

**6.BDA-2026-00246**

22 Sampsonia Street

Mexican War Streets Historic District Expansion

Central Northside Neighborhood

**Building alterations including replacement of  
slate roof with asphalt shingles**

# Scope of work

**Job Address:** 22 Samsonia Way, Pittsburgh, PA

**Roof Type:** Slate Tear-Off → Asphalt Shingle + EPDM

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## Scope of Work

### Tear-Off & Preparation

Remove all existing **slate roofing** from the structure. After slate removal, inspect the wood decking beneath for damage or deterioration.

Replace decking **only where necessary**:

- If overlay is acceptable, install **7/16" OSB (4×8 sheets)**
- If decking must be removed down to rafters, install **3/4" plywood**

Decking requirements cannot be fully determined until slate removal is complete.

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### Asphalt Shingle Roofing Installation

Install a complete asphalt shingle roofing system after all required decking repairs are completed.

- Install **Timberline HDZ charcoal shingles** by GAF
  - Install **Seal-A-Ridge charcoal hip and ridge caps**
  - Install **GAF Snow Country ridge vent (4-foot sections)**
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## Underlayment & Waterproofing

- Install **Tri-Built Ice & Water Shield** in all required areas including eaves, valleys, and transitions
  - Install **Dry Earth synthetic underlayment** in all areas not receiving ice & water shield
  - Install **Tri-Built perforated shingle starter** along all eaves and rakes
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## Flashing, Metal & Accessories

- Install **Tri-Built 1½" brown aluminum drip edge**
  - Install **3" x 3" x 8" step flashing** where required
  - Install **pipe boots** as needed
  - Install **aluminum fascia capping** (approx. 80 LF)
  - Use **OSI sealant** at all flashing points, penetrations, and terminations
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## EPDM Rubber Roofing – Steeple (0/12 Pitch)

Install EPDM rubber roofing on the **0/12 pitch section around the steeple only**.

- Install **0.060 EPDM membrane**
  - Install **recovery board** beneath membrane
  - Use **VRS bonding adhesive, membrane cleaner, and uncured flashing**
  - Secure membrane using **3" plates with 2¼" fasteners**
  - Install **gravel stop** around the perimeter of the EPDM section
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## Fasteners

- Shingles secured with **1¼" coil roofing nails**
  - Ridge caps secured with **3" hand-driven nails**
  - Underlayment and ice & water secured using **1" plastic cap nails**
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**TimberlineHDZ<sup>®</sup>**  
High Definition<sup>®</sup> Lifetime<sup>1</sup> Shingles

**Color Availability<sup>5</sup>**

## Nationally Available Colors



## Harvest Blend Colors



# Material Sheet

## Tear-Off & Decking

Category	Item	Specification	Unit	Qty
Tear-off	Slate roofing	Existing	Sq	40
Decking	OSB	7/16" 4×8	Sheet	120
Decking	Plywood	3/4" 4×8	Sheet	120

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## Shingle System

Category	Item	Specification	Unit	Qty
Shingles	Timberline HDZ	Charcoal	Sq	52
Starter	Perforated starter	6 5/8" × 39 3/8"	Bundle	2
Hip & Ridge	Seal-A-Ridge	Charcoal	Bundle	15
Ridge Vent	Snow Country	4-ft	Each	21

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## Underlayment & Waterproofing

Category	Item	Specification	Unit	Qty
Ice & Water	Tri-Built	2 sq / roll	Roll	3
Underlayment	Dry Earth	5 sq / roll	Roll	10

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## Flashing, Metal & Accessories

Category	Item	Specification	Unit	Qty
Drip Edge	Aluminum drip edge	1½" brown	LF	17
Step flashing	Step flashing	3×3×8	Each	5
Trim coil	Aluminum trim coil	24×50 .019	Roll	2
Fascia capping	Aluminum	Brown	LF	<b>80</b>
Pipe boots	Pipe boot	Standard	Each	3
Sealant	OSI caulk	Roofing grade	Tube	9

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## Fasteners

Category	Item	Specification	Unit	Qty
Shingle nails	Coil nails	1¼"	Box	4
Ridge nails	Hand nails	3"	Box	2
Cap nails	Plastic cap nails	1"	Box	3

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## EPDM – Steeple Area Only

Category	Item	Specification	Unit	Qty
EPDM membrane	Rubber membrane	0.060	Sq	2
Recovery board	EPDM board	Standard	Sheet	6
Adhesive	Bonding adhesive	VRS	Gallon	1



Cleaner	Membrane cleaner	VRS	Can	1
Flashing	Uncured flashing	VRS	Roll	1
Plates	Fastening plates	3"	Each	200
Fasteners	EPDM fasteners	2¼"	Box	200
Edge metal	Gravel stop	Aluminum	LF	50



## Material Packing List

Norris Cullen  
 22 Sampsonia Way  
 Pittsburgh, PA 15212 USA

Number	Vendor Name	Ship To Name	Ship To Address	Material Code	Material Name	Quantity
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRIC35BABTB	557494 TRI ALUM EDGE C 3-1/2" PREM BRN C35BABTB PREMIUM BROWN	17
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	GAFSARMOCH	443951GAF MO SEAL-A-RIDGE CHARCOAL MOBILE PLASTIC WRAPPER	15
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	GAFTMBLBAHDZCH	656444GAF BA TMBLINE HDZ SG CHARCOAL 0476180BA STAINGUARD	153
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	VRS3HPVP	124287 VRS HPV STEEL INSULTN PLATE 3" INS ATTACHED 1000/CTN 302937	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	VRS214IT	267914 VRS INSUL TITE FSTNR #12 2-1/4" FASTENER	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRIH6FGSBR	555234 TRI ALU GRAVEL STOP H6F BROWN 10 FT	5
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	VRS6UCT	113584 VRS QA UNCURED FLSHNG 6"X100' 2 ROLLS/CARTON VERSICO 302682	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRITC24A216BL	555222TRI TC24A 24X50 COIL 216 6SGI24 33 POLY BLACK	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	VRSWMC1	132024 VRS WEATHERED MEMBRANE CLNR 1GL 304066 FOR USE ON EPDM AND TPO	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	346023	346023 Luco Mop White Cotton Wiping Rags - 10 Lb. Box Luco Mop White Cotton Wiping Rags - 10 Lb. Box	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	434219	434219 Linzer RF209 9" 5-Wire Contractor Roller Frame	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	434218	434218 Linzer RR938 9" Project Select Utility Roller Cover - 3/8" Nap	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	434217	434217 Linzer RF200 4" 4-Wire Economy Roller Frame	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	434214	434214 Linzer RC130 4" Roller Cover 3/8" Nap	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	409894	409894 Luco Mop 1-1/8" x 60" Wood Handle with Cast Metal Thread	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRIEST3100	555576 TRI EPDM SEAM TAPE 3"X100' ET0418TB 4RL/CTN	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	GEO4500EA	352497 GEO 4500 EPDM ADHES/SEALNT 10OZ GC55103 BLACK 24 TB/CTN	4
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRIMP240LVSP1G	557451 TRI MIL P-240 LVOC SP PRMR 1G MILLENN SINGLE PLY PRIMER	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	VRSLVBAE5	465802 VRS EPDM X-23 L-VOC BOND ADH 5G 324002	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	VRS05HPRB8	262668 VRS 1/2" 4X8 HP RECOVERY BOARD	6
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	OSIQU207	139224 OSI CAULKING QUAD 207 BROWN 12/CS	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	2214720202	NAIL TRIM SS 1.25"-1# #1096 MSKT BN	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	150080057	NAIL 3" EG ROOF 5LB	1
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	38BBC24BW	BB 24"X50' SM TRIM COIL BLACK/WHITE	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	NLSPCN1BX	41812 NLS PLASTIC CAP 1" 2000CT 2000 PER BOX	3
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	OSIQU003	22718 OSI CAULKING QUAD 003 BLACK MASTIC BLACK	6
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRIAB41BLACK	663162 TRI 4N1 BLACK ALUMINUM FLASHING 89254 20PCS/CTN	3
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	14BBSFB338	BB 3"X3"X8" PB STEP FLASH BRN 100B	5
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	17GACSCA	GAF 12" Snow Country SNOW COUNTRY 4' ADV	21
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	OSB716	12586 OSB 7/16" 4X8	125
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	839216 - Dry Earth	Planet Roof - Dry Earth - 5sq	10
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRINLSCR114	599130 TRI COIL ROOFING NAIL 1-1/4" TRI-BUILT CRN 7200	4
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRISS7	606479TRI PERFORATED SHINGLE STARTER 6 5/8 X 39 3/8 105LF/BDL	2
28284170-001	Beacon	Norris Cullens	22 Sampsonia Way, Pittsburgh, PA 15212 USA	TRISHIWPSA2SQ	556270 TRI H SAND ICE WTR PRT S/A 2SQ AP600916 2SQ ROLL 600RL/TL	3

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