



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

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

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Joe Sardotz, Owner Operator



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Roof Inspection for :
Job Address : ~ Salem, Oregon 97302

I inspected this roof on July 20th 2023. I met the owner and his property manager and we got on the roof. The roof is a new TPO membrane roof.. 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 :

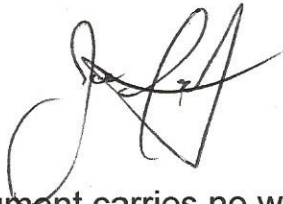
1. This is up there with the worst membrane installs I have ever seen. There is ceiling damage from leaking. This install is not remotely close to being to code and / or any TPO manufacturers specs / instructions. Whoever installed this roof had no business installing this roof.
2. Insulation board is not secured adequately. **See attached pages regarding this. When walking on this roof there is a lot of 'give'. There are air pockets and wrinkles all over this roof.
3. Screws & plates are way too far apart. 2-3-4 feet apart. Some seams have no plates at all.
4. All pipes must be clamped. One 4" pipe has a clamp.
5. Perimeter flashing detail is not correct. The flashing was installed with the TPO on top. Can't do that. You must A) wrap membrane over the edge B) Install flashing on top. C) Strip in all perimeter with a detail strip that is parallel to the edges. With ANY membrane roof – PVC, TPO, Torch, Peel & Stick, all flashings MUST be 'sandwiched between plies / layers of membrane.

Conclusion : This roof must be replaced. Layout, detail work, flashing detail, all wrong. This roof was not professionally installed.

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.

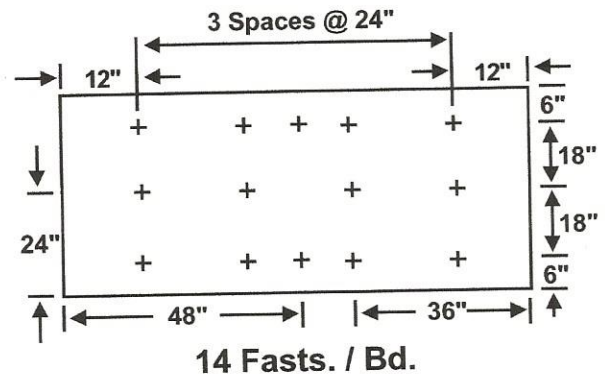
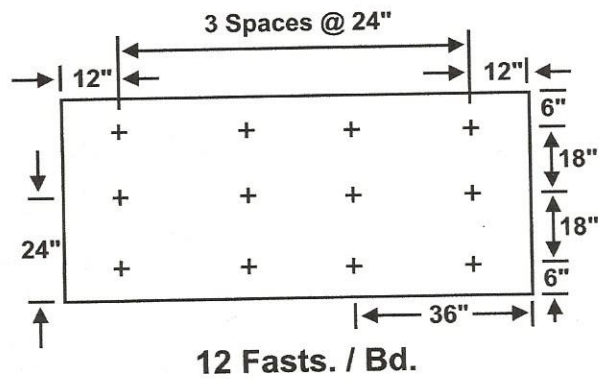
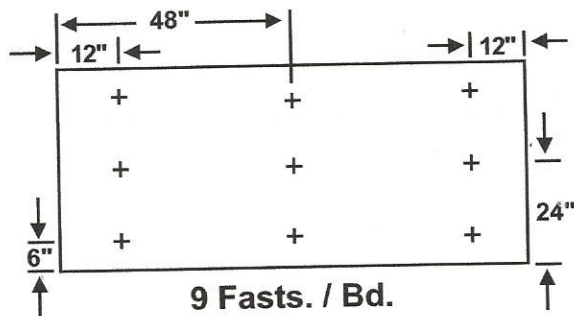
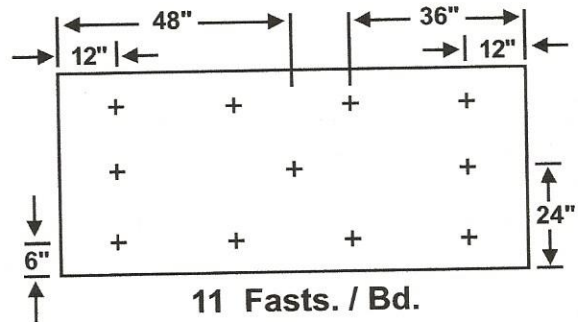
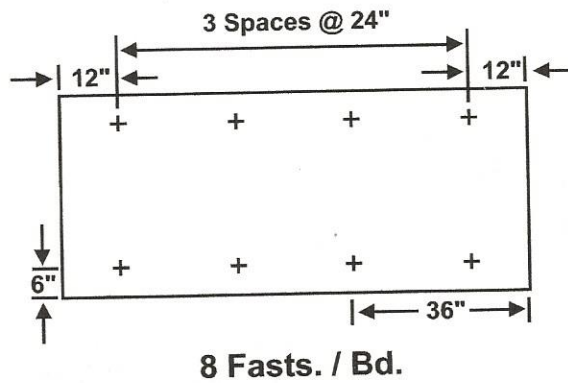
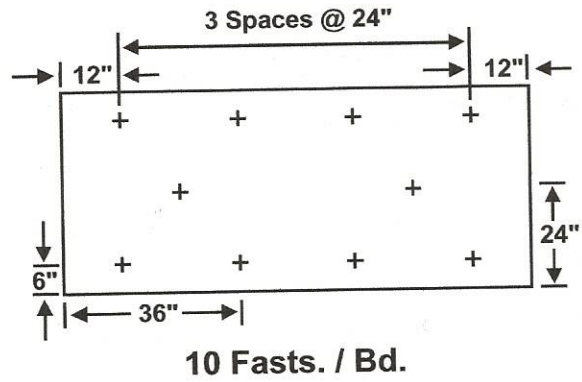
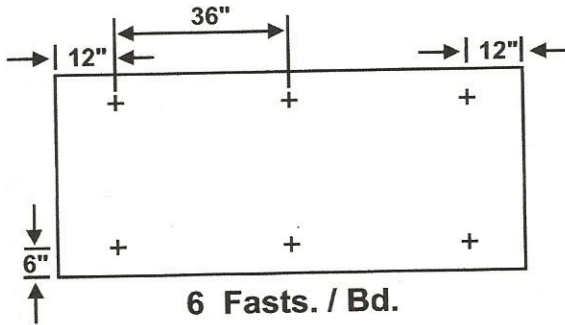
**** The Oregon Residential Specialty Code R102.7.1 : 'Additions, alterations or repairs (excluding ordinary repairs) to any structure shall conform to the requirements for a new structure without requiring an existing structure to comply with all of the requirements of this code, unless otherwise stated. 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.****

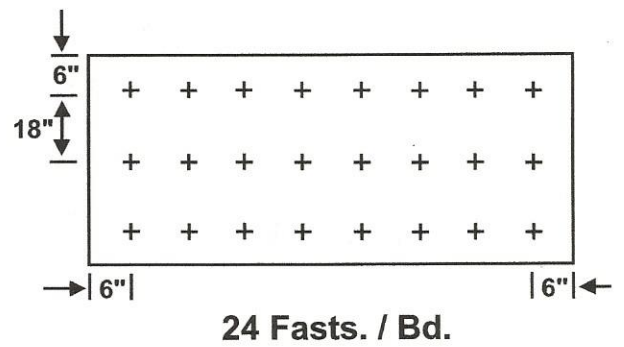
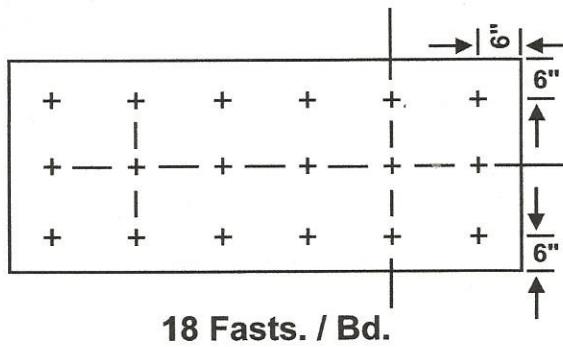
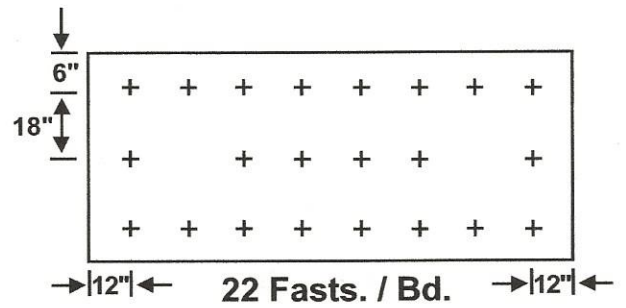
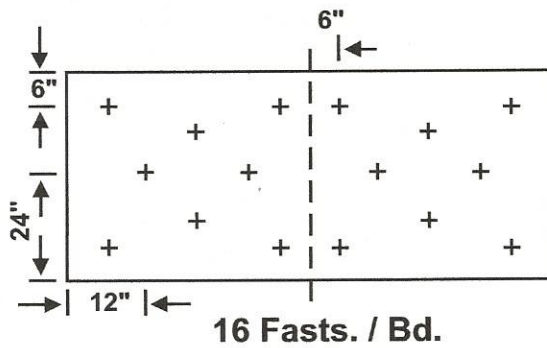
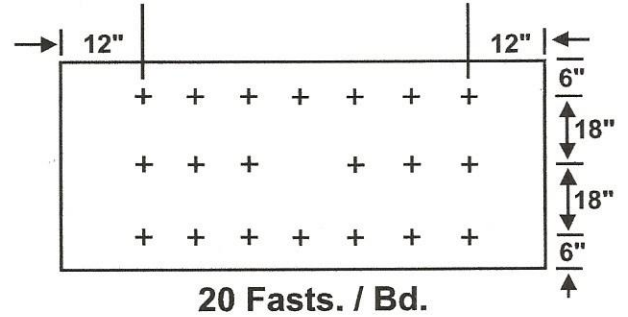
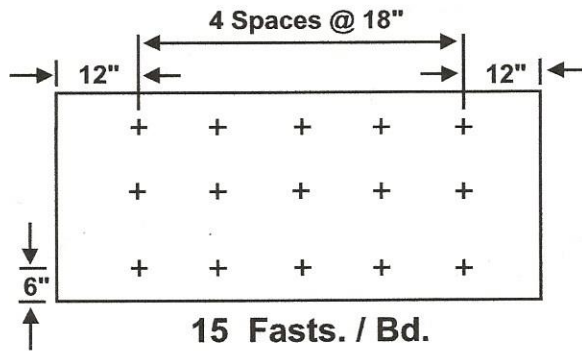
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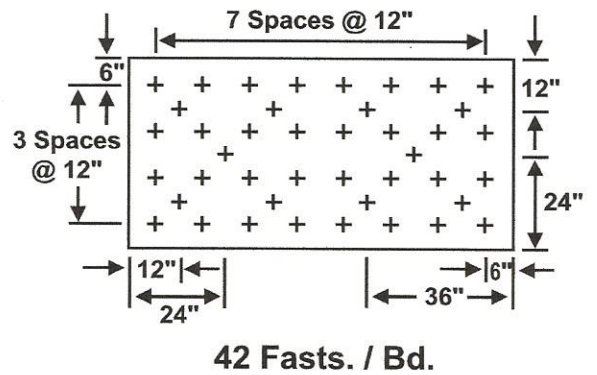
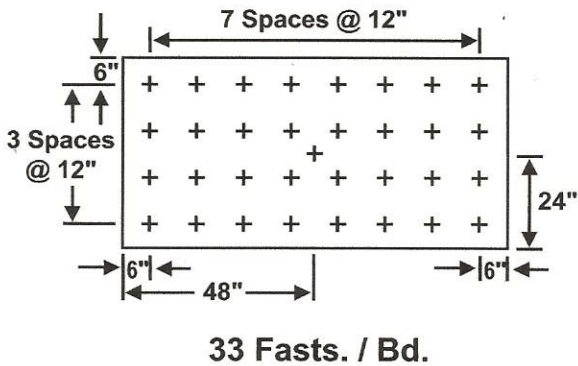
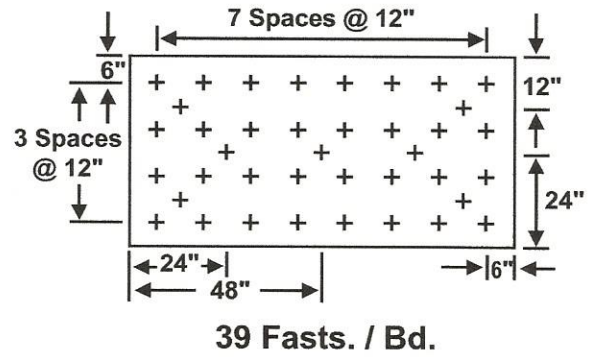
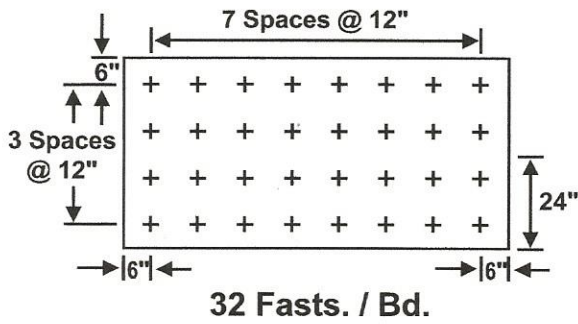
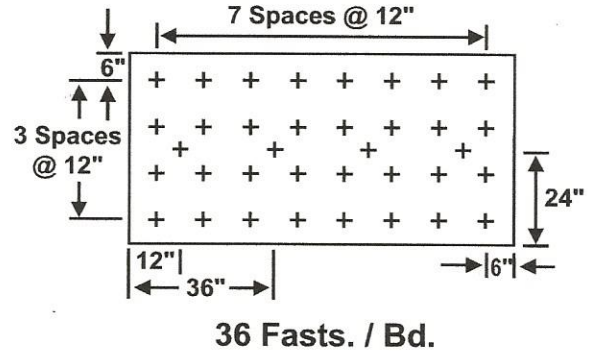
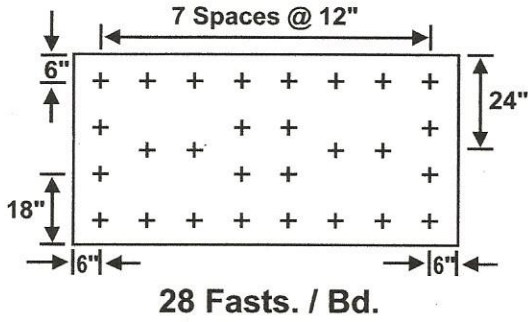


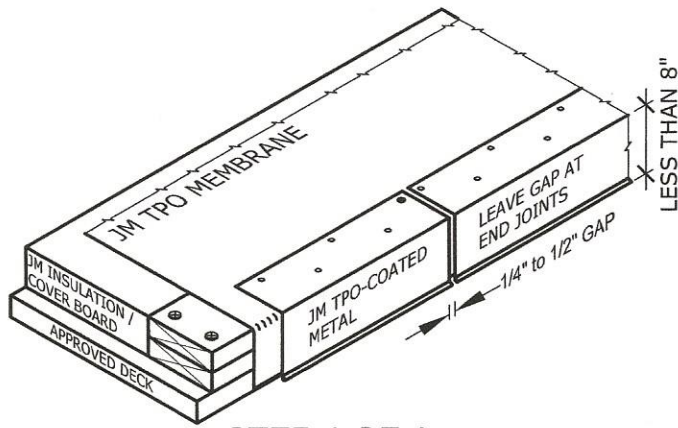
Owner of Oregon Roof Consulting & Inspection

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

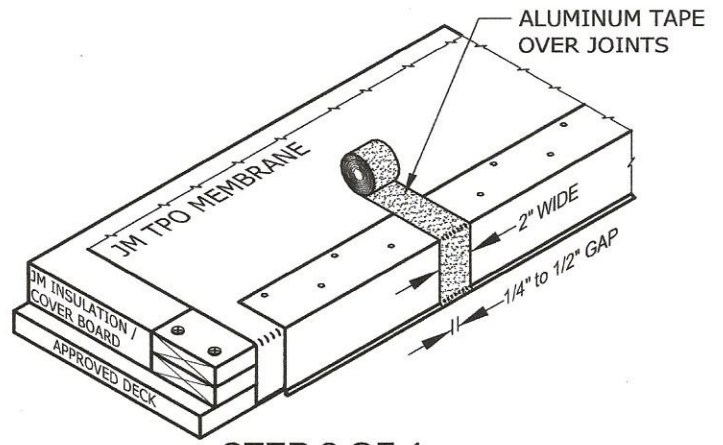




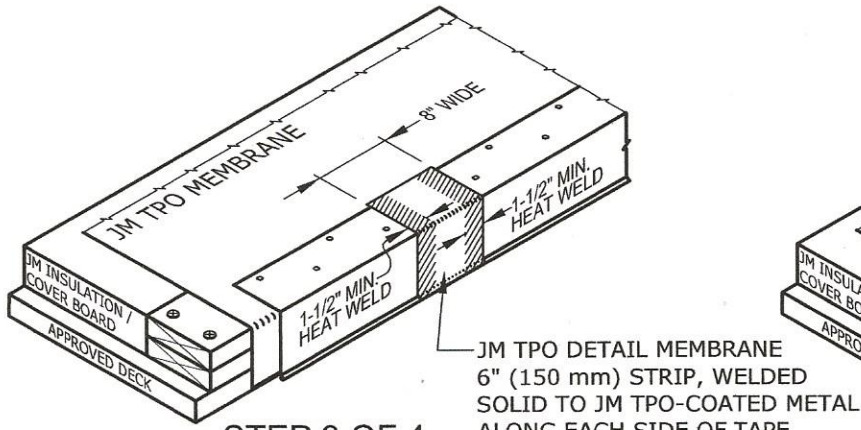




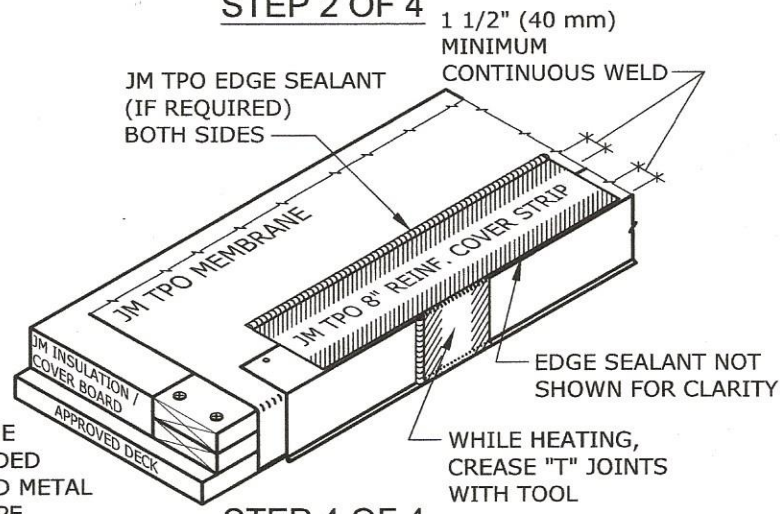
STEP 1 OF 4



STEP 2 OF 4



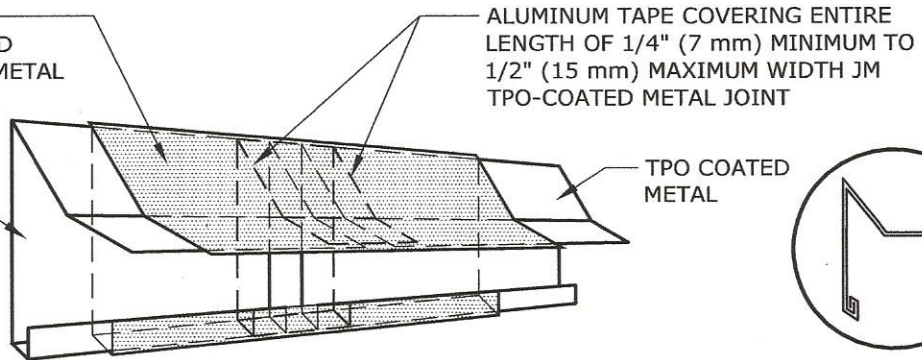
STEP 3 OF 4



STEP 4 OF 4

JM TPO DETAIL MEMBRANE
6" (150 mm) STRIP, WELDED
SOLID TO JM TPO-COATED METAL
ALONG EACH SIDE OF TAPE

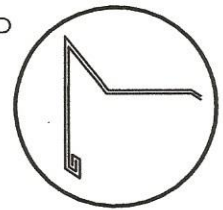
TPO COATED
METAL



GRAVEL STOP

ALUMINUM TAPE COVERING ENTIRE
LENGTH OF 1/4" (7 mm) MINIMUM TO
1/2" (15 mm) MAXIMUM WIDTH JM
TPO-COATED METAL JOINT

TPO COATED
METAL



PROFILE VIEW

NOTES:

1. REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR MOST UP-TO-DATE INFORMATION.
2. PLEASE SEE SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
3. ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL.
4. JM TPO EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE (SEE DETAIL T-MS-01).

DRAWING NO.

T-FE-CM6

REPLACES TE-15

SCALE: N.T.S. ISSUE DATE: 3-29-16

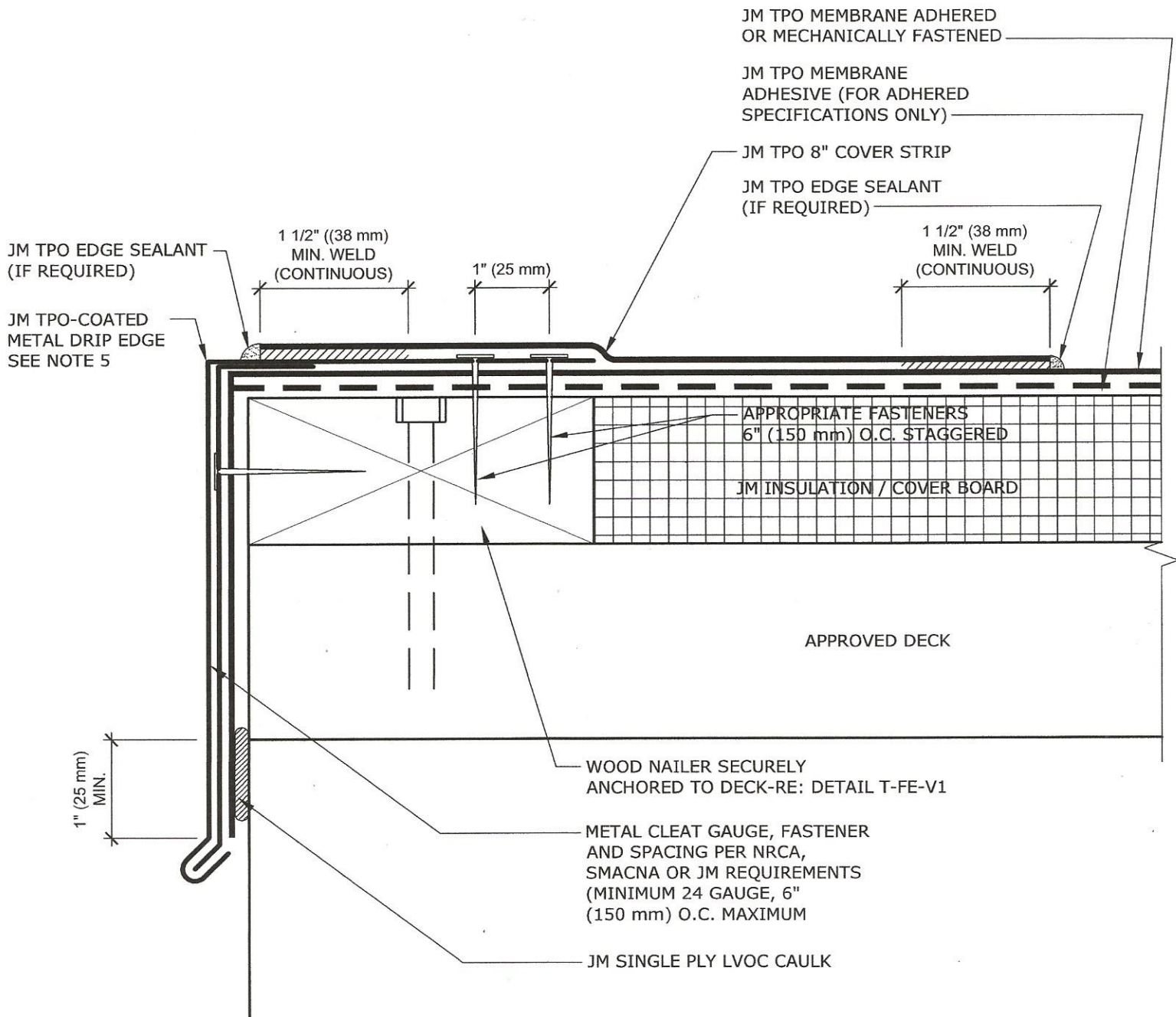
BUTT JOINT AT EDGE (TPO COATED METAL)

MEMBRANE TYPE:
JM TPO

MAXIMUM GUARANTEE TERM:
30 YEAR

Johns Manville is a manufacturer of commercial roofing products and offers this general conceptual information to you as a courtesy. This complimentary assistance is not to be used or relied upon by anyone as a substitute for professional engineering design and documentation required by building code, contract, or applicable law. By accepting these comments you agree they do not constitute any representations, endorsements of, or an assumption by Johns Manville of any liability for either the adequacy of the design of this building or any other material not supplied by Johns Manville.





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4. JM TPO EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE (SEE DETAIL T-MS-01).
5. METAL EDGE SHOWN IS MANUFACTURED BY THE CONTRACTOR USING JM TPO COATED METAL SHEET PRODUCT.

DRAWING NO.

T-FE-CM1

REPLACES TE-13

DRIP EDGE (TPO COATED METAL)

MEMBRANE TYPE:

JM TPO

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SCALE
N.T.S

ISSUE DATE
7-17-17

MAXIMUM GUARANTEE TERM:
30 YEAR



INVOICE

Oregon Roof Consulting and Inspection

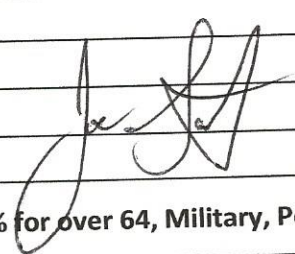
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Oregon CCB 199121 ~ WA lic OREGORC871MR

DATE: JULY 23RD / 2023
INVOICE # : 5097

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

Any offered discounts not valid on (30 Day) past due accounts

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 !