

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

The existing structure is a 38 year old frame house. The house is not of historic significance nor are any of the adjacent properties. The house is located at the end of a private driveway.

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

Please see attached work proposal. This proposal is in addition to the proposal that was approved on April 23, 2025. Please note the cost of the windows in the former HAWP remains the same. The cost for the contractor to install those windows is now a part of this new proposal. Please note the master bathroom large glass block window is now a part of this proposal due to significant outside and inside rot from improper flashing. Full replacement of the tile in the bathroom shower is now a part of this proposal. Addition of two inches of insulation on top of roof plywood and around the whole house has caused the roof line to shift, hence full replacement of 21 year old roof. Removal of vinyl siding secondary to significant rot under and around windows. New Hardie plank smooth siding to be installed.



REVIEWED

By Devon.Murtha at 3:16 pm, Aug 14, 2025

Work Item 1: Remove and replace master bath window; Redo tile in master bath shower

Description of Current Condition:

Significant rot was found underneath and around the master bath glass block window. Significant damage was found outside and inside the master bath shower. Roof was 21 years old and shingles were in poor condition. Vinyl siding was put in 13 years ago and was in decent shape but had to be removed due to above issues. Gutters were bent in several places.

Proposed Work:

See attached.

Work Item 2: Insulation around house and on top of roof along with new gutters

Description of Current Condition:

Roof was 21 years old and shingles were in poor condition. Little to no insulation was under the siding and no insulation was under the roof. Some damage was found in a few angles along the roof line and the garage.

Proposed Work:

See attached.

Work Item 3: Siding, Plumbing, HVAC and Electrical

Description of Current Condition:

Vinyl siding was 13 years old but had to be removed secondary to significant rot under and around the windows. Little to no insulation was found under the siding.

Proposed Work:

See attached.

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 3:16 pm, Aug 14, 2025

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PROJECT PROPOSAL

Thank you for contacting MBS Contracting in regards to your exterior remodeling project. The following is a preliminary estimate on the scope of work to be performed.

New roof and gutter installation

Windows

1. All new windows to be installed into existing window Bucks.
2. Damaged window bucks to be repaired and or replaced as needed.
3. All windows and bucks to be flashed accordingly with flashing tapes and coil stock.
4. Interior window openings to be re-trimmed as needed.
5. All openings to be insulated using spray foam.
6. Master bathroom block window to be removed and new window to be installed. Interior tile work to be redone accordingly.

Siding

7. All siding to be removed and disposed of.
8. Damaged sheathing and old fiberboard to be removed and replaced with 5/16 osb sheathing
9. All exterior sheathing to be wrapped in peel and stick air and water barrier membrane (WRB).
10. All openings to be tied into and flashed to the WRB membrane.
11. 2" of R8 Roxul insulation to wrap WRB.
12. 3/4" boards to create breathable rainscreen assembly.
13. Bug screening to be used at top and bottoms.
14. All new composite trim to be used for window trim ,s
15. Choice of pre-painted Hardie smooth siding to be ins

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By Devon.Murtha at 3:16 pm, Aug 14, 2025

New roof and gutter installation

16. Existing roof shingles and underlayment to be removed.
17. 2" R14 foam board to wrap the existing roof deck.
18. ½" zip boards to be used for the new roof deck assembly.
19. Existing roof exhaust and boots to be removed and replaced.
20. Ice and water barrier shield to be installed at all perimeters throughout the roof.
21. Synthetic water-resistant underlayment to be installed throughout the roof deck.
22. New flashing to be installed as needed.
23. Custom 2 piece siding counterflashing to be installed.
24. New drip edging to be installed throughout the roof perimeters.
25. Choice of 30yr architectural shingles to be installed.
26. All gutters and downspouts to be removed and replaced using 6" k style gutters and 6" downspouts. Choice of new gutter guards to be installed.

Painting

27. All exterior trim to be prepared and painted with choice of paint color and sheen.
28. All interior window trim work to be prepared and painted.
29. Front room wall, ceiling, and trim to be repainted.
30. All hallways to be repainted ceiling, walls, and trim.
31. Basement bedroom, Guest bedroom, Master bedroom, 2nd floor bathroom to be repainted ceiling, walls, and trim. Work to be done due to unforeseen damage due to work related to exterior work.

Plumbing, HVAC and Electrical

32. New exterior spigots and shut offs to be extended and installed.
33. New shutoff access panel to be installed.
34. Electrical meter to be extended out to meet new exterior elevation.
35. Choice of new exterior light fixtures to be installed.
36. All exterior boxes to be extended.
37. New plugs and switches to be installed.

This does not include but not limited to unforeseen damage to walls or substrate. Work to correct problem areas is offered additionally. We offer the above-mentioned work for the price of an estimated price of **\$128,000**. Price includes labor and materials.

This project should be completed within 2 months. The price includes organized storage of all materials. Our normal work schedule includes weekends as needed.

Roger Herrera
Owner



REVIEWED

By Devon.Murtha at 3:16 pm, Aug 14, 2025



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Karen G. White

REVIEWED
By Devon Murtha at 2:16 pm, Aug 14, 2025



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Karen Bulleit

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By Devon.Murtha at 3:16 pm, Aug 14, 2025



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By Devon Murtha at 3:16 pm, Aug 14, 2025



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Karen Gault

REVIEWED
By Devon Murtha at 3:10 pm, Aug 14, 2025



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Mississippi County
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Karen Schultz

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By Karen Schultz at 2:18 pm, Aug 14, 2023



APPROVED
Mortgage Lenders
Home Inspection Commission
Karen Smith

REVIEWED
By: [Signature] at 5:00 pm, Aug 16, 2010

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