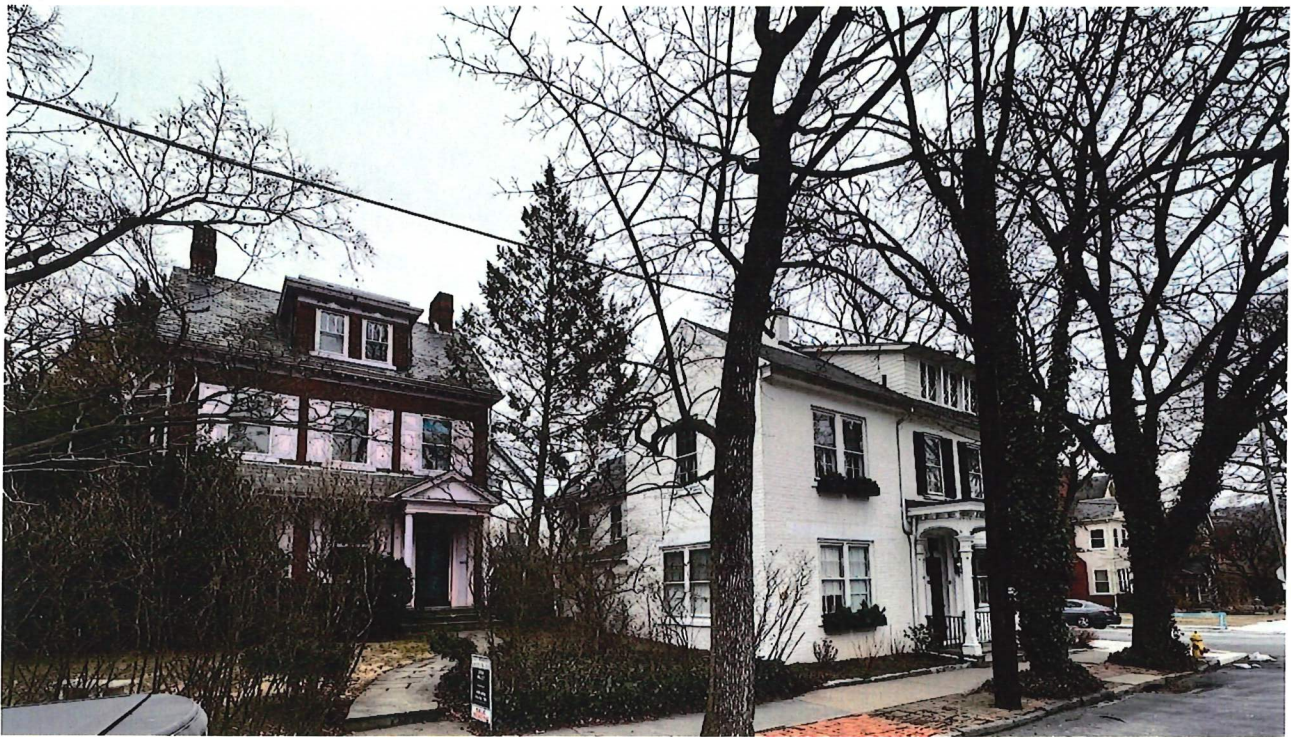




442 High St and the structure to the north



442 High St and the structure to the south



The structure across the street



Across the street looking south



Across the street looking north

ROOF REPLACEMENT PROPOSAL FOR MAIN PORTION OF ROOF CURRENTLY SLATE

Name James Valentine	
Street 442 High Street	
City Bethlehem	
State Pennsylvania	Zip Code 18018
Phone (301) 580-0245	
Email	

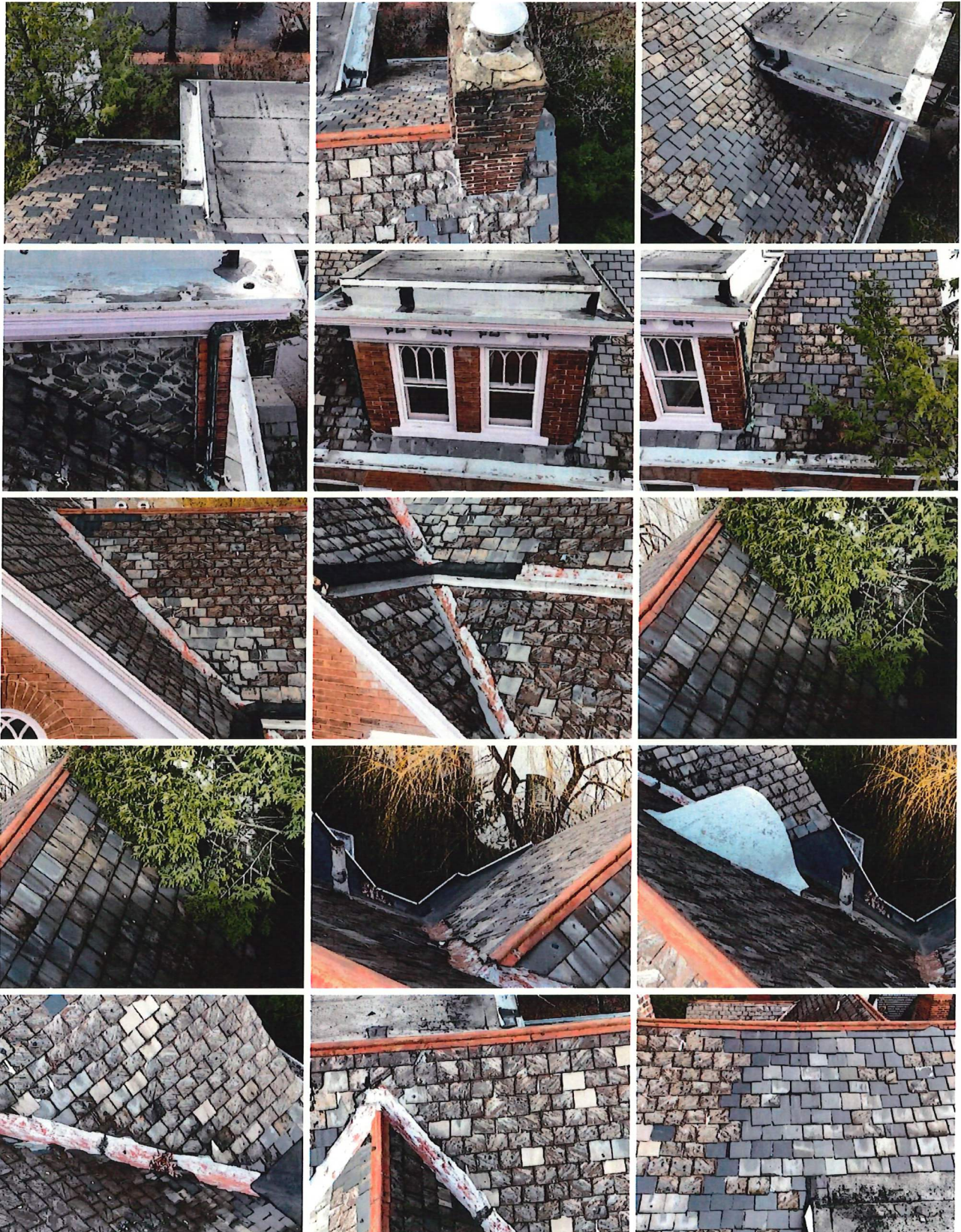
We propose to do the following work as stated below. All work is guaranteed to be to manufacturer's specifications and local building codes. Our installers are fully covered by workers' compensation insurance.

<input checked="" type="checkbox"/>	Install tarps and plywood to prevent damage to the homeowner's property.
<input checked="" type="checkbox"/>	Remove existing roofing down to wood deck. <input type="checkbox"/> 2nd layer <input type="checkbox"/> 3rd layer
<input checked="" type="checkbox"/>	Prep and re-nail all loose decking to provide a smooth surface for roof installation.
<input type="checkbox"/>	Replace damaged or rotted sheathing @ <u>1/2" \$</u> <u>5/8" \$</u> <u>3/4" \$</u> price per 4x8 sheet
<input checked="" type="checkbox"/>	Leak barrier Install ice & water shield 6 feet wide at lower edges of the roof, 3 feet wide in valleys, 1.5 feet on rakes and ridge. GAF Weather Watch
<input checked="" type="checkbox"/>	Install ice & water shield around skylights. When installing new shingles around existing skylights there may be a slight disturbance to the existing interior finish. Any interior touch-ups to be done by others.
<input checked="" type="checkbox"/>	Install synthetic underlayment GAF Deck Armor
<input checked="" type="checkbox"/>	Install asphalt shingles GAF Slateline Color Antique
<input checked="" type="checkbox"/>	Install drip edge and starter shingles around the entire perimeter of the roof, eaves and rakes. per HARB
<input checked="" type="checkbox"/>	Drip Edge Color: Color recommendation Starter Shingles GAF Weather Blocker
<input checked="" type="checkbox"/>	Install 6 nails per shingles.
<input checked="" type="checkbox"/>	Install new pipe flanges on vent pipes. Plumbing GAF Pivot Pipe Bath N/A
<input checked="" type="checkbox"/>	Install new valley flashing: Closed Cut GAF Weather Watch <input type="checkbox"/> Metal
<input checked="" type="checkbox"/>	Install ridge vent GAF Snow Country to allow proper ventilation
<input type="checkbox"/>	Power fan (No Electric) N/A
<input type="checkbox"/>	Install Intake Vent N/A to allow for proper ventilation.
<input checked="" type="checkbox"/>	Install ridge cap Style: GAF TimberTex
<input checked="" type="checkbox"/>	Install aluminum flashing on the chimney, grind and tuck method.

ROOF



Slate Roof





EPDM (rubber): This portion of roof is estimated to be less than 5 years old



Built-up Roof: Built up roof with gravel



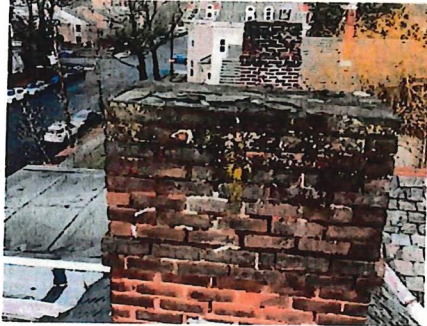
Stone Slate Roof

GEN. DETERIORATION- AGE

Slate roof tiles exhibited general deterioration consistent with aging. The roof appears well over 60 yrs old.



CHIMNEY - DETERIORATED BRICK/MORTAR



North Chimney

Dismantle chimney up until a stable base of bricks is reached to begin re-laying of bricks

Re-build chimney using lime mortar and reusing bricks, if possible, otherwise new bricks will need to be used²

Pour lime mortar crown around flue of chimney

Re-flash chimney



South Chimney – Main House

Treated in a manner similar to that described for the North Chimney (above).



Rear of House Chimneys

needs for repairs.

there does not appear to be any urgent



Brick & Mortar Repairs

****Many areas, as noted in inspection report, of brick spalling and mortar deterioration. The inspection report noted that the source of deterioration of bricks could be moisture, but upon masons inspection, it is likely in conjunction with improper Portland mortar use that was observed from previous repairs.**

For Brick & Mortar Repairs:

1. For best match of mortar and brick, wash brick with an appropriate cleaner for older bricks to reveal original/more uniform color of brick
2. Remove as much Portland cement mortar, as possible, through grinding of mortar joints (especially in areas where bricks are already spalling)
3. Repoint bricks using lime mortar blended to match existing
4. Remove and replace heavily eroded bricks
5. Re-surface deteriorated bricks using repair mortar, specifically formulated for brick repairs and blended to match original brick color (such as Lithomex)



SIDING BRICK - SPALLING



SIDING MORTAR DAMAGED

During the inspection, areas of missing damaged mortar were observed in the siding. This includes sections where the mortar is cracked, crumbling, or missing.



WALDRON PAINTING

PAINTING PROPOSAL

Prepared on February 12th, 2025

adam@waldronpainting.com

HIC # PA076725 Lead-Safe Certified – NAT-93422-1

Client

James Valentine
442 High St
Bethlehem, PA
301-580-0245

Contractor

Adam Waldron
511 2nd Ave
Bethlehem, PA 18018
610-462-3877

Proposal for Exterior Painting of 442 High St

Preparation:

- Scrape and sand loose and peeling paint
- Caulk gaps and putty cracks and holes as needed
- Replace loose and missing window glazing on wood window sashes
- Clean glass on exterior of wood window sashes
- Repair damaged and rotten wood

Paint and Materials:

All paints, products, and materials will be provided by the contractor.

- Sherwin Williams Paints and Products
- Wood Trim and Siding – Duration Gloss White Color TBD
- Wood Doors – Duration Red Color TBD
- Shutters – Duration Gloss Black
- Oil based Gloss Black on Metal railings and hardware

Scope of Work:

The following areas to be prepped and painted:

1. All Soffits, fascia, wood window frames, wood siding
2. All Wood window sashes
3. All Wood Doors and Shutters

EXTERIOR



TRIM - MAINTENANCE/REPAIRS

Areas of the paint and caulking on the exterior are in need of repairs/maintenance.

