



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

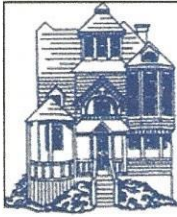
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Email: joe@oregonroofconsulting.com

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Joe Sardotz, Owner Operator



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Roof Inspection for :
Job Address : St Helens, Oregon 97051

I inspected this roof on June 14th 2023. I met the owner, looked in the attic, got on the porch roof, garage roof, and main roof. The roof is a 2 year old Certainteed 'Landmark' 30 year factory warranted asphalt laminated shingle. 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. There are some positives about this roof :) Quality shingles) metal not plastic vents) metal valleys) lead and 'ultimate' pipe jacks) continuous ridge vent.
2. The main issue is the ridge vent which is not close to being correct; 1) The nails used for the ridge shingles on top of the ridge vent are too short at 1-1/2" and do not even reach the deck. Nails must be long enough to penetrate at least 3/4" in to the deck. This is a code requirement and a requirement of all shingle manufacturers – see attached Certainteed sheet – 2) Ridge opening is incorrect, some bays have 1 side cut, other bays have no opening, each bay should have 3/4" cut on both sides of the apex along the entire ridge except for overhangs 3) ridge vent not tight to the roof, in some places there are 1/2" - 3/4" - 1" between the vent and roof 4) ridge vent is tight to chimney, there should be at least 6" between the chimney and ridge vent.
3. There are holes in the roof from previous venting that was removed and replaced by the ridge vent. These holes were covered over by underlayment. Holes should either be covered by sheet metal, plugged with a factory made 'plug', or replace the sheet of plywood that has hole(s). It is not the industry standard to go over holes with underlayment. This is basic Roofing 101 stuff. Professionals do not behave in this matter. At some point the word '*integrity*' comes in to play.
4. Chimney flashing is nicely done however multiple colors of metal was used. Not a performance issue but it looks odd. Typically, for continuity, all flashings are the same color.
5. On one lower roof facet the joints of the first row of shingles and starter are even – they must be staggered. Easiest fix here is to slide a 5X7 piece of flatstock under each joint.

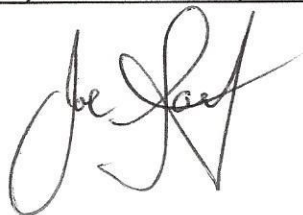
6. Nails used for hip and ridge not over ridge vent are too short at 1-1/4" to meet minimum deck penetration requirements. Nails must go at least 3/4" in to the deck. This is a code requirement and a requirement of all shingle manufacturers.
7. There is ice and water shield around the back half of vents and pipe jacks however Certaineed wants the front of all flanges sealed between the roof and the underside of the flange. **See attached Certaineed page.

Conclusion : I always lift random shingles from all over the roof to check fastening. I could not do so as the shingles were welded together by the factory applied sun activated sealant. Sealant used now is much more aggressive / sticky than in the past. Once shingles bond they become one – a monolithic membrane. This will make reworking anything on the steep 12/12 areas extremely challenging because toe boards will be needed to do any work and if shingles can't be separated to properly install the toe boards then there is a significant problem. Also, in warmer weather the shingles become soft and damage/scuff/scar/gouge much easier so care will have to be taken to prevent this. Situations like this remind us why it is always best to do it right the first time.

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. All contractors promote and advertise themselves as professionals.

*** 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****

Correct Fastening

8

* MEM ON ROOF SUMMARY

* NAIL LENGTH

YOUR OBJECTIVE:
To learn CertainTeed's recommended methods for fastening shingles.

GENERAL FASTENING GUIDELINES

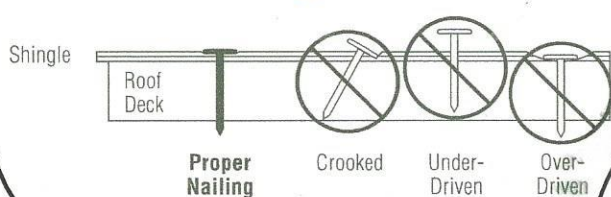


Figure 8-1: Fastening three-tab, strip-type shingles.

* Proper placement of fasteners is important for shingle performance and warranty protection. Ideally, placement of fasteners should be as specified according to the precise locations shown for each shingle. However, in practice some variation (dimensional tolerance) is acceptable.

- * ◆ When fastening a typical three-tab, strip-type shingle, CertainTeed requires that at least four fasteners be used.
- * ◆ Nails are strongly recommended instead of staples. (*Nails MUST be used with Hatteras, LandMark TL, Presidential TL, Carriage House and Grand Manor shingles.*)
- * ◆ Nailing locations vary by shingle style and by roof slope. It is critical to fasten the shingles in the proper locations in order to achieve designed performance. Improperly fastened shingles may blow off or slip out of place. The use of asphalt roofing cement in small quarter-size dabs to hold the shingle down is required on most shingles when applied to steep slopes exceeding 21/12 (60 degrees). Consult individual shingle application instructions for details on the above, including fastening points.
- * ◆ When fastening a heavier and thicker premium product, like Carriage House Shingle™ or Grand Manor Shingle®, CertainTeed requires longer nails.
- * ◆ Nails with a barbed or rough shank are recommended. Smooth pneumatic nails are also acceptable.
- * ◆ Nail shanks must be either 11- or 12-gauge.
- * ◆ Nail head diameter must be at least 3/8".

- * ◆ Nail shanks must be long enough to penetrate the roofing and then go 3/4" into solid wood, plywood or non-veneer wood decking, or through the thickness of the decking, whichever is less.
- * ◆ Be sure fasteners are driven straight, with nail heads flush with the shingle surface and never cutting into the shingle (Figure 8-1).
- * ◆ All nails must be corrosion resistant; for example, double-dipped galvanized steel, aluminum, copper, or stainless steel.
- * ◆ To prevent shingle distortion, do not attempt to realign a shingle by shifting the free end after two fasteners are in place.

* ◆ Fasteners should not go into, above, or between the self-sealing strips (except for Hatteras and Highland Slate). If they do, the shingles may not seal properly and will be more likely to blow off.

* ◆ If a nail is underdriven, be sure that it is hammered down flush.

* ◆ Seal overdriven nails with asphalt roofing cement and install another nail nearby.

* ◆ Fasteners must not be exposed; i.e., visible on the finished roof.

ARE STAPLES ACCEPTABLE?

Both ARMA and CertainTeed **strongly recommend** that properly driven and applied roofing nails be used as the fastening system for asphalt shingles. Staples can perform acceptably if properly applied, but proper alignment and application is more difficult with staples than with nails, making shingle damage and blow-offs more likely. (Nails **MUST** be used for Hatteras®, Landmark™ TL, Presidential T/L, Carriage House and Grand Manor shingles, plus in high-wind areas and to qualify for an increased wind warranty if available.)

Caution: Check your local Building Code for applicable fastener requirements.

Here Are Some Tips

In a roof-over, you need to expose step-flashing before installing the second layer of shingles. If the second layer is just cut around the object, and the apron flashing is not brought out on top of the new shingles, then the original step flashing drains onto the apron and down between the layers. After several years, the deck is saturated and rotting. Opening up the flashing the right way is a "pain," but it must be done. Thanks to Tim Mosher from Lima, OH. Tim recently repaired the bottom corners of 8 dormers on his parent's roof where the flashing was "shingled-over"... no wonder he sent us this tip!

- Apply an additional row of shingles over the metal flashing strip, trimmed to match the vertical width of the metal flashing strip on the shingle surface. Fasten shingles with face nails sealed over with a small dab of roofing cement.
- Next, if there is siding, bring it down over the vertical part of the step flashing to serve as cap flashing. Do not nail the siding into the vertical flashing.

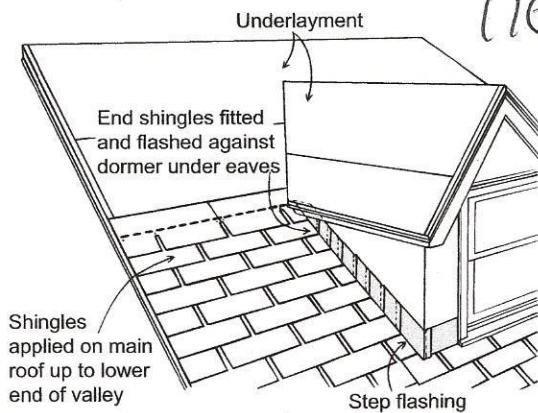


Figure 6-4: Front/side wall flashing.

- If the vertical front wall meets a sidewall, as in dormer construction, cut the front flashing so that it extends at least 7" around the corner. Then continue up the sidewall with step flashing as described earlier. A good quality caulk, or asphalt roofing cement, may be useful to fully seal behind corner joints, if they will not be soldered.

SOIL STACKS AND VENT PIPES

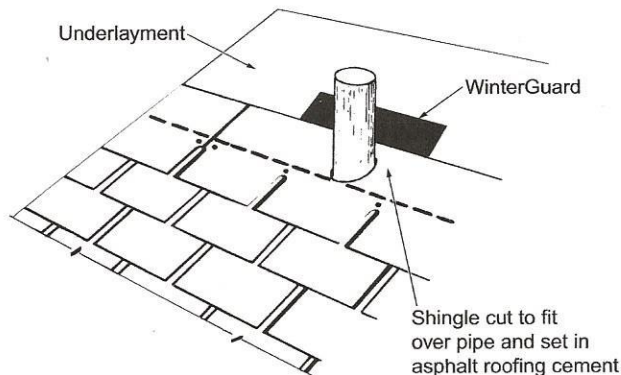


Figure 6-5: Cutting shingle to fit around vent pipe.

Practically all homes have circular vent pipes or ventilators projecting through the roof. Before installing the flashing, bring the shingles up to the vent pipe. Then cut a hole in the shingle that will go over the pipe and install the shingle, setting it in asphalt plastic cement. Next, place a preformed flashing flange, sized to fit snugly over the pipe, over the vent pipe and set it in asphalt roofing cement. Be sure the flange is seated squarely on the roof.

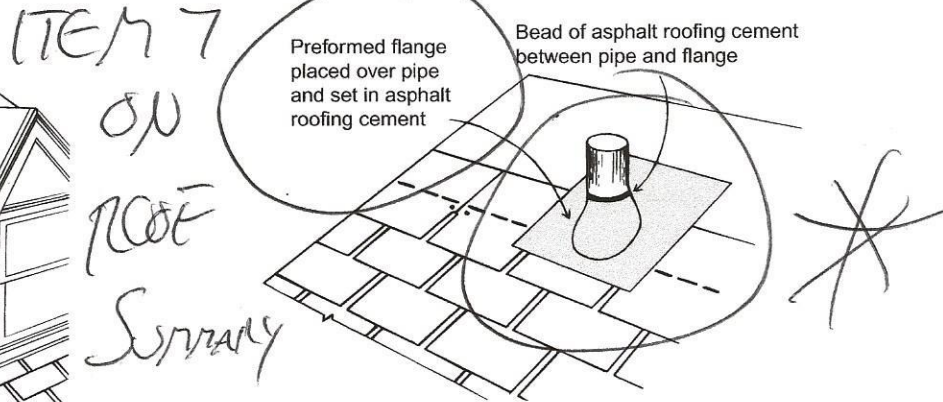


Figure 6-6: Placement of flange over vent pipe.

After the flashing is in place, continue applying the shingles. Cut the shingles in the succeeding courses to fit around the pipe, and embed them in asphalt roofing cement where they overlap the flashing flange. The completed installation should appear as shown in Figure 6-7, with the lower part of the flange overlapping the lower shingles, and the side and upper shingles overlapping the flange.

Follow the same procedure where a ventilator or exhaust stack is located. If the ventilator, exhaust stack, or soil pipe is near a ridge, bring the shingles up to the protrusion from both sides and bend the flashing flange over the ridge to lie in both roof planes, overlapping the roof shingles at all points. Ridge shingles are then positioned to cover the flange. Embed the ridge shingles in asphalt roofing cement where they overlap the flange.

Flexible neoprene boots are also commonly used to flash around vent pipes.

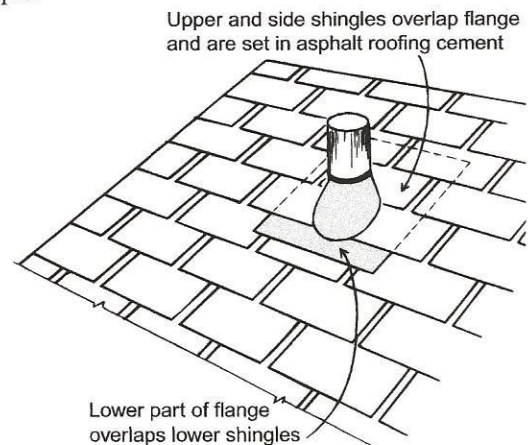


Figure 6-7: Applying shingles around flange.

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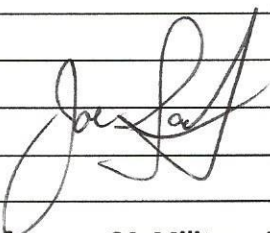
INVOICE

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DATE: JUNE 15TH / 2023
INVOICE # : 5080

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	2 (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	\$455.00

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 !