

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-358
ADDRESS: 205 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 3002 BLK 4 LOT 26 (ST ANTHONY ELEMENTARY)
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Ronald Suarez/INTEGRITY RSM CORP, LLC
OWNER: ST ANTHONY CATHOLIC SCHOOL
TYPE OF WORK: Siding replacement
APPLICATION RECEIVED: August 07, 2023
60-DAY REVIEW: October 6, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood drop siding with composition lap siding.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

FINDINGS:

- a. The primary structure located at 205 W Huisache is a 3-story commercial structure commonly known as the St. Anthony School. The property features several structures. The applicant is requesting modifications to the 1-story structure addressed as 204 W Mulberry, which does not appear on the 1951 Sanborn Map. The structure

features an L-shaped plan, a low-pitch cross gable composition shingle roof, fully wood drop siding, and one-over-one replacement windows. The property is contributing to the Monte Vista Historic District.

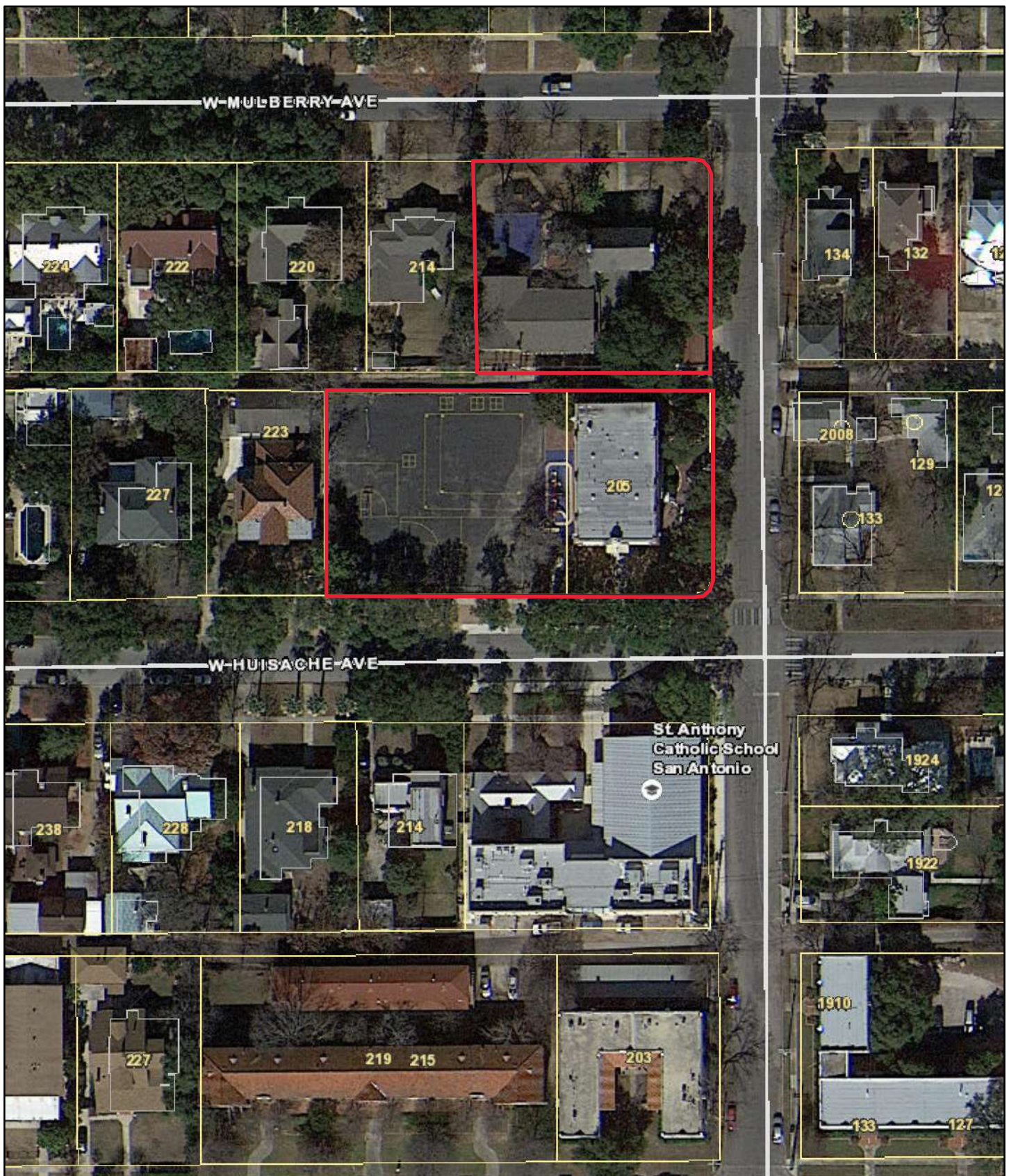
- b. **SIDING REPLACEMENT** – The applicant has proposed to fully replace the existing wood drop siding with composition lap siding. Guideline 1.B.i for Exterior Maintenance and Alterations states that removing materials that are in good condition or that can be repaired in place should be avoided. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance. Additionally, Guideline 1.B.ii for Exterior Maintenance and Alterations states that in-kind materials should be used when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardie board and other cementitious materials are not recommended. Staff finds that the existing wood siding is likely not original to the structure and that the structure was constructed after 1951 but finds that replacement siding should match the profile of the existing structure. Staff finds the proposed replacement material to be inappropriate.

RECOMMENDATION:

Staff recommends approval of siding replacement based on findings a through b with the following stipulation:

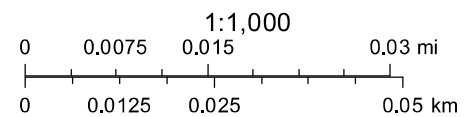
- i. That the applicant installs a replacement siding that is fully wood or a composite product that matches the existing siding profile. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

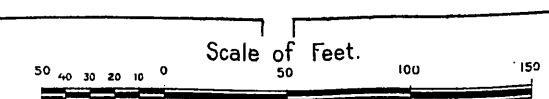
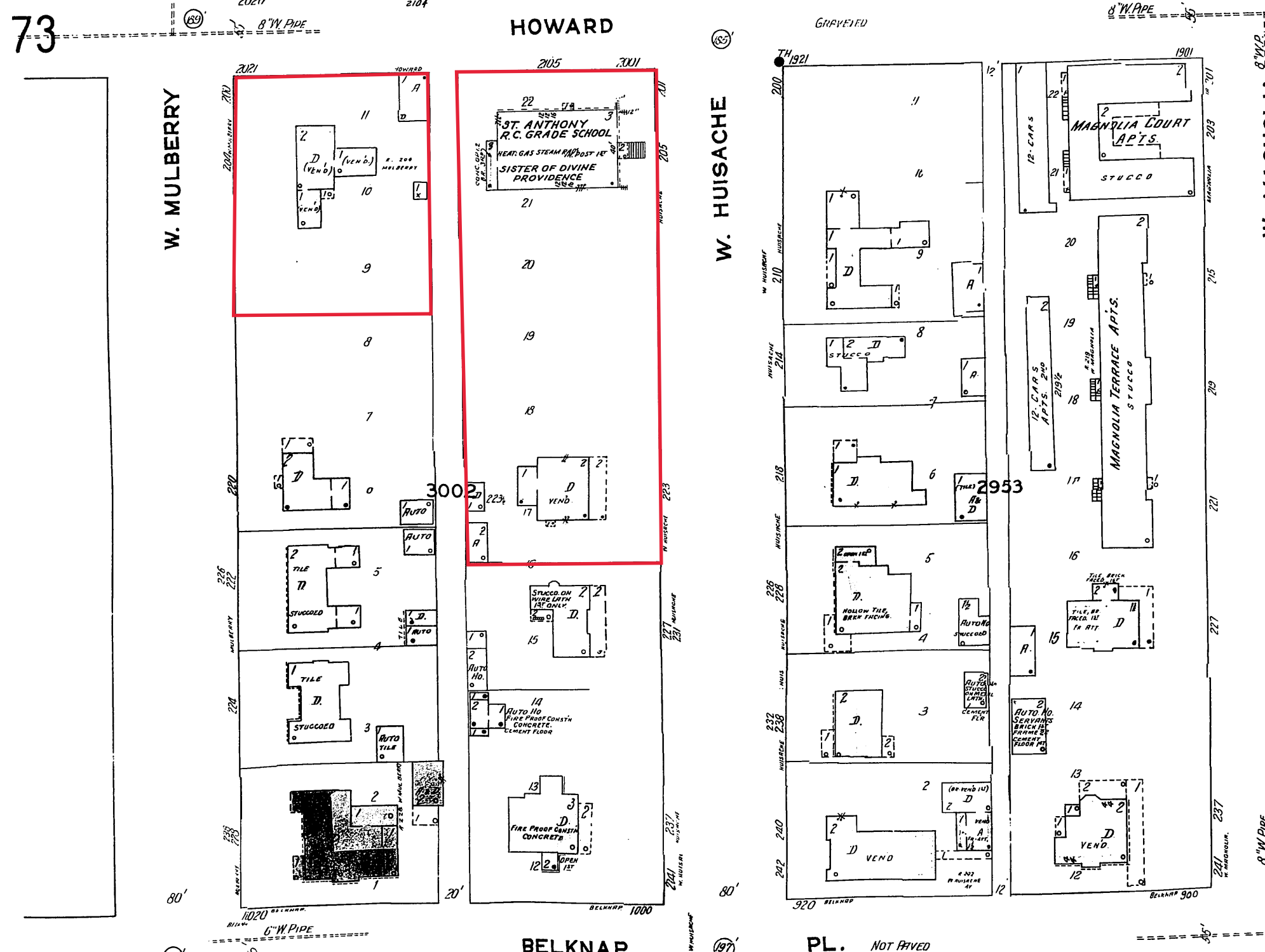
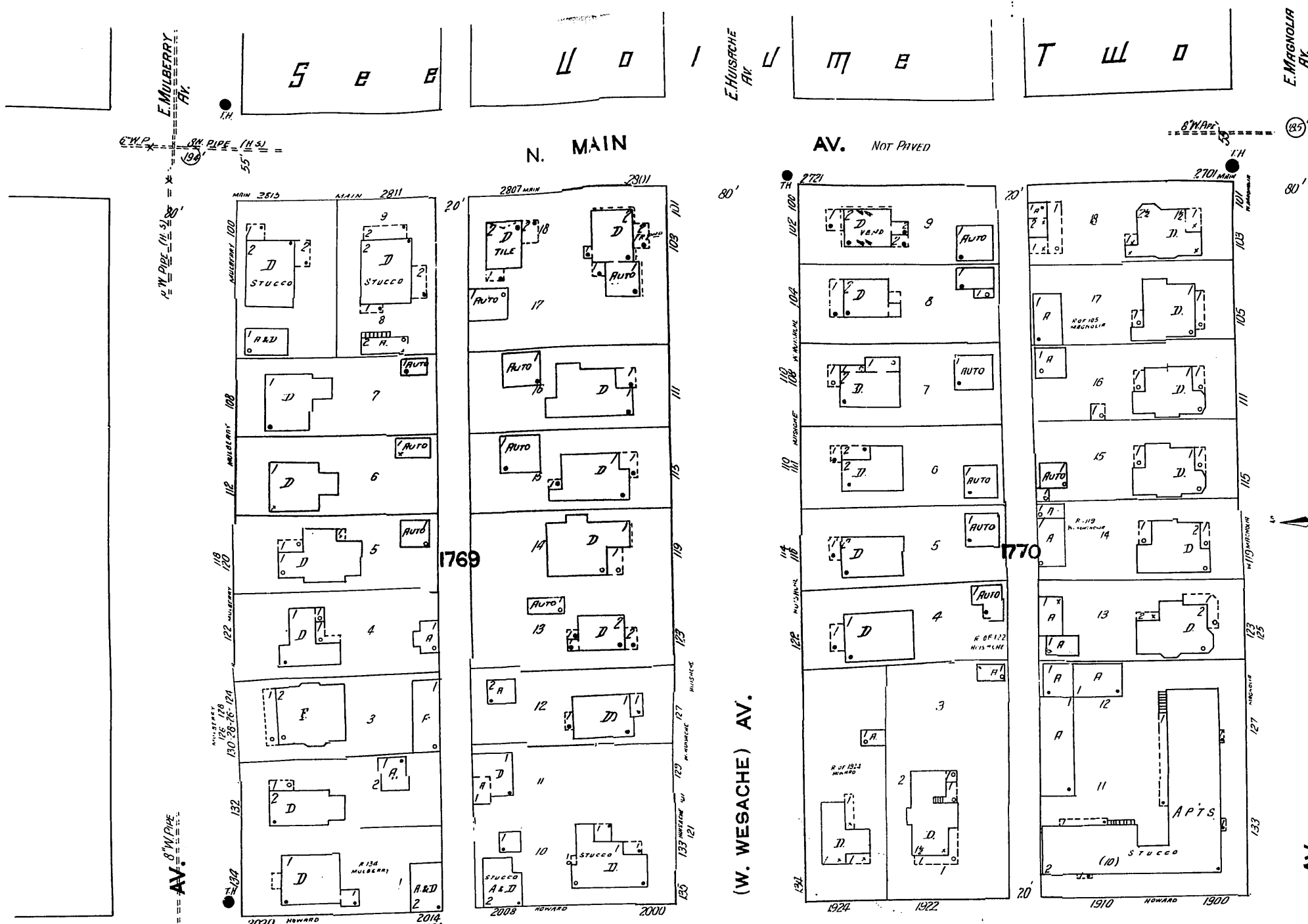
City of San Antonio One Stop



September 1, 2023

— User drawn lines

















Do you have any of the following symptoms that are NEW or WORSENING?

- Cough
- Shortness of Breath
- Chills or Repeated Shaking with Chills
- Muscle Pain
- Headache
- Sore Throat
- Loss of Taste or Smell

- Diarrhea
- Feeling feverish or a measured temperature of 100.0°F
- Known close contact with a person who is lab confirmed to have COVID-19

If so, you must stay home.

CURRENT



PROPOSE





















Quote

JUN 22, 2022



We can help you with

Roofing, Siding, Gutters,
Residential & Commercial

info@integritysa.com
210-340-7663



KRP CAMPUS BUILDING

rrodriguez2@stanthonysa.org

205 W Huisache Ave
San Antonio, TX
78212

INTRODUCTION

Paul,

I feel these repairs are your current needs.

Thank you for the opportunity to quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Remove and disposal of old materials
2. Supply and install new materials
3. Clean up of entire work area (all nails and other materials)
4. Your own dedicated Production Scheduling team
6. A city permit will be pulled and all city & International code council followed
7. We are Licensed to work in San Antonio and all surrounding municipalities
8. Final Inspection of all work completed by Quality Control Manager

For your protection and for all of our employees and crews. We carry 2 million aggregate liability insurance.

As well, we have a full-time safety officer on staff to ensure safe practices always. Once the job is complete, one of our Quality Control Manager inspects your project to make sure we did everything correct and up to our strict standards and the site is clean.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Luke Rodriguez
luke@integritysa.com
210-340-7663 office
210-725-6122 mbl



Integrity Roofing & Siding strives for excellence in all we do. We promise to do everything in our power to make every customer a satisfied customer! Our goal is to provide the finest quality products and services, while making you comfortable with both our work and the value of our service.

A Family Business Built on Honesty, Integrity and the Highest Quality of Service!

	<i>THE INTEGRITY WAY</i>	Typical Contractor
Years in Business	14+	Less than 5
Licensed and Bonded	License #H-926185	?
General Liability Insurance	\$2,000,000	Usually none or expired
Platinum Preferred Roofer with Owens Corning	✓	98% don't qualify
James Hardie Siding Preferred Contractor	✓	90% don't qualify
Full Time Safety Officer	✓	?
Compliant with ALL Local Building Codes	✓	Unlikely
Designated Production Supervisor on Site	✓	?
Ensures That All Installations Follow Manufacturer Requirements	✓	Unlikely
Comprehensive Final Project Inspection	✓	?
Financing with Low Monthly Payments	✓	?



THIS CERTIFIES THAT

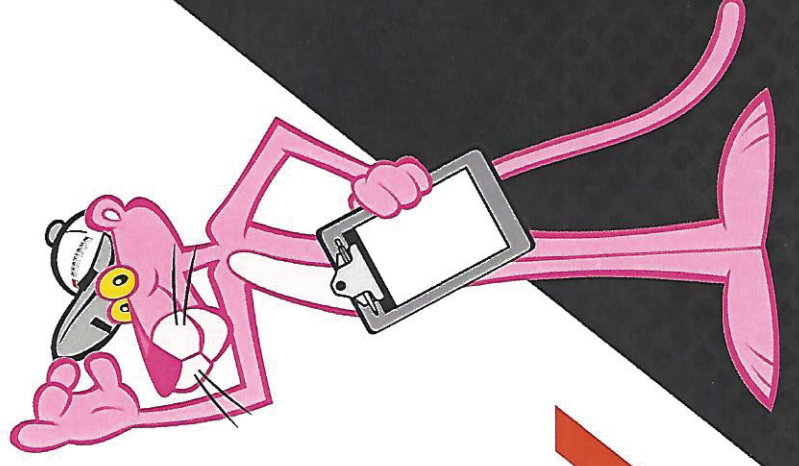
INTEGRITY ROOFING

4807 WEST AVE | SUITE 201-202 | SAN ANTONIO | TX | 78213

MEMBER SINCE: APRIL 2014 | CONTRACTOR ID: 216928

Has been approved to be a Platinum Preferred Contractor in the Owens Corning Roofing Contractor Network of independent contractors and has met the highest standards and strictest requirements, plus:

- Maintained Owens Corning Preferred Contractor status for at least one (1) year and has been in business for three (3) consecutive years
- Maintain a good standing with the Better Business Bureau
- Maintains a credit rating satisfactory to Owens Corning and/or its affiliated entities
- Has not filed bankruptcy in the last seven (7) years
- Holds at least \$1,000,000 in general liability insurance
- Carries all required state/province and local licensing and insurance
- Certificate valid until **March 31, 2023**





Michael Schneider, Contractor Network Leader

April 25, 2022

Date

THIS CERTIFICATE IS VALID ONLY IF THE CONTRACTOR HAS MAINTAINED ALL REQUIREMENTS LISTED ABOVE. IF THE CONTRACTOR FAILS TO MAINTAIN ANY OF THE REQUIREMENTS LISTED ABOVE, THIS CERTIFICATE WILL BE REVOKED. THE CONTRACTOR WILL BE REMOVED FROM THE OWENS CORNING ROOFING CONTRACTOR NETWORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL OF THIS CERTIFICATE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL OF THIS CERTIFICATE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL OF THIS CERTIFICATE.

MORE THAN QUALIFIED



GOOGLE REVIEWS



The team at Integrity Roofing & Siding did an excellent job communicating before and during our project to make sure we were taken care of. I would highly recommend and would use them again.

Kathy in San Antonio 5/5

Very professional service. Integrity Roofing & Siding was the most responsive and clearly explained their inspection, assessment and repair/replacement process. Highly recommend!!

Jorge in San Antonio 5/5

Customer service and communications was outstanding. Roofing crew efficient, professional and detail oriented.

Phil in San Antonio 5/5

We had a really great experience from Integrity Roofing & Siding. They are honest, priced reasonably, easy to work with and do an outstanding job!! Highly recommend!!!

Jeffrey in San Antonio 5/5



For achieving and maintaining a superior service rating on Angi throughout 2021 as determined by our homeowners.

PRESENTED TO

Integrity Roofing & Siding


FOUNDER

January 1, 2022
DATE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Echelon Insurance Agency, LLC 20742 Stone Oak Pkwy Ste 105 San Antonio TX 78258		CONTACT NAME: Alex Santoy PHONE (A/C, No, Ext): (210) 338-6000 E-MAIL: certificates@eia-us.com FAX (A/C, No): (210) 569-6143	
INSURED INTEGRITY RSM LLC dba Integrity Roofing and Siding 4807 WEST AVE SAN ANTONIO TX 78213		INSURER(S) AFFORDING COVERAGE INSURER A: Clear Blue Ins Co INSURER B: STATE AUTOMOBILE MUT INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BGTX0022936201	3/29/2022	3/29/2023	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:							\$
B	AUTOMOBILE LIABILITY			10070772CA	04-20-2021	04-20-2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/>						PROPERTY DAMAGE (Per accident)	\$
								\$
A	UMBRELLA LIAB			BXTX0022936200	03/29/2022	3/29/2023	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$ 1,000,000
	DED	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	\$
	Y / N <input type="checkbox"/> N / A						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

****EVIDENCE OF INSURANCE ONLY****

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Alex Santoy

© 1988-2015 ACORD CORPORATION. All rights reserved.

INSPECTION



Heavy damage visible from street



Carpentry damage as well as shingle damage





Asbestos shingles installed prior to 1977



Flaking shingles starting to breakdown





Abatement to take place prior to install







Soffit and fascia damage to be done prior to roof replacement





Cutters to be removed first to prevent more damage



Uneven damming causing more damage



Rodent intrusion Black stain on wall



Uneven gutters are clogged



Repairs to be done prior to roof
Previous repairs with chicken wire to
prevent rodent intrusion



Seams and caulking at windows



Wood rot



Seperation at seams





Wood rot to include studs and siding



Warped trims



Previous Hardie repairs done for temp repair











OWENS CORNING ROOFING SYSTEM

Description

Roof Replacement

Prepare the project site to ensure that the house and area is protected from debris.

Upon detaching & resetting the satellite dish (if applicable) the customer agrees to coordinate re-calibration with the satellite provider after project is complete.

Remove 1 existing layers of asbestos shingles along with 2 layers of felt paper found upon inspection. Complete a full deck inspection to insure roof decking is nailable.

The first 2 sheets of OSB/Plywood decking are no charge, if necessary. Thereafter, there will be an additional charge of \$80 per each sheet of OSB/Plywood decking replaced.

Existing wall/chimney flashing will be replaced

Install Owens Corning Weatherlock 36" ice & water leak barrier in all valleys, chimney's and protrusions to prevent water infiltration. Install 3' of metal at bottom of valley's to help wash rain water off foundation.

Install 2"X2" Galvanized metal drip edge around the complete perimeter of the house to uphold city code.

Fasten on 1 layer of Owens Corning Rhino synthectic underlayment with caps to deck.

Install Owens Corning Premium starter strip on all eaves and rakes to prevent blow offs, wind driven rain and water infiltration.

Nail on Owens Corning Duration SureNail Lifetime shingle (130 MPH Wind Warranty) 20 sqs

Install Owens Corning VentSure Continuous Ridge vent at ridge that can accept ridge vent.

Replace pipe jack flashings with Galvanized

Replace roof jacks

Paint all vent pipe stacks on the roof to match the color of shingle chossen

Haul off resulting debris and sweep the work area for loose nails and metal with a magnet.

Asbestos abatement of roofing shingle to be completed by certified expert removal company registered with Texas Health and Human Services not to exceed 3 days

Air quality tests to be conducted with report by Martinez Asbestos and Environmental Liscensed Texas Health and Human Services

Total price includes all taxes, permits and all discounts available at time of proposal

Quote subtotal	\$28,400.00
Total	\$28,400.00

Deposit amount- 33%

Balance to be paid upon completion of the project

JAMES HARDIE SIDING PROJECT

Description
KRP School(Siding) two walls facing south and west
Removal of gutters to accomplish carpentry work at roof perimeter
Remove existing siding to install Hardie plank Cedarmill 11 sqs
To include Fascia, soffit historical trim work around KRP area
Remove all felt and wood to reveal studs
Inspect studs - change order to be made if damage revealed
Install sheathing, 8x4 sheets of osb backer board for structural stability, option w/ radiant barrier
Install new water vapor barrier - Tyvek
4" Hardie Trims - inside/outside corners
4" Hardie Trims - accent around all windows and doors
Install James Hardie Siding (7" exposure cedarmill plank) butt to method
Install field joint flashings to each panel or plank at butt joints
Paint using Behr premium, color of customer selection
Caulk around windows, doors, and corners
Cleanup job site of all work related debris and haul off
Seal & paint with Behr Premium exterior, satin or semi gloss
Notes or special items
James Hardie 30 year non-prorated material warranty
10 year workmanship warranty

Quote subtotal	\$36,250.00
Total	\$36,250.00

Deposit amount-

Balance to be paid upon completion of the project

AUTHORIZATION

<input checked="" type="checkbox"/> Owens Corning Roofing System	\$28,400.00	Name:	KRP Campus Building
<input checked="" type="checkbox"/> JAMES HARDIE SIDING PROJECT	\$36,250.00	Address:	205 W Huisache Ave, San Antonio, TX

Estimates valid for 30 days from date of estimate / A 33% deposit is required before any project begins.

Final Price \$64,650.00

Customer Comments / Notes

My Product Selections

Roof

Metal color

Siding color/profile

KRP Building:

Rita Rodriguez

Date: 7/25/2023

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

TERMS AND CONDITIONS

THANK YOU FOR CHOOSING INTEGRITY ROOFING!

THIS CONTRACT AND ANY AGREEMENT PURSUANT HERETO BETWEEN INTEGRITY RSM CORP. HEREINAFTER REFERRED TO AS "COMPANY" AND THE CUSTOMER(S) (OWNER) NAMED HEREIN ON THE REVERSE SIDE WILL BE SUBJECT TO ALL APPROPRIATE LAWS, REGULATIONS AND ORDINANCES OF THE STATE OF TEXAS AND THE FOLLOWING TERMS AND CONDITIONS.

1. All proposals subject to approval from Management.
2. The Company shall have no responsibility for damages from rain, fire, tornado, windstorm, hail, ice or other perils, as normally contemplated to be covered by homeowners insurance or business risk insurance, unless a specified written agreement be made prior to commencement of the work. Even though the Company will run a magnet over the premises to search for debris, nails or metal objects, the Company will not be responsible for any leftover nails, metal objects or any debris resulting in injury. The Company assumes no liability for any resultant damage to premises or materials located on the premises. Nor shall the Company be liable for any damages to trees, shrubs, flowers, grass, concrete, or driveways. If replacement of structural rafters/trusses is necessary there will be an additional charge for this labor and materials. Please make sure children stay clear from the work area at all times.
3. We ask that if you have tree limbs hanging over your roof that you have those tree limbs removed professionally by a tree cutting service before we begin the project. The roof needs to be clear of any overbearing tree limbs so that our crews can efficiently work on your roof. If the tree limbs are not removed by the time your project is scheduled for our crews to begin we will trim the tree limbs ourselves so that we can continue with our work. We WILL NOT be held responsible for the cosmetic appearance of the trees.
4. Integrity RSM Corp. LLC "Company" assumes no liability for skylights leaking or damages unless the old ones are replaced with new skylights by the Company.
5. Owner agrees to make access available to Company to electrical service and running water. Owner further agrees that they are responsible for any electrical utility service charges, or water costs that are used by Company in the course of performance of this contract.
6. Company shall not be responsible for any code violations existing at the time of this contract. It is not Integrity RSM Corp, LLC "Company" responsibility to change the structure of your home. Some homes have rafters that do not line up, creating the appearance of sagging. Integrity RSM Corp, LLC is not responsible for this look when removing multiple layers of shingles or cedar shakes. Company is not responsible for the gap that might occur from going from multiple layers of shingles, down to one layer.
7. Integrity RSM Corp. LLC accepts no liability whatsoever (past, present, or future) involving any type of mold in your structure.
8. The Company agrees to perform the described work for Customer in accordance with normal common roofing practices unless otherwise specifically stated in this contract, are not included and will be charged as an extra.
9. Replacement of deteriorated decking, roof jacks, vents, wall flashing, chimney flashing or other materials, unless otherwise stated in this contract, are not included and will charged as an extra fee/cost.
10. This agreement, if not signed by both parties, will expire 30 days from the estimate date unless extended in writing by the Company. After 30 days, we reserve the right to revise our price due to inflation.
11. The Company shall not be liable for failure of performances due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, or any other circumstances beyond the control of the Company whether of similar or dissimilar nature.
12. The Company is not responsible for any damage to the interior as a result of a roof leak, including leaks by gale force winds (54mph), hail, or preexisting construction defects during the period of the warranty.
13. If this CONTRACT is cancelled by the CUSTOMER later than three (3) days from execution, customer shall pay to the Company TEN PERCENT (10%) of the full contract price as liquidated damages, not as a penalty, and the Customer agrees to accept such as a reasonable and just compensation for said cancellation. Furthermore, an additional fee of \$350.00 will be charged to cover the managerial and administrative fees due to any cancellations. In the event that any materials for the project has been purchased or ordered, the customer will BE subject to a restocking fee and/or full cost of the project and/or any delivery cost associated with the job.
14. If any provision of this agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this agreement shall not be affected thereby.
15. Any representation, statements, or other communications, not written in this Contract are agreed to be invalid and not relied on by either party and do not survive the execution of this Contract. This Agreement constitutes the entire agreement between the parties. It may be changed only by written instrument signed by both parties.

I acknowledge that I have read and understand this page. Initials:

RR

16. The Company will have the right to supplement the insurance company, in the event material and/or labor increases from the date of the damage. Any supplement paid by the insurance company for additional labor and/or materials needed beyond the original scope of repairs are authorized to be paid directly to the Company.
17. Full scope of Insurance proceeds shall be defined as the full price for repairs allowed by the insurance company before and to customer, depreciation or ACV adjustment is subtracted.
18. There is a possibility that drywall texture from nail heads could fall as a result of the vibrations that result from re-roofing. This is especially true if the drywall was nailed on and not screwed. These nail heads "pops" could also be a result of improper texturing practices.
19. In the event that the customer initiates any unexpected delays in the completion of the work, payment will be immediately due. Any INSURANCE Proceeds that the customer receives should be deposited into your bank account and then we suggest that you submit a partial payment to Integrity Roofing account to lower your balance.
20. All parties agree that the Company will not be held responsible for punctures to air conditions, gas or water lines that have been installed closer than 3 inches to the underside of the roof deck or walls. The Company will not be responsible for security, fiber or electrical lines; these lines should be removed prior to the commencement of any work by the Company and is the responsibility of the Customer or Owner.
21. The customer grants the Company full access to entire perimeter of the building or residence and electricity for staging and execution of work unless otherwise agreed. The Company is not responsible for sagging or aesthetic concerns in the decking caused by 3/8" plywood and/or a frame built 24" on center.
22. If your home or building has exposed soffit, please note that nail fasteners will penetrate the roof sheathing at least ¼ "to ½ inch. Manufacturer's Requirements and city code states that shingle or roof fastener must penetrate the roof deck to be Code Compliant. The Company is not responsible for paint chipping in the area of an exposed eave or soffit; nor will we paint this area unless there is an additional charge or unless specified in this estimate or contract.
23. In regards to a metal reroof project oil canning is a phenomenon of standing seam metal roofs over which the Company has little control and this phenomenon may be caused or manifested by manufacturing quality control, ambient temperature, directional exposure, roof pitch, color of metal and other unknown factors.
24. Unpainted metal is not designed to be consistent in appearance. Accordingly, there may be color, sheen and/or pattern variation when using these products.
25. Any flashings along the walls, chimneys, skylights will not be replaced unless otherwise expressed in this contract. There will be an additional charge for replacement of these flashings with new unless stated in the contract.
26. Unless specifically set forth in the proposal, the contract price does not include cost of replacing or repairing existing structure, painting, siding, carpentry work, masonry work, including sealing or otherwise finishing or waterproofing masonry, the cost to procure necessary building permits or to obtain the approval from any homeowners associations.
27. The company shall have the right to stock materials on the roof or premises and have access to use the gates, sidewalks, driveway or entire premises.
28. Customer agrees to indemnify and hold harmless against any claims, damages, or injuries as a result of the presence of any hazardous, toxic, lead, or asbestos-containing materials, or any mold, fungus, mycotoxins or spores, in or on customer's residence. Customer agrees to secure all pets and hold Company harmless for injuries to or lost pets.
29. We ask that you move personal property items away from the work area such as patio furniture, potted plants, tables, etc. We ask that you remove valuables, pictures or breakables off the walls. Sometimes vibration can cause shelving and hanging pictures to possibly fall and be damaged. The Company will not be responsible for these items if damaged during the project.
30. We ask that you have your satellite provider to relocate the satellite dish off of the surface of the roof in advance of the roofing or siding project.
31. If we are installing ridge vent on your roof and your existing roof vents are powered by electricity, please make arrangements for the existing electrical vents to be disconnected by a licensed electrician. If your water heater roof vents are connected to natural gas or propane gas, please have the vents inspected by a licensed plumber to make sure they meet local building codes. The company is not responsible for any damages caused by the water heater/furnace heater not being secured properly.
32. Warranty procedure: The Company shall have no liability for the warranty unless and until the Customer has provided written notification to the Company of any repairs needed or damages incurred and allegedly covered by the warranty. Such written notification shall be provided before the warranty expires. Repairs made by anyone other than the Company or if any alterations, additions to the roof or siding shall cancel the warranty unless approved in writing.
33. Because ponding and standing water are caused by factors such as inadequate drainage, deflection and insufficient slope which are beyond the control of the company, Integrity RSM Corp, LLC dba Integrity Roofing will not be responsible for ponding, standing water on the roof or any local building code on a flat roof without modifications to the slope being performed through the contract.
34. All material is guaranteed to be as specified. All work to be completed in a substantial workmanship manner according to the specifications submitted, per the standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will be at extra charge above the bid. Any unforeseen damaged wood needing replacement will be written with an additional charge. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Homeowners need to get approval for accepted HOA architectural committee for exterior work, roofing color, painting color, style of exterior home, siding, shed and fence work. If some work or all has been completed without HOA approval, the homeowner will be responsible for the full cost of any work that has been started.
35. Solar Panels: Integrity RSM Corp. LLC will not be held responsible for damages to the roof resulting from the installation of the solar panels. This is to

include damage to the roof resulting from the solar panel company's crew dragging heavy panels and racks across the roof, dropped tools and other negligent use of the roof's surface. All of which can lead to leaks and holes in the roof. In addition, customer acknowledges that any and all warranties that would normally apply to the roof will be completely null and void on the slope in which the solar panels are installed. This is to include the staging area for materials and the path of placement.

36. Any existing exterior wood such as siding, trim, rafter tails, or any other exterior wood that is in close proximity to roofing project can have damage that is not visible. Therefore, Integrity Roofing and Siding will not be responsible for these exterior wood components if they are determined to have existing rot.

37. Mutual Waiver of Subrogation: The parties mutually agree that regarding any loss or damage at the property that might be paid for by any insurance, the party whose insurance pays on the claim or settles the loss hereby releases the other party and its insurance company from any and all claims for subrogation, reimbursement or contribution regarding such payment and/or loss. This means that if either party's insurance carrier gets involved in such a claim and then pays or settles the claim, the insurance company that paid on or settled the claim is barred from and shall have no rights in subrogation (as the parties mutually waive such rights) to collect or seek reimbursement from the other party or the other party's insurance carrier.

38. THREE DAY RIGHT OF RESCISSION: I HAVE HEREBY BEEN NOTIFIED THAT I MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS AGREEMENT.

39. Purchaser and Contractor both agree to settle any disputes regarding damages, quality of materials, or workmanship through binding arbitration with the local Better Business Bureau.

Mutual Waiver of Subrogation

The parties mutually agree that regarding any loss or damage at the property that might be paid for by any insurance, the party whose insurance pays on the claim or settles the loss hereby releases the other party and its insurance company from and all claims for subrogation, reimbursement, or contribution regarding such payment and/or loss. This means that if either party's insurance carrier gets involved in such a claim and then pays on or settles the claim, the insurance company that paid on or settled the claim is barred from and shall have no rights in subrogation (as the parties mutually waive such rights) to collect or seek reimbursement from the other party's insurance carrier.

The Company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contract amount.

I acknowledge that I have read and understand this page. Initials:

RR

WARRANTY



This document warrants that should a defect in workmanship, related to the work completed by Integrity Roofing and Siding, occur within 5 year of the project, Integrity will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which Integrity fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Customer

KRP Building

Project address

205 W Huisache Ave, San Antonio, TX

Date Project Completed

-

Thank you again for choosing Integrity Roofing and Siding to complete work on your property. We trust you had a great customer experience!

Ronald Suarez

Ronald Suarez – President

Select superior siding — it's the easiest decision along the way. Your home should be your rock. James Hardie designs superior strength into every fiber cement board to resist swelling, buckling, warping and splitting, despite what nature brings. No wood, wood-based, vinyl or other fiber cement siding can match our ability to protect your home's exterior from the elements. Before long, wood-based siding can show the effects of damage caused by weather, water, fire and pests. James Hardie siding is specifically engineered to better resist the harsh conditions nature unleashes.



FINAL AUTHORIZATION SUMMARY

Status: Signed

Agreement Completed: Tue, 25 Jul 2023 22:22:30 GMT

- Document emailed for signature: Tue, 25 Jul 2023 22:20:02 GMT
Document e-signed by: KRP Building (rrodriguez2@stanthonysa.org)
Signature date: Tue, 25 Jul 2023 22:22:29 GMT
IP address: 107.77.218.73