



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

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

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Joe Sardotz, Owner Operator



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Roof Inspection for : [REDACTED]
Job Address : [REDACTED] ~ Kelso , Washington 98626

I inspected this roof on April 12th 2025. I met the owners. Inspection was visual, ladder to gutter and binoculars. The roof is a 29 ga painted corrugated metal roof. The structure is new. I had conversations with JM Buldings and CSC Building Systems. I also consulted with Skybright Metal Roofing. Separate photo emails will be sent. Each photo email will be numbered to correspond to the numbered items on the summary report. The following items should be noted :

1. At the lower rear roof section I saw 3 holes in the roof.
2. At upper rear corner there is a missing cross member / purlin. This roofing 'flaps' when it is windy. See photos.
3. I saw careless / inconsistent misc details of cutting and measuring. A) Trim detail, B) where roof meets wall, C) ridge cap detail. See photos.
4. There is one protrusion, a plumbing vent pipe, there is no pipe jack, boot, fixture, flashing here there is just caulking which is temporary. See photos.
5. The roof metal is 29 gauge which is paper thin. A thicker 26 gauge metal is available as an option but this option was not offered. See photos.
6. The ceiling insulation falling down and continues to come loose and fall. The insulation should not be coming down. See photos.
7. At the peak / apex the underside of the roof metal is showing. All roof metal needs a vapor barrier. There should be another cross member / rafter / purlin to attach to. If bare metal has inside heat on one side and outside cold on the other side this causes condensation. See photos.
8. About twice as many screws were used as were needed. There are pairs of screws. There should be one screw not two. Drawings / plans show 2 screws at eave and peak but one screw at all interior purlins. Also at many places there are 2 screws right next to each other - touching each other. Can't do that. The screws were set too tight. The screws have a neoprene washer / grommet. This grommet should be snug to the roof not tight. If a grommet is compressed / smashed it will fail prematurely and simply tear away from the screw. The owners have and provided me all drawings / specifications which are very clear. The owners also have many photos and videos that plainly show these various issues.
9. At every screw there is a depression / divot / crater. This is very unsightly. The combination of 29 gauge metal, too many screws, screws too tight makes for a very unsightly severe 'oil canning' appearance. DC drill motors (screw guns) have an adjustable 'clutch' which sets the screw to the desired depth. The clutch was obviously set too tight or not set at all. These divots, depressions, dents, simply should not be there. See photos.

Conclusion : Whoever did this roof installation had no business installing this roof. There are multiple, extreme aesthetic issues, product manufacturer / and code issues. ***See R905.1 below.

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 International Residential 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****

Oregon Roof Consulting and Inspection

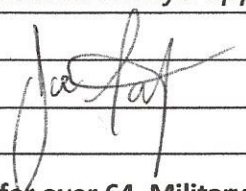
INVOICE

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DATE: APRIL / 16TH / 2025
INVOICE # : 7047

FOR :
ROOF INSPECTION | ASSESSMENT
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.			\$375.00
Driving Time : First & last 15 minutes of driving time is free after that it's \$120.00 per hour	1.5		\$180.00
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			PAID
Any offered discounts not valid on (30 Day) past due accounts			TOTAL \$520.00

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 !