



# 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 47 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





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Roof Inspection for : [REDACTED]

Job Address : [REDACTED] ~ Manzanita, Oregon 97130

I inspected this roof on July 17<sup>th</sup> 2025. I was on site 4 hours. I met the owner and got on the roof. The roof is a new GAF TPO membrane in the white color. One layer over insulation over 3/4" decking. Photo emails will be sent. Each will be numbered to correspond to the numbered items on the summary report. The Property owners have a large amount of photos and videos. I have consulted with GAF technical support, GAF regional TPO Rep, Tillamook County Building Inspector, and Atlas, a poly-iso insulation manufacturer. The following items should be noted :

1. Contract said install 1/2" plywood over the poly-iso insulation. There is no plywood. I was not privy to all communications between owners and contractor. A cover board such as DensDeck Prime Board 1/4" thick should have been used which gives a Class A1 fire rating. The installers should know this. The project manager should know this. The exteriors company should know this. TPO was applied directly over the poly-iso insulation. \*\*Plywood should have been installed over the 3/4" decking to give sheer strength and a thicker, more adequate deck for screw placement.
2. Contract says TPO will be "fully adhered" along with "mechanically fastened" ( screws & plates). This roof is not remotely close to being fully adhered. GAF requires fully adhered at this extreme wind location. It gets very windy here. There are air pockets, voids, wrinkles throughout. The owner was present the entire 3 week period this was done. The owner only saw one (1) pail of adhesive. A pail covers 300 sq ft. The entire contents of this lone pail were not used. The entire roof including garage is about 1,750 sq ft. In regard to screws and plates I saw few if any. These are plainly visible as a 'hump' under the membrane. These plates have some thickness. They should be 12" O.C. Every seam. The only fastening I saw was perimeter flashing and protrusions ( pipes, chimney, etc ). This roof is essentially just laying there. Like a quilt on a bed.
3. The poly iso insulation is stamped THIS SIDE DOWN. That side was up.
4. Perimeter flashing is incorrect. On the garage a 90 degree drip / gutter edge flashing was used everywhere and a 'gravel stop' flashing was used at the main structure entire perimeter. \*\* All perimeter flashings are 24ga coated galvanized, not stainless steel. These coated / clad flashings are accepted by GAF. Stainless steel flashings can easily be incorporated with a TPO roof simply by using a compatible TPO primer. \*\*You **do not ever** use gravel stop flashing at the drip / gutter edge, only at the rake / gable edge. You use a 90 degree or slightly pitched flashing at gutter / drip



- edge and gravel stop at all rake / gable edges. I do not recall ever seeing gravel stop used as a drip edge flashing. Just when you thought you had seen everything.....
5. There are several open voids where heavy sideways wind driven rain can enter. This weather is fairly common here at the beach. There is rare snowfall too.
  6. Contract says all metal hardware and fasteners will be stainless steel. The only thing stainless steel here are the pipe clamps which have galvanized screws. One pipe has no clamp. The chimney pipe does not have a storm collar. Every other chimney pipe in Manzanita has a storm collar. This is a high wind heavy rain environment. The caulking used here appears to be non high temp caulk.
  7. Reinforcement patches are not the same color as the roofing. Patches gray roofing white. Typically, for continuity, the same color is used. Looks better.
  8. Contract says "complete cleanup". This was not done. There was new roof waste trimmings, fasteners, clamp strips, fasteners, nails everywhere including in the driveway.

Conclusion : **GAF requires this roof be fully adhered.** In that regard this situation is game over. Multiple breach of contract, multiple product manufacturer ( therefore ) code violations, complete disregard / disrespect for the homeowners and their prized property. Communication between the installers, project manager, home office was non existent, confused, convoluted, gone. Whoever installed this roof had no business installing this roof or being anywhere near this property. The owners said the contract called for all materials to be on site prior to starting the work. According to the owners this was not done. In my career this is definitely one of the the worst I have seen. Absolutely astounding negative behavior throughout this long process.

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 for this job was / is not required.****

Thank you,  ( Joe Sardotz ) 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\*\***