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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Joe Sardotz, Owner Operator

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Roof Inspection for : [redacted]

Job Address : [redacted] ~ Warren, Oregon 97055

I inspected this roof on April 1st 2025. I met the owners, their attorney (Nick Herman) and got on the roof. The roof is a 3-1/2 year old Malarkey 'Vista' shingle in the black color. One layer over plywood. Roof pitch is 2-1/2 in 12. 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. !0 two foot long (20 lineal feet) of stealth intake vents were installed, contract says 40' will be installed. These vents do not work on such a low pitch. These have reverse flow which you do not want on any roof. There are other means of intake venting.
2. There are plastic attic vents on both sides of apex. These should only be on one side of the apex. These are working against each other. With this and minimal intake venting ventilation is performing at a fraction of its' potential. Condensation is an issue here. Water weighs 8.4 pounds per gallon. Once in the roofing days I put a saturated sheet of 1/2" plywood on a scale and it weighed 83 pounds. A dry sheet weighs 44 pounds. There was 39 pounds of water in that sheet. True story.
3. The plastic vents nailed wrong. They were all nailed in the flange. Two of these vents are already cracking. Printed on every flange is : **Warning Do Not Allow Fasteners To Penetrate Flange'.** Why? There are factory supplied holes in the flange. The hole is larger than a nail so as to allow for expansion and contraction. If the flange is nailed they cannot expand and contract so they crack. I have seen these vents broken in half.
4. Half inch CDX plywood was installed. According to the owners a permit was required for this but a permit was not pulled. Also plywood seams are tight. Plywood should have a 1/8" gap at all seams for expansion and contraction. The APA (American Plywood Association) strongly advises this.
5. There is bad shingle nailing that is not to Malarkey requirements. **See photos and attached Malarkey spec sheet.
6. CDX plywood is at an open overhang in front. Industry standard is to use plywood with one good side at open overhangs. This is not a code requirement however this is how professionals do it.

Conclusion : There are multiple rudimentary, basic, fundamental things wrong with this roof. A qualified, professional, experienced, legitimate roofer simply would not do this. There are multiple shingle manufacturer and Oregon Residential Specialty Code 'issues'. There is vast serious structural damage. Ceilings are sagging badly. According to the owner before, during, and just after this roof was done none of the sagging was there. This roof was not professionally installed. Whoever did this roof has no business being on this or any roof.

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

Succeeding courses are full-width, the first course completely overlapping the starter, and followed by courses half-lapped over preceding courses, on up the roof.

Fasten as described above. ***(See Figure 4)***

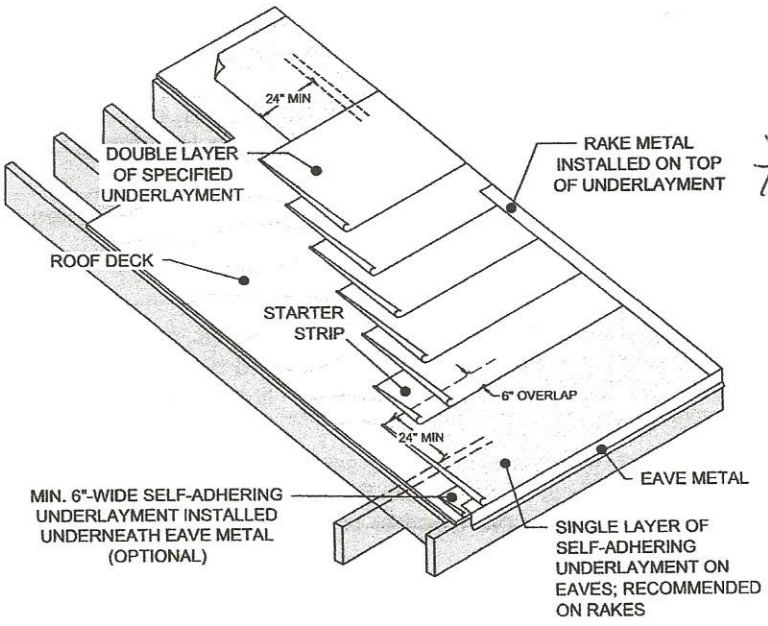

Figure 4 - Application of Self-Adhering and Field Underlayments on Roof Slopes 2:12 Up to 4:12 (Ice Dam Regions)

SHINGLE FASTENING

Type of Fasteners: Fasteners must be minimum 12-gauge (0.105 inch [3 mm]) shank, galvanized steel, stainless steel, aluminum or copper roofing nails, with a ⅜" (10 mm) head, compliant with ASTM F1667, and long enough to penetrate through all layers of roofing materials and at least ¾" (19 mm) into the roof sheathing. Where the roof sheathing is less than ¾" (19 mm) thick, the fasteners shall penetrate through the sheathing.

Malarkey approves the use of hand-nailing and/or pneumatic nailers for applying fasteners, but nails must be driven flush to the shingle surface and not overdriven, underdriven or driven at an angle, especially on low slope installations where water runs off less freely and leaks could result. When fastening adjacent shingles, butt them loosely together to prevent buckling.

The use of staples is not an approved fastening method.
(See Figure 5)

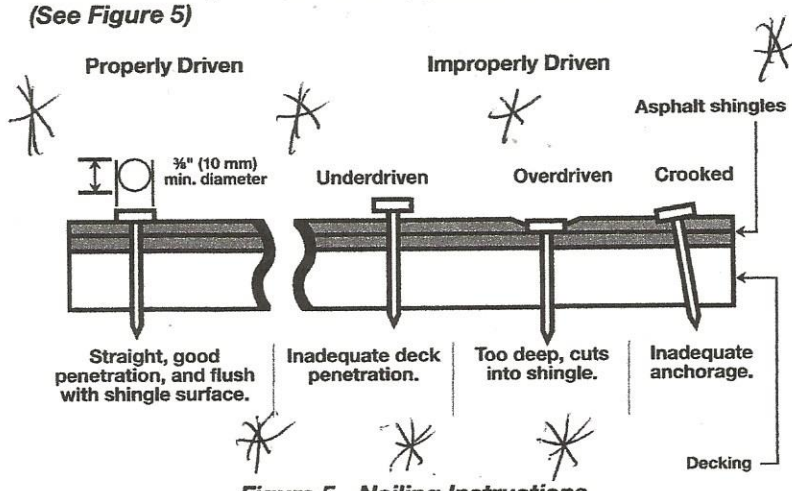

Figure 5 - Nailing Instructions

Nailing Pattern: Under normal conditions, use four (4) fasteners for each full shingle.

Malarkey laminate shingles feature The Zone®, an enlarged, 1⁵/₁₆" (33 mm) wide *nailing area* that helps ensure correct fastener placement. Place fasteners in this nailing area approximately 1" (25 mm) in from each edge and the remaining fasteners evenly spaced between. ***(See Figure 6)***

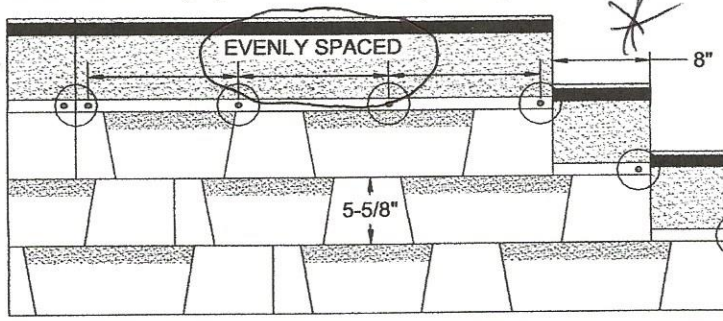

Figure 6 - Laminate, 4-Nail Fastening Pattern

Wind Resistance and Hand-Sealing: Malarkey shingles ar manufactured with strips of a factory-applied, thermal seala that is activated by the heat of the sun after the shingle is o the roof. Exposure to the sun's heat bonds each shingle to one below for wind resistance.

A variety of conditions like cold weather, high winds or blow ing dust, however, can affect the ability of the sealant strip to activate and prevent shingles from self-sealing during, or shortly after, installation. If shingles have not sealed after a reasonable time period, *hand-sealing* (also called hand-tabbing) is strongly recommended.

Note: Malarkey's wind warranties apply only when shingles sealed, whether by hand-sealing or activation of the self-se ing strips. Failure to seal under adverse circumstances like those described above is not a manufacturing defect.

To hand-seal a shingle, apply four (4) quarter-size dabs of asphalt roof cement conforming to ASTM D4586 evenly spaced under each shingle, and press shingles firmly into t cement. Excessive use may cause blistering; correct amou should not bleed out from under the shingle. ***(See Figure 7)***

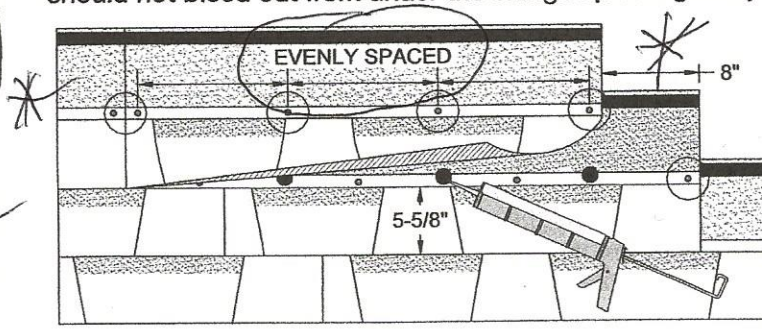

Figure 7 - Hand-Sealing Laminate Shingles

Steep Slope Fastening of Laminate Shingles: Roof deck with slopes greater than 21" (533 mm) per 12" (305 mm) require installation with six (6) fasteners per shingle and hand-sealing underneath.

Two methods for fastening can be used, but for each, the outer fasteners must be placed in the nailing area approximately 1" (25 mm) in from each edge. The first method has remaining four (4) fasteners also placed in the nailing area evenly spaced between. ***(See Figure 8)***

ITEM #5 ON SUMMARY