



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

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Joe Sardotz, Owner Operator



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Roof Inspection for :
Job Address : ~ Portland, Oregon 97219

I inspected this roof on July 21st, 2023. I met the owner and got on the roof. The roof is a new TPO membrane.. 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. Seams, layout, perimeter detail is good except membrane must wrap over the edges of the roof. This was not done. See attached TPO documents. I do not know what brand of TPO this is. Doesn't matter. All TPO specs are the same. **See attached TPO pages.
2. Roof was prepped in a rainstorm according to the owner. Not the best choice in this writer's opinion.
3. According to the owner there was zero leaking until after the new TPO was installed. The process of elimination coupled with simple logic indicates there are / were 'issues' with this install.
4. Above the leak areas at the front door and kitchen there are voids and openings. The opening above the kitchen is big enough to put your arm in. There should not be an opening here or anywhere else.
5. Roof to wall detail not correct. See attached pages.
6. According to the owner there was major damage to floors and ceilings and cabinets.

Conclusion : At some point the word 'integrity' comes in to play.

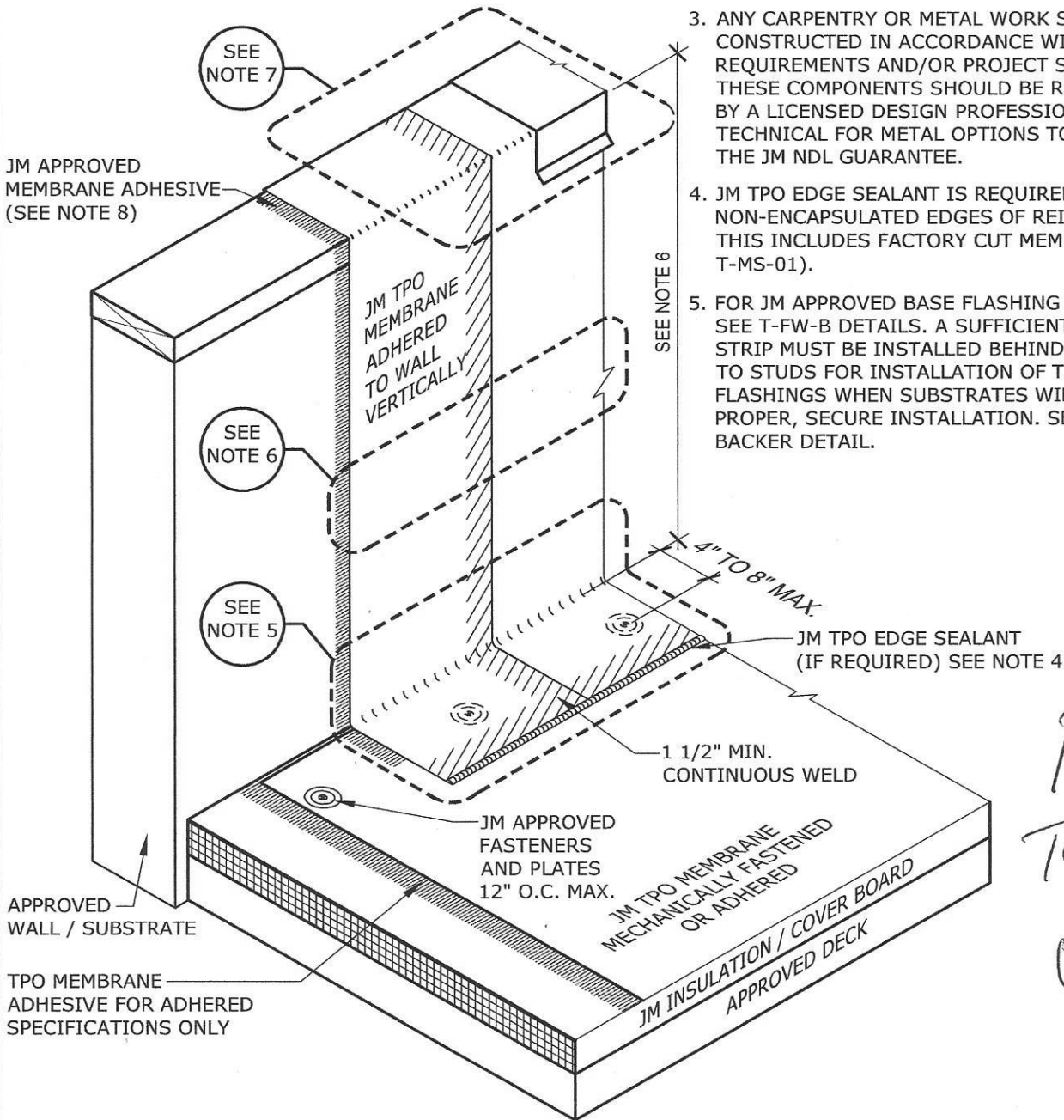
Thank you,

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

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. CONTACT JM TECHNICAL FOR METAL OPTIONS TO BE INCLUDED WITHIN THE JM NDL GUARANTEE.
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. FOR JM APPROVED BASE FLASHING FASTENING METHODS SEE T-FW-B DETAILS. A SUFFICIENT BACKER FASTENING STRIP MUST BE INSTALLED BEHIND SUBSTRATES DIRECTLY TO STUDS FOR INSTALLATION OF TERMINATION BARS AND FLASHINGS WHEN SUBSTRATES WILL NOT SUPPORT A PROPER, SECURE INSTALLATION. SEE DETAIL T-FW-M2I FOR BACKER DETAIL.



*ROOF
TO ANY
WALL*

NOTES CONTINUED:

6. FOR JM APPROVED INTERMEDIATE FLASHING FASTENING METHODS SEE T-FW-I DETAILS. MINIMUM FLASHING TERMINATION HEIGHT IS 8" (203 mm) ABOVE ROOF SURFACE. WHEN ADHERING JM TPO MEMBRANES VERTICALLY ON A SUBSTRATE, INTERMEDIATE MEMBRANE FASTENING IS REQUIRED AT 10'-0" (3.048 m) INTERVALS MAXIMUM.
7. FOR JM APPROVED TOP OF WALL FLASHING METHODS SEE T-FW-T DETAILS.
8. JM APPROVED ADHESIVES FOR USE ON VERTICAL FLASHING APPLICATIONS INCLUDES JM LVOC MEMBRANE ADHESIVE (TPO & EPDM), JM MEMBRANE BONDING ADHESIVE (TPO & EPDM) AND JM TPO WATER BASED MEMBRANE ADHESIVE.

DRAWING NO.

T-FW-M4I

FLASHING WALL

SCALE
N.T.S

ISSUE DATE
03-22-19

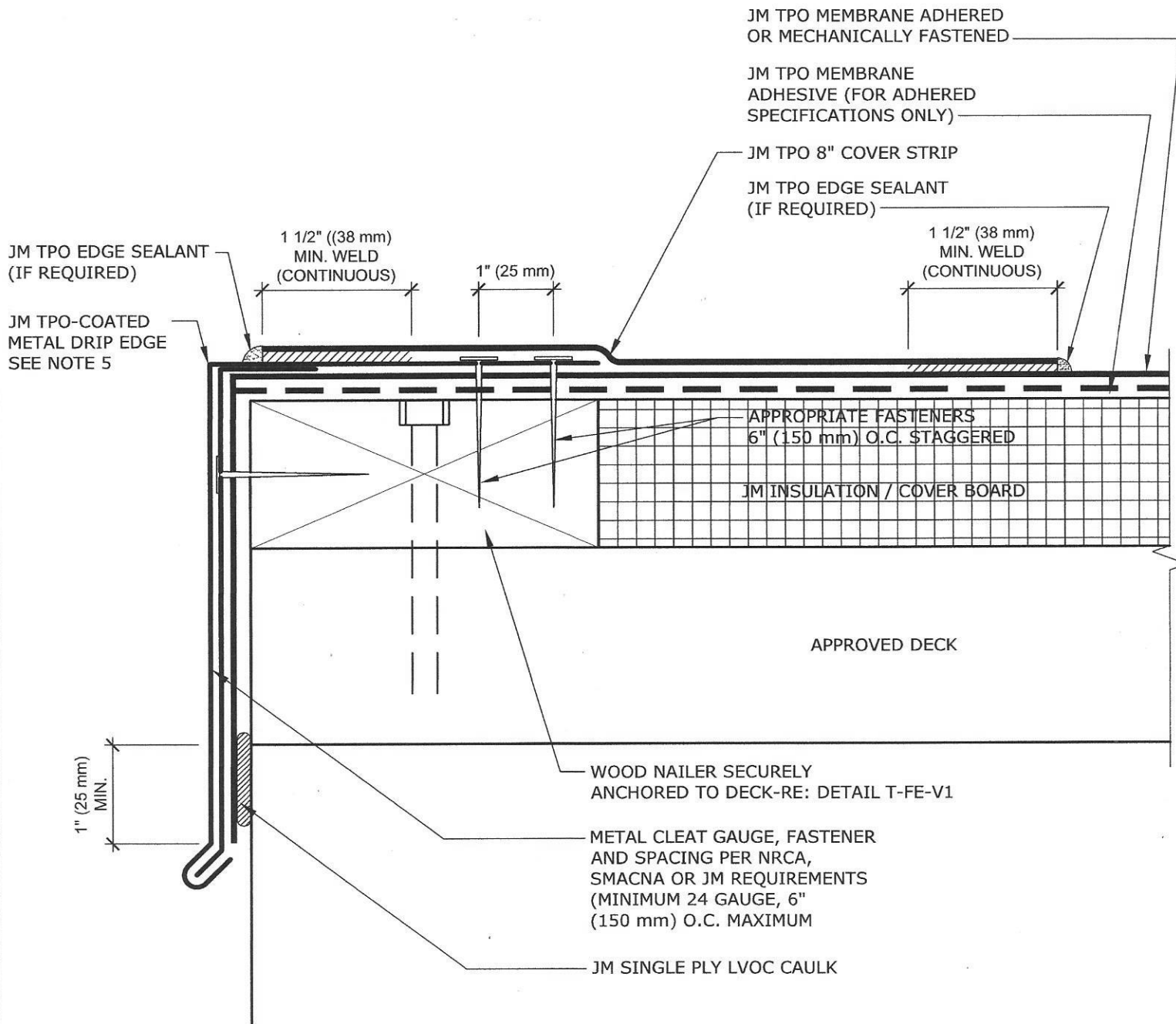
MEMBRANE TYPE:
JM TPO

MAXIMUM GUARANTEE TERM:
N/A

TPO BASE & WALL FLASHING WITH COPING ISOMETRIC VIEW

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

SCALE
N.T.S

ISSUE DATE
7-17-17

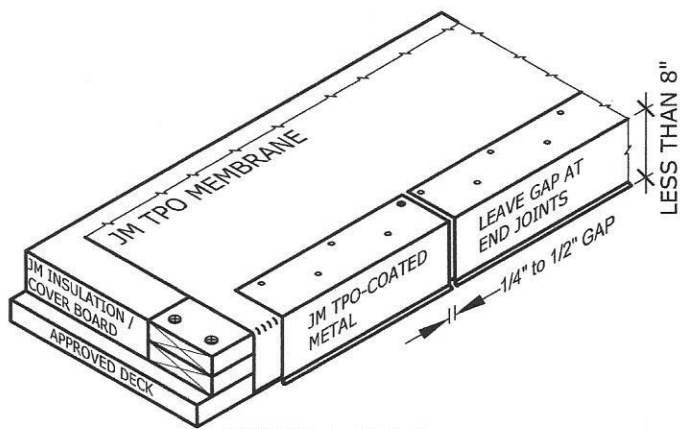
MEMBRANE TYPE:
JM TPO

MAXIMUM GUARANTEE TERM:
30 YEAR

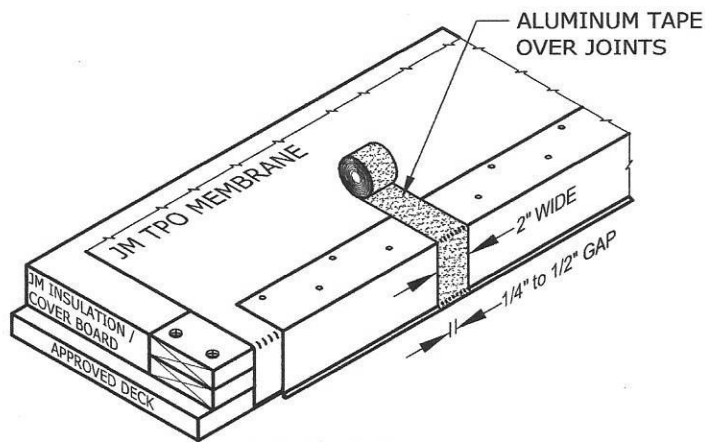
DRIP EDGE (TPO COATED METAL)

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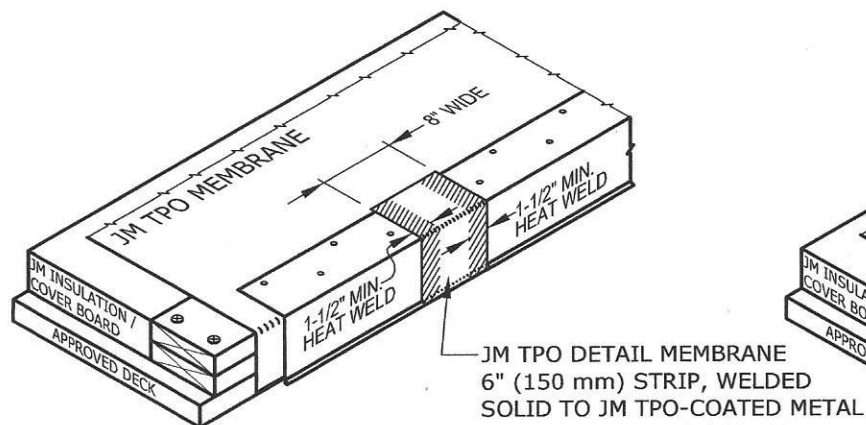




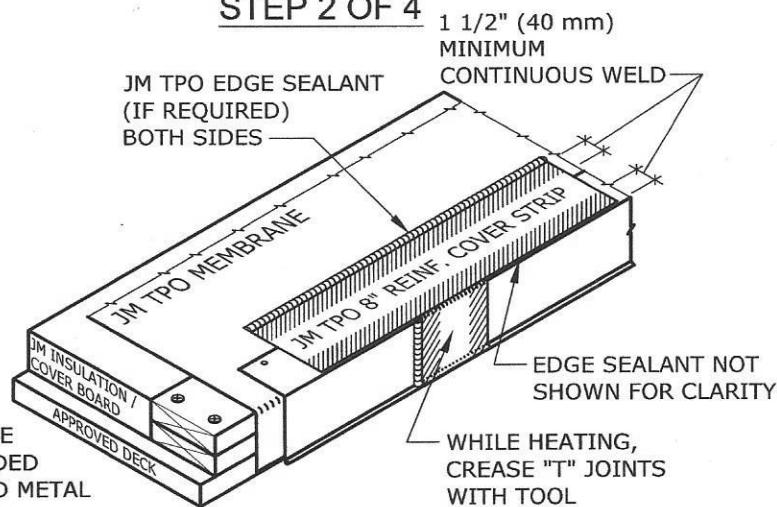
STEP 1 OF 4



STEP 2 OF 4



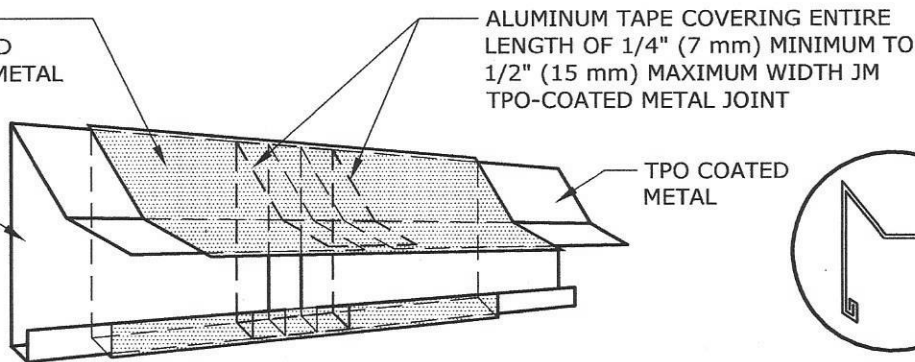
STEP 3 OF 4



STEP 4 OF 4

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

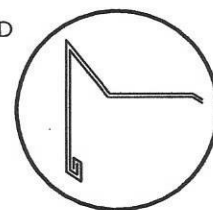
TPO COATED
METAL



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:

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DRAWING NO.

T-FE-CM6

REPLACES TE-15

SCALE
N.T.S

ISSUE DATE
3-29-16

MEMBRANE TYPE:
JM TPO

MAXIMUM GUARANTEE TERM:
30 YEAR

BUTT JOINT AT EDGE (TPO COATED METAL)

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INVOICE

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 Oregon CCB 199121 ~ WA lic OREGORC871MR

DATE: JULY 23RD / 2023
INVOICE # : 5098

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	0.5	\$40.00	\$40.00
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	\$375.00

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 !