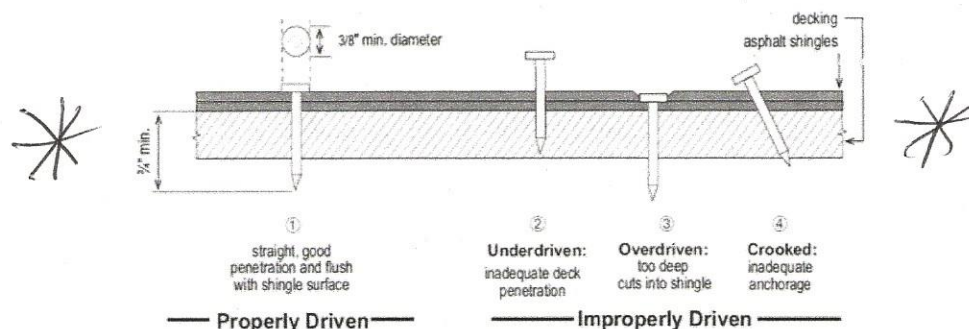
Proper setup and use of pneumatic coil nailers is critical for correct installation of Owens Corning® asphalt shingles. Improper use of pneumatic coil nailers may lead to shingle damage and/or shingle failures during a high-wind event. Ensuring proper nail gun setup will:

- ✓ Prevent over-driving the nails, which can cause the nail head to blow through the shingle.
- ✓ Prevent under-driving the nails, which can prevent shingles from laying flat and sealing properly.

### Key Considerations:

- Use regulated compressed air and never apply more air pressure than is necessary to properly drive the fasteners.
- Most pneumatic coil nailers operate at optimum efficiency when the pressure is set between 80 and 95 psi.
- Most coil nailers are equipped with a depth adjustment knob. Adjust the settings for the nail heads to be driven flush.
- The startup and cutout pressures on the compressor should be set to maintain optimum operating pressure in the compressor tank at all times.
- Air hose length and diameter should be considered when setting psi at regulator.
- Operating more than one coil nail gun from a single compressor may affect how well the fasteners penetrate the shingles.
- Use corrosion resistant 11 or 12-gauge nails with a minimum 3/8-inch diameter heads, complying with ASTM F1667.
- Unusually cold or hot temperatures may require additional tuning of the compressor for optimum nail driving performance.
- Always read and be familiar with the operating instructions for the compressor and nail gun.
- When using pneumatic coil nailers, **always ensure that the nail is driven flat and flush with the shingle.**

**Any shingle into which an overdriven fastener has been installed must be repaired by either replacing the shingle or covering the fastener with asphalt roofing cement and installing an additional fastener within 1-inch of the overdriven fastener.**



Please contact 419-248-6557 for additional information.  
Email: [gettech@owenscorning.com](mailto:gettech@owenscorning.com)

#### Disclaimer of Liability

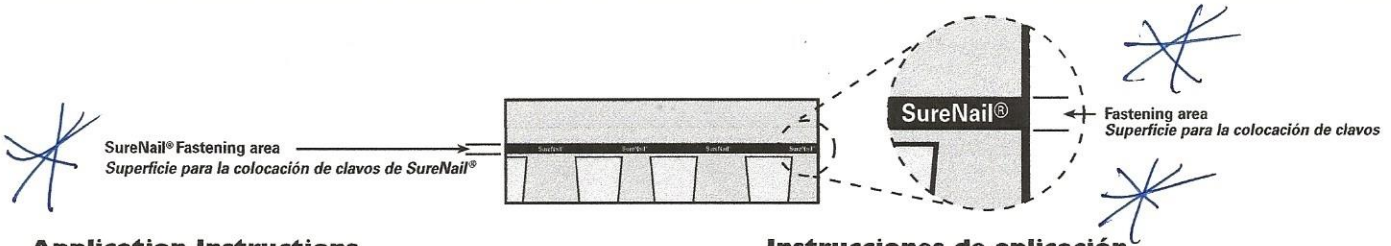
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## Application Instructions

Before installing this product, check local building codes for their roofing requirements.

These shingles are designed for new or reroofing work over any properly built and supported wood roof deck having adequate nail holding capacity and a smooth surface. Check local building codes.

## Precautionary Note:

The manufacturer will not be responsible for problems resulting from any deviation from the recommended application instructions and the following precautions:

**Roof Top Loading:** Lay shingle bundles flat. Do not bend over the ridge.

**Roof Deck:** • 6" Maximum roof deck boards • Minimum 3/8" plywood  
• Minimum 7/16" OSB

Regardless of deck type used, the roofing installer must:

1. Install the deck material in strict compliance with the deck manufacturer's instructions.
2. Prevent the deck from getting wet before, during and after installation.

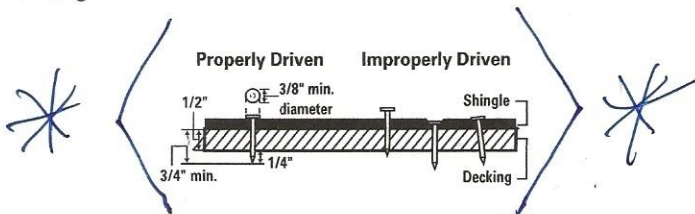
**Ventilation:** Must meet or exceed FHA Minimum Property Standards.

**Handling:** Use extra care in handling shingles when the temperature is below 40°F.

**Shingle Cutting:** For best results ensure that all cutting devices are sharp and that when cutting shingles it is best to cut with a quick motion as you pull the roofing knife through the shingle.

**Storage:** Store in a covered ventilated area at a maximum temperature of 110°F. Bundles should be stacked flat. Protect shingles from weather when stored at the job site. Do not store near steam pipes, radiators, etc.

**Fastener requirement:** Use galvanized steel, stainless steel, or aluminum nails minimum 12-gauge shank with 3/8" diameter head. Owens Corning™ Roofing recommends that fasteners comply with ASTM F 1667. Check local building codes.



**All Fasteners** must penetrate at least 3/4" into the wood deck or completely through sheathing.

**Notice:** Owens Corning™ Roofing recommends the use of nails as the preferred method of attaching shingles to wood decking or other nailable surface.

## Instrucciones de aplicación

Antes de colocar este producto, verifique los códigos locales de construcción para conocer los requisitos de su techo.

Estas tejas han sido diseñadas para la construcción de techos nuevos o el arreglo de techos existentes sobre plataformas de madera correctamente construidas y que poseen una capacidad de sujeción de clavos y una superficie lisa. Consulte los códigos de construcción locales.

## Aviso importante:

El fabricante no se hará responsable por los problemas que surjan como consecuencia de no seguir exactamente las instrucciones de instalación recomendadas y de los siguientes avisos importantes:

**Carga sobre los techos:** Coloque los paquetes de tejas de manera plana sobre el techo. No los doble sobre la cumbrera.

**Plataforma del techo:** • Tablas de la plataforma del techo de 6 pulg. de máximo • 3/8 pulg. como mínimo de madera triplay • 7/16 pulg. como mínimo para paneles de fibra orientada

Cualquiera que sea el tipo de superficie utilizada, el instalador del techo debe:

1. Instalar el material de la plataforma siguiendo estrictamente las instrucciones del fabricante.
2. Evitar que la plataforma se moje antes, durante y después de la instalación.

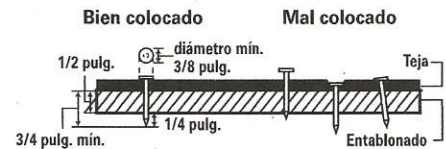
**Ventilación:** Debe cumplir o exceder las normas mínimas para propiedades, establecidas por el FHA.

**Uso:** Tenga mucho cuidado al usar y colocar las tejas cuando la temperatura sea inferior a los 40°F.

**Corte de tejas:** Para obtener mejores resultados, asegúrese de que todos los dispositivos de corte estén afilados y, cuando proceda a cortar tejas, es mejor hacer un corte con un movimiento rápido al momento en que atraviesa la teja con el cúter para techados.

**Almacenamiento:** Almacene en un área cubierta y ventilada a una temperatura que no sobrepase los 110°F/43°C. Almacenar en forma plana. Proteja las tejas del clima cuando las almacene en el lugar de trabajo. No las almacene cerca de tuberías de vapor, radiadores, etc.

**Requisito de sujetador:** Use clavos de acero galvanizado, acero inoxidable o de aluminio, de calibre 12 como mínimo con un diámetro de cabeza de 3/8 pulg. Owens Corning™ Roofing recomienda que los sujetadores cumplan con la norma ASTM F 1667. Consulte los códigos de construcción locales.



**Todos los sujetadores** deben penetrar al menos 3/4 pulg. en la plataforma del techo de madera o atravesar completamente los revestimientos de madera triplay.

**Aviso:** Owens Corning™ Roofing recomienda el uso de clavos como método preferido para fijar tejas a superficies de madera u otras superficies aptas para clavos.

## CAUTION

**ROOF SURFACE MAY BE SLIPPERY:** Especialmente cuando está mojado o helado. Use un sistema de protección contra caídas cuando instale. Use zapatos con suela de goma. Camine con cuidado.

**FALLING HAZARD:** Secure area below work and materials on roof. Unsecured materials may slide on roof. Place on level plane or secure to prevent sliding. Wear a hard hat.

**WARNING:** This product contains a chemical known to the State of California to cause cancer.

## CUIDADO

**EL TECHO PUEDE ESTAR RESBALOSO:** Especialmente cuando está mojado o cubierto de hielo. Al realizar la instalación, utilice un sistema de protección contra las caídas. Utilice zapatos con suela de goma. Camine con cuidado.

**PELIGRO DE CAÍDA DE OBJETOS:** Asegure el área que se encuentra debajo de la zona de trabajo y los materiales que están sobre el techo. Los materiales que no estén sujetos pueden caerse del techo. Colóquelos en un lugar sin pendiente o sujételos para que no se caigan. Use un casco resistente.

**ADVERTENCIA:** Este producto contiene una sustancia química considerada cancerígena en el estado de California.



## 4 Shingle Fastening Pattern:

### Standard Fastening Pattern.

Fasteners must be placed in the SureNail® fastening area. See Fig. 4.

### Six Nail Fastening Pattern.

For 6 nail fastening pattern. See Fig. 4A.

### Mansard or Steep Slope Fastening Pattern.

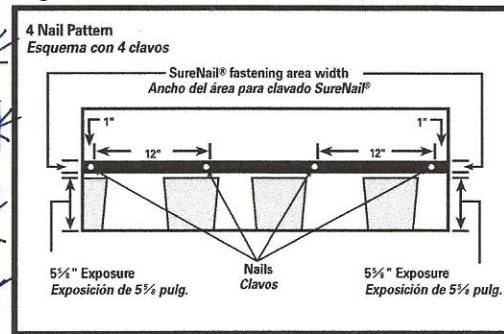
Place fasteners  $6\frac{1}{8}$ " from bottom edge to secure both layers of the shingle. Fasteners need to be located  $6\frac{1}{8}$ " above the butt edge of the shingle, regardless of whether they are in the granules or the SureNail® fastening area. See Fig. 4B.



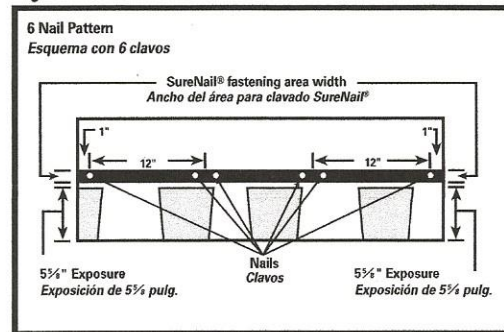
**REQUIRED:** For slopes exceeding 60 degrees or 21" per foot, use six fasteners and four spots of asphalt cement per shingle. Apply immediately; one 1" diameter spot of asphalt cement **under** each shingle tab. Center asphalt roof cement 2" up from bottom edge of shingle tab.

**Roof Cement** where required must meet ASTM D-4586 Type I or II (Asbestos Free).

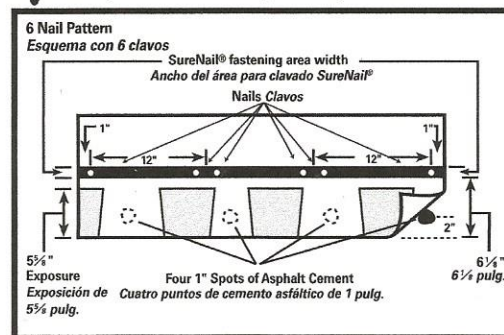
**Fig. 4 Standard Fastening Pattern**  
Esquema de instalación estándar



**Fig. 4A Six Nail Fastening Pattern**  
Esquema de instalación con seis clavos



**Fig. 4B Mansard or Steep Slope Fastening Pattern**  
Esquema de instalación en pendientes pronunciadas o mansardas



## 4 Instalación de las tejas:

### Esquema de instalación estándar.

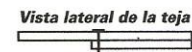
Los sujetadores se deben colocar en el área de instalación de clavos SureNail®. Ver la Fig. 4.

### Esquema de instalación con seis clavos.

Para un esquema de instalación con 6 clavos. Ver la Fig. 4A.

### Esquema de instalación en pendientes pronunciadas o mansardas.

Coloque los sujetadores a  $6\frac{1}{8}$  pulg. del borde inferior para asegurar ambas capas de tejas. Los sujetadores deben colocarse a  $6\frac{1}{8}$  pulg. por encima del extremo inferior de la teja, sin importar si es sobre los gránulos o el área de instalación SureNail®. Ver la Fig. 4B.



**REQUISITO:** Para pendientes de más de 60 grados o 21 pulg. por pie, utilice seis sujetadores y cuatro cantidades pequeñas de cemento asfaltado por teja. Instale inmediatamente una sección con 1 pulg. de diámetro de cemento asfaltado **debajo** de cada lengüeta de las tejas. Asegúrese de que el cemento asfaltado esté centrado 2 pulg. por encima del borde inferior de la lengüeta de la teja.

Cuando sea necesario utilizar **cemento para techos**, éste debe cumplir con la norma ASTM D-4586 Tipo I ó II (sin asbestos).

## 5 Shingle Application:

These shingles are applied with a  $6\frac{1}{2}$ " offset, with  $5\frac{3}{8}$ " exposure, over prepared roof deck, starting at the bottom of the roof and working across and up. This will blend shingles from one bundle into the next and minimize any normal shade variation. Application with offsets of 4" or 5" are also acceptable.

Caution must be exercised to assure that end joints are no closer than 2" from fastener in the shingle below and that side laps are no less than 4" in succeeding courses. Refer to course application steps for specific instructions.

(continued on next page)

## 5 Instalación de las tejas:

Estas tejas se instalan con un desplazamiento de  $6\frac{1}{2}$  pulg., con una superficie expuesta de  $5\frac{3}{8}$  pulg., sobre plataformas de techos preparadas. La colocación comienza por la parte inferior del techo y se realiza en forma transversal hacia arriba. De esta manera, las tejas de un paquete se mezclan con las del siguiente y se reducen al mínimo las variaciones normales de tonalidad. También se pueden instalar tejas con un desplazamiento de 4 ó 5 pulg.

Asegúrese de que las uniones de los extremos no se encuentren a menos de 2 pulg. del sujetador de la teja que se encuentra más abajo, y que las superposiciones laterales no sean de menos de 4 pulg. en las hileras siguientes. Consulte los pasos de instalación de hileras para ver las instrucciones específicas.

(continúa en la página siguiente)

**Oregon Roof Consulting and Inspection**

**INVOICE**

*No-Nonsense Roofing Advice for Property Owners: Affordable ~ Thorough ~ Versatile ~ Capable ~ Owner Advocacy.*

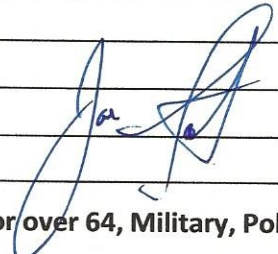
PO Box 220190, Milwaukie, OR 97222  
 Phone (503) 654-4612 / Cell# (503) 952-6479  
 Oregon CCB 199121 ~ WA lic OREGORC871MR

**DATE: DECEMBER 13<sup>TH</sup> / 2023**  
**INVOICE # : 6022**

**TO :**

**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 !**