



NYSB Construction LLC
1134 Marlane Drive Pittsburgh, PA 15227
Phone: 734-476-0135
PA174100
Nysbconstruction.com

**Scope of work to be completed at:
5317 Keystone St.
Pittsburgh, PA 15201**

Scope of Work:

Project Type: Roof Replacement (EPDM & Shingle Sections)

Description:

Removal of existing roofing systems on the upper EPDM section and intersecting hip shingle roof, replacement of damaged decking as needed, installation of new insulation, EPDM membrane, and Owens Corning shingle system, including all necessary accessories and disposal of job-related debris.

Included Work:

- Demolition / Tear-off
- Decking / Sheathing
- Low-slope EPDM Roof
- Architectural Shingles
- Flashing & Metal
- Cleanup & Haul-away

Detailed Scope:

EPDM Roof Section (Upper Roof)

- Remove multiple existing layers of EPDM and insulation on upper roof section
- Remove existing roof decking where water-damaged
- Install new 7/16" OSB roof sheathing
- Install new 1" Poly-Iso insulation board (no taper)
- Install Firestone Full Force EPDM .060 mil membrane roofing
- Install all necessary seam tape
- Adhere EPDM with Cav-Grip adhesive
- Install termination bar at end of EPDM roof where it runs over dimensional shingles
- Properly finish/flash termination bar

Intersecting Hip Roof (Shingle Section)

- Remove existing 3-Tab shingles on intersecting hip roof that ties into EPDM roof

- Install new 7/16" OSB as needed
- Install new drip edge
- Cover entire section with Ice & Water Shield
- Install starter strip
- Install new Owens Corning Duration shingles
- Install Owens Corning Pro-Edge hip and ridge caps

Notes:

- Existing valley metal that ties into remaining architectural roof to remain in place
- Hand-seal all valley shingles on replaced roofing section
- Includes removal and haul-away of all job-related materials

Decking Allowance (If Required During Installation)

If additional wood decking is needed during installation, it will be billed as follows:

- OSB sheathing: \$60.00 per sheet
- Board lumber: \$9.00 per board foot

Pricing Summary

Item / Category	Description	Cost (\$)
Labor + Materials	Roof replacement per scope above	6,425.00
Total Project Cost		6,425.00

Payment Schedule

Milestone	Description	Amount (\$)
Deposit	50% Down Payment	3,212.50
Finish	50% at Project Completion	3,212.50
Total		6,425.00

Payment Note: A 1.5% charge is applied to payments made by credit card.


Terms & Conditions

- A deposit is required to schedule the job.
- If the homeowner cancels the project, the deposit is refunded minus \$2,500.00 and the cost of materials purchased.
- Additional costs for unforeseen conditions (including extra decking beyond what is specified) will be discussed and approved prior to work.

- All work will be performed to NYSB Construction LLC standards and in accordance with applicable codes.
- This estimate is valid for 21 days from the date shown above.

Acceptance & Authorization

I/we hereby accept the terms, conditions, and scope of work as outlined in this estimate from NYSB Construction LLC and authorize NYSB Construction LLC to proceed with the work described.

Owner(s) Signature:  _____

Printed Name(s): Erin Silver _____

Date: 05/22/26 _____

Authorized Representative (NYSB): _____

Date: _____