



Oregon Roof Consulting and Inspection

No-Nonsense Roofing Advice for Property Owners: Affordable ~ Thorough ~ Versatile ~ Capable

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PO Box 220190, Milwaukie, OR 97222

Roof Inspection for :
Job Address : Veneta, Oregon 97487

I inspected this roof on Saturday May 3rd 2025. I arrived at 12:30. I met K and G. I was on site for 4 hours. The roof is a new GAF 'Camelot 2' shingle in the medium brown color. These are high end 'Lifetime (50 year) Designer' shingles that are thicker than most shingles and have very specific installation instructions. One layer of shingles over OSB. 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. I have consulted GAF online specs / instructions, the GAF 'Pro Field Guide', also The Oregon Residential Specialty Code Chapter 9 " Roof Assemblies'. Everything on this summary can easily be found online and in GAF printed materials. All can easily and quickly be found / referenced / printed / scanned / supplied. K. has painstakingly printed and highlighted all relevant GAF spec sheets and instructions regarding this Camelot 2 shingle roof. I have a copy of all these. There are also many dozens of photos taken by G. and myself.
2. I understand that there are deep cuts in some trusses at intake vent locations. A certified engineer has inspected this and provided a report. This a serious issue. I remember in high school wood shop Mr Penner saying that you always set a saw to the thickness of what you are cutting plus 1/8 of an inch.
3. The roof is too steep to freely walk on. Roof is a 10/12 slope. We set the ladder up in 12 locations all around the house. G. was with me the entire time and saw everything I saw. K. was with us about half the time.**I carry short toe boards and sometimes install these in steep roofs to gain higher access however that (could) invalidate the GAF warranty so I did not install toe boards on the roof.
4. We found damp to the touch roof deck and paper. GAF *requires* both to be dry. GAF wants paper to be covered / protected / tarped after install.
5. The eave / drip metal too small at 2" on the deck. It should be at least 3". It is also not nailed correctly. Nails are too far apart with many under driven and some angle driven.
6. There is no ridge starter piece for hips and ridges. GAF and all manufacturers require a starter piece.

7. There are issues with the step flashing where roof meets wall. Step flashings are available in various sizes for various types of roofing. Here, smaller pieces were 'stair stepped'. GAF wants one 10-1/2" piece of step flashing per row. GAF accepts smaller pieces as long as it is done a certain way. It was not. The butt edge of the step metal should be barely above the butt edge of the shingles. Here it is random all over the place. Also, GAF requires step flashing to go at least 5" up the wall behind the siding. Here, 3" goes up the wall.
8. GAF wants nails directly over the slots / keyways. I found nails 2-3-4" off.
9. The valley cuts are bad. They are crooked, inconsistent and unsightly. They were free cut. A really neat tool is a 'chalk line or chalk box'. Various colors of powdered chalk are available. Do not use red on shingles as red stains and will not come off. Chalk lines were not used. With chalk lines you get a laser straight cut. The valley metal is scratched. You should slip a piece of starter under the valley shingles prior to cutting which protects the painted metal while cutting the valleys. GAF requires compatible mastic under valley shingles. From our vantage point this was not done.
10. Intake vents (Smart / Stealth) were installed on the roof near gutters. Smart intakes were not necessary as intake vents are already at overhangs between the rafter tails. Nails for the shingle row on top of these intake vents are too short at 1-3/4". See photos.**Ridge shingles on ridge vent nailed with 3" nails supplied by the ridge vent manufacturer. 3" nails were not supplied by intake vent manufacturer for the intake vents though the intakes and ridge vent are the same thickness. You'd think someone would have noticed this.
11. Nails used are electro galvanized. Some already have surface rust.....on a 50 year roof. These nails have 8 microns of coating, not much. Hot dipped galvanized nails have 80+ microns of coating and do not rust. The cost for upgrading to hot dip nails on this roof about \$32. I found too short of nails at hip / ridge shingles at 1-1/4". 3/4" nails were used at open overhangs. These barely penetrate the deck. The owner wanted nails to not blow through the deck at open overhangs, but a 1" nail would have worked better. Also, I found 3/4" nails further up the roof where there should be 1-1/4" nails. Many of these 3/4" nails were out of place, angle driven, over driven. At 4 places I saw nails just laying there, not penetrating anything. They shingled right over these which is astounding. I could pull some of these 3/4" nails out with my finger nails. Shouldn't be able to do that. We looked under about 70 shingles each with 5 nails. $70 \times 5 = 350$ nails. All 350 nails were not faulty though a majority were / are either too short, over driven, angle driven, under driven.
12. GAF has very specific shingle pattern instructions / specifications / requirements. The keyways / slots MUST be directly in line every other row. GAF online photos plainly show this. Except for a few spots that are really off – see photos – these are fairly close but fairly close is not good enough. So much on this roof leaves the impression that the roofers were either in a hurry, in a bad mood, not properly trained, did not read GAF instructions or

all of the above.

13. Once these shingles bond by the factory applied / sun activated sealant they essentially become one, a 'Monolithic Membrane' and separating them becomes extremely difficult with the hot / sun / south side being the worst and the west sides being next. The north side and east side don't get as much direct sun and can separate *carefully and slowly*. Hosing shingles down with cold water helps in this regard. On south facing sides / facets you simply cannot separate shingles.

Conclusion : The owner had 2 other inspections by GAF. Things were done here that an experienced, qualified, legitimate, professional, real roofer simply would not do. This roof cannot be repaired. ** See items #12 and #13.

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 or Alterations :

*'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, (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****