

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7411 Carroll Avenue, Takoma Park	Meeting Date:	11/12/2025
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/5/2025
Applicant:	Rhodium Grey-Coker Abby Hanssen (agent)	Public Notice:	10/29/2025
Review:	HAWP	Tax Credit:	No
Case No.:	1132340	Staff:	Devon Murtha
Proposal:	Replacement of wood siding with fiber cement siding		

STAFF RECOMMENDATION

Staff recommends the HPC **deny** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
DATE: 1920
STYLE: Colonial Revival



Figure 1: Location of 7411 Carroll Avenue in the Takoma Park Historic District.

PROPOSAL

The applicant proposes to remove the wood clapboard siding with a 4” reveal, wrap the house with an energy efficient material, and install fiber cement siding with a faux wood grain texture and 7” reveal. The applicant is also proposing to removal the corner posts and replace them with fiber cement boards. The application materials indicate that the wood siding is deteriorated and that the paint is peeling from sun exposure.

Siding Details	
Siding Details (Main Body)	James Hardie James Hardie Lap Siding Statement Collection
Siding Area Sq Ft	2893
Other Job Specifications	
Tearoff	Wood
House Wrap	Synthetic House Wrap
Install Outside Corner Post	James Hardie PVC/Fiber Cement Outside Corner Posts
Accessories	Dryer Vent
Additional Items	Dumpster, Measure, J Channel, Starter, Undersill Trim, Trip Charge, Etc.
Style Selections	
Siding Profile (Main Body)	CedarMill
Siding Exposure (Main Body)	7 inch Exposure
Siding Colors (Main Body)	Deep Ocean
Outside Corner Color	White
Dryer Vent Style	Hooded

Figure 2: Siding specifications.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these four documents is outlined below.

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Most of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the

streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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;

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public is better served by granting the permit.
- (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

- 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.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

BACKGROUND

The subject property is a Contributing resource within the Takoma Park Historic District, located on a corner lot at the intersection of Carroll Avenue and Boyd Street. It contains a two-and-a-half story frame house with a large one-story wrap-around porch. The house was constructed in 1920 and executed in the Colonial Revival style, with a decorative fanlight and doric porch columns. It is clad in the original wood clapboard siding with a 4" reveal.

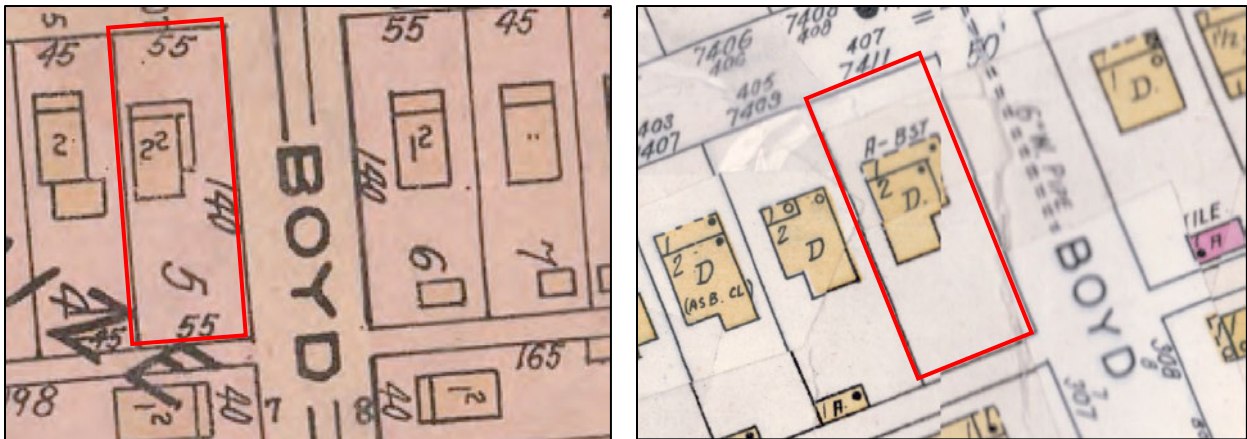


Figure 3: The subject property as represented on the 1931 Klinge map (left) and 1927-1963 Sanborn map (right).

At some point after 1963, the house was wrapped with asbestos shingles. In the 1980s, the homeowners removed the cladding to reveal the original clapboard siding (Figure 4-5). The house was featured in the 1989 Takoma Park House and Gardens Tour.



Figure 4: Photo of the subject property.



Figure 5: Photo of the subject property c. 1990 (Montgomery County Planning Staff).

STAFF DISCUSSION

Staff does not support the proposal and recommends denial. Staff finds that the applicant has not presented sufficient justification to prove that the existing siding is in poor condition, therefore the replacement of original building material is not warranted. Staff also finds that the proposed fiber cement siding with a 7” reveal and fiber cement trim is not a compatible substitute material for the historic wood siding with a 4” reveal.

Removal of Historic Fabric

The first issue to consider in evaluating this proposal is the appropriateness of removing the clapboard siding.

Per *Standard 2*, The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Staff finds that the narrow clapboard siding is a character-defining feature of the resource and the district. Like many of Takoma Park’s early twentieth century buildings, the house is of frame construction with narrow wood siding. The original siding differentiates the house from later additions to the district, which were increasingly constructed with brick (post-1930) and artificial materials (late 20th century). Although the façade of the subject property boasts some modest Colonial Revival ornamentation, the overall character of the house relies on its simple form and natural materials. Staff finds that the removal of clapboard siding, which constitutes most of the exterior material, would have a negative impact on the overall character of the house, contra the *Standards*.

Per *Standard 6*, deteriorated historic features shall be repaired rather than replaced. Staff finds that applicant has not sufficiently demonstrated that the existing siding is in poor condition or in need of a complete

replacement. Staff is not able to effectively evaluate the proposal without a comprehensive conditions assessment.

Staff conducted a site visit on October 1, 2025 to look at the condition of the siding. This brief, ground-level assessment does not replace a comprehensive conditions assessment. Staff found that there were no obvious signs of widespread deterioration or rot. Much of the siding appears to be in fair condition. However, given that the boards are a hundred years old, some areas show signs of wear. Some of the corner boards have cracks and some of the boards on the rear elevation show signs of warping and cupping. In several areas, newer wood siding in good condition has been installed to match the historic siding. Staff finds that the defective boards can likely be replaced with wood siding to match.

In certain areas, particularly on the south elevation, the paint is peeling. Staff finds this is likely a maintenance issue, and not evidence of defective wood. Clapboard should be painted every five to ten years. Painting and other wood maintenance, including selective replacement of cracked boards, is eligible for the Montgomery County Historic Preservation tax credit program.

Staff recommends that the applicant return with a more comprehensive materials survey demonstrating the extent of issues.



Figure 6: Details of some of the issues with the siding, including peeling paint and cracking, on the right side/south elevation.



Figure 7: Details of the condition of the boards. Note that the boards on the rear/north elevation (left) show some signs of warping, while the boards on the front porch appear to be in good condition (right).

Replacement with Fiber Cement Siding

The second issue to consider in evaluating this proposal is whether it is appropriate to install the proposed fiber cement siding on the house. Staff notes that this question is only pertinent if the applicant can successfully demonstrate that the condition of the siding is deteriorated beyond reasonable repair.

Per the *Guidelines*, artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition. Additionally, per the *Guidelines*, alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis. In this case, Staff finds that the proposed artificial material is not appropriate due to the visibility from the right-of-way and the nature of the proposal. The subject property is situated on a corner lot along a prominent street and has a high level of visibility from both Carroll Avenue and Boyd Street. The applicant has not submitted sufficient justification that the existing siding is in poor condition. Further, the applicant has not demonstrated, through an energy audit or another analysis, that there is an issue with the current energy efficiency of the house, nor that the proposed wrapping will have a meaningful impact on the energy efficiency of the house. The applicant has also not submitted any information about the proposed energy wrapping for Staff to evaluate its impact.

Per *Standard 6*, deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Staff finds that the proposed fiber cement siding does not replicate the appearance of historic clapboard siding, in design, texture, or material. Fiber cement plank is substantially thinner than wood siding and casts a weaker shadow (*Figure 8*). The relatively flat appearance and diminished shadow lines do not effectively mimic the look of real wood clapboard siding. Further, the exaggerated faux wood grain pattern proposed does not match the texture of traditional painted wood siding. The HPC routinely allows for the use of fiber cement siding on new construction and building additions within the district, precisely because it differentiates the old from the new.



Figure 8: Thickness of the proposed fiber cement siding (left); photo of wood siding on the main house and fiber cement siding on the addition (right; John Sandor, NPS).

Staff finds that the 7" reveal of the proposed siding is significantly larger than the 4" reveal of the existing wood and will alter the overall profile (*Figure 9*). Further, Staff finds that the comparatively thin profile of the proposed fiber cement siding will alter the relationship between the trim and the historic window and door trim.



Figure 9: James Hardie siding with a 7" reveal (left) and the existing wood siding on the subject property (right).

Wood is a readily available building material, and Staff finds that it is possible to match the existing clapboard siding in-kind with the same material and exposure, per *Standard 6*.

Staff was not able to find any past cases in which the HPC approved the replacement of historic wood siding with an artificial material on a Contributing resource in Takoma Park. At the March 8, 2023 meeting, the HPC heard a preliminary consultation for siding alterations at 5 Montgomery Avenue in Takoma Park. The applicant applied to remove the asbestos siding and replace it with either fiber cement or wood siding. In the Staff Report, Staff wrote that:

Staff finds the existing siding is not historic. Frequently, replacement siding was installed directly over historic wood siding. Before Staff can recommend a specific course of action, the condition and configuration of any historic siding need to be evaluated. This is done by removing a selection of existing siding and documenting the condition of any existing siding (Staff is available for a site visit while this work is being completed). The findings of that examination should inform the applicant and HPC of the appropriate course of action when proposed as part of the HAWP application.

Staff notes that on the historic portions of the house, fiber cement siding is inappropriate, and any new siding approved by the HPC should be wood. Both restoring the existing wood siding or replacing deteriorated wood siding with new wood siding would be eligible for the County Historic Preservation Tax Credit.

In this case, the HPC determined that it was open to replacing the non-historic siding, but more information about the configuration and condition of any obscured material was needed before it could be approved as a HAWP. The applicant ultimately found wood siding underneath, and the HPC approved an in-kind replacement with 4" wood lap siding in areas in which the wood was deteriorated.¹

Supplemental Guidance

In reviewing this proposal, Staff reviewed supplemental guidelines from the National Park Service. These guidelines are not binding; however, they offer well-considered interpretations of the *Standards* that may be considered as best practice.

In *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors*, the authors emphasize that retention and repair of original materials is preferred, and substitute materials should be considered only when localized repair or replacement in-kind is infeasible.² The authors also contend that while fiber cement is the most appropriate artificial replacement material for wood siding, as compared to vinyl or metal, it does not effectively replicate the thickness of the historic siding.³ The advantage of fiber cement siding is that it is compatible, but not replicative, and therefore appropriate for building additions and new construction, per *Standard 9*. Staff finds that these guidelines support Staff's recommendation for denial, as the applicant is not proposing to install the fiber cement siding on an addition, nor has the applicant demonstrated that localized repair or replacement is infeasible.

The National Park Service also offered some guidance on energy efficient upgrades to historic buildings in *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings*. This guidance helps to inform the decision making for this proposal, as the rationale for removal involves the installation of energy-efficient wrapping. The authors of this document stipulate that energy-efficient "treatments common to new construction need to be evaluated carefully before implementing them in historic buildings in order to avoid inappropriate alteration of important architectural features and irreparable damage to historic building materials." Instead, energy updates should concentrate on improvements that will have the smallest impact on the historic fabric on the building.⁴ In particular, the authors write that "removing historic siding and replacing it with new siding to introduce insulation into the wall cavity of a frame building or replacing repairable historic windows are examples of treatments that should not be undertaken on historic

¹ See the approval documents here: https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/5-24-2023/5%20montgomery%20avenue,%20takoma%20park%20-%201030121%20-%20approval.pdf.

² Sandor, John, David Trayte, and Amy Elizabeth Uebel, *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors* (National Park Service, October 2023), 4. The full text is available online: <https://www.nps.gov/orgs/1739/upload/preservation-brief-16-substitute-materials-2023.pdf>.

³ Sandor, *Preservation Brief 16*, 10.

⁴ Hensley, Jo Ellen and Antonio Aguilar, *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings* (National Park Service, October 2011), 1. The full text is available online: <https://www.nps.gov/orgs/1739/upload/preservation-brief-03-energy-efficiency.pdf>.

buildings.”⁵ Even if the historic siding is to be reinstalled, the process of removal inevitably leads to the loss of historic materials.⁶ Staff finds that the removal of historic siding, as proposed, in order to install an energy efficient-wrapping, is an inappropriate intervention. It will have a major impact on the building, resulting in the loss of a large amount of exterior historic fabric. Staff also finds that the treatment of installing a wrapping, while common on new construction, is not always an effective solution for historic properties. According to the National Trust for Historic Preservation, some more effective solutions to energy leaks in historic homes include adding insulation to key spaces such as the attic and basement; repairing and weatherizing windows; and sealing any leaks for air infiltration.⁷

Staff does not find the proposal is compatible in character with wood siding (24A-8(b)(2)), or that allowing the siding replacement would enhance the preservation of the historic house (24A-8(b)(3)), or that the proposal is necessary to remedy an unsafe or hazardous condition (24A-8(b)(4)), or that the owner will suffer and undue hardship (24A-8(b)(5)), or that the general public is better served by approving the HAWP (24A-8(b)(6)).

STAFF RECOMMENDATION

Staff recommends that the Commission **deny the HAWP application** under the Criteria for Issuance in Chapter 24A-8(a), having found that the proposal would be inappropriate, inconsistent with, and detrimental to the preservation, enhancement, and ultimate protection of the historic resource and is incompatible in character with the historic resource and the purposes of Chapter 24A; the *Takoma Park Historic District Guidelines*; and with the *Secretary of the Interior’s Standards for Rehabilitation* #2, #6, and #9.

⁵ Hensley, *Preservation Brief* 3, 4.

⁶ Hensley, 12.

⁷ National Trust for Historic Preservation, *Energy Advice for Owners: Historic and Older Homes* (EPA Archive, no date). See full text is available online: <https://archive.epa.gov/region5/sustainable/web/pdf/energy-advice-for-owners-of-older-homes.pdf>.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Victorian style house with a porch on two sides. Sits on the corner of Carroll and Boyd.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Remove wooden siding. Wrap house with energy efficient material. Install new James Hardy fiber cement siding and trim.

Work Item 1: _____

Description of Current Condition:
Wood siding deteriorating. Pain peeling from southern sun exposure.

Proposed Work:
Replace all siding.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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VA Class B Home Improvement
2705064026, VA Class B Home
Improvement 2705185888,
NC102857

www.homegeniusexteriors.com

Customer Information

Rhodium Grey-Coker
7411 Carroll Avenue
Takoma Park MD 20912

Date: 08/28/2025
Rep: Mohammed Hussain

Locations INCLUDED in scope of work to be performed

Full siding replacement on entire home in James hardie fiber cement siding in deep ocean (platinum system - 30 year material warranty and 50 year labor warranty) Install pending M-NCPPC / historic preservation commission approval at current price and terms. This includes any contingencies that said commission poses that may increase price or change scope of work. No cancellation fees or penalties will occur or be charged to the customer if they deny the project

Locations EXCLUDED in scope of work to be performed

No other areas

HOA

Yes

Siding Details

Siding Details (Main Body)	James Hardie James Hardie Lap Siding Statement Collection
Siding Area Sq Ft	2893

Other Job Specifications

Tearoff	Wood
House Wrap	Synthetic House Wrap
Install Outside Corner Post	James Hardie PVC/Fiber Cement Outside Corner Posts
Accessories	Dryer Vent
Additional Items	Dumpster, Measure, J Channel, Starter, Undersill Trim, Trip Charge, Etc.

Style Selections

Siding Profile (Main Body)	CedarMill
Siding Exposure (Main Body)	7 inch Exposure
Siding Colors (Main Body)	Deep Ocean
Outside Corner Color	White
Dryer Vent Style	Hooded
Dryer Vent Color	Match Siding
Light Block Color	Match Siding
Split Mount Color	Match Siding
Trim Color	White
J Channel Color	Match Siding

Warranty

Main Siding Warranty	JH 30 Year Express Limited Product Warranty
Workmanship Warranty	HGE Lifetime Limited Warranty

Colors Continued

Certain colors are more readily available than others. The choice of color may impact the timeline of completion. I acknowledge that timing may vary due to color selection & certify that the above color choices are correct.

(Customer's Initials) RG-1,

Unforeseen costs that could occur.

- Client understands and acknowledges that the Job Specification/Scope of Work is based on a visual inspection, and additional costs could arise after work begins and due to conditions of home and/or damaged wood not recognized at time of visual inspection and estimate. Client understands that damaged wood can only be evaluated after the existing layer(s) is removed.
- Client is responsible for damaged sheathing replacement as specified above in the contract. Wall Sheathing will be replaced to match existing thickness. Sheathing is only to be replaced when structural integrity has failed.
- Client understands and acknowledges that additional cost could arise due to damaged wood not recognized at time of estimate. Any wood replacement on the exterior wall sheathing will be charged upon the Client's approval an additional cost of \$170.00 per 4'x8' sheet of sheathing.

CLIENT HAS COMPLETELY READ, AND FULLY UNDERSTANDS THE ABOVE AND THAT ANY AND ALL WOOD REPLACEMENT OR ADDITIONAL UNFORESEEN DAMAGES WILL BE CHARGED IN ADDITION TO THE TOTAL AMOUNT OF THIS CONTRACT.

I understand the additional charges that could occur at time of installation. (Customer Initials) RG-C

HOA Acknowledgement

Home Genius Exteriors assumes no liability or makes no representation that the work contemplated in the Contract is compliant with any CC&R's, homeowners association rules, architectural committee requirements, or any other rules the Property may be subject to ("Association Rules"). It is the Customer's responsibility to ensure the work contemplated in the Contract is in compliance with any Association Rules, further, it is solely the Customer's responsibility to obtain approval as may be required by any Association Rules. The Customer agrees to indemnify and hold harmless Home Genius from any and all damages (including cancelled orders or reinstallation costs), claims, demands, torts, actions, suits, causes of action, obligations, controversies, debts, costs, expenses, accounts, damages, losses and liabilities of any kind or nature whatsoever including reasonable attorney's fees resulting from any failure of the work any and all Association Rules.

I understand the additional charges that could occur at time of installation. (Customer Initials) RG-C

Other Acknowledgements and Notifications.

1. Homeowner(s) opts-in and agrees to receive SMS text messages from Home Genius during business hours. You may opt out at any time.
2. Access is needed to driveway where possible. Please have all vehicles removed from driveway to allow for material delivery.
3. Homeowner must remove all personal items from walls
4. Homeowner must have landscaping and shrubs trimmed as needed to access exterior surfaces
5. Home Genius Exteriors is NOT responsible for nail pops and any minor interior damages from demolition. Interior repair work can be added for additional cost.
6. Certain colors are more readily available than others. The choice of color may impact the timeline of completion. I acknowledge that timing may vary due to color selection & certify that the above color choices are correct
7. In the event that specified materials for the project are unavailable, discontinued, or delayed beyond a reasonable time frame, Home Genius Exteriors reserves the right to substitute materials of equivalent or superior quality and performance at no additional cost to the client.

I have reviewed and fully understand all of the above. (Customer Initials) RG-C

Marketing Permission

I hereby grant permission to Home Genius Exteriors to use photographs and/or video taken during the course of my contract without limitations in publications, news releases, online, and/or in print. I waive any right to royalties arising from or related to the use of any media obtained.

(Customer's Initials) RG-C



Mohammed Hussain

08/28/2025

Date



Rhodius Grey-Coker

08/28/2025

Date



Customer Information**Rhodium Grey-Coker**7411 Carroll Avenue
Takoma Park MD 20912**Date: 08/28/2025**

Rep: Mohammed Hussain

Customer's State	MD
Total Contract Amount	\$58,003
Deposit	\$14,500
Deposit Form of Payment	Financed - HGE will transact 25% of the 'Amount Financed' at the time of sale.
Balance Due	\$43,503
Balance Form of Payment	Finance

Financing Details

Amount Financed	\$58,003
Finance Company	Upgrade
Loan Details	Reference Loan Documents From Financing Company
FINANCING IS SUBJECT TO CREDIT APPROVAL	

Acknowledgment of Payment

I have completely read & understand the above payment information & certify that it is 100% correct.

I acknowledge that the balance payment is due immediately upon completion of the project via the method selected above. I understand that all Echeck transactions are made via ACH payment through our encrypted payment portal.

I acknowledge that for projects containing multiple services (ex roofing & gutters), Home Genius Exteriors will require the customer to pay the balance on each service individually (before installing the next).

I acknowledge that payments by credit card will be subject to 3% processing / convenience fee.

(Customer's Initials) R G-C



Rhodium Grey-Coker

08/28/2025

Date

NOTICE OF CANCELLATION

NOTICE TO CONSUMER: YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT FOR VIRGINIA CUSTOMERS, OR THE FIFTH BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT FOR MARYLAND CUSTOMERS, OR MIDNIGHT OF THE 7TH BUSINESS DAY AFTER THE DATE OF THE TRANSACTION IF THE BUYER IS AT LEAST 65 YEARS OLD. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER: 1) SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR 2) PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO: HOME GENIUS EXTERIORS, 1682 Langley Avenue, Irvine, CA 92614, 888-450-9675. If you cancel this contract within the above specified rescision period, you are entitled to a full refund of your money. Refunds must be made within 30 days of the contractor's receipt of the cancellation notice. If you cancel this contract after the proscribed rescision period, you will forfeit your deposit & be charged a Cancellation Fee of 10% of the Contract Price. Please see section 9.18 for complete "Notice of Three Day Right to Cancel." 10% deposit is required upon booking and will be applied to the balance owed when the work is completed.

NO LATER THAN MIDNIGHT OF THE THIRD OR FIFTH BUSINESS DAY FROM THE DATE OF THIS CONTRACT.

For any questions or concerns, please contact our Customer Service support at 866-583-3957 or via email WeCare@homegeniusexteriors.com

I HEREBY CANCEL THIS TRANSACTION.
7411 Carroll Avenue
Takoma Park MD 20912
703-587-1052
rhodiusgc@gmail.com

Signature: _____

Date:

NOTICE TO CONSUMER: YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT FOR VIRGINIA CUSTOMERS, OR THE FIFTH BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT FOR MARYLAND CUSTOMERS, OR MIDNIGHT OF THE 7TH BUSINESS DAY AFTER THE DATE OF THE TRANSACTION IF THE BUYER IS AT LEAST 65 YEARS OLD. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER: 1) SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR 2) PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO: HOME GENIUS EXTERIORS, 1682 Langley Avenue, Irvine, CA 92614, 888-450-9675. If you cancel this contract within the above specified rescision period, you are entitled to a full refund of your money. Refunds must be made within 30 days of the contractor's receipt of the cancellation notice. If you cancel this contract after the proscribed rescision period, you will forfeit your deposit & be charged a Cancellation Fee of 10% of the Contract Price. Please see section 9.18 for complete "Notice of Three Day Right to Cancel." 10% deposit is required upon booking and will be applied to the balance owed when the work is completed.

NO LATER THAN MIDNIGHT OF THE THIRD OR FIFTH BUSINESS DAY FROM THE DATE OF THIS CONTRACT.

For any questions or concerns, please contact our Customer Service support at 866-583-3957 or via email WeCare@homegeniusexteriors.com

I HEREBY CANCEL THIS TRANSACTION.
7411 Carroll Avenue
Takoma Park MD 20912
703-587-1052
rhodiusgc@gmail.com

Signature: _____

Date:

TERMS & CONDITIONS

1. **COLOR CHANGES.** All paint colors must be chosen by you before any work is done. If during the color selection process, it becomes evident that the color choice will not provide adequate coverage without an additional coat, you will be presented with the cost of the additional coat. If you decline the change order, Contractor will not be liable for inadequate coverage.
 2. **HIDDEN CONDITIONS.** If, after beginning work, defects or other unforeseen conditions are discovered which could not reasonably have been discovered by Contractor during the estimate (e.g., invisible defects, hazardous materials, etc.), you will be charged on a time and materials basis plus a standard fee for overhead and profit on the additional costs incurred as a result of such conditions.
 3. **TERMITES AND PESTS.** Client understands that HGE is not qualified or licensed as an inspector for pests (including Termites). Should any such pests be suspected to be present on the premises, it is the Client's responsibility to arrange and pay for inspection and abatement. HGE cannot certify or warrant your building as being free of pests.
 4. **ANTENNAS and SATELLITE DISHES:** Should it become necessary for HGE to remove and/or install any antennas, cooling or heating appliances or other equipment, HGE does not assume any responsibility for the performance of said equipment, whether or not such performance problems are the result of the negligent acts or omissions of HGE or its employees.
 5. **PERMITS, LICENSES, AND REGULATIONS:** Permits and licenses necessary to complete the work agreed upon in this Contract will be obtained by HGE and paid for by Client. Client agrees to assist HGE in obtaining such permits and licenses. Client is responsible for all costs for drawings and structural calculations.
 6. **WORKMANSHIP & WARRANTY:** This Workmanship Labor Warranty ("Workmanship Warranty") is provided by Home Genius Exteriors ("HGE") to you, the original purchaser ("Customer"). HGE commits to performing all work professionally and in accordance with relevant building codes. HGE guarantees that all installation labor carried out by HGE will be free from defects in workmanship for as long as the Customer resides in the home where the products have been installed and the Customer has paid in full for all services performed, subject to the terms and conditions of this Workmanship Warranty. For warranty coverage on the products themselves (such as windows, gutter systems, roofing shingles, doors, and siding) installed by HGE, please refer to the product manufacturer warranties ("Product Warranties"). The Customer can obtain copies of both the Product Warranties and this Workmanship Warranty before signing the Agreement.
- HOW TO OBTAIN WORKMANSHIP WARRANTY SERVICE:** To request Workmanship Warranty service, the Customer should contact HGE at 855-963-4663. Claims need to be reported to HGE promptly upon discovering the labor defect. After HGE inspects the product and confirms a valid claim under this Workmanship Warranty, HGE will choose one of the following actions: repair the installation, reinstall the product, or refund the price of HGE's service, to the Customer. The choice of action is at HGE's sole discretion. If replacement of any product is necessary and the original product is no longer available, HGE reserves the right to substitute it with a product of equal or similar quality. Note that minor color variations between the replacement and the original product may occur and are not considered defects. HGE will attempt to match the color of the replacement product to the original, but an exact match is not guaranteed. Should HGE decide to issue a refund to the Customer, all warranties are terminated, and the responsibility for the repair, replacement, or removal of HGE's products shifts to the Customer. This Workmanship Warranty is only valid if the Customer has met all payment obligations under the Agreement.
- WHAT IS NOT COVERED:** This Workmanship Warranty is applicable only to labor performed by HGE for installing products such as windows, gutters, roofing shingles, doors, and siding purchased directly from HGE by the Customer. The products themselves are covered solely by the manufacturers' warranties. Minor variations in color or texture between different batches of product are not considered defects in either the product or the installation and are not covered under this Warranty.

This Warranty excludes any damage, workmanship, or material failures beyond HGE's control. Examples of such exclusions include, but are not limited to, damage resulting from building settlement, structural failure (including foundations and walls), use of incompatible accessories, removal, repair, or re-installation of any products or components installed by HGE by anyone other than HGE, physical abuse, moisture-related issues (such as roofing leaks not due to HGE's roof work or broken water pipes), normal weathering, corrosive effects of salt air and chemical pollutants, normal fading, deterioration of caulking compounds, fire, flood, lightning, high winds, windblown objects, earthquakes, hurricanes, tornadoes, hail, ice dams, icicles, ice storms, extreme atmospheric conditions or catastrophic weather events as defined by the US Weather Bureau, acts of God, intentional acts, unreasonable use, vandalism, or pollution.

Additionally, this Workmanship Warranty does not cover damages resulting from the Customer's failure to perform reasonable maintenance, including cleaning the product, maintaining sealing, painting, caulking, and replacing consumables such as door sweeps and weather stripping as needed. HGE is not responsible for existing or future spore or mold growth.

Furthermore, this

Warranty does not apply to damages arising from [REDACTED] on, abatement, encapsulation, or removal of mold, asbestos, lead-based products, or other hazardous substances inside or outside the structure being improved.

Skylights that are not replaced by HGE at the time of roofing installation are not covered against leaks under this Workmanship Warranty.

HGE is not liable for leaves, debris, or other foliage that accumulates on the leaf protection system installed by HGE, which is not covered under this Warranty.

If the Customer requests HGE to conduct service visits or inspections when Workmanship Warranty service is not necessary or covered, a service fee of up to \$100 per hour or any part thereof will be charged.

WHAT VOIDS THIS WORKMANSHIP WARRANTY: Removal, repair, adjustment, tampering or reinstallation of any product installed by HGE by anyone other than HGE, voids any warranty.

FOR WINDOWS/DOORS CONTRACTS: Condensation on windows or patio doors is a natural result of excessive indoor moisture and does not indicate a product defect or installation issue. It is the Customer's responsibility to manage and control indoor humidity levels. HGE is not liable for condensation within the home, and this Workmanship Warranty does not cover condensation, its causes, or effects, including any mold or mildew that may develop on or within walls or surfaces due to pre-existing conditions or temperature variations inside and outside the home. Additionally, reinstallation of window sashes may incur a service charge as previously mentioned.

FOR GUTTER CONTRACTS: A new gutter system cannot prevent ice damming or icicle formation. While leaf protection reduces the accumulation of leaves and debris inside the gutters, the Customer may still need to clean leaves and debris that gather on top of the leaf protection system. Leaf protection does not stop ice damming or icicles. HGE is not liable for issues related to ice damming, icicles, clogging, or the cleaning of the gutter system.

FOR ROOFING CONTRACTS: This Workmanship Warranty for Roofing Contracts is for two (2) years only, unless Customer purchases warranty extension (Owens Corning Platinum Warranty) separately or otherwise specified in the Contract. The installation of ice and water shield does not eliminate the possibility of ice damming. Roofing shingles may exhibit wavy or raised areas for up to six (6) months following installation. Any drywall damage resulting from roof leaks after HGE completes the roofing installation will be covered for up to one (1) year from the date of installation.

Existing skylights that are not replaced by HGE at the time of roofing installation will not be covered against leaks under this Warranty.

FOR SIDING CONTRACTS: Customer needs to be aware that siding can be damaged by heat from outdoor grills and that any such damage will not be covered by this Warranty.

TRANSFER OF WARRANTY: In the event the original Customer transfers ownership of the home within fifty (50) years of the date of installation, original Customer may transfer a valid Workmanship Warranty to the subsequent owner of the home. To obtain a warranty transfer form, visit www.homegeniusexteriors.com for The Warranty Transfer Form and instructions on where to mail the documentation. The form must be returned to HGE at 8201 Corporate Drive, Ste G10, Hyattsville, MD 20785, Certified Mail, return receipt requested, along with Proof of Purchase from original Customer and HGE. These documents must be returned to HGE within sixty (60) days

from the transfer date of the home for the Warranty to transfer to and remain valid for the subsequent homeowner. This Warranty may only be transferred once and may only be transferred by the original Customer.

RIGHTS AND REMEDIES: This Workmanship Warranty is the only express warranty provided by HGE. No employee, representative, agent, nor any other person, has authority to assume or incur on behalf of HGE any obligation, liability or responsibility in place of or in addition to this Workmanship Warranty.

EXCEPT FOR THE WORKMANSHIP WARRANTY PROVIDED HEREIN, HGE MAKES NO WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF QUALITY, QUANTITY, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. HGE'S LIABILITY TO CUSTOMER UNDER THIS WARRANTY IS LIMITED TO THE AMOUNTS RECEIVED BY HGE FOR SERVICES RENDERED UNDER THE AGREEMENT ORDER WITH THE CUSTOMER. IN NO EVENT SHALL HGE BE OBLIGATED OR LIABLE FOR INCIDENTAL, SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND FOR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ASSOCIATED WITH ANY PRODUCT INSTALLED BY HGE OR SERVICE PROVIDED BY HGE TO THE CUSTOMER. THESE WARRANTIES PROVIDE SPECIFIC LEGAL RIGHTS AND YOU MAY HAVE OTHER RIGHTS WHICH VARY FROM STATE-TO-STATE.

7. **MEDIATION:** Before any legal remedy may be sought to resolve any controversy or claim which has arisen as a direct or indirect result of this Contract, its performance, or the breach thereof, it is agreed that the Parties will submit to a mediator jointly selected by the Parties. If the Parties are unable to agree to a mediator, then upon the written request of either party, the mediator will be selected by and appointed by the administrator of the American Arbitration Association. All costs for mediation will be borne equally by the Parties. This provision will not apply to any action brought to enforce a mechanic's lien or stop notice.

8. **MOLD DISCLAIMER.** This contract does not include, any mold abatement, removal, or cleaning. If mold is found existing on the premises, any cost to abate, remove, or clean shall be paid by you as an extra. In addition, any warranty given to you under this contract does NOT include the cost to abate, remove, or clean mold that may be found on the premises in the future.

9. **SPECIAL CONDITIONS AND CONSIDERATIONS.** The Scope of Work is based on a visual inspection. While performing this Contract, should HGE discover dry rot, sub-roofing, or other damaged building elements that were not apparent during the inspection, and which are determined to require repair or replacement, HGE will notify Client of the additional work and any charge associated with completing the additional work. Should Client decide not to have HGE perform the additional work, Client understands that the failure to perform the additional work may affect the warranty.

10. OTHER TERMS AND CONDITIONS:

10.1. Construction work causes vibration, dust, and movement in other areas of the property. HGE is not responsible for damages to personal property or building that this may cause. Homeowner agrees that HGE is not responsible for cracks or damages to driveway or property due to weight of HGE's trucks or disposal container. Homeowner is to carry fire, tornado, and any other necessary insurance. Homeowner will also be responsible for obtaining any necessary HOA approvals.

10.2. **Finance Charge.** In the event of your failure to make payment as provided herein, the outstanding balance shall bear interest at the rate set of one percent (1%) per month until paid in full, or the maximum legal rate under applicable law, whichever is less.

10.3. Contracts over \$10,000 will require progress payments. A schedule shall be provided and mutually agreed upon by you and Contractor prior to commencement of work.

10.4. HGE will not be held liable for failure of performance due to adverse weather, labor strikes, accidents, fire, flood, explosion, or any other cause or delays beyond its reasonable control. Furthermore, HGE is not liable for any delays caused by the Client. HGE is not responsible for any special, consequential and/or indirect damages or loss of use resulting from its performance even if HGE or its agents have been advised of the possibility of such damages or if a remedy set forth herein is found to have failed its essential purpose.

10.5. Client will disclose any knowledge of the presence of hazardous material (as defined by law) known or suspected on the premises. Should any previously undisclosed hazardous materials be disclosed or discovered after this Contract is signed, HGE may, at its sole discretion, terminate this Contract and Client agrees to pay for all labor and materials expended up to the date of cancellation lost overhead and profit, and any the cost of any emergency measures taken by client.

10.6. In any dispute arising under this Contract (whether based in contract, tort, or both), Client and HGE agree that each party will be responsible for its own attorneys' fees and costs. Moreover, the parties agree that should Client bring any legal action against HGE for any cause(s) of action, the maximum damages award available to Client is the amount paid by Client to HGE under this Contract.

10.7. If accepted, this Contract constitutes the entire Contract between the parties, and supersedes all prior proposals, contracts, or agreements, oral or written, between the parties relating to the subject matter of this Contract.

10.8. HGE advises that there may be changes in the work that are reasonably necessary to accomplish the provisions of this Contract. HGE will notify Client of such changes prior to commencement of such work in the form of a written Change Order. Extra work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties.

10.9. HGE reserves the right to withdraw this Contract at any time prior to Client's acceptance without any liability.

10.10. Client is entitled to a completely filled in copy of this contract, signed by both Client and HE

10.11. HGE maintains \$1,000,000 in general liability insurance

11. Washington D.C. Residents: Do not sign a blank contract. Homeowner is entitled to a copy of the contract (including any addenda) at the time he or she signs.

11.1. If this agreement was solicited at your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight on the third business day after you signed this Contract. The notice must be mailed to Home Genius Exteriors 1682 Langley Ave Irvine CA 92614. If you cancel the seller may not keep any part of your cash downpayment.

12. Maryland Residents. Each Contractor and Subcontractor must be licensed by the Commission and anyone may ask the Commission about a contractor or subcontractor. The address for MHIC is 500 North Calvert Street, Baltimore, Maryland 21202. The telephone numbers are 410-230-6309 and 1-888-218-5925

12.1. The MHIS provides formal mediation of disputes between homeowners and contractors. 2) The Maryland Home improvement Commission also administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors. [REDACTED] request that a contractor purchase a performance bond for additional protection against losses not covered by the fund.

12.2. Notice of Cancellation: You may cancel this transaction, without any penalty or obligation, within five business days from the date of the agreement OR MIDNIGHT OF THE 7TH BUSINESS DAY AFTER THE DATE OF THE TRANSACTION. IF THE BUYER IS AT LEAST 65 YEARS OLD. If you cancel, any property traded in, any payment made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the seller at your residence, in substantially good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of seller regarding return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 business days of the date of your notice of cancellation, you may retain or dispose of the good without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract. To cancel this transaction, mail or deliver a signed and dated copy of a cancellation notice to Home Genius Exteriors 1682 Langley Ave Irvine CA 92614

13. Virginia Residents: Consumer is hereby notified of the existence of the Virginia Contractor Transaction Recovery Fund. The Virginia Contractor Transaction Recovery Fund provides relief to eligible consumers who have incurred losses through the improper and dishonest conduct of a licensed contractor. More information on the Fund or filing a claim can be obtained by visiting http://www.dpor.virginia.gov/Boards/Contractors_Recovery_Fund/ or by contacting the Board for claim information at the following address: Recovery Fund Office | DPOR 9960 Mayland Drive, Suite 400 Richmond, VA 23233 (804) 367-1559 Email: RecoveryFund@dpor.virginia.gov

13.1. Notice of Cancellation: If this agreement was solicited at a residence and you do not want the goods or services, you, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

14. Pennsylvania: A toll-free number has been established by the PA Office of the Attorney General so that you may check whether a contractor is registered, their number is 888-520-6680.

14.1. An individual signing a home improvement contract, except as provided in the emergency provisions of section 7 of the act of December 17, 1968 (P.L. 1224, No. 387), known as the Unfair Trade Practices and Consumer Protection Law, shall be permitted to rescind the contract without penalty regardless of where the contract was signed, within three business days of the date of signing.



VIEW 3D MODEL

Areas	Siding	Other
Facades	1810 ft ²	116 ft ²
Openings	823 ft ²	3 ft ²
Trims*	611 ft ²	34 ft ²
Unknown (no photos)*	-	-
Total	3244 ft ²	153 ft ²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	44	0
Tops Length	131'	-
Sills Length	132' 7"	-
Sides Length	315' 1"	-
Total Perimeter	578' 8"	-

Corners	Siding	Other
Inside Qty	4	0
Inside Length	26' 8"	-
Outside Qty	9	6
Outside Length	101'	47' 10"

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	0	0
Vents Area	0 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	174'	8' 10"
Sloped Trim	56' 5"	6' 6"
Vertical Trim	31' 2"	13'

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	234' 7"	-	-
Level Frieze Board	165' 7"	3' 1"	805 ft ²
Rakes Fascia	126' 1"	-	-
Sloped Frieze Board	85' 9"	1' 4"	153 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	2071 ft ²	20¾
+10%	2280 ft ²	23
+18%	2444 ft ²	24½

+ Openings < 20ft ²	Area	Squares
Zero Waste	2792 ft ²	28
+10%	3071 ft ²	30¾
+18%	3296 ft ²	33

+ Openings < 33ft ²	Area	Squares
Zero Waste	2893 ft ²	29
+10%	3183 ft ²	32
+18%	3415 ft ²	34¼

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	2288 ft ²	24	-
Ridges / Hips	-	11	101' 8"
Valleys	-	0	-
Rakes	-	13	126' 1"
Eaves	-	25	234' 7"
Flashing	-	21	66' 1"
Step Flashing	-	21	84' 2"
Drip Edge/Perimeter	-	-	360' 8"

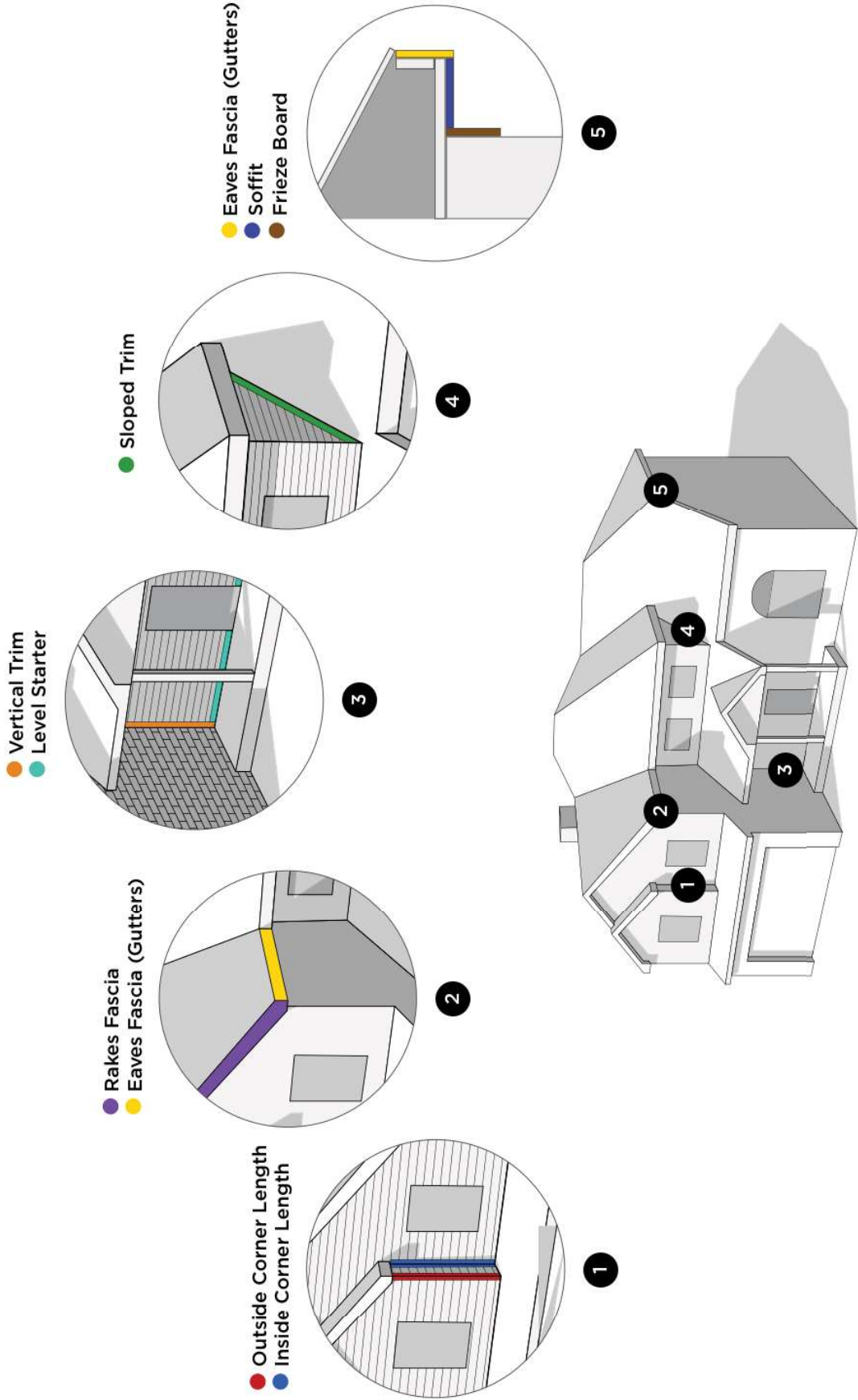
Roof Pitch*	Area	Percentage
8 / 12	1506 ft ²	65.82%
3 / 12	658 ft ²	28.76%
4 / 12	68 ft ²	2.97%
2 / 12	32 ft ²	1.4%

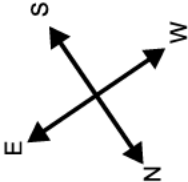
* Only top 4 values shown. Reference Roof Pitch page for all values.

Example Waste Factor Calculations

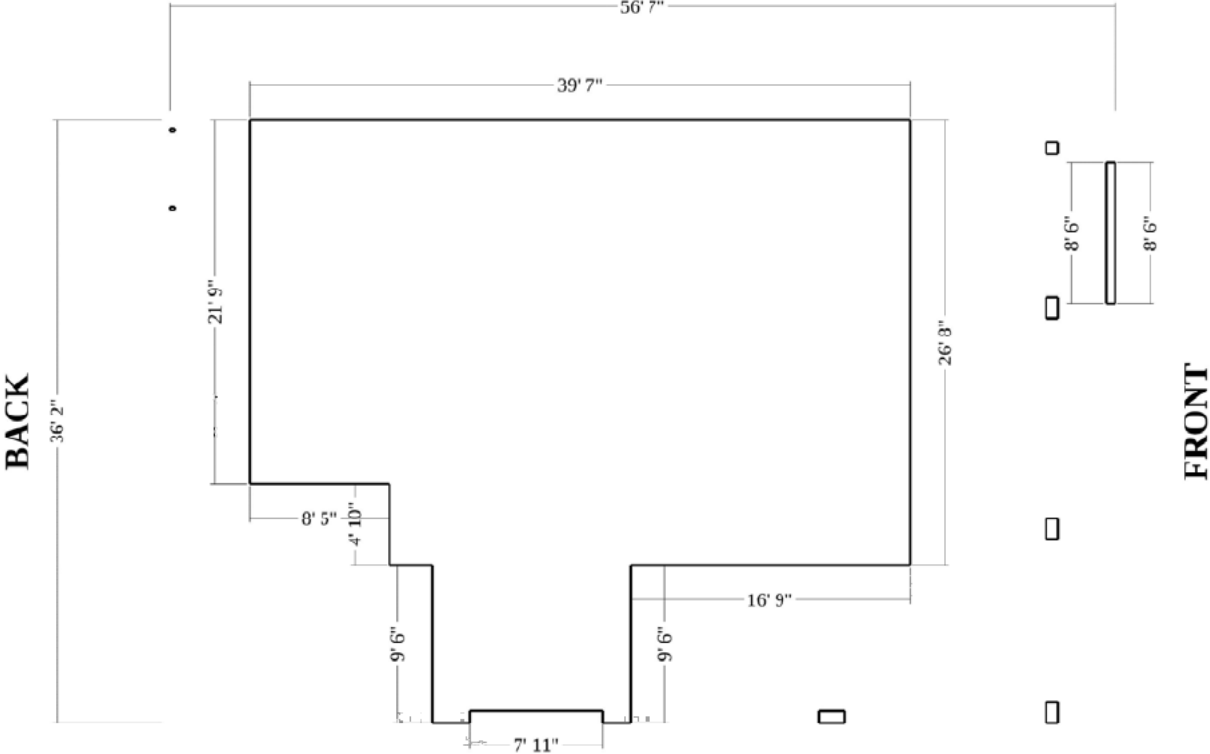
	Zero Waste	+5%	+10%	+15%	+20%
Area	2288 ft ²	2402 ft ²	2517 ft ²	2631 ft ²	2746 ft ²
Squares	23	24⅓	25⅓	26⅓	27⅔

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.





Number of Stories: > 1
Footprint Perimeter: 192' 1"
Footprint Area: 1130 ft²



Gutters

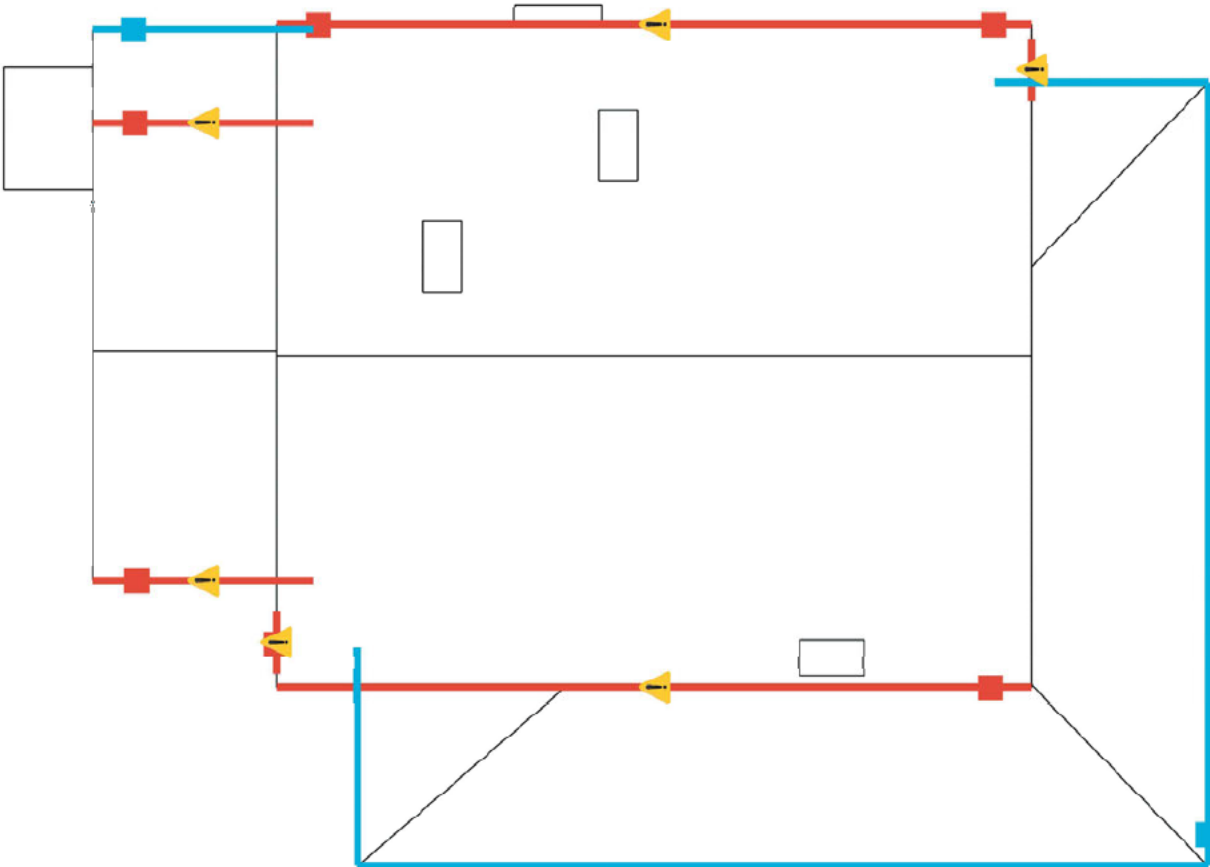
	Gutter	Length	Sections
	Group 1	95'	6
	Group 2	105'	5
	Total	200'	11

Downspouts

	Downspout	Length	Count
	Group 1	115'	6
	Group 2	24'	2
	Total	139'	8

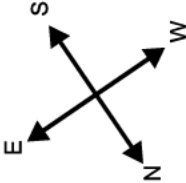


Gutter section above 20' from ground





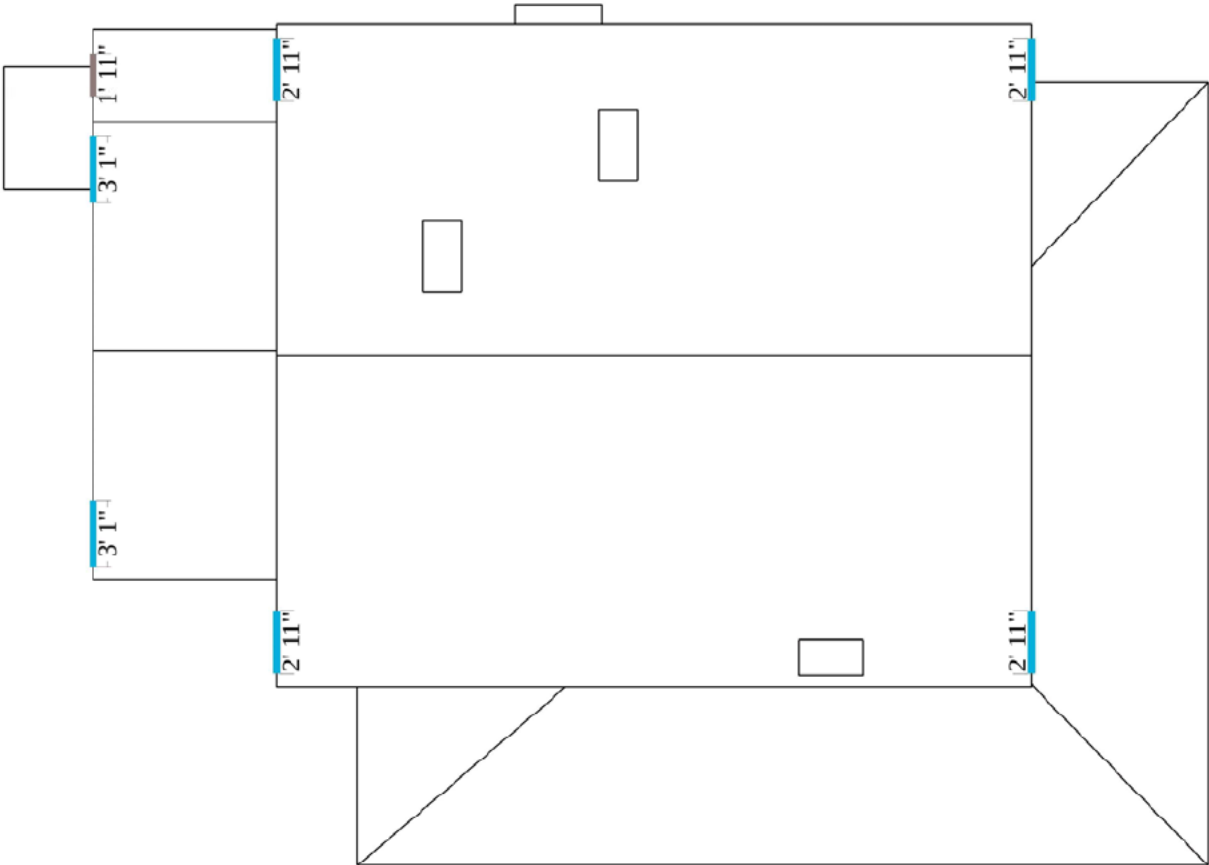
Number of Stories: > 1



Siding Per Elevation

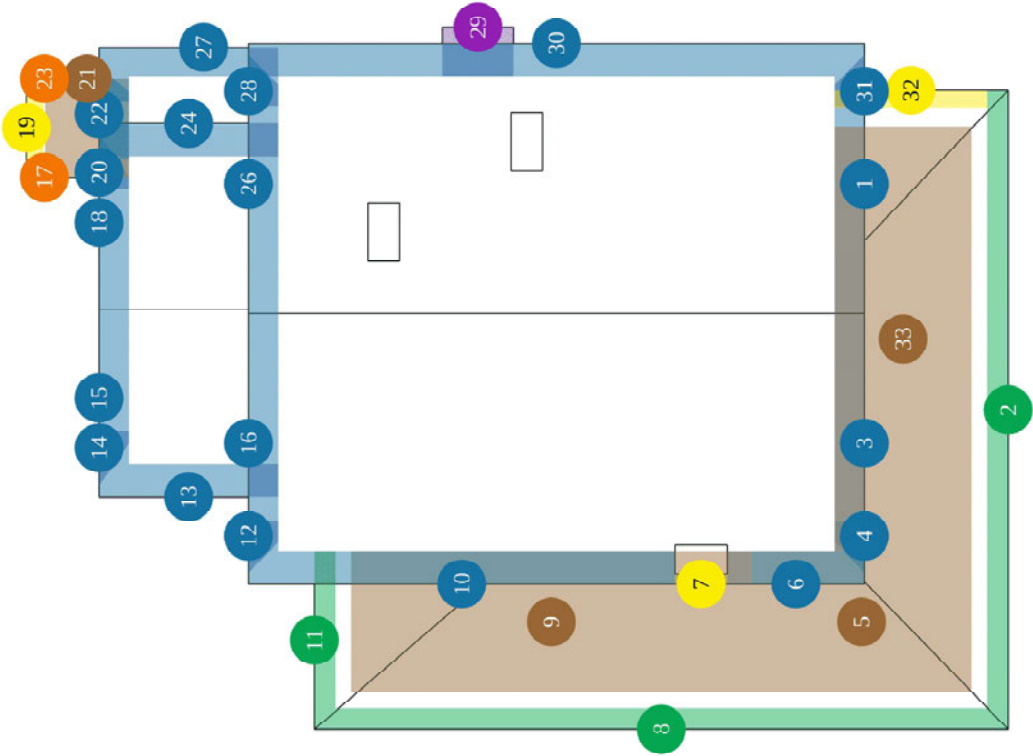
FRONT	RIGHT	LEFT	BACK
SI-1 - 377 ft ²	SI-2 - 565 ft ² SI-3 - 17 ft ²	SI-6 - 72 ft ² SI-7 - 141 ft ² SI-8 - 149 ft ² SI-9 - 35 ft ² SI-10 - 37 ft ²	SI-4 - 160 ft ² SI-5 - 257 ft ²
377 ft ²	582 ft ²	434 ft ²	417 ft ²

	Cornice Returns	Length	Count
■	Returns Story 1	2'	1
■	Returns Story 2	18'	6
	Total	20'	7



Soffit Summary

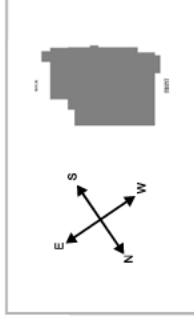
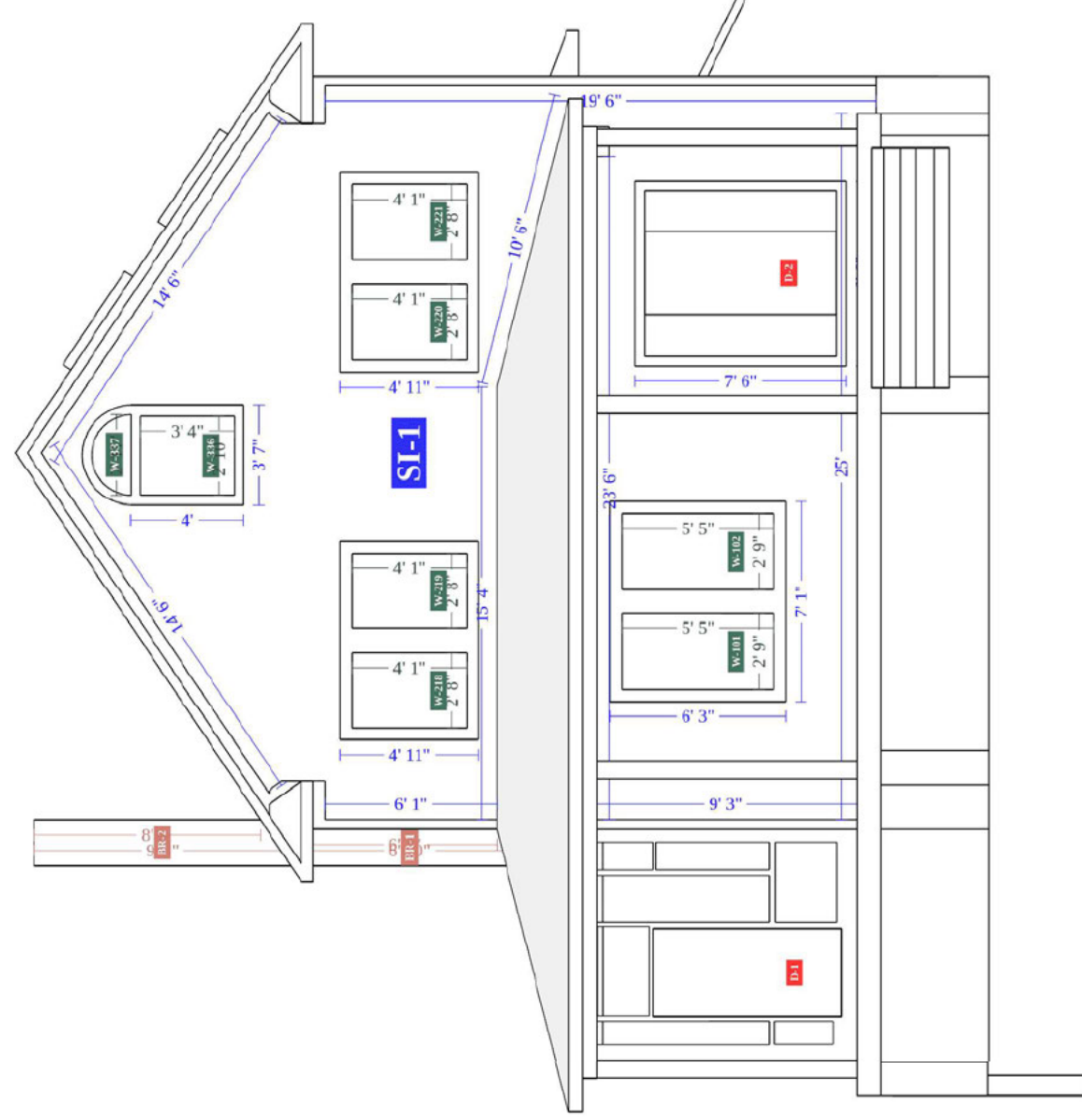
Depth	Type	Count	Total Length	Total Area
1" - 6"	rakes	2	3"	0 ft ²
6" - 12"	eaves	3	17'	15 ft ²
12" - 18"	eaves	3	82' 5"	97 ft ²
18" - 24"	rakes	7	97' 3"	153 ft ²
	eaves	13	108' 1"	195 ft ²
24" - 48"	eaves	1	4'	12 ft ²
> 48"	eaves	4	49' 8"	486 ft ²
Totals			358' 8"	958 ft ²

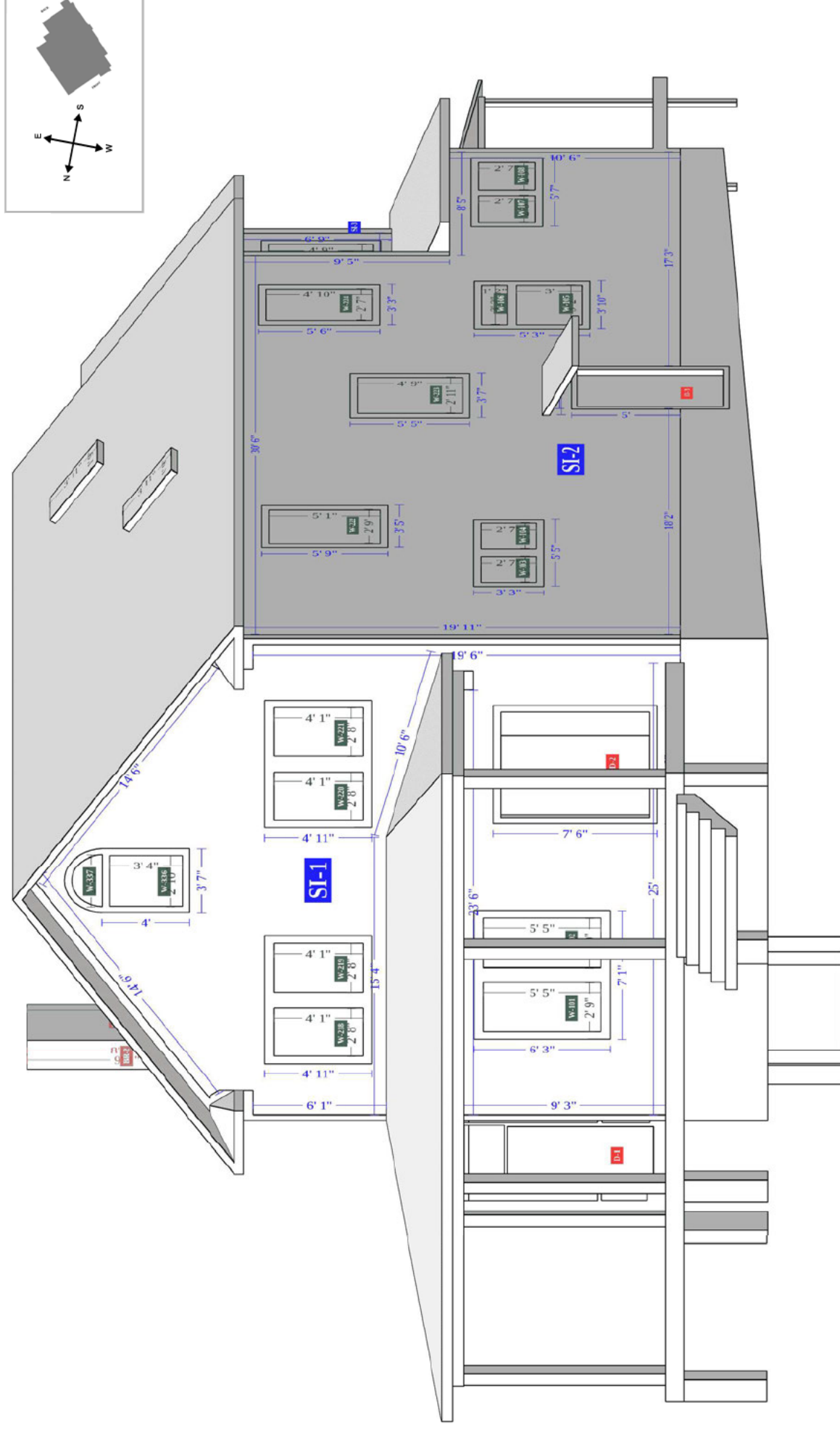


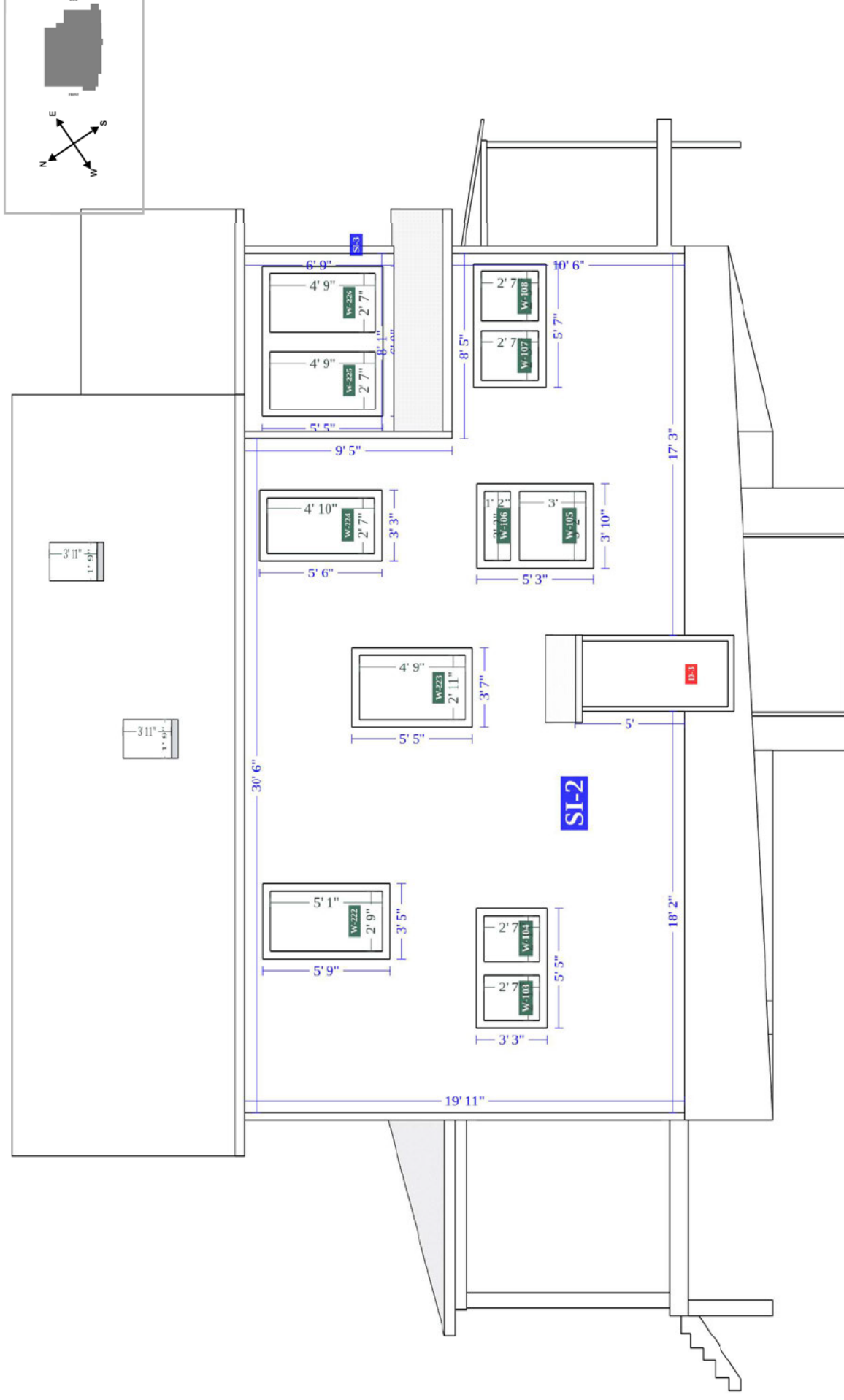
Soffit Breakdown

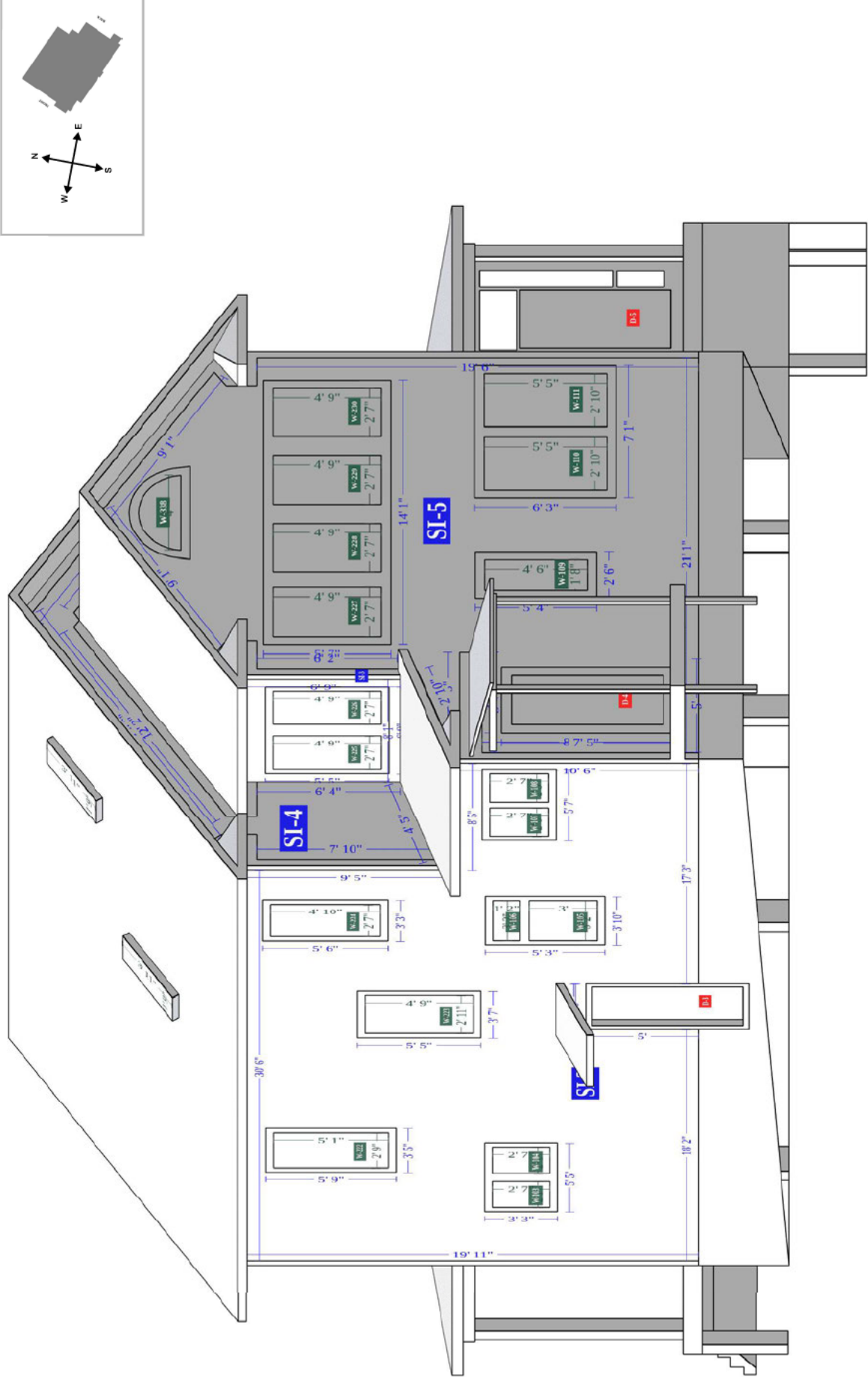
num	Type	Depth	Length	Area	Pitch
1	rake	20"	17' 6"	28 ft²	8 / 12
2	eave	14"	35' 10"	42 ft²	3 / 12
3	rake	20"	17' 6"	28 ft²	8 / 12
4	eave	20"	1' 8"	3 ft²	8 / 12
5	eave	95"	12' 4"	98 ft²	3 / 12
6	eave	22"	7' 8"	14 ft²	8 / 12
7	eave	7"	2' 11"	2 ft²	8 / 12
8	eave	14"	36' 7"	43 ft²	3 / 12
9	eave	270"	7' 11"	179 ft²	3 / 12
10	eave	22"	23' 11"	44 ft²	8 / 12
11	eave	14"	10'	12 ft²	3 / 12
12	eave	20"	1' 8"	3 ft²	8 / 12
13	eave	22"	10' 1"	18 ft²	8 / 12
14	eave	20"	1' 10"	3 ft²	11 / 12
15	rake	20"	11' 10"	17 ft²	8 / 12
16	rake	20"	17' 6"	28 ft²	8 / 12
17	rake	2"	1"	0 ft²	2 / 12
18	rake	20"	9' 11"	17 ft²	8 / 12
19	eave	12"	5' 6"	5 ft²	2 / 12

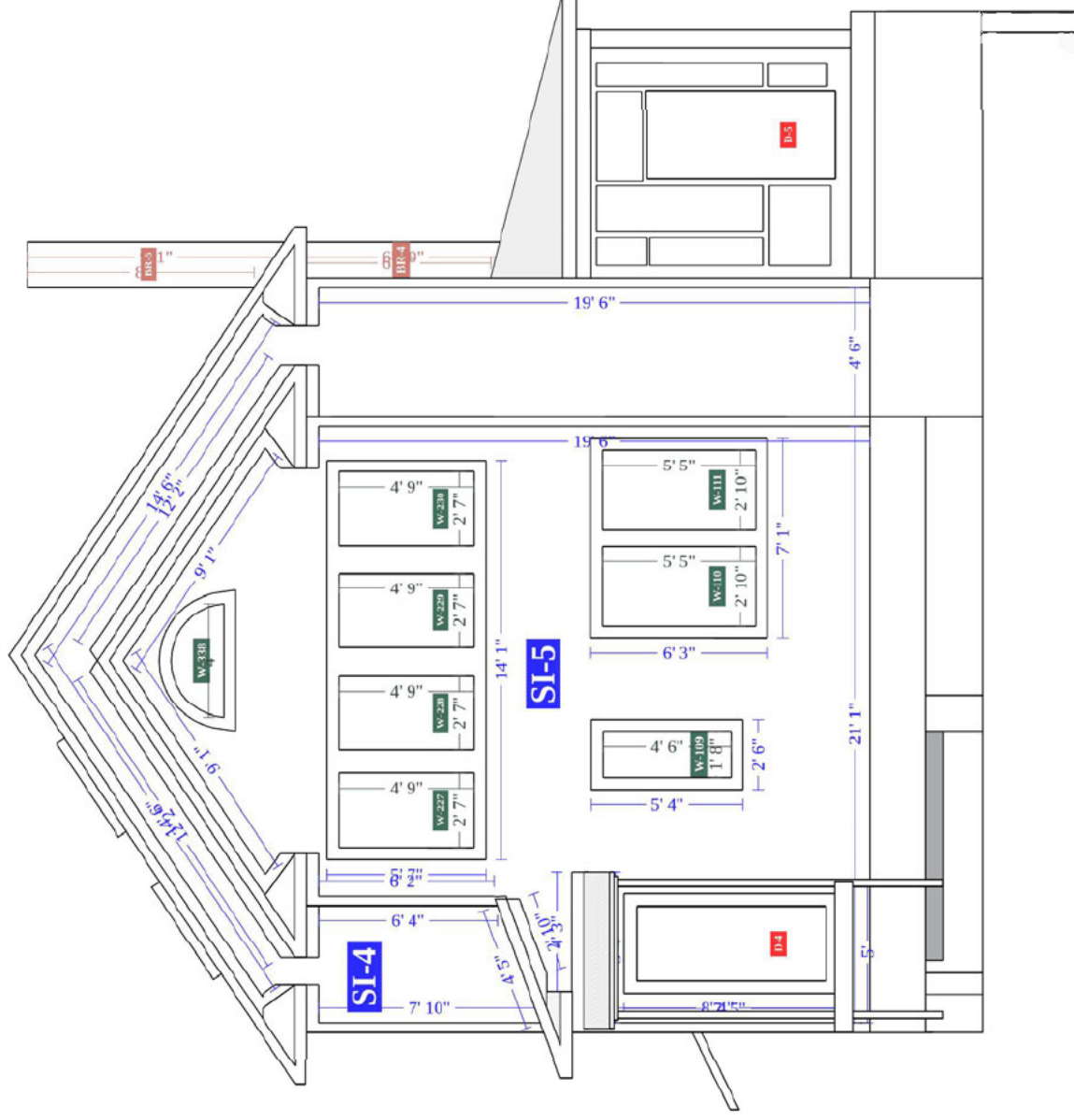
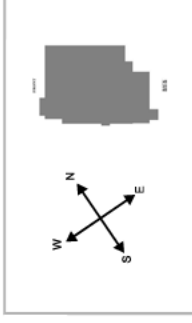
num	Type	Depth	Length	Area	Pitch
20	eave	20"	1' 10"	3 ft²	11 / 12
21	eave	57"	5' 6"	26 ft²	2 / 12
22	rake	20"	5' 7"	8 ft²	4 / 12
23	rake	3"	1"	0 ft²	2 / 12
24	eave	22"	10' 1"	18 ft²	8 / 12
25	eave	20"	3' 1"	5 ft²	4 / 12
26	rake	20"	17' 6"	28 ft²	8 / 12
27	eave	19"	8' 5"	14 ft²	4 / 12
28	eave	20"	1' 8"	3 ft²	8 / 12
29	eave	37"	4'	12 ft²	6 / 12
30	eave	22"	34' 7"	64 ft²	8 / 12
31	eave	20"	1' 8"	3 ft²	8 / 12
32	eave	12"	8' 7"	8 ft²	3 / 12
33	eave	92"	23' 10"	183 ft²	3 / 12



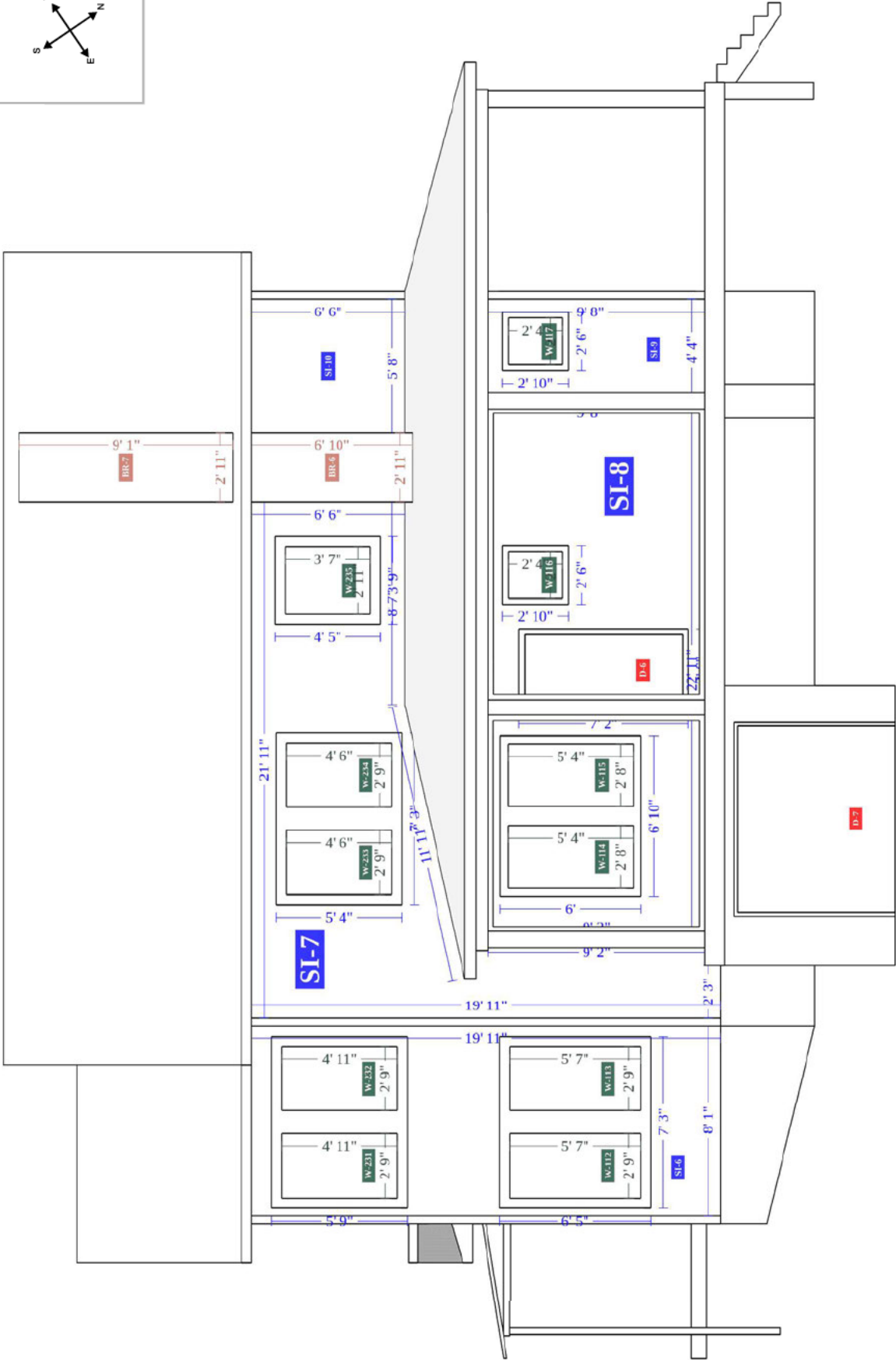














Bidding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	377 ft ²	-	3	9	-	-
SI-2	565 ft ²	-	3	10	-	-
SI-3	17 ft ²	2	1	2	-	-
SI-4	160 ft ²	4	2	-	-	-
SI-5	257 ft ²	-	4	9	-	-
SI-6	72 ft ²	2	1	4	-	-
SI-7	141 ft ²	-	1	3	-	-
SI-8	149 ft ²	-	-	6	-	-
SI-9	35 ft ²	-	1	1	-	-
SI-10	37 ft ²	-	1	-	-	-
Total	1810 ft ²	8	17	44	0	0

Brick

Facade	Area	Openings	Shutters	Vents
BR-1	9 ft ²	-	-	-
BR-2	14 ft ²	-	-	-
BR-3	23 ft ²	-	-	-
BR-4	9 ft ²	-	-	-
BR-5	14 ft ²	-	-	-
BR-6	20 ft ²	-	-	-
BR-7	27 ft ²	-	-	-
Total	116 ft ²	0	0	0

Facades

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	377 ft ²	41' 7"	11' 7"	4' 10"	-	36' 1"	28' 2"	30' 10"	27' 9"	31' 3"	60' 5"
SI-2	565 ft ²	39' 5"	-	8"	-	37' 7"	42' 7"	-	28' 6"	25'	66' 10"
SI-3	17 ft ²	8' 1"	-	-	6' 9"	6' 9"	8' 1"	-	6' 9"	6' 9"	10' 11"
SI-4	160 ft ²	4' 9"	30' 8"	4' 1"	26' 8"	28' 4"	7' 1"	30' 10"	-	-	-
SI-5	257 ft ²	27' 4"	2' 3"	6' 5"	-	36' 7"	10' 8"	24'	27' 3"	28' 8"	57' 7"
SI-6	72 ft ²	8' 1"	-	-	19' 11"	19' 11"	8' 1"	-	14' 7"	14' 7"	24' 4"
SI-7	141 ft ²	11' 11"	11' 11"	8' 2"	-	19' 11"	23' 1"	-	11'	11'	28' 9"
SI-8	149 ft ²	22' 11"	-	6"	-	-	22' 6"	-	12' 9"	12' 9"	50' 10"
SI-9	35 ft ²	4' 4"	-	-	-	9' 8"	4' 4"	-	2' 6"	2' 6"	15' 4"
SI-10	37 ft ²	5' 8"	-	6' 6"	-	6' 6"	5' 8"	-	-	-	-
Total*	1810 ft ²	174'	56' 5"	31' 2"	26' 8"	101'	160' 1"	85' 9"	131'	132' 7"	315' 1"

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	377 ft²	415 ft²	445 ft²
SI-2	565 ft²	622 ft²	667 ft²
SI-3	17 ft²	19 ft²	20 ft²
SI-4	160 ft²	176 ft²	189 ft²
SI-5	257 ft²	283 ft²	303 ft²
SI-6	72 ft²	79 ft²	85 ft²
SI-7	141 ft²	155 ft²	166 ft²
SI-8	149 ft²	164 ft²	176 ft²
SI-9	35 ft²	39 ft²	41 ft²
SI-10	37 ft²	41 ft²	44 ft²
Trims	261 ft²	287 ft²	308 ft²
Total	2071 ft²	2280 ft²	2444 ft²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	464 ft²	510 ft²	548 ft²
	640 ft²	704 ft²	755 ft²
	43 ft²	47 ft²	51 ft²
	160 ft²	176 ft²	189 ft²
	372 ft²	409 ft²	439 ft²
	128 ft²	141 ft²	151 ft²
	175 ft²	193 ft²	207 ft²
	182 ft²	200 ft²	215 ft²
	40 ft²	44 ft²	47 ft²
	37 ft²	41 ft²	44 ft²
	551 ft²	606 ft²	650 ft²
	2792 ft²	3071 ft²	3296 ft²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	485 ft²	534 ft²	572 ft²
	660 ft²	726 ft²	779 ft²
	43 ft²	47 ft²	51 ft²
	160 ft²	176 ft²	189 ft²
	372 ft²	409 ft²	439 ft²
	128 ft²	141 ft²	151 ft²
	175 ft²	193 ft²	207 ft²
	242 ft²	266 ft²	286 ft²
	40 ft²	44 ft²	47 ft²
	37 ft²	41 ft²	44 ft²
	551 ft²	606 ft²	650 ft²
	2893 ft²	3183 ft²	3415 ft²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	75" x 65"	140"	W-101	33" x 65"	97"	15 ft ²
			W-102	33" x 65"	97"	15 ft ²
WG-2	57" x 31"	87"	W-103	25" x 31"	55"	5 ft ²
			W-104	25" x 31"	55"	5 ft ²
WG-3	38" x 55"	93"	W-105	38" x 36"	74"	9 ft ²
			W-106	38" x 14"	52"	4 ft ²
WG-4	59" x 31"	90"	W-107	27" x 31"	58"	6 ft ²
			W-108	27" x 31"	58"	6 ft ²
WG-5	20" x 54"	74"	W-109	20" x 54"	74"	7 ft ²
WG-6	75" x 65"	140"	W-110	34" x 65"	99"	15 ft ²
			W-111	34" x 65"	99"	15 ft ²
WG-7	77" x 67"	144"	W-112	33" x 67"	100"	15 ft ²
			W-113	33" x 67"	100"	15 ft ²
WG-8	74" x 64"	137"	W-114	32" x 64"	96"	14 ft ²
			W-115	32" x 64"	96"	14 ft ²
WG-9	24" x 28"	52"	W-116	24" x 28"	52"	5 ft ²
WG-10	24" x 28"	52"	W-117	24" x 28"	52"	5 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-11	75" x 49"	124"	W-218	32" x 49"	81"	11 ft ²
			W-219	32" x 49"	81"	11 ft ²
WG-12	75" x 49"	124"	W-220	32" x 49"	81"	11 ft ²
			W-221	32" x 49"	81"	11 ft ²
WG-13	33" x 61"	94"	W-222	33" x 61"	94"	14 ft ²
WG-14	35" x 57"	92"	W-223	35" x 57"	92"	14 ft ²
WG-15	31" x 58"	89"	W-224	31" x 58"	89"	12 ft ²
WG-16	73" x 57"	131"	W-225	31" x 57"	89"	13 ft ²
			W-226	31" x 57"	89"	13 ft ²
WG-17	159" x 57"	217"	W-227	31" x 57"	89"	13 ft ²
			W-228	31" x 57"	89"	13 ft ²
			W-229	31" x 57"	89"	13 ft ²
			W-230	31" x 57"	89"	13 ft ²
WG-18	77" x 59"	136"	W-231	33" x 59"	92"	13 ft ²
			W-232	33" x 59"	92"	13 ft ²
WG-19	77" x 54"	131"	W-233	33" x 54"	87"	12 ft ²
			W-234	33" x 54"	87"	12 ft ²
WG-20	35" x 43"	78"	W-235	35" x 43"	78"	10 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-21	35" x 61"	95"	W-336	34" x 40"	74"	9 ft ²
			W-337	35" x 17"	52"	4 ft ²
WG-22	48" x 22"	71"	W-338	48" x 22"	71"	8 ft ²
			Total	-	3214"	427 ft ²

Doors

Opening	Width x Height
D-1	36" x 80"
D-2	36" x 82"
D-3	36" x 80"
D-4	32" x 80"
D-5	36" x 80"
D-6	36" x 80"
D-7	96" x 84"

*Door height and width have been snapped to standard

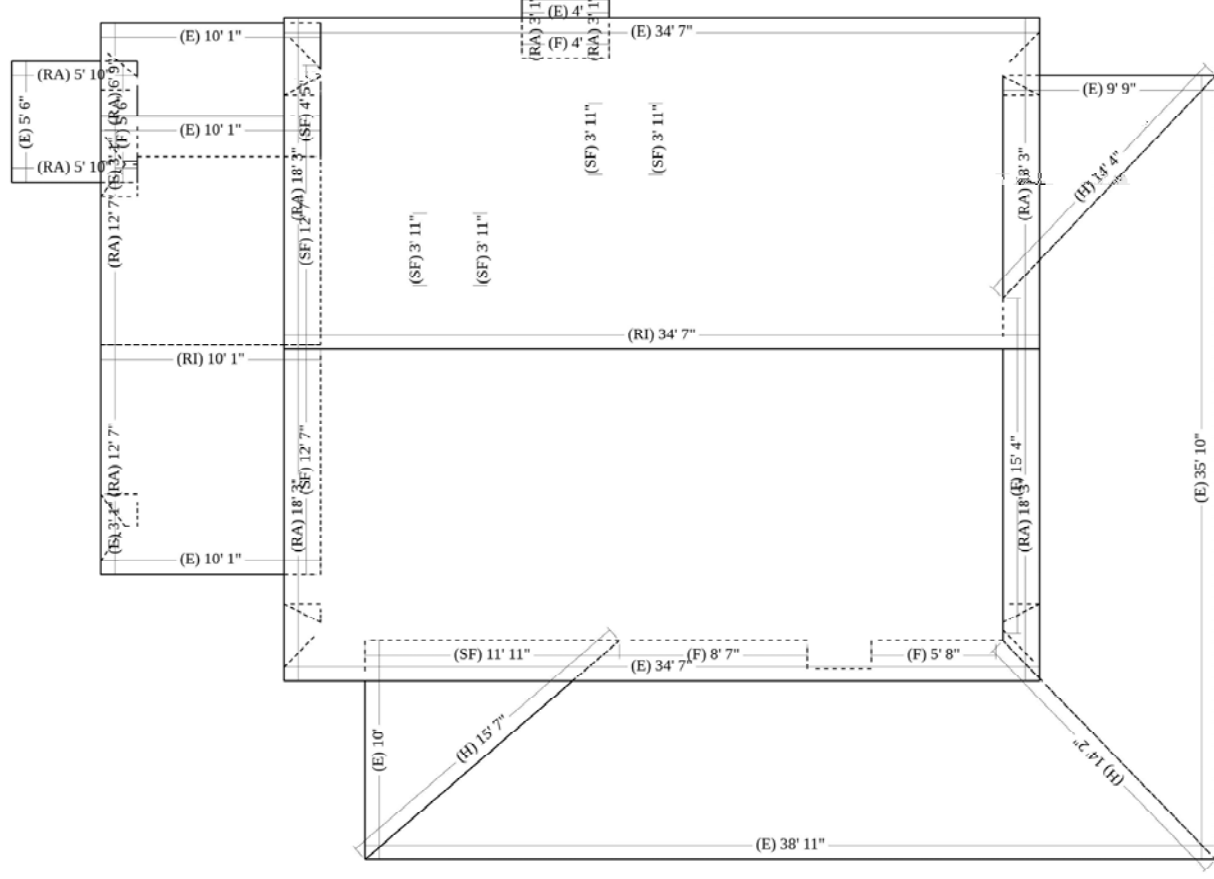
Entire Doors

Opening	Width x Height	Area
D-1	38" x 80"	21 ft²
D-2	70" x 82"	40 ft²
D-3	36" x 80"	20 ft²
D-4	32" x 80"	18 ft²
D-5	38" x 80"	21 ft²
D-6	36" x 80"	20 ft²
D-7	95" x 80"	53 ft²
Total	-	193 ft²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

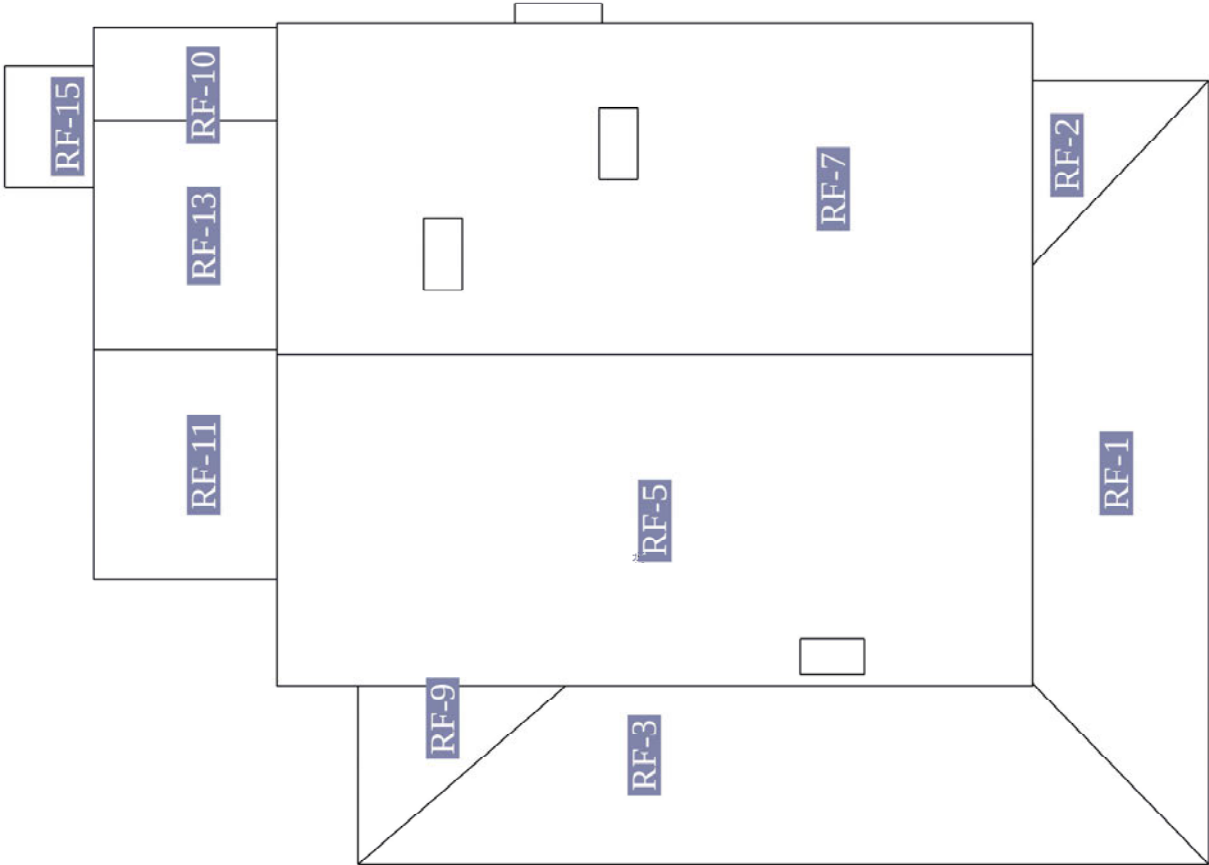
Roof	Length
Ridges (RI)	44' 7"
Hips (H)	57' 1"
Valleys (V)	-
Rakes (RA)	126' 1"
Eaves (E)	234' 7"
Flashing (F)*	66' 1"
Step Flashing (SF)*	84' 2"
Transition Line (TL)	-

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



Roof Facets

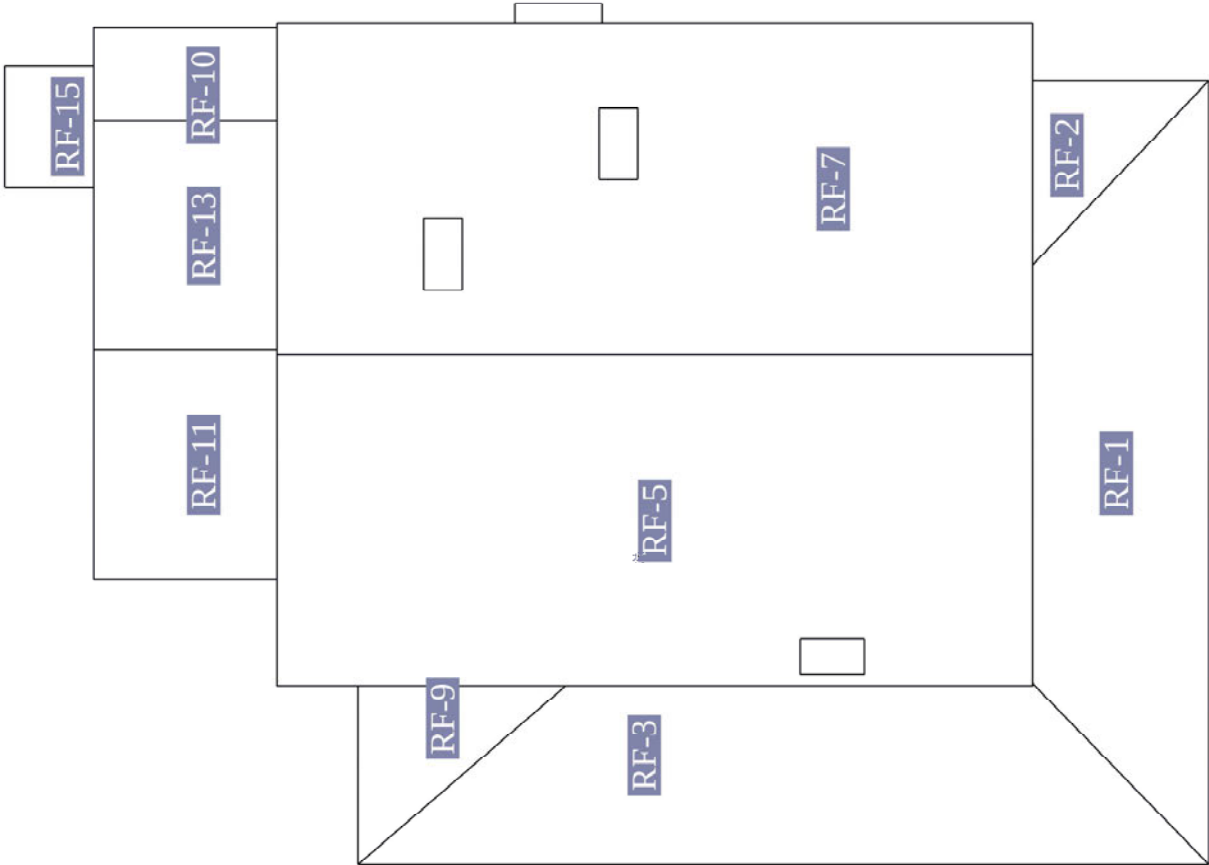
Facet	Area	Pitch
RF-1	259 ft²	3/12
RF-2	51 ft²	3/12
RF-3	288 ft²	3/12
RF-4	3 ft²	8/12
RF-5	624 ft²	8/12
RF-6	3 ft²	8/12
RF-7	616 ft²	8/12
RF-8	12 ft²	6/12
RF-9	60 ft²	3/12
RF-10	66 ft²	4/12
RF-11	127 ft²	8/12
RF-12	3 ft²	8/12
RF-13	127 ft²	8/12
RF-14	3 ft²	8/12
RF-15	32 ft²	2/12
RF-16	2 ft²	4/12
RF-17	2 ft²	9/12
RF-18	2 ft²	9/12
RF-19	2 ft²	11/12

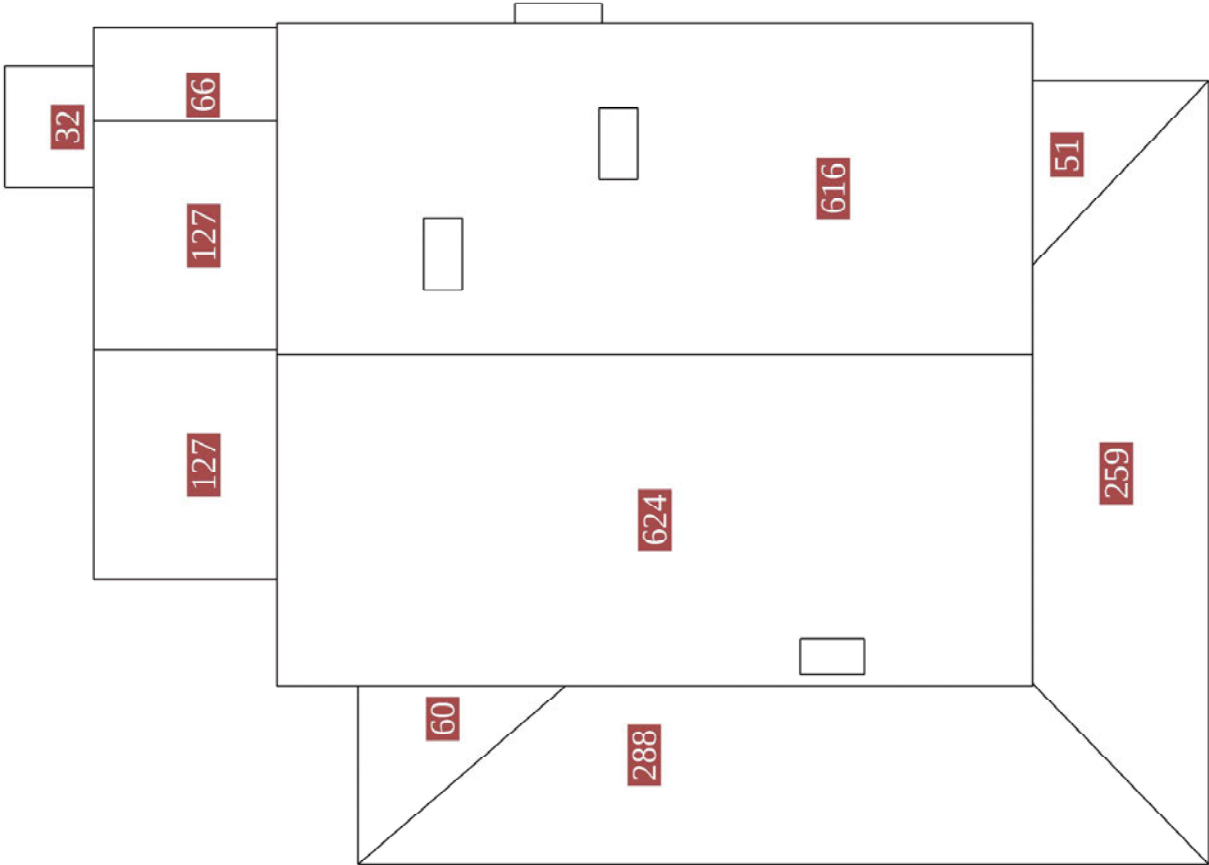


Roof Facets (cont.)

Facet	Area	Pitch
RF-20	2 ft²	11/12
RF-21*	1 ft²	16/12
RF-22*	1 ft²	16/12
RF-23*	1 ft²	16/12
RF-24*	1 ft²	16/12

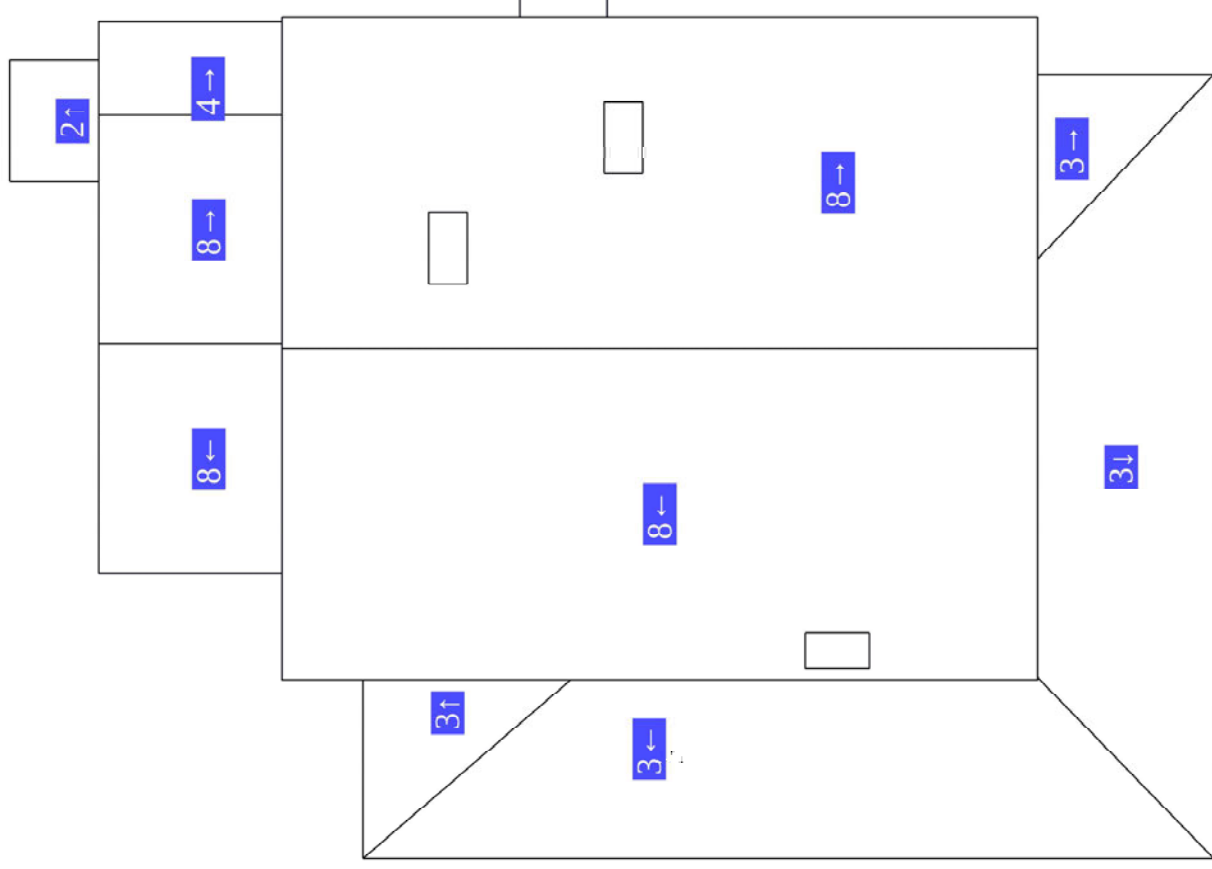
* Facet is not visible due to size or location, see **Small Facets** in summary table below.





Roof	Facets	Total
Labeled Facets	20	2284 ft²
Small Facets	4	4 ft²
Total	24	2288 ft²

Roof Pitch	Area	Percentage
8 / 12	1506 ft ²	65.82%
3 / 12	658 ft ²	28.76%
4 / 12	68 ft ²	2.97%
2 / 12	32 ft ²	1.4%
6 / 12	12 ft ²	0.52%
9 / 12	4 ft ²	0.17%
11 / 12	4 ft ²	0.17%
16 / 12	4 ft ²	0.17%









From: [Abigayle Hanssen](#)
To: [MCP-Historic](#)
Cc: [Murtha, Devon](#)
Subject: Grey-Coker 7411 Carroll Avenue Application Materials/Info
Date: Monday, September 29, 2025 4:29:00 PM
Attachments: [not actual color-just texture of siding.png](#)
[Screenshot 2025-09-29 161946.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello all,

My name is Abby Hanssen and I am working with Rhodius Grey-Coker at 7411 Carroll Avenue, Takoma Park MD, 20912 to get approval to replace the siding on the home.

I have attached ample photos of the current siding and its condition. It can be seen that not only is the paint chipping from sun exposure, the siding is deteriorating from age and seems to have mold/water damage in areas. The current siding is 4 inch exposure and needs to be replaced for longevity of the home.

The proposed material we will use is James Hardie Plank Lap Siding in the Cedarmill type in the color deep ocean. This will be a 7 inch exposure and has a wood-grain texture. No gutter or trim work is being completed on this home.

I have attached photos of the proposed materials as well as the link to the manufacturers website. Please note that the photo labeled as not actual color is just to show the texture more in depth. Please refer to the actual color photo I have attached and/or the website below.

<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/select-cedarmill/statement-collection-colors/?color=deep-ocean>

If any other additional information is needed, please let me know!

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Regards,

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Abigayle Hanssen
Production Coordinator Administrator (MIDA/RVA)
Home Genius Exteriors

www.homegeniusexteriors.com













