



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 20, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting
Services
FROM: Winnie Cargill
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1033895 - Roof Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Tulip Condominium
Address: 407 Tulip Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Winnie Cargill at 301.495.2108 or winnie.cargill@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

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

Signature of owner or authorized agent

Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

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

REVIEWED

By Winnie Cargill at 10:19 am, Jun 20, 2023



Work Item 1: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Winnie Cargill at 10:19 am, Jun 20, 2023

APPROVED
Montgomery County
Historic Preservation Commission


Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:



43671 Trade Center Place
Suite 142-A
Sterling, VA 20166

703.820.3077 Phone
703.578.0876 Fax
www.nvroofs.com

MHIC#79909
DC Lic.# 54191XXXX-41000808
VA Class A Lic. # 2705146604

Agreement Page 1
Terms & Conditions Page 2
Scope of Work Page 3 & 4
Warranty Page 5

Custom Remodeling Agreement

Customer Name	Tulip Avenue Condominium Association Attn: Caitlyn McCulloch and Marion Delano				
Billing Address	407 Tulip Avenue			Unit	
City	Takoma Park	State	MD	ZIP	20850
Office Phone		Alternate Phone	510-919-8887	Cell Phone	(240) 876-8078
E-mail Address	caitlinemcculloch@gmail.com mdelano92@outlook.com				

Owner(s) agrees and understands that this Agreement, front and reverse, and any accompanying specifications sheet(s) including but not limited to the front and back of the Scope of Work constitute the entire understanding between the parties, and that there are no verbal understandings, changing or modifying any of the terms of this Agreement. No alteration to or deviation from this Agreement will be valid without the signed, written consent of both Owner(s) and NVR. Owner(s) hereby acknowledges that Owner(s) has read the front and reverse of this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of the Agreement, including the two attached Notices of Cancellation, on the date first written above. Owner(s) also acknowledges that Owner(s) was orally informed of Owner's right to cancel this Agreement. **DO NOT SIGN THIS AGREEMENT IN BLANK. YOU ARE ENTITLED TO A COPY OF THIS AGREEMENT AT THE TIME OF SIGNING.**

(Maryland sales only) This home improvement contract does create a mortgage or lien against your property to secure payment and thus may cause a loss of your property if you fail to pay the amount agreed upon. You have the right to consult an attorney. You have the right to rescind this Agreement within 3 business days after the date you sign it by notifying NVR in writing that you are rescinding this Agreement. Owner(s) has read and understands the foregoing paragraph. **Owner(s) initials** _____

CONTRACT AMOUNT		PAYMENT TERMS	
Purchase Price	\$114,460.00	Method of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card* <input type="checkbox"/> Check <input type="checkbox"/> Financing to be determined	
Fuel Charge	NA	Credit Card Type	
Total	\$114,460.00	Credit Card #	
Deposit	\$31,155.00	Credit Card Exp. Date	
Balance Due at Completion	\$83,305.00	3 Digit Sec. #:	

By entering credit card information above, Owner(s) hereby authorizes NVR to charge credit card as indicated above. Upon substantial completion of scope of work final balance will be charged to credit card. **Owner(s) Initials** _____

NV ROOFING REPRESENTATIVE

Print Name	Wayne Smith	Signature	Wayne Smith	Date	7/7/2022
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OWNER(S)

Print Name		Signature		Date	
Print Name		Signature		Date	

NOTICE OF CANCELLATION

Date of Transaction _____ You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 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 as 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 the Seller regarding the 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 days of the date of your Notice of Cancellation, you may retain or dispose of the goods 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 this cancellation notice or any other written notice, or send a telegram, NV Roofing 143671 Trade Center Place, Suite 142-A, Sterling, VA 20166, NOT LATER THAN MIDNIGHT OF _____ (Date)

I HEREBY CANCEL THIS TRANSACTION

Consumer's Signature Date

NOTICE OF CANCELLATION

Date of Transaction _____: You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 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 as 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 the Seller regarding the 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 days of the date of your Notice of Cancellation, you may retain or dispose of the goods 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 this cancellation notice or any other written notice, or send a telegram, NV Roofing 43671 Trade Center Place, Suite 142-A, Sterling, VA 20166, NOT LATER THAN MIDNIGHT OF _____ (Date)

I HEREBY CANCEL THIS TRANSACTION

Consumer's Signature Date

ADDITIONAL TERMS AND CONDITIONS

In consideration of the payments to be made by Customer to **NV Roofing** (the "Contractor"), whose address is **43671 Trade Center Place, Suite 142-A, Sterling, VA 20166** the parties hereby agree as follows:

1. Contract Documents. The Contract Documents, taken together, shall constitute the entire agreement between the parties pertaining to the subject matter hereof and supersede all other agreements, understandings, negotiations and discussions, whether oral or written, of the parties and there are no warranties, representations or agreements between the parties in connection with the subject matter of the Contract Documents except as specifically set forth therein. The Contract Documents consist of the following:

- (a) this Contract and any drawings, specifications, scope of work, schedules, addenda, workmanship warranties or exhibits attached to this Contract
- (b) additional documents signed by both parties during the course of this Contract. (Extras, amendments and deletions are effective ONLY if documented on a Change Order form or other amending agreement in writing and initialed or signed by both parties); and

Discrepancies or omissions in the Contract Documents, site conditions and any work requested invariance of the Contract Documents are considered an extra to the Contract and are not included in the Contract Price. Any additional work required due to site conditions not disclosed to Contractor, or which could not be reasonably anticipated, are not included in the Contract Price and shall be an extra to the Contract Price.

2. Description of Work. Contractor agrees to provide all materials, labor, tools, equipment and supervision required to perform the Work ("Work") set out in the attached Work Schedule, in accordance with the Contract Documents. The Work will be performed between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, statutory holidays excluded, unless the parties mutually agree, provided that the Work will be performed only if weather conditions are favorable, in order to ensure an acceptable finished product.

3. Contract Sum. The Stipulated Sum shall be **\$114,460.00** subject to additions and deductions as provided in the contract documents.

4. Payment Terms. At the time of contract signing and prior to the commencement of work, **a deposit in the amount of \$31,155.00** will be required. Upon commencement of job, the remaining balance will be billed upon substantial completion of each building and will be paid by the customer within 10 business days of billing.

5. Commencement Date & Completion Date. Contractor will commence the Work on or before 3/4 weeks post contract signing date. Contractor agrees that the Work shall reach the point of substantial completion no later than later than 2 weeks from start date. "Substantial completion" means that the Work has been completed (a) to the degree specified for substantial completion or substantial performance under any applicable [State/provincial] laws; (b) to the point where the project site is ready for use for the intended purpose, and (iii) to the point where an occupancy permit (where the same is required) has been issued.

6. Delays. If Contractor is delayed in the completion of the Work by any act or neglect of Customer, or by any other contractor employed by Customer, by changes ordered in the Work, weather conditions, strikes, lockouts, fire, unusual delay by common carriers, unavoidable casualties, pending arbitration or any other cause beyond Contractor's control, then the time of completion of the Work as set out in paragraph 3 above shall be extended for a period equal to the period of delay of any or all of the above stated causes. Customer shall have no obligation to grant an extension of time if any delay in completion of the Work was caused, directly or indirectly, from Contractor's breach of this Contract. In the event the Work is delayed due to neglect of Contractor, Contractor agrees to pay the Customer the sum of \$0.00 per day as liquidated damages until such time as the Work is completed. In the event of a delay, Contractor must inform Customer as soon as possible of the occurrence of a delay, the reason for the delay and the estimated revised Completion Date.

Maryland Sales Only: In Maryland, home improvement contractors and subcontractors must be licensed by the Maryland Home Improvement Commission. Anyone may inquire about a contractor or subcontractor by contacting the commission at telephone number (410) 230-6309. Formal mediation of disputes between homeowners and contractors is available through the Commission. The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors: and a homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty Fund.

Both parties agree that should Contractor not be able to commence the Work within 15 days of the Commencement Date due to any cause beyond Contractor's control, either party may cancel the Contract by giving written notice to the other party at such party's address as set out in this Contract. In such event, Contractor's liability to Customer shall be limited to the refund of any monies prepaid by Customer hereunder, less any costs or expenses already incurred by Contractor hereunder.

Homeowner/Building Owner initials



43671 Trade Center Place
Suite 142-A
Sterling, VA 20166

Telephone: (703) 820-3077
Fax: (703) 578-0876
www.nvroofs.com

Scope of Work

PROJECT INFORMATION					
Customer Name	Tulip Avenue Condominium Association Caitlyn McCulloch and Marion Delano				
Project Name Street Address	407 Tulip Avenue need revised	Apartment/ Unit #			
City	Tacoma Park	State	MD	ZIP	20912
Office Phone	Home Phone:		Cell Phone		
E-mail	caitlinemcculloch@gmail.com mdelano92@outlook.com				

Scope of Work and precautions

- On-Site Pre-Construction meeting to take place prior to commencement of any work to discuss work hours, staging area, required A/C units and precautions, roof drain concerns, taper design and dumpster location.
- Comply with all OSHA guidelines regarding safe workplace and best practices.
- Supply on site required county roofing permits included in cost of contract.
- On-site quality control managers will be on-site to oversee project and to ensure adherence to all contract requirements and manufacturer installation details and specifications.
- Parking spots necessary to be reserved will be marked with traffic cones and caution tape daily.
- Decision on whether to work or not due to weather will be the responsibility of the Quality Control Manager and will be made by 8am daily.
- We will always err on the side of conservatism in regard to deciding whether or not to roof due to weather conditions.
- Roofing will be removed in quantities that we can be assured of fully replacing that same day.
- Waterproof tarps will be on-site and available in the event of unpredictable weather.
- NVR request all ac units be disconnected prior to start of job and reinstalled after completion of job, this is owners responsibility
- NVR has had a taper designed side to side to aid in depression in the existing deck, the existing deck has minimal slope from front to rear and adding sided to side will help considerably
- The existing roof drains were added after the roof install and does not work with taper, these drains will be used as an overflow drain and flashed per manufacturers specifications
- Caution Tape will be used to cordon off work areas daily.
- Materials and equipment will be delivered to the jobsite and roof loaded via crane.

Material escalation clause:

Due to the current economic conditions regarding materials in the roofing industry we are seeing material price increases on a monthly basis. Regardless of bid date, NV Roofing is being charged the current material pricing at the time of shipment. Due to material availability and supply chain issues, this can prove to be problematic. NV Roofing reserves the right to adjust our contract price to include any material price increases incurred after the bid date. Documentation of any material cost increases will be provided to provided full transparency.

NV Roofing will take all necessary steps to apply for and secure required building permits. The cost of these permits will be passed on to the owner with no mark up from NVR.



Scope of Work Continued

- Remove existing 1 layer of modified bitumen roof system and associated insulation down to wood decking, to include all wall coping and scuppers
- Inspect existing plywood and replace as needed at a rate of \$ 3.75 per sq. ft. above contract price and added to final invoice at completion of job
- Furnish and install all required wood blocking around perimeter walls to accommodate height of new insulation with a minimum of 3-inches above new tapered roof line
- Furnish and install 2 inch Energy Guard insulation board over existing wood decking with a full tarped insulation system at a rate of ¼-inch per foot slope with crickets at a ½ inch per foot slope between existing roof scuppers to aid in positive water flow
- Furnish and install ½ inch dens deck over tapered insulation and secure with manufacturers approved insulation plates and screws following manufacture specifications and guidelines per 20-year detail
- Prepare existing roof elevation/assembly to receive new TPO membrane roof
- Furnish and install new GAF Everguard .060 TPO membrane fully adhered to new insulation per manufacturer specifications and 20-year detail (COLOR WHITE)
- Install all accessories to include roof to wall flashings, curb flashings, stack flashings, drain boots, scuppers, and misc. penetrations as applicable
- Furnish and install new scuppers at existing location and secure/flash to existing conductor head on exterior side of wall and seal as required
- All flashings to be back sealed with water cutoff as required per manufacturer specifications
- Accomplish all seams, flashings, and terminations in accordance with manufacturer specifications and guidelines per 20-year detail
- Furnish and install .032 aluminum perimeter flashings around entire buildings with hidden fasteners to include all associated wall coping to match existing color as best as possible
- Furnish and install new TPO walk pads at all ac units and one at roof access point per 20-year warranty requirements.
- Roof drains will be cleaned and flashed per manufacturers specification and guidelines, any drains found to be in unusable condition will be replaced at an additional cost of **\$975.00** per roof drain and added to final invoice at completion of job
- Additional roof drains can be added as needed at an additional cost of **\$1,875.00** per roof drain, includes all plumbing, scupper head and downspout to ground level
- Clean-up all job-related debris from premises. Provide onsite dumpster service and waste management as needed to include hauling and applicable disposal fees

Manufacturers (NDL) 20 Year diamond pledge labor and material warranty

NVR Authorized Signature	<i>Wayne Smith</i>	Date	7/7/2022
Property Owner(s) Signature		Date	
Print Name(s)		Date	

Jerry Sachs Consulting LLC

Roofing & Waterproofing Consultants

INDUSTRIAL COMMERCIAL RESIDENTIAL

BONDED AND APPROVED BY ALL MAJOR MANUFACTURERS

(410) 466-4142

P.O. BOX 5907

Baltimore MD 21282-5907

Project # 2021-2453

Date: August 25, 2021

Project: Tulip Ave Condos

Contact: Elise Ambrose – Elise@elitepersonnel.com

Company: Tulip Ave Condo Association

Dear Elise,

Our research has discovered the building was constructed in 1963 and the most recent roof replacement was performed around 2003. The insulation was not sloped (tapered) to the drains, thus causing pooling and premature failure of the system.

We have prepared our findings resulting from the roof inspection below, followed by budgets and detailed photos. Photos can also be referenced online at this *Dropbox* link;

https://www.dropbox.com/sh/jdgzud69u0we35h/AAB9CYm3M6_EiQ7lpyd8Rcg9a?dl=0

Conditions:

- Membrane – The modified bitumen membrane system was installed prior to 2005 and has since been coated. There have been numerous previous repairs/patches across the entire system due to failing seams, likely a result from significant ponding water.
- Insulation – Core investigations revealed moisture trapped under the membrane. An infrared survey would reveal exactly how much and if the existing roof needs to be demolished to the deck.
- Substrate decking – ½” Plywood decking was found under the system.
- Drains – Visual inspection showed two drains had minor debris build up. Interior drainage issues were not noted and would need to be addressed by a plumbing contractor if found.
- Scuppers – All were noted to have debris in the area and screens are recommended with routine maintenance.
- Flashings – Majority of penetrations have been improperly flashed. Considering the current roofing conditions all penetrations will require new flashings.
- Metal – Metal copings, and scuppers were found to be intact. Previous coping repairs were found throughout the system.

In summary, numerous areas of this roofing system have deficiencies. The existing system is approaching 20 years old and at the end of its serviceable life and should be replaced. We are recommending the installation of tapered insulation to achieve slope and reduce the risk of any ponding.

As part of the roof replacement project, there are several other trades that will need to be involved (mechanical, plumbing, carpentry). The hvac units will need to be disconnected, parapet walls raised to achieve appropriate flashing heights and we also recommend a plumbing contractor to replace the drain bowl assemblies.

Budgetary pricing below;

www.jerrysachsinc.com

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(410) 466-4142

P.O. BOX 5907

Baltimore MD 21282-5907

REVIEWED

By Winnie Cargill at 10:19 am, Jun 20, 2023

Picture #1 - Modified roof with aluminum coating



Picture #2 -



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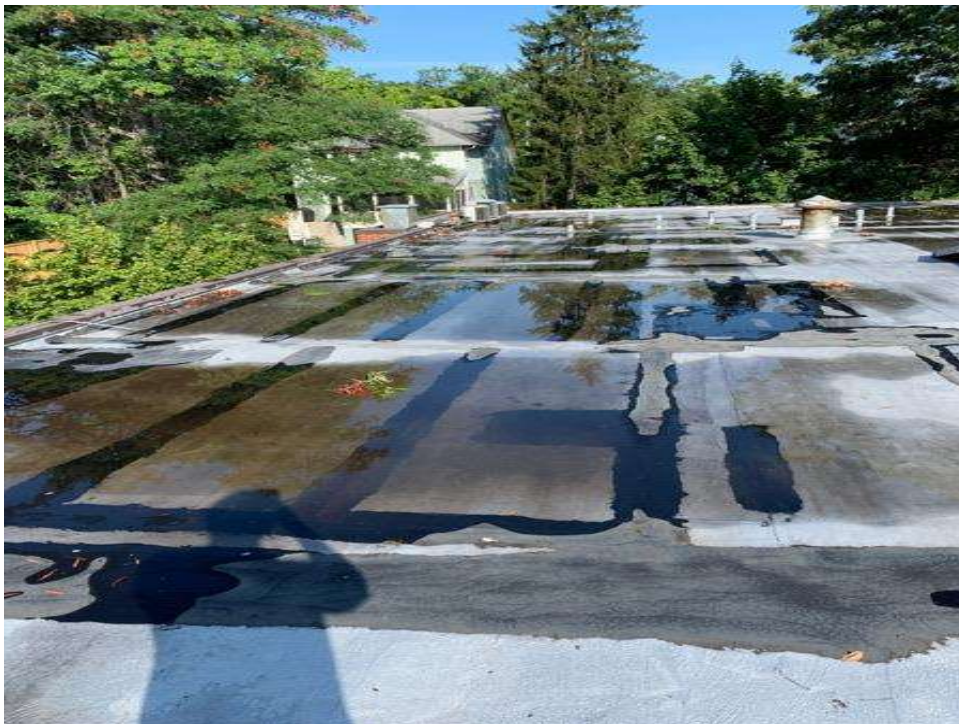
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Picture #3 - hvac units sitting loose on wood sleepers



Picture #4 - Significant amount of ponding water



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Picture #5 -



Picture #6 -



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Picture #7 - Past repairs all over the place



Picture #8 - Existing coping is 8 1/2"



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Picture #9 – Coping angle towards rear



Picture #10 -



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Picture #11 - coping at other angle section going towards back.



Picture #12 - low parapet heights



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Picture #13 - Roof is 2" thick



Picture #14 - Picture of core sample



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Picture #15 - Water existing under membrane



Picture #16 - Total of 2 drains



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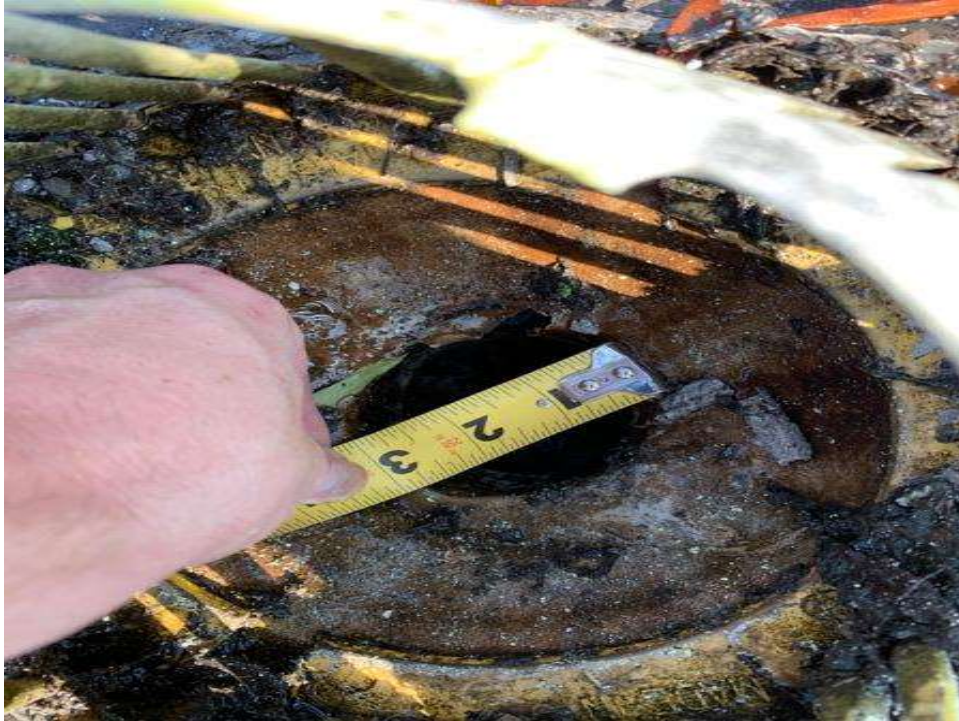
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Picture #17 – 3" drain



Picture #18 -



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Picture #19 - 2nd drain



Picture #20 - 4 overflow scuppers



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Picture #21 - And 1 at each angle change in roof



Picture #22 -



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Picture #23 - Past repairs on coping



Picture #24 - outside face



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Picture #25 - About 6" from roof to top of coping at back of roof



Picture #26 - Total of 12 hvac units



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Picture #27 - Total of 4 goose neck conduit hubs...:too low



Picture #28 -



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Picture #29 - Total of 16 pipe/box penetrations...9 pipes...2 mushroom vents...4 box...1 air



Picture #30 – rusted furnace stack



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Picture #31 - 4 curbs...1 at each ac location



Picture #32 - 1 roof hatch with manual lid



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Picture #33 - Roof condition pictures below



Picture #34 -



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Picture #35 – numerous repairs performed [poorly]



Picture #36 -



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Picture #37 -



Picture #38 -



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Picture #39 -



Picture #40 -



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Picture #41 -



Picture #42 -



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Picture #43 -



Picture #44 -



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Picture #45 – flashing detail needs addressed



Picture #46 - relocate housing box



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Picture #47 -



Picture #48 -



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Picture #49 - Ground photos at rear



Picture #50 -



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Picture #51 - Ideal contractor staging area



Picture #52 - Front ground photos



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Picture #53 -



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NEW ROOFING – 5 Year Limited Workmanship Warranty: NVR will perform all work in a professional manner using high-quality materials and supplies, and in conformance with applicable building code roofing standards. NVR warrants to the Owner that sloped deck roofing work and sloped external roofing work performed by NVR will be free of defects due to workmanship for five (5) years from the date of purchase by the Owner, subject to the other terms and conditions contained in this document. Flat roofing work performed by NVR will be free of defects due to workmanship for five (5) years from the date of purchase by the Owner, subject to the other terms and conditions contained in this document. Skylight installation work is warranted as part of this warranty only if NVR has replaced the entire skylight glass and seal. Installation work on self-flashing skylights is not included under this warranty.

REPLACEMENT WINDOWS/ VINYL SIDING/ CONVENTIONAL GUTTERS - 2 Year Limited Workmanship Warranty: NVR will perform all work in a professional manner using high-quality materials and supplies, and in conformance with applicable building code standards. NVR warrants to the Owner that the window installation work performed by NVR will be free of defects due to workmanship for two (2) year(s) from the date of purchase by the Owner, subject to the other terms and conditions contained in this warranty.

REPAIRS - 12 Month Limited Workmanship Warranty: NVR warrants to the Owner that repair work performed by NVR will be free of defects due to workmanship for (12) months from the date of purchase of such services by the Owner, subject to the other terms and conditions contained in this warranty. NVR is not responsible for leaks outside of the work area and this warranty does not apply to leaks, its causes, or its effects outside the work area.

How to Obtain Warranty Service: To submit a claim, a copy of this warranty and a copy of the Owner’s Custom Remodeling Agreement must be submitted in writing by registered mail to NVR with a brief explanation of the claim. Claims must be submitted to NVR promptly after discovery of the claimed defect and within the applicable warranty period. Within a reasonable period after having received the Owner’s claim, NVR will schedule an appointment to inspect the premises and the warranty claim. If after inspection, NVR determines that a valid claim exists under one or more of the warranties, NVR will repair, re-install, replace, or refund the purchase price of the failing service, at NVR’s option. If NVR determines to replace any or all product(s), and if such product(s), as originally installed, is no longer available, NVR shall have the right to substitute product(s) designated by NVR to be of equal quality. Replacement of a product or component does not renew the warranty period. Minor color variations may exist between replacement product and the originally installed product and are not indicative of a defective product. If, at NVR’s option, a purchase price refund is conveyed to the Owner, then all warranties are terminated, and the repair, replacement, or removal of NVR products shall become the sole responsibility of the Owner. No warranties are valid unless and until the Owner has made full payment under the original NVR Custom Remodeling Agreement and all addenda thereto. Non-warranty calls for repair or adjustment may result in a service charge of \$125.00.

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