



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

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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED]

Job Address : [REDACTED] ~ Portland, Oregon 97218

I inspected this roof on April 5th 2025. I got on the roof. The roof will be two years old in May, 2025. The roof is a Carlisle TPO membrane roof. About half of the roof is newer with plywood deck and the rest is about 85+- years old with 1X6 boards as the roof deck. I have consulted with Carlisle Technical Support folks. 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. The contract is very vague. The CCB requires a specific, detailed contract. This contract is not close to that. Very very vague.
2. The required three CCB notices were not sent to owner. These are about liens, procedure, and consumer rights. These are required but were not provided.
3. The older sections with boards should have had plywood installed. These boards are full of cracks, wide joints, knot holes, etc. While walking on this I heard a few pops and squeaks. This is not an adequate substrate.
4. There are 2 ways to install TPO. Fully adhered (glued), and mechanically fastened (screws and plates). Contract does not specify. If it is fully adhered it is not fully adhered very well. If it is screws and plates there are not near enough of them. These are very visible to the eye. They create an easy to see 'hump' albeit a slight one. You can also feel them with foot or hand.
5. There is an open slit in on the upper solar section. Water enters here every time it rains.
6. The perimeter flashings have several legitimate issues. A) the 1X3 drip flashing does not lead into the gutter. There are wide gaps / openings here. B) Rake edge and top perimeter flashings must be 'Gravel Stop' profile. There is some Gravel stop here along with a straight 90 degree profile, Can't do that. There are also both profile of flashings on some rake edges, mixed. Can't do that either. C) All flashings must be 'sandwiched' between plies of membrane roofing. This was not done.
7. The chimney flashing is bad. Loose. Open. Not snug / tight to brick. No sealant anywhere.
8. Some seams roof less than required 1-1/2."

Conclusion : Many things were done on this roof that a professional, legitimate, qualified, experienced roofer with integrity simply would not do. Whoever was installing this roof had no business installing this roof. In my opinion this roof needs to be done again. This time install plywood, poly-iso insulation unless there is insulation under the boards, dens-deck cover board and a PVC or IB membrane roof which are both a step above TPO.

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.****

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****