



ROOF

OCT 17, 2024

^E
BRAD MULKURN

459 Main St
Bethlehem, PA
18018
mba@keybrick.com
6104421133

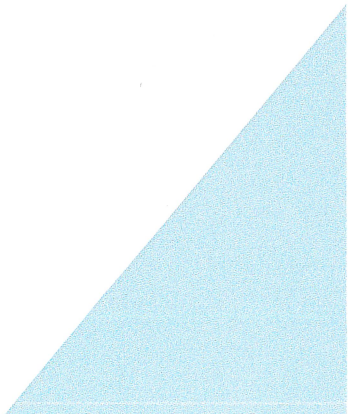
highviewconstructionllc@gmail.com
7172719495



INTRODUCTION

Your Reliable & Trusted Contractor

Highview Construction is a reliable and trusted contractor serving Eastern Pennsylvania residents. We are a local contractor that is here for you. Whether you live in Lancaster, Berks, York, Dauphin or Lehigh counties, Highview Construction is here for you! Countless people have trusted Highview Construction for providing superior service due to our integrity, craftsmanship, and dedication to the job. While we perform all types of construction for residential & Commercial clients, our primary focus is on the restoration & re-roofing of commercial buildings and residential properties. Highview Construction is licensed (PA 140958), fully insured



City of Bethlehem
Bureau of Code Enforcement
Application for Permit

This section for office use only: Permit No. _____

Ward _____ Block _____ Zoning District _____ Permit Fee \$ _____

Use Group _____ Construction Type _____ Code Year _____ Occupancy Load _____

Description: _____

NOTICE TO TAXPAYERS: Under the provisions of Article 342, as amended, you may be entitled to a property tax exemption on your contemplated new construction. An application for exemption may be secured from the City of Bethlehem and must be filed with the City at the time a building permit is secured.

Please Print Clearly Application Date: 11/18/24

Address of Construction: 457 / 459 Main Street, Bethlehem, PA 18018

RESIDENTIAL COMMERCIAL Construction Cost \$ 114,000 +/-

Brief description of work: Replace Roof

Check where appropriate:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Reroof | <input type="checkbox"/> New Building | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Siding | <input type="checkbox"/> New Addition | <input type="checkbox"/> Sprinkler | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Tent | <input type="checkbox"/> Footer/Foundation | <input type="checkbox"/> Accessory Building |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Razing | <input type="checkbox"/> Other _____ |

Two (2) sets of construction drawings and two (2) site plans must be submitted with this application.
Note: The City of Bethlehem has the right to request a property survey if applicable.

Property Owner's Name: Bradley A. Mulkern Phone # 610.442.1133

Property Owner's Address: 457 Main Street, Suite 700, Bethlehem, PA 18018
City State Zip

Applicant: Bradley A. Mulkern Phone # 610.442.1133

Applicant's Address: 457 Main Street, Suite 700, Bethlehem, PA 18018
City State Zip

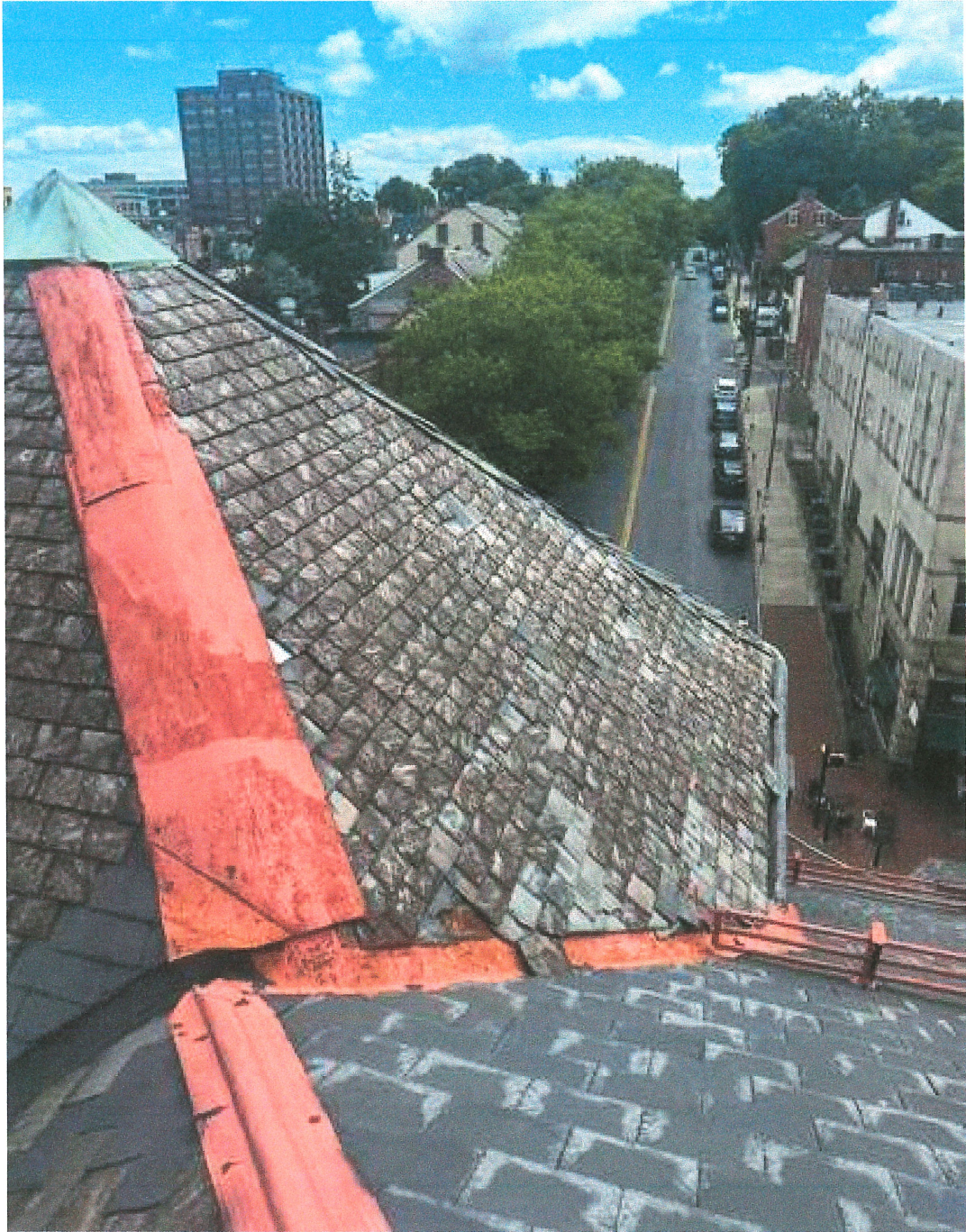
Applicant's Email Address: mba@keybrick.com

Contractor: Highview Construction LLC Phone # 717.271.9495

Contractor's Address: 117 West Lexington Road, Lititz, PA, 18018
City State Zip

IMPORTANT: A current *Certificate of Insurance for Workers Compensation* and a Business Registration/Mercantile License application must be submitted with this application if not already on file with the City of Bethlehem.

INSPECTION





Loose slate tiles and severe de lamination



Loose Slate tiles



Roof was previously tried to be repaired unsuccessfully



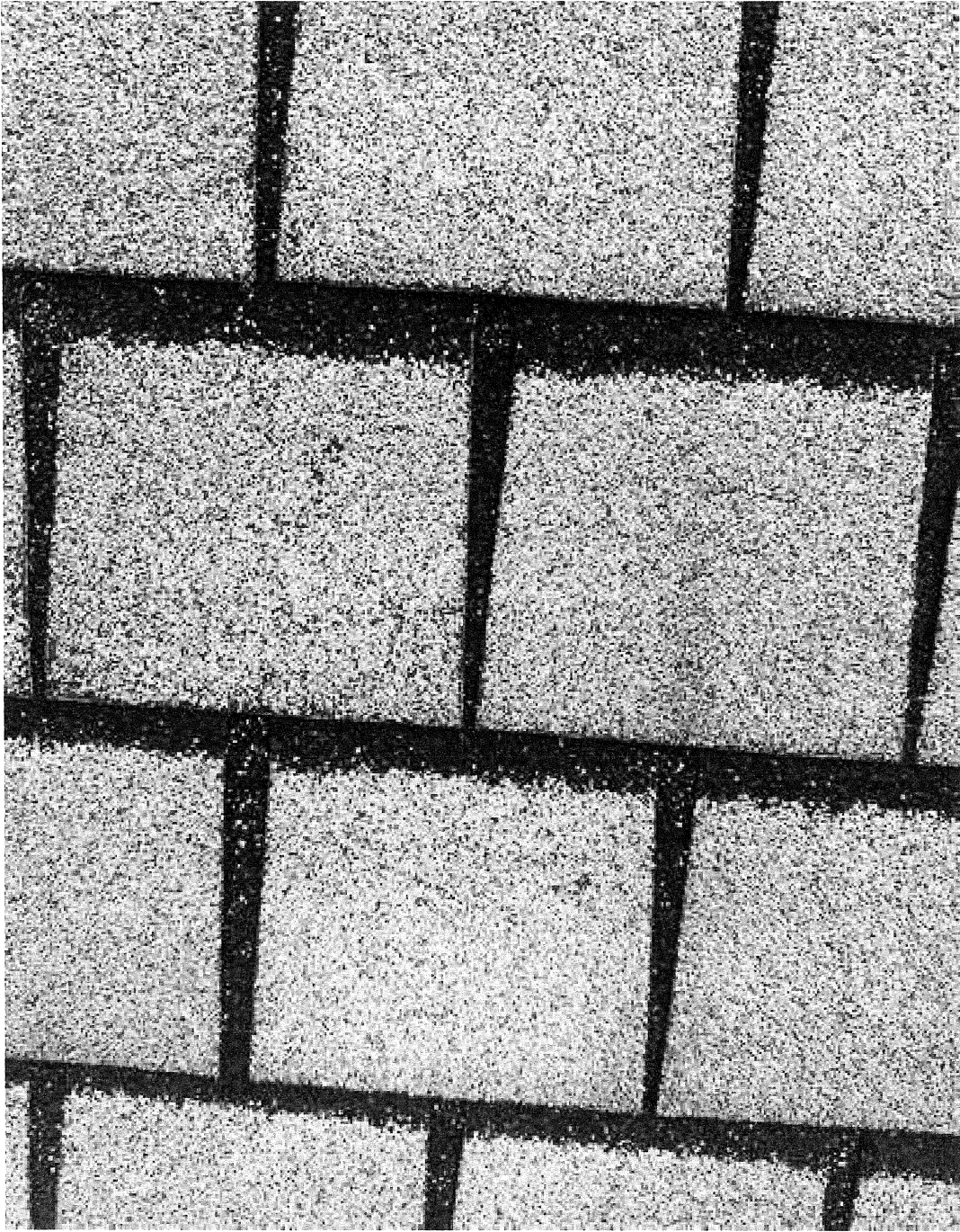
Slate tiles falling from roof due to nails backing out



Flashing needs to be install around metal base frame



• Nail hole, cause by nails backing out



More damage shingles by nails backing out



Shingle blow offs, needs new chimney flashing and step flashing around wall line.



Nail backing out

JOB DETAILS

Description	Qty
Labor - Setup scaffolding with tunnel and trash shuts in front of the building and side of the building	1
Labor - Remove old roof, install new OSB 1/2" plywood (due to space decking)	
Labor - Install Velux skylight	1
Labor - Install Owens Corning Duration shingles (Estate Gray)	1
Labor - Install Owens Corning Pro Edge Ridge caps (Estate Gray)	1
Labor - Install Owens Corning starter strip on eaves and rakes	1
Labor - Install Owens Corning Synthetic underlayment	1
Labor - Install Owens Corning Ice & water shield on eaves and valleys	1
Labor - Install Berger or Quality edge aluminum drip edge in eaves and rakes	1
Labor - 3" framing nails for plywood installation	1
Labor - 1-1/4" coil nails for shingle installation	1
Labor - 3" nails for ridge caps installation	1
Labor - Install split pipe boots around metal base frame	1
Labor - Install aluminum step flashing around dormers and wall line	1
Labor - Install new aluminum chimney flashing	1

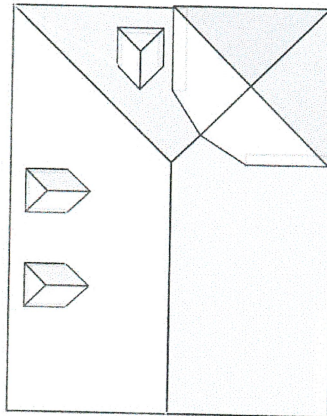
Estimate subtotal \$0.00

Total \$0.00

ROOF RECOMMENDATIONS

Roof must be replaced, rear section of roof (shingles) were installed incorrectly previously. Does not have a solid nailing surface under shingles, (space decking) causing nails to back out of shingles. Causing future leaks and shingles blow off. New aluminum step flashing around dormers and wall line. Also removing and resetting air conditioning unit on the back to install new shingles. Valleys will be done by performing the California cut method.

Front section of roof to be replaced due to slate nails backing out, causing slate tiles to pull away from roof. Severe delamination of slate causing premature failure of slate tiles. Slate roof is in bad condition, needs to be addressed as soon as possible. Roof condition may cause severe interior water damage and or structural damage to wood and other components. It's concerning that a Slate tile will fall from such height causing damage to cars parked near by and or unfortunately hitting a pedestrian walking underneath.



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Alex Jovel
Company:	Highview Construction LLC
Address:	117 West Lexington Rd Lititz, PA 17543
Phone:	7172719495

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MEASUREMENTS

Total Roof Area = 3,661 sq ft
 Total Roof Facets = 16
 Predominant Pitch = 8/12
 Number of Stories > 1
 Total Ridges/Hips = 206 ft
 Total Valleys = 51 ft
 Total Rakes = 0 ft
 Total Eaves = 254 ft
 Total Penetrations = 11
 Total Penetrations Perimeter = 83 ft
 Total Penetrations Area = 44 sq ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



South Side

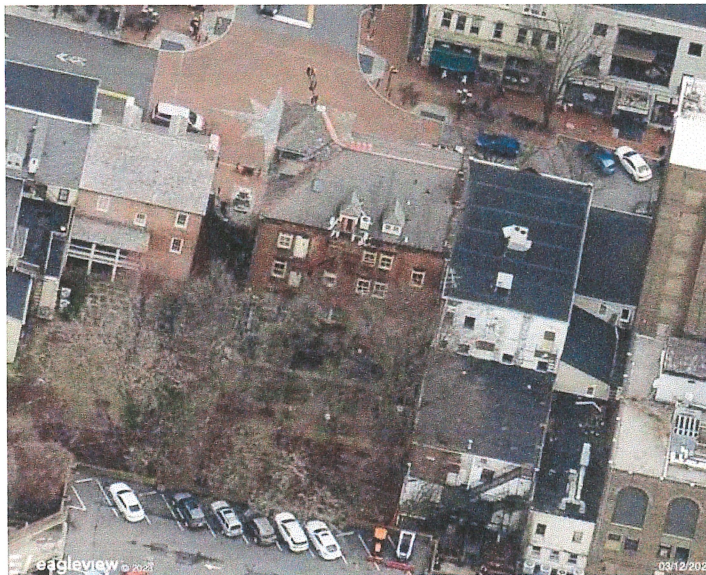


IMAGES

East Side



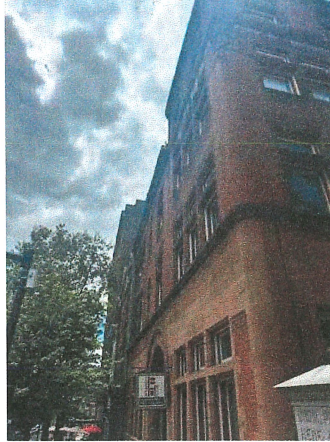
West Side



459 Main St, Bethlehem, PA 18018

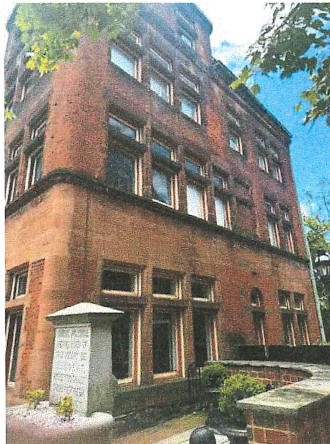
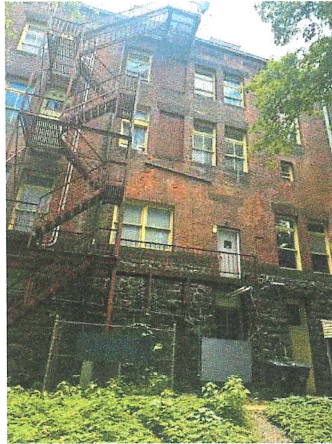
Report: 59534935

CUSTOMER SUBMITTED IMAGES



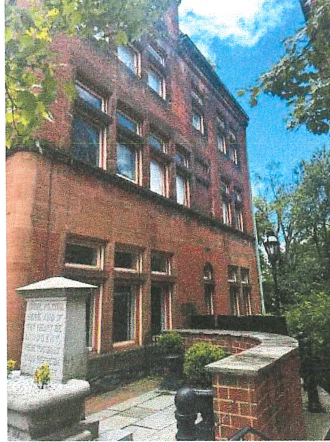
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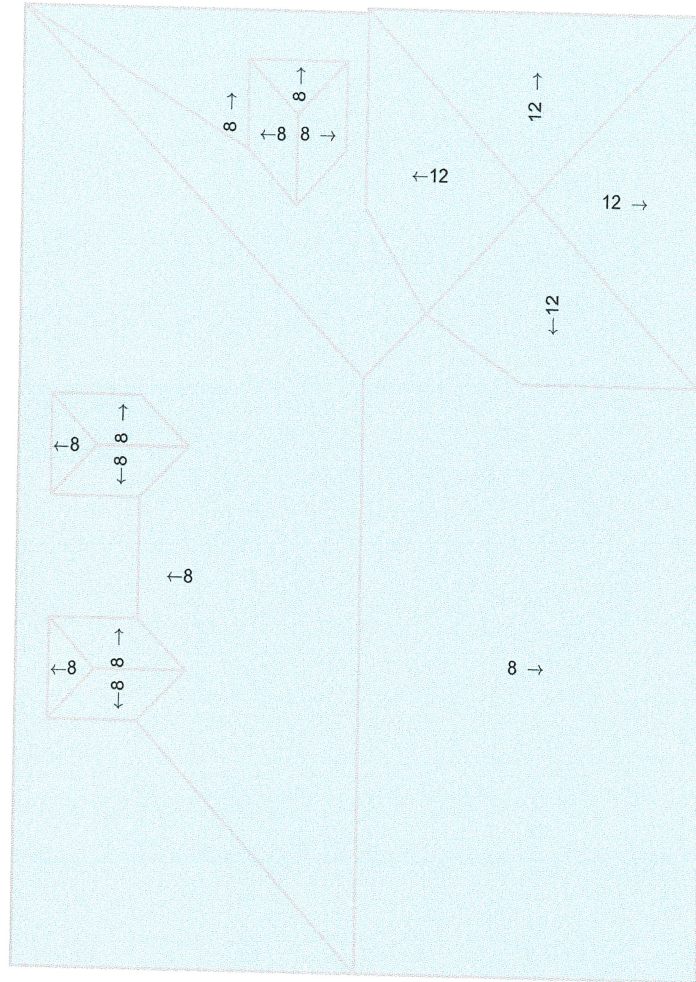
CUSTOMER SUBMITTED IMAGES



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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 8/12

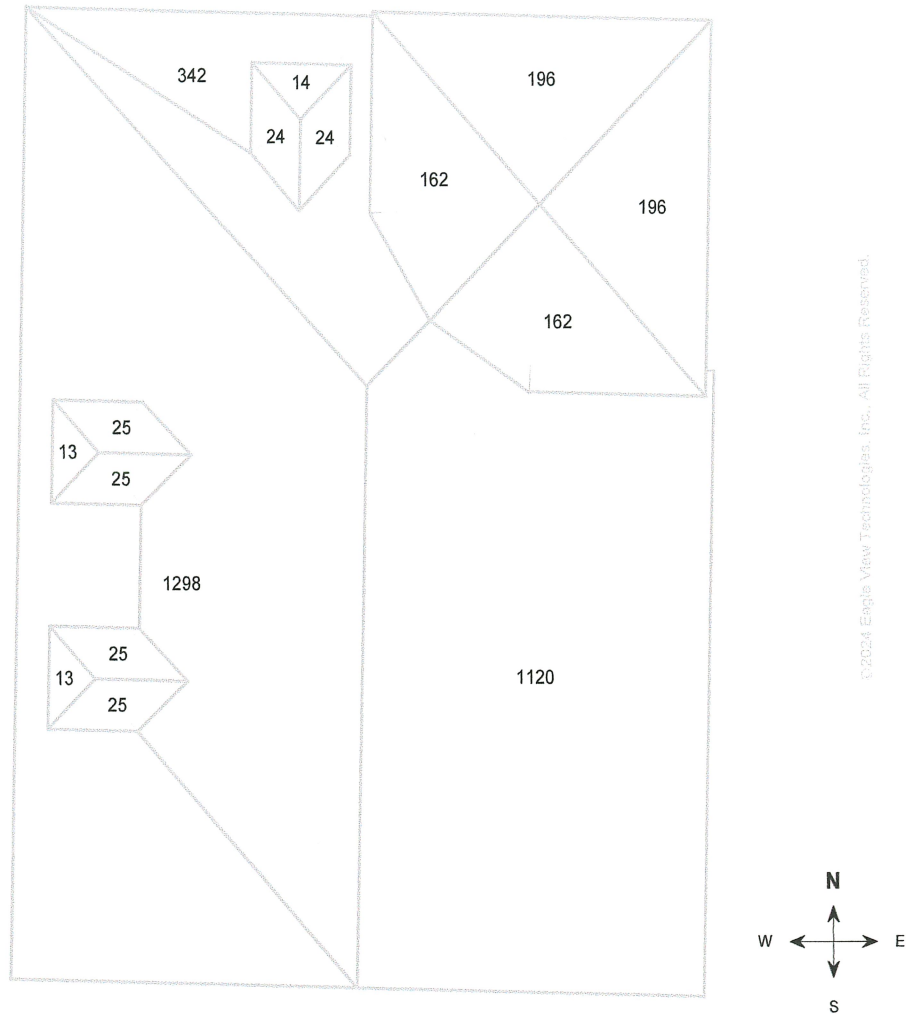


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Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

AREA DIAGRAM

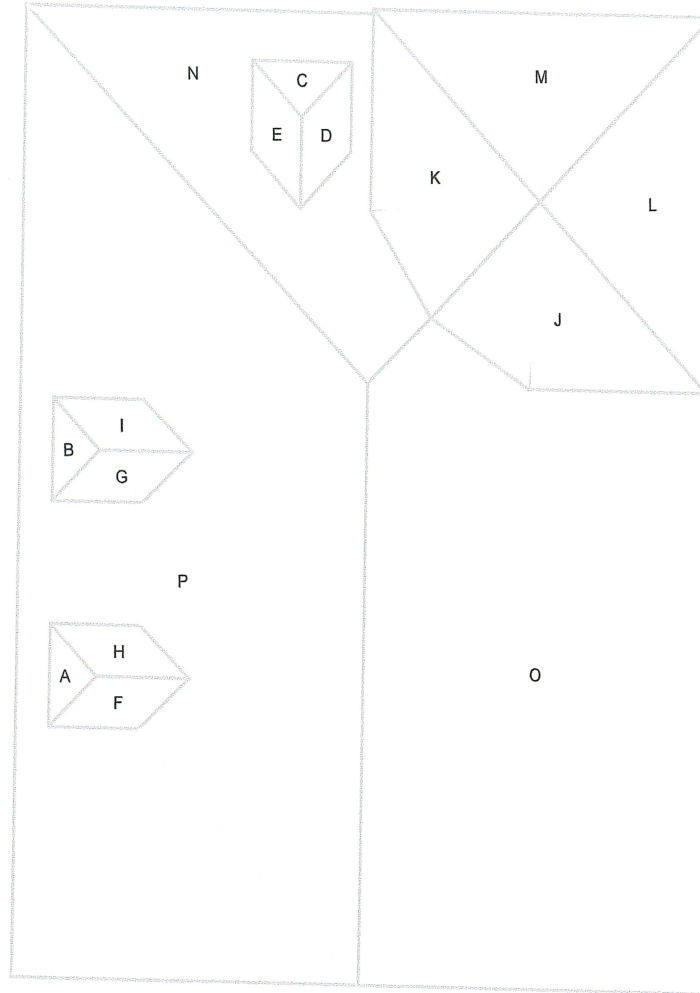
Total Area = 3,661 sq ft, with 16 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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PENETRATIONS NOTES DIAGRAM

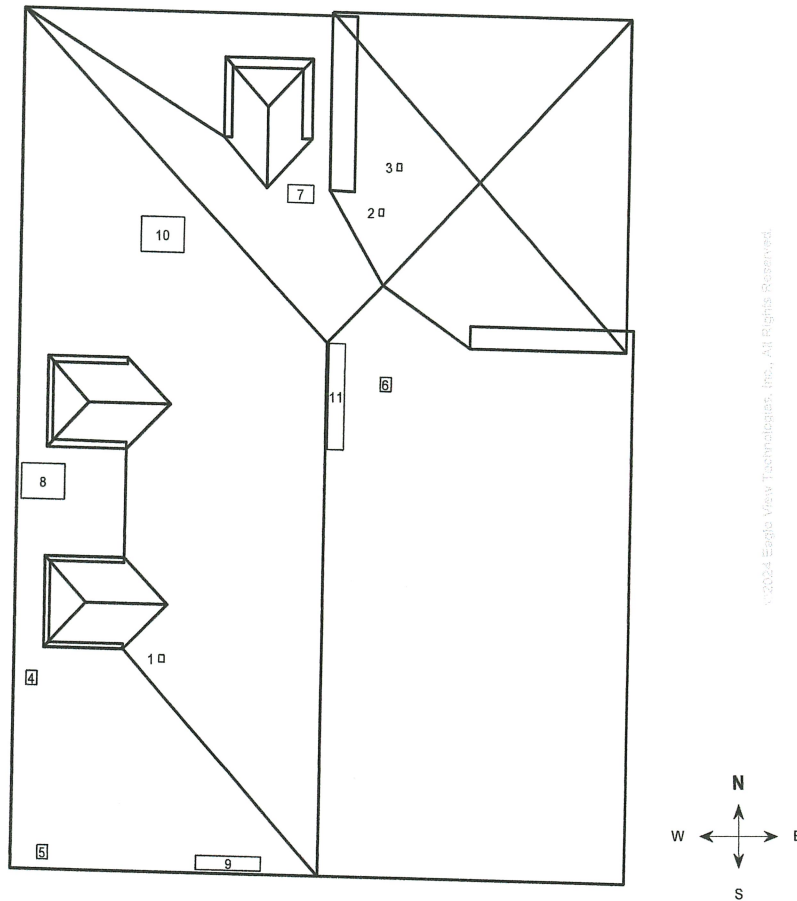
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 11

Total Penetrations Area = 44 sq ft

Total Penetrations Perimeter = 83 ft

Total Roof Area Less Penetrations = 3,617 sq ft



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REPORT SUMMARY

All Structures

Areas per Pitch		
Roof Pitches	8/12	12/12
Area (sq ft)	2944.7	715.6
% of Roof	80.4%	19.5%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation									
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.									
Waste %	0%	4%	9%	12%	14%	16%	19%	24%	29%
Area (Sq ft)	3661	3808	3991	4101	4174	4247	4357	4540	4723
Squares *	36.66	38.33	40.00	41.33	42.00	42.66	43.66	45.66	47.33
	Measured				Suggested				

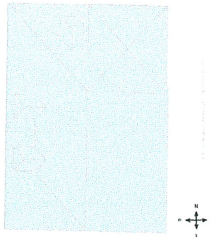
* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

Penetrations	1-3	4-6	7	8-9	10	11			
Area (sq ft)	0.2	1	3	10	6	11.2			
Perimeter (ft)	2	4	7	13	14	18			

Any measured penetration smaller than 3.0x3.0 Feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 16
 Total Penetrations = 11

Lengths, Areas and Pitches

Ridges = 57 ft (4 Ridges)
 Hips = 149 ft (12 Hips).
 Valleys = 51 ft (8 Valleys)
 Rakes† = 0 ft (0 Rakes)
 Eaves/Starter‡ = 254 ft (16 Eaves)
 Drip Edge (Eaves + Rakes) = 254 ft (16 Lengths)
 Parapet Walls = 0 (0 Lengths).
 Flashing = 24 ft (11 Lengths)
 Step flashing = 129 ft (10 Lengths)
 Total Penetrations Area = 44 sq ft
 Total Roof Area Less Penetrations = 3,617 sq ft
 Total Penetrations Perimeter = 83 ft
 Predominant Pitch = 8/12
Total Area (All Pitches) = 3,661 sq ft

Property Location

Longitude = -75.3822981
 Latitude = 40.6205511

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

Online Maps

Online map of property

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=459+Main+St,Bethlehem,PA,18018

Directions from Highview Construction LLC to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=117+West+Lexington+Rd,Lititz,PA,17543&daddr=459+Main+St,Bethlehem,PA,18018

† Rakes are defined as roof edges that are sloped (not level).
 ‡ Eaves are defined as roof edges that are not sloped and level.

459 Main St, Bethlehem, PA 18018

Report: 59534935

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.