

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

Roof Inspection for : [REDACTED]

Please note : I have 42 years of legitimate verifiable experience as a laborer / grunt / gopher, the better part of 3 decades as a roofer, 6 years as an estimator / project manager at 2 large roofing companies and am well in to my 9th year as the sole owner / operator of Oregon Roof Consulting. 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 and 19 on site CCB mediation meetings -- all as an expert witness, so we are a bit familiar with the roofing trade.

I have done work for but not limited to : Homeowners; Businesses of all sizes; Insurance companies; Banks; Relocation companies; Investment groups; HOA's; Apartment complexes of all sizes; The State of Oregon; Multiple school districts including every school in both Hood River and Wasco (The Dalles) counties; The US Coast Guard in Astoria; etc. I have done jobs all over Oregon and Washington; All over the San Francisco Bay Area, Fresno, Sacramento and Reno Nevada. This is all on my website. See 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

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

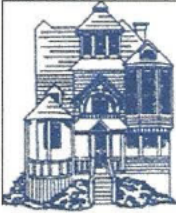
Email: joe@oregonroofconsulting.com

PO 220190 Milwaukie, OR 97222

CCB 199121 ~ WA OREGORC871MR

Joe Sardotz, Owner Operator





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

Roof Inspection for : [REDACTED]

Job Address : [REDACTED]

I inspected this roof on August 28th, 2021. This was our 2nd visit. We got on the roof. The roof is a new 30 year laminated asphalt shingle in the gray color. One layer over plywood. 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. Shingles are up tight against the sides of the skylites, stem vents, and pipe flashings. There should be a 1/2" +- 'reveal' (gap) here to allow for drainage. This is an industry standard. Over time debris/moss will accumulate here and tight shingles could create a dam and divert water where you don't want water to go.
2. The 2 roof flashings for the 'B' vent pipes are raised well above the roof. The one by the skylites has a 7d nail partially in at an angle. These 2 flashings look like my pet bunny rabbit installed them (with apologies to Missy). Any roof component flashing / flange (skylite, pipe flashing, stem vent, attic vent, tin shingles-step flashings) **must** be down tight and flat to the roof deck as should any and all shingles around any protrusions. This is how it should be done.
3. There is a 'B' vent pipe very close to the center of a valley. It is rare that a protrusion is this close to a valley center but that is just the way it worked out when this house was built. When shingling around this situation special care must be used meaning apply sealant between the top of the shingles/valley metal and the underside of the flange as well as sealant between the top of any flange and the underside of the lapping shingles. This is the industry standard. This is how professional, experienced, legitimate, qualified roofers do it. This isn't complicated at all – it's just roofing.
4. Where the ridge of the left dormer ties in to the main roof and the right end of the main ridge is carelessly done and unsightly. A few minutes of rework should be in order here. ***The Oregon Residential Specialty Code Chapter 9 'Roof Assemblies' and any shingle manufacturer instructions do not / can not cover any and all potential scenarios that may come up on any roof. At some point professionalism and integrity of the contractor come in to play.

Conclusion : It is unfortunate that the homeowners have to go through all this unnecessary stress and hassle and worry. They shouldn't have to pay me to visit once much less twice. It is equally unfortunate that the roofer must go through all this extra time and expense that could have easily been avoided. **Shingle manufacturers put forth a lot of effort and expense to produce online videos, technical manuals, and online detailed installation instructions. All of this is easily accessed and obtainable.** The mistakes on this roof are basic fundamental Roofing 101 stuff. One can have the impression that these installers are moderately skilled at best. It appears that whoever installed this roof was in a big hurry. Roofers promote and advertise themselves as professionals. They are obligated and required and expected to behave / perform as such. If someone is paying many thousands of dollars for a new roof I don't think they are out of line to expect the job to be correctly and professionally done.

Thank you,



Owner of Oregon Roof Consulting & Inspection

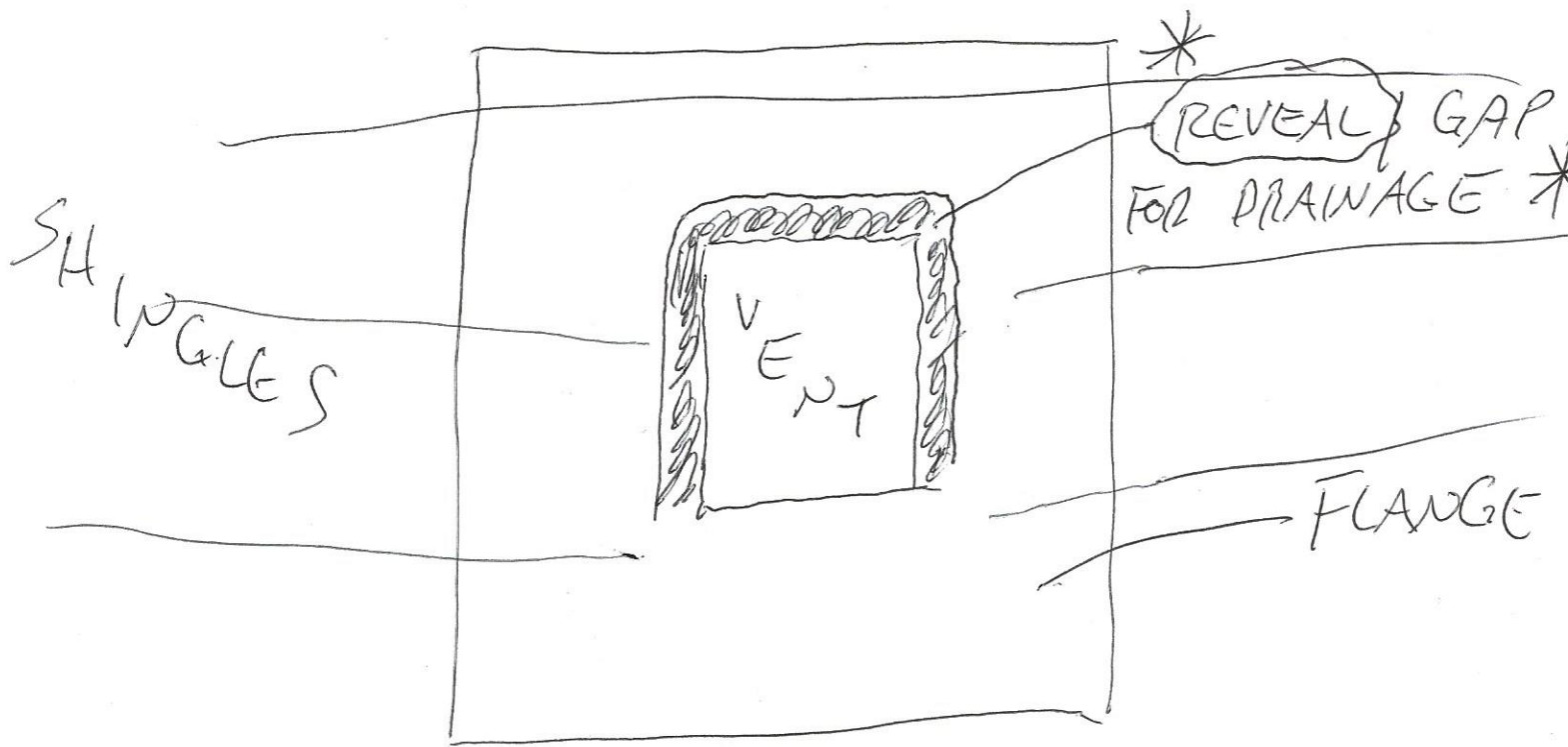
****This document carries no warranty or guarantee. It is an opinion based on industry standards, manufacturers specifications, local codes and my experience****

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
Phone: (503) 654-4612 Cell: (503) 952-6479
Email: joe@oregonroofconsulting.com
PO 220190 Milwaukie, OR 97222
CCB 199121 ~ WA OREGORC871MR
Joe Sardotz, Owner Operator





STEM VENT

