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, Joe Sardotz 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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Roof Inspection for : [redacted]

Job Address : [redacted] Coos Bay, Oregon [redacted]

I inspected this roof on August 2nd 2025. I met the owner, looked in the attic and got on the roof. The roof is a new standing seam metal roof in the gray color over space sheathing and 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. The required 3 CCB notices (liens, procedure, consumer rights) were not supplied according to the owner.
2. The contract is extremely vague. No scope of work except to say "we will install a metal roof". Materials to be used and installation methods should be on the contract in specific detail. I have written many thousands of contracts and have seen hundreds of others from other roofing companies.
3. Weather patterns including rain and wind should be considered when putting together a scope of work. There was no scope of work for this job. Coos Bay gets 64 inches of rain a year. Coos Bay gets high wind. Also a very high critter / insect population ratio here.
4. The pitch change in mid front has no flashing. The Oregon Residential Specialty Code Chapter 9 'Roof Assemblies' says that 'Flashing shall be installed at pitch change' R903.2.1
5. The ridge venting is an entry level foam type not suitable for weather here. Plus, there is a high 'critter' ratio here in the semi wilderness. The ridge vent opening has no screen. It is wide open. Insects, mice, bats, bees can easily enter here. Mice can chew through that foam in no time. This foam is subject to movement in an extreme wind event. There are high numbers of mice, rats, moles, voles here. A proper ridge vent to *industry standards* would be: Screened opening; Z clips fastened and sealed in each bay; a continuous 'cleat'; maybe insert a CoraVent type addition; attach ridge cap pieces to cleat. Only 2 screws at each end. In some places the foam is not snug to the opening. In a couple of spots it is hanging out in the open just a bit.
6. The ridge vent opening at some places is blocked by underlayment paper. A 10' run of ridge had no vent hole at all.
7. The sidewall / roof to wall areas, of which there many, are the most serious of

matters here. The siding is very thick. There are no **code required** kickout / diverter flashings at the bottom. Nothing. The flashing is aimed straight at behind the siding and down inside the walls. You do not want any water entering here. It would be major demo to rebuild an inner wall. Many of the junction 'box' flashings are loose, easy to move. Shouldn't be able to do that. Facets / planes of box flashings should be parallel / perpendicular to roof / wall planes. It appears little if any butyl tape was used. **Butyl tape and caulk are requirements. I just cannot fathom why such an important detail such as this would be left this way. Unbelievable. This is a serious accident waiting to happen. **I have advised the owner to generously caulk all these areas to buy a little time and prevent many many gallons of water where you most definitely do nit want water to go.

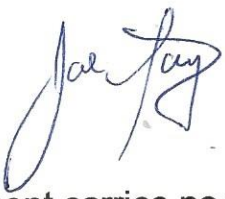
8. The siding at these sidewall areas were cut freehand. A guide was not used. Cuts are unsightly, crooked, sloppy. Aesthetically this is very displeasing.
9. The flashing at these sidewall areas does not even go under the siding. No support / extension flashings were used. A few barely go under the siding (code is 3"). 3" is standard for all types of roofing. At most sidewalls there is a 1/8" - 1/4" - 1/2" gap between the metal edge and the cut edge of the siding. Water will enter here. Simply astounding.
10. Many rib joints are open up to 1/4". Ribs are not in line. They are offset within themselves and in relation to the other ribs.
11. Many rake edge flashing ends have no fastener. They are loose and are 'windcatchers'
12. There are dents, buckles, wrinkles, crooked sloppy trim piece cuts throughout.There are dimples, dents, impressions in some panels caused by a poorly prepared deck. Not a leak issue but it does not look good.
13. We saw a few panels not turned / connected to the drip edge metal. We saw gutter lips that did not tuck under the drip metal.
14. Siding was cut out so that gutter ends could go past the siding touching the sub wall. What prompted this to be done I just cannot imagine.
15. The 'turret' in front has a semi enclosed area where tree debris is already accumulating and has nowhere to go. Cleaning this 'scupper' out is easier said than done.

Conclusion : With metal and to a slightly lesser degree tile, these types of roof applications should result in a watertight roof but also have aesthetic, 'artistic,' craftsmanship, components as well. You can't 'cheat' with these 2 types of roofing like you can with asphalt shingles and cedar. Tile and especially metal, are more refined, much less forgiving. Flatwork mostly goes unnoticed. A majority of Roofers will go their entire career and not do metal and / or tile, much less..... *thoroughly* learning it. Metal installation should be performed by qualified installers familiar with metal roofing systems and the industry

standards. Local weather patterns should also be considered when you are formulating a scope of work. Here, there is / was no scope of work. I have seen things on this roof that I have very rarely seen before. The impression is that there were people working here that perhaps were not qualified. The impression also is they were in a hurry. There are things all over this roof that an experienced, legitimate, qualified, professional roofer simply would not do. Nothing has consistency. I do not know how to fly a plane so I do not fly planes. I do not play the piano so I do not attempt to play the piano. This, combined with one of the most *vague* contracts I have ever seen, zero scope of work, add up to problems that are uncomfortable for all involved. Some things here can be reworked, some cannot, in my opinion.

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