

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10543 St. Paul Street, Kensington	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Primary (One) Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Jamie Michalek and Payton Thomas	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	31/06-20F	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b> Roof Replacement and fence installation			

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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Primary Resource to the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** 1893



*Fig. 1: 10543 St. Paul Street is located on a large lot in the middle of the block.*

## **PROPOSAL**

The applicant submitted two separate HAWP applications that are being jointly addressed and recommended for approval in this staff report. The first is for the installation of a 4' (four foot) wooden gothic picket fence around the rear half of the lot. There is currently no fence enclosing the property. The second HAWP was submitted for the replacement of the front and rear porch roofs. The existing roof on the porches is three-tab shingle and will be replaced with architectural shingles that match the rest of the roof. Specifications for the replacement roof are included with the applicant (attached).

Staff finds that these two changes will not significantly alter the architectural significance and are compatible with the resource and surrounding district and recommends approval of the HAWP.

## **APPLICABLE GUIDELINES:**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

### **Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, and 9*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jamie.michalek@gmail.com Contact Person: Jamie Michalek  
Daytime Phone No.: 240-463-0034  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Jamie Michalek and Payton Thomas Daytime Phone No.: 240-463-0034  
Address: 10543 Saint Paul Street Kensington MD 20895  
Street Number City Street Zip Code  
Contractor: A-1 Landscapes Phone No.: 240-704-0055  
Contractor Registration No.: W19364199  
Agent for Owner: Cesar Rolando Ojeda Moran Daytime Phone No.: 240-704-0055

## LOCATION OF BUILDING/PREMISE

House Number: 10543 Street: Saint Paul Street  
Town/City: Kensington Nearest Cross Street: Plyers Mills Road  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☒ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 5,100.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jamie Michalek  
Signature of owner or authorized agent

05/01/2020

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Currently, the property at 10543 Saint Paul Street, Kensington, MD 20895 does not have a fence surrounding the property; however, there is a stone retaining wall at the front of the property, which will not be affected by this proposal. We have selected a colonial gothic picket fence to install since this will match the timeframe of the build of the home. This fence selection is also in-line with the rules of the Town of Kensington and surrounding neighbors.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

We will to install a colonial gothic picket fence around our property to ensure the safety of our small children and dog. This fence should match the historic appearance of the home and matches the fences of the surrounding homes.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> 10543 Saint Paul Street Kensington MD 20895	<b>Owner's Agent's mailing address</b>  N/A
<b>Adjacent and confronting Property Owners mailing addresses</b>	
10547 Saint Paul Street Kensington MD 20895	10537 Saint Paul Street Kensington MD 20895
10544 Wheatley Street Kensington MD 20895 *note this house has yet to be built - the lot was recently sold and is expected to be built on summer 2020	

## Existing Property Condition Photographs (duplicate as needed)

Right front of house with 3' wide gate (teal) and front fence (fuschia). Fence will not impact tree in the front.



Rightside of property Fence will be built inside property line, not impacting trees (3 huge trees) that are on the property line.



Rightside of property from back view Fence will be built inside property line, not impacting trees (3 huge trees) that are on property line.

Detail: Front and right-side property lines where fence is intended to be built.  
Fence is fuschia and gate is teal. Fence and gate will be 4'0" tall and natural cedar wood.

Leftside of house Gate will be 6'0" wide and built at the end of the driveway (three car lengths from street).



Neighbor's existing fence on leftside of property will be used for fencing and no additional fencing will be built on this side, besides the gate.

Right back corner and backside property line

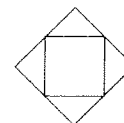
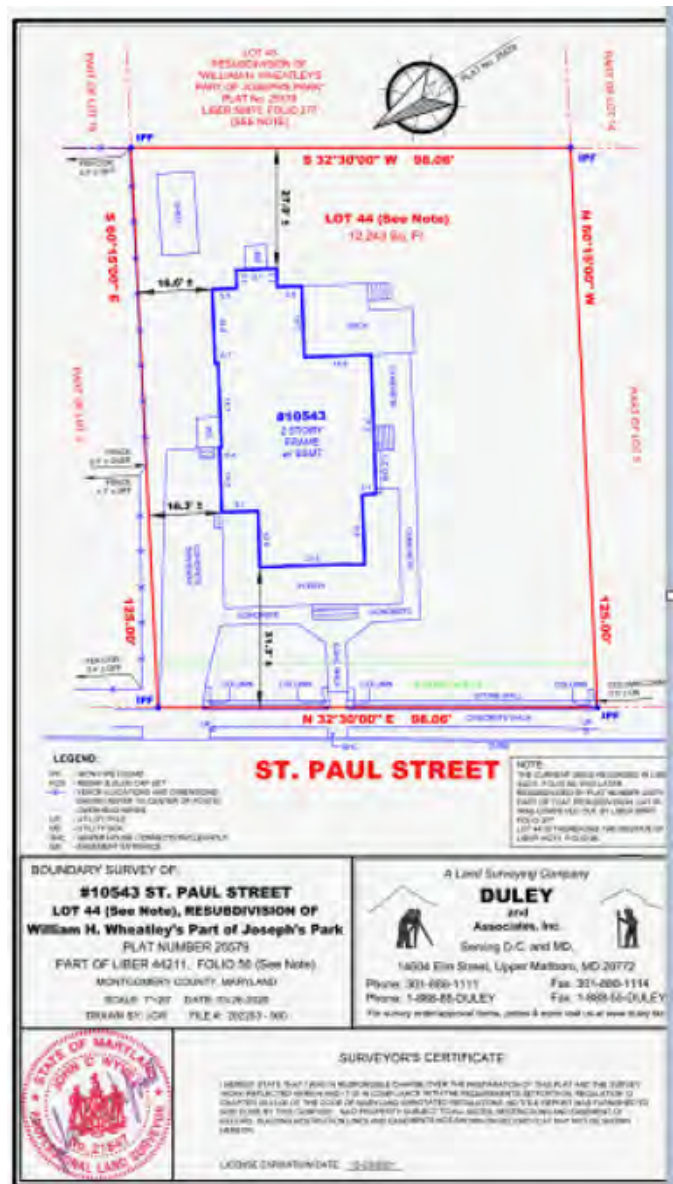
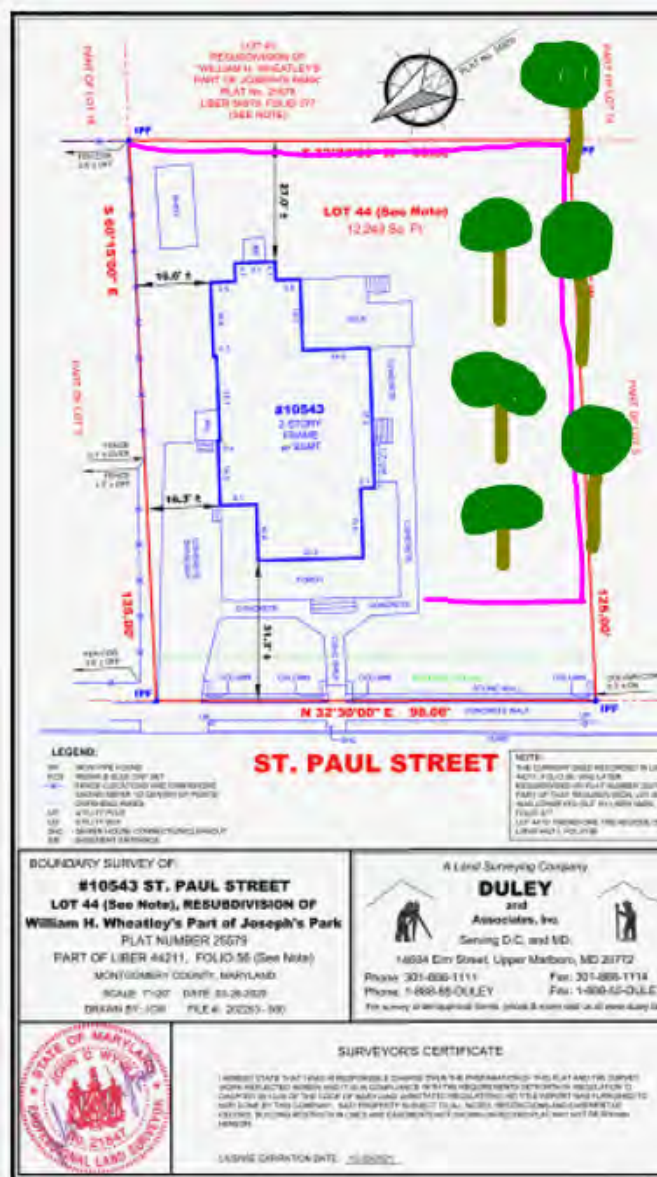


Back view of property line. Fence will be built inside of property line. No trees are impacted. Partial section of mulch bed will be cut-off by fence, but this is to stay within property lines.

Detail: Left side of house with gate (shown in teal) and neighbor's existing fence. Backside of house from the right corner, showing fence in fuschia, extending alongside back of property line. Gate and fence will be 4'0" tall with natural cedar wood.



Applicant: Jamie Michalek



Shade portion to indicate North

## Site Plan

Example of proposed fence style (we plan for natural cedar, not white).

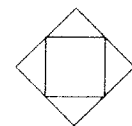


Example of proposed gate style (we plan for natural cedar, not white)

Front view of home for style purposes



The fence will be set back on the inner side of our property line as to not encroach our neighbors' property lines. The neighbor to the left side of the property already has a fence installed so we plan to utilize that fence and not put a new fence in that section. There will be a single gate to the right of our home that will be 3 feet wide and there will be a double gate to the left of our home, at the end of the driveway, that will be 6 feet wide. All fencing will be natural cedar in the gothic style and will not to exceed 4 feet tall.



Shade portion to indicate North



## ESTIMATE

8909 Mark Place, Laurel MD 20708  
[Cesaroi75@gmail.com](mailto:Cesaroi75@gmail.com)  
 Phone (240) 704 0055 Phone (301) 437 7037

DATE: April 15, 2020  
 ESTIMATE # 209  
 FOR: Cedar Fence

Bill To:  
 Jaime Michalek  
 10543 Saint Paul St  
 Kensington, MD 20895  
[jaime.michalek@gmail.com](mailto:jaime.michalek@gmail.com)

DESCRIPTION	QTY	AMOUNT
FENCE - Installation of 250ft of Colonial Gothic Picket (Cedar) Fence 4ft in Height Using 2x4 Pressure Treated Posts, 4x4 Gothic Posts and A Cedar Board. Addition of A Single Gate and A Double Gate Using 6x6 Gothic Picket Posts (Also 4ft High). They Shall be Buried 30in Below and Dry Concrete Added.	1	5,100.00
TOTAL		\$ 5,100.00
DEPOSIT (DUE BEFORE COMMENCING WORK)		\$ 1,700.00
2ND PAYMENT (DUE DAY OF STARTING WORK)		\$ 1,700.00
REMAINING BALANCE (DUE WHEN WORK IS COMPLETED)		\$ 1,700.00

Applicant: Jamie Michalek



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jamie.michalek@gmail.com Contact Person: Jamie Michalek  
Daytime Phone No.: 240-463-0034  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Jamie Michalek and Payton Thomas Daytime Phone No.: 240-463-0034  
Address: 10543 Saint Paul Street Kensington MD 20895  
Street Number City Street Zip Code  
Contractor: Central Exteriors Phone No.: 301-881-2424  
Contractor Registration No.: MHIC #1871  
Agent for Owner: Chris Poticny Daytime Phone No.: 301-881-2424

## LOCATION OF BUILDING/PREMISE

House Number: 10543 Street: Saint Paul Street  
Town/City: Kensington Nearest Cross Street: Plyers Mill Road  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☒ Install ☐ Wreck/Raze  
☐ Revision ☒ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Roof

1B. Construction cost estimate: \$ 6,850.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jamie Michalek  
Signature of owner or authorized agent

04/28/2020  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

912220



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

We recently purchased the home at 10543 Saint Paul Street, Kensington, MD 20895, which is a historic farm house that was built in 1893. The home has a front wrap-around porch and a rear addition. The roofing on the porch and rear addition were noted by our home inspector as being in poor condition. We would like to replace the roofing on these sections of the home to match the roofing on the main portion of the home to maintain the historical appearance of the home.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

We plan to replace the roof on the porch and rear addition of our home located at 10543 Saint Paul Street, Kensington, MD 20895. The roof on the porch and rear addition are deteriorating and have some small leaks. We plan to replace the roof at these two locations of the home with matching architectural shingles that are found on the main roof of the home. Central Exteriors is the

2. **SITE PLAN** roofing contractor, which whom we have worked with many times. We would like to complete the work ASAP due to the ongoing leaks.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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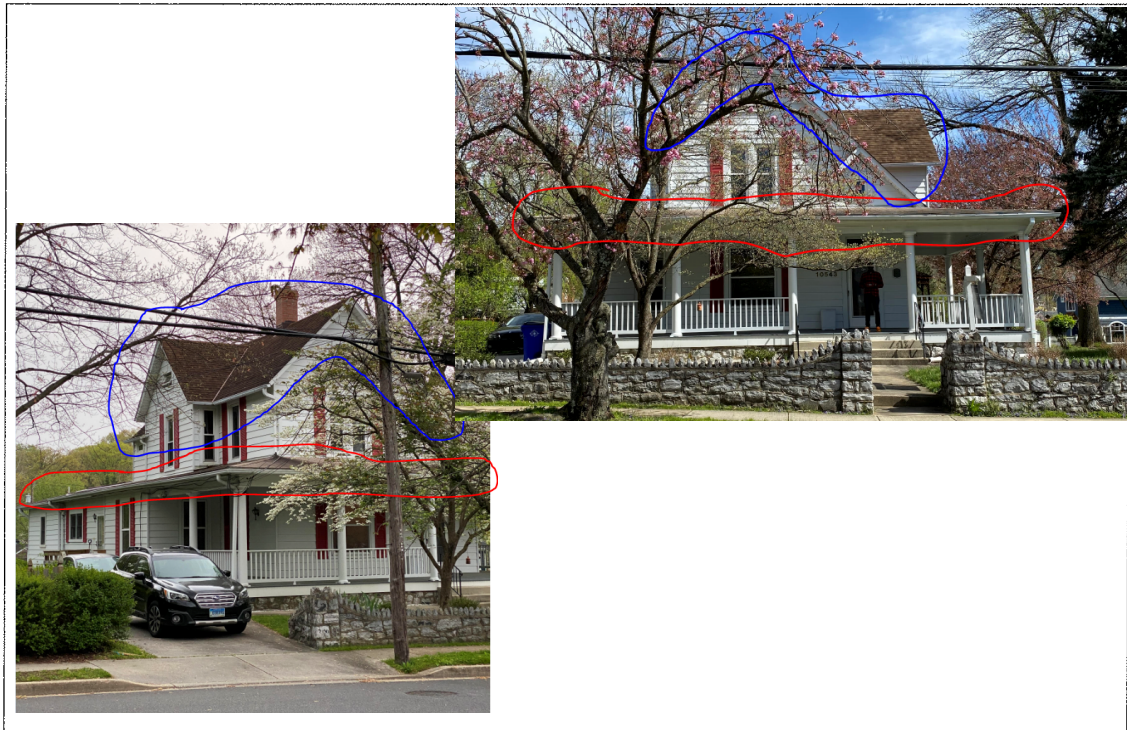
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> Jamie Michalek and Payton Thomas 10543 Saint Paul Street Kensington, MD 20895	<b>Owner's Agent's mailing address</b> N/A
<b>Adjacent and confronting Property Owners mailing addresses</b>	
10547 Saint Paul Street Kensington MD 20895	10537 Saint Paul Street Kensington MD 20895

**Existing Property Condition Photographs** (duplicate as needed)



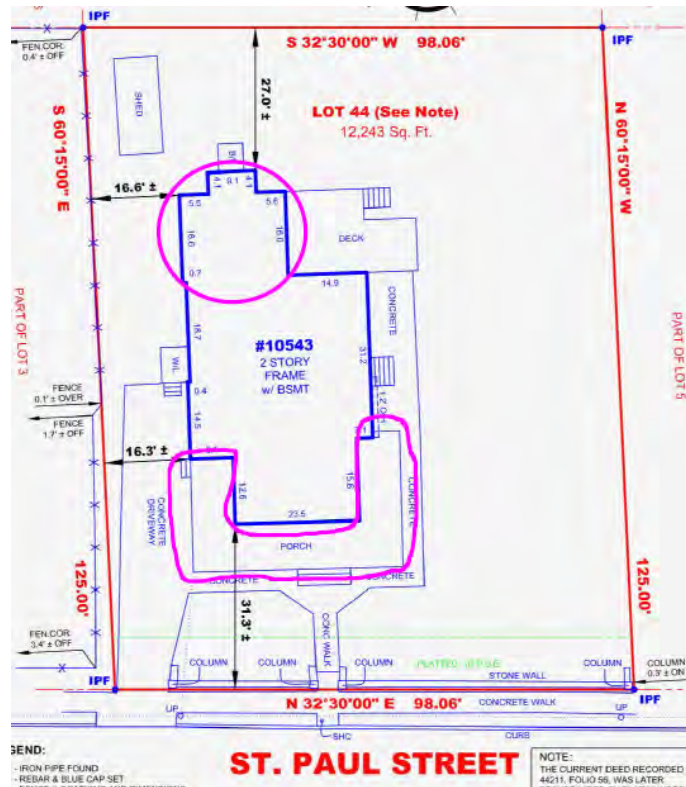
Detail: Roofing on porch - deteriorating due to age. Blue is roof not to be touched, red is roof to be replaced (to match blue section).



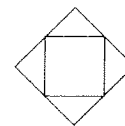
Detail: Roofing on rear addition - deteriorating due to age. Blue is roof not to be touched, red is roof to be replaced (to match blue section).

Applicant: Jamie Michalek

# Site Plan



Porch and rear addition roofing is highlighted in fuschia



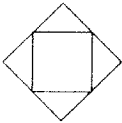
Shade portion to indicate North

Applicant: Jamie Michalek



Site Plan

Certainteed Landmark Architectural Shingles in "Resawn Shake"



Shade portion to indicate North



**Central Exteriors**  
11732 Nebel Street  
Rockville, MD 20852  
Phone: (301) 881-2424

**Company Representative**  
Chris Poticny  
chris@centralexteriors.com

# Michalek Porch roof proposal final

04/06/2020

**Jaime Michalek**  
10543 Saint Paul Street  
Kensington, MD 20895 (240) 463-0034

## Roofing Section

This proposal is to replace ALL lower sections of the roof- Porch, Rear addition and small bumpouts.

Central's standard roof install includes:

- Professional installation by highly trained installers
- Full cleanup and debris removal with magnetic rollers
- Installation of Ice and Water Shield around valleys, chimneys, and skylights.
- Installation of CertainTeed Ridge Vent
- New Vent pipe collar flashings
- New step/counter/apron flashing installed as necessary

4-star Roofing system upgrade items:

- CertainTeed Landmark Shingle - Color = Resawn shake
- Synthetic Underlayment - RoofRunner
- CertainTeed SwiftStart starter shingles
- CertainTeed ShadowRidge - Hip and Ridge Caps
- WinterGuard and Drip Edge installed along eaves for protection against Ice Dams
- Upgraded Limited Lifetime Labor Warranty (12 years with option to extend)

Price: \$7,350

10% off up to \$500 promotion

Total after discount: \$6,850

**TOTAL**

**\$6,850.00**

.....

**Total Selected Price:** \_\_\_\_\_ **Approximate Starting Date:** \_\_\_\_\_

**Financing:** Unless specified elsewhere in the agreement, pricing from Central is for a non-financed project. If you are interested in financing for a term longer than 3 months, please contact your salesperson. Additional charges may apply.

This agreement sets forth the entire transaction between the parties. Any and all prior agreements, warranties, oral discussions, or representations made by either party are suspended by this agreement.

Should Contractor's work during re-roofing or repairs disclose the need for replacement of sheathing, fascias, or other woodwork, such need will be called to Purchaser's attention and replacement performed and charged for on a time and material basis, unless other arrangements for replacement are specified herein.

All home improvement contractors and subcontractors must be licensed by the Home Improvement Commission. Inquires about a contractor should be transmitted to the Home Improvement Commission, telephone: 888-219-5925.



You, The Buyer, may cancel this transaction at any time prior to midnight of the fifth business day (7th business day if you older than 65) after the date of this transaction.

Total cash price \$\_\_\_\_\_. Paid as follows: \$\_\_\_\_\_ with this order, \$\_\_\_\_\_ on completion or other \_\_\_\_\_.

**Additional Items:** All decking will be inspected. Replacement of rotten wood decking will be done at \$60/sheet for 1/2" CDX Plywood or \$6/ft for 1x6 Decking/Trim boards. If FRT Plywood is required (only on Townhomes), the FRT wood will be replaced at \$75/sheet as necessary.

License Numbers: MHIC #1871, DC #7875, VA #2705164791

#### Roofing Warranties:

- Workmanship Warranty Terms (unless stated elsewhere):
  - 3-Star = 5 years, 4-star = 12 years with option to extend, 5-star = Matches product lifetime as per manufacturer
  - See separate warranty page for additional details
- Manufacturer's Warranty - Available upon request. This warranty serves against shingle defects and supersedes our Labor and Installation warranty where appropriate.

#### Siding, Window, or Gutter Labor Warranties:

- Unless specified elsewhere, Central will warrant Siding, Window, and Gutter jobs against defects related to the installation of the specified products for a period of 5 years from the installation date.

#### Terms and Conditions:

- Contractors shall not be liable for delays due to unforeseeable causes beyond the control of, without the fault or negligence of the Contractor, including Acts of God or of Public Enemy, Acts of Homeowner, fires, floods, strikes, freight embargoes, and unusually severe weather and inability to obtain materials.
- Warranties provided by Central Roofing & Siding Company are personal to you, but can also be transferred to one subsequent homeowner if intent to sell property is indicated at time of sale.
- Customer agrees to pay Central Roofing & Siding Company reasonable attorney's fees and court costs required to collect monies due Central Roofing & Siding Company as a result of Customer failing to pay in accordance with the terms of this agreement. It is agreed that such materials furnished, or labor performed, not specified above, are to be charged in addition to the price herein agreed.
- Delay in payment beyond 30 days, unless a prior agreement is arranged, will be subject to charges of one and one-half percent per month.
- All provided materials not used in the project are the property of Central.
- Electrical or phone line relocation, if necessary, will be the responsibility of the customer. Central is not aware of electrical line location during siding installations and as such is not responsible for damage to electrical lines. Customer has the option to map out and locate electrical lines in advance.
- During roof work, a certain amount of dust and debris may appear in the attic and is unavoidable. The Homeowner is responsible for covering

any valuables. Central is not responsible for cleaning the attic. Vibrations in the house may cause items hung on 2nd floor walls to come loose. In the event of space sheathing in the home, Central is not responsible for debris dropping into the attic.

- It is recommended that the driveway be open and clear on the day of delivery and during the work period. If cars or other items are left in the driveway during delivery of materials or work phase of project, additional charges may apply and Central is not responsible to any damages to those items. If the home is a townhome or row home, please ensure that the parking space in front of property is not occupied during entire work phase of project. This includes alerting neighbors to ongoing roof work. Central will not be responsible for any damage to vehicles left in work zone.
- Central is not responsible for unintentional interior nail pops, interior paint damage, gutter warranties, or re-alignment of satellite dishes. If a satellite dish is in use on property, it is recommended to call the satellite company in advance of the roof work and schedule a re-alignment.
- If during the limited warranty period for the project a problem arises related to the installation workmanship, Central will fix the related problem at no cost to the homeowner provided that Central is notified within 48 hours of discovery. All costs related to materials and labor will be covered. Should Central determine that the issue is not related to the installation workmanship, the customer may be expected to pay a minimum repair or maintenance charge. Periodic maintenance is recommended for some roofing materials (ie. Pipe collars, caulking, etc.) Central is not responsible for any 3rd party diagnostic services related to Central's work without prior consent.
- Central is not responsible for any leaks associated with existing skylights or attic fans that are not replaced during the new roof installation.
- Due to the unique nature of each individual skylight, fans, vents, and wells, Central will not be responsible for any interior work that may be necessary with the replacement of skylights, attic fans, or vents. Central is not responsible for debris that may drop into house during skylight replacement.
- Central does not do electrical work and may not be able to hook-up attic fans if an electrician is necessary.
- Unless otherwise noted, tear-off and removal of 2 existing layers of shingles is included in the quoted price for a new roof. At times, older homes may have more than 2 layers or roofing that may not be identifiable before the job begins. If this occurs, work will be halted and this will be pointed out to the homeowner. Additional charges may apply.
- Ice dams are considered an act of nature. They are not caused by workmanship issues. Central will not be responsible for damage sustained as a result of an ice dam.
- Customer will be responsible for knowledge of HOA considerations. All choices related to color or materials with regard to an existing HOA are fully the responsibility of the Customer.
- 4-Star Limited Lifetime Warranty from Central requires a general maintenance service by Central Roofing at current market prices between years 8-12 in order to maintain a Lifetime warranty or extend to a Lifetime warranty.
- Central has a limit of \$5,000 that can be paid on a credit card per project. We understand that some customers may want to put a higher amount on a credit card. In those cases, Central will allow an amount greater than \$5,000 to be charged, but the credit card fees (currently 2.75%) above \$5,000 will be passed through to the customer.
- Unless otherwise agreed upon by a Rep from Central, all permits required for a project are the sole responsibility of the HomeOwner.
- Snow Guards are strongly recommended on all synthetic shake/slate roofing installs. If snow guards are not installed, Central is not responsible for any property damage or landscaping damage as a result of snow sliding off the roof. In most cases, snow guards must be installed during the initial roof install and cannot be retro-fitted after the job is complete.