

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 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

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- Affordable ~ Thorough ~ Versatile ~ Capable
- Roofing in Oregon Since 1973
- Project Management & Monitoring
- Inspections ~ Certifications ~ Owner Advocacy

www.oregonroofconsulting.com

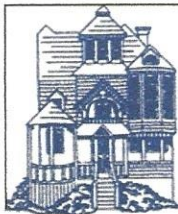
Phone: (503) 654-4612 Cell: (503) 952-6479

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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED] ~ Administration Building
Job Address : [REDACTED] ~ Chiloquin, Oregon 97624

I inspected this roof on September 15th / 16th 2025. I was joined by [REDACTED] owner of Skybright Metal Roofing. We stopped by at 5PM on Friday 8/15 for an hour on the way to the Sleep Inn Hotel. On Saturday morning 8/16 at 8:30 we met with [REDACTED] and then got on the roof. The roof is a standing seam metal roof in the medium green color. Roof pitch at the center 'dome' area is 6/12. Everywhere else the pitch is 1/12. Roof is about 25+- years old. Separate photo emails will be sent. Each will be numbered to correspond to the numbered items in this summary. The following items should be noted :

1. The roof materials are still in good condition and should last a long time, at least 30 years probably longer. There are some leak issues due to installation errors / negligence. [REDACTED] showed us around and pointed out the problem areas. Leak areas are primarily at the hips and ridges mainly the ridges. The low slope amplifies these issues.
2. Some minor patching using membrane materials have been applied.
3. There is a large 'dent' in the roof where a section meets the center 'dome' area. This is either from someone slipping and falling from the center 'dome' area or from ice buildup.
4. There is no drip / eave flashing at the gutter edges. With all types of roofing a flashing here is the industry standard. The flashing directs water into the gutters and prevents water from 'wicking' back behind the roof panels and potentially becoming a leak issue. At some drip edges metal has been applied over the gutters to direct water over and not into the gutters. This may have been an attempt to fix leaking issues. It would not be difficult to install a drip flashing. Just back out some screws, tuck the oversized drip metal in place, apply new screws with washers.
5. The caulking / sealant at all pipe protrusions has failed. These all need to be cleaned, prepped with solvent, and re sealed with highest quality flexible sealant.
6. All the hipped ridge are improperly installed and manufactured incorrectly. The hip and ridge are not folded over the Z clips. They are sitting on top of the Z clips. They are sitting on top of the Z, which is allowing water to channel

underneath the Z's and allowing water to channel behind the Z clips. Butyl tape was used and the tape was relied on instead of metal. That tape has long since failed. You could stop most hip leak issues by painstakingly removing old sealant, prep with solvent, then apply new sealant. This would take a very long time and would be a temporary fix that should last a few years. The main issue at hips is the panels are sitting on the 'clips' with butyl tape and relying on this tape for leak prevention. Instead of relying on the metal they were relying on the butyl tape – which is a high quality product – but is not nearly as long lasting as painted metal.

7. The main leak issues are at the ridges. The very low slope of the roof heavily amplifies the leak issues. A main issue at all hips and ridges is that they all have only a 2" overlap. Overlap should be at least 6" and triple sealed not just caulked at the joints. The caulking at these joints has failed long ago. These ridge caps are essentially flat which is a major contribution to the leaking. The panels should have been bent at a 3/12 or 4/12 pitch so the water would be directed down toward the gutter and not sideways then in to the building. I would advise installing a larger oversize cap metal properly clipped and sealed and bent at a 3/12 or 4/12 pitch with proper overlap. **You could probably (temporarily) stop most leaking by tending to all the ridge cap metal joints. I noticed a membrane product used here similar to a product we used in the tile roofing days. It is a foil backed thick very tacky / sticky membrane in a 7" wide roll. Prep and clean with solvent then apply a thick membrane similar to the minor patching done at a few ridge cap metal junctions.
8. If installing new hip and ridge trim maybe consider using a different color. Maybe a soft brown or blue color or a green color a few shades darker. Pick a few colors and put it up for a vote. I vote for a darker green. Just a thought.

Conclusion : Installation errors combined with the low slope and winter snow add up to problems. There would be less issues with a steeper pitch. Low slope is OK but you must then have a completely properly installed application. The climate here is greatly varied. It can go from 22 degrees to 85 degrees the same day. This is hard on complex roof systems. Add 62 inches of snow a year and snowmelt becomes an issue. Rainfall averages 20 inches a year here.

Thank you,



(Joe Sardotz) 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

INVOICE

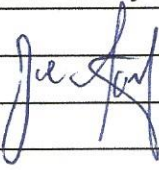
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Oregon CCB 199121 ~ WA lic OREGORC87

DATE: AUGUST / 24TH / 2025
INVOICE # : 7064

TO : [REDACTED] CHILOQUIN, OREGON 97624
HANNAH RUIZ ~ SHANTI TREETOP ~ STEVEN COLE

FOR :
ROOF INSPECTION | ASSESSMENT
KLAMATH TRIBES ~ ADMINISTRATION BUILDING
PROVIDE TEXT & PHOTO DOCUMENTATION

DESCRIPTION	HOURS	RATE	AMOUNT
Roof Inspection Onsite & Office Time up to 2 hours is \$375 (Minimum charge). \$180 per additional hour after that.	4.5		\$865.00
Driving Time : First & last 15 minutes of driving time is free after that it's \$120.00 per hour	8.5		\$1,020.00
If any further advice / help needed via phone or email please call. No charge it's part of the service			
Prompt payment is always appreciated !!			
Thank You !  Joe Sardotz			
**Deduct 10% for over 64, Military, Police, Firemen or paramedic			
Any offered discounts not valid on (30 Day) past due accounts			TOTAL \$1,885.00

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 !