



HISTORICAL COMMISSION

**Regular Meeting Agenda
September 10, 2026, 7:00 PM**

I. CALL TO ORDER

II. REGULAR BUSINESS

- A. Meeting Minutes dated August 13, 2026
- B. Waynesborough Updates
- C. 526 Lancaster - Fencing
- D. 714 Lancaster - Class 1 Roofing

III. OTHER BUSINESS

- A. Historic Property Inventory - Update
- B. Liaison Reports
- C. America250PA
- D. Historical Markers Program

IV. PUBLIC COMMENT

V. ANNOUNCEMENTS

- A. Next Meeting October 8th 2026-

VI. ADJOURNMENT

Easttown Historical Commission

MONTHLY MEETING MINUTES

August 13, 2026

The regular meeting was called to order at 7:00 p.m. by Glenn Sarsale

Other members in attendance: Bill Friedrich, Anna Sicalides, Joyce DeYoung. Also attending: Don Curley, Jeffrey Schneider (resident), Robin Kosol-Seahl (HWB).

July 9 Meeting Minutes: Approved as submitted.

HWB Update: Conducted a Nature Walk with Willistown Twp, observed the new bird houses, plus a talk by the Chester Cty. Bee Association. Held a “Colonial Herbs and Kitchen” event in July for Am250 with ~100 attendees. Future events include November 8th exposition of Washington’s Tent and December 13th lecture on the invention of rum.

Applications:

672 Leopard (roof): The application was submitted specifically for the roofing work, replacing the asphalt shingles. This was approved as submitted. There was extensive discussion of the extensive exterior renovations planned with visuals submitted with the meeting package. The intent is to retain the current footprint, design, and existing materials where possible. The closed-in porch will be completely replaced with new piers, joists, flooring, roof and windows. The roof will be a metal roof. There are no plans at the moment for the garage/barn on the 1.6acre property.

Robbie McCarthy (owner/contractor) shared some of the history of the previous owner. The Lambert family are local residents who lived at that address for >60 years. He will reach out to TEHS in case there are materials available for their archives.

2040 Grubbs Mill Rd (fence): The application proposed installing 640 feet of new three-rail slip-board fencing with black welded wire, running north-south on the property. This new section would tie into and match the existing fencing along Grubbs Mill Road and at the rear of the property. The application was approved as submitted.

Other Business and Liaison Reports

- **Liaisons: BoS:** Anna reviewed the relevant BoS discussions regarding the new Twp building for Hilltop, Progress on the stalled redevelopment the old Handel’s site with an August 2028 deadline for completion, and discussion of a possible addition of a data center policy to local zoning.
- **JMT / Historic Asset Survey:** Field work was recently completed. They are preparing the materials for PASHPO submission and are on track for delivery of the report by 10/1. Anna asked if the EHC will have a chance to review the report before it is final. Note: a progress update meeting has been scheduled for August 26th.
- **Historic Marker Program:** Don indicated the two markers were submitted for production, with completion of both markers expected this calendar year.
- **Candidates for 2026 EHC Vacancies:** Jeffrey Schneider attended the meeting, Don suggested we make sure to add his nomination to the agenda for next week’s BoS meeting. Bill will draft the text and share it with Anna, Glenn, and Jon.
- **422 S. Waterloo Rd :** There may be an opportunity to have a site visit to 422 S. Waterloo before the new owner submits plans to renovate the long-empty building.
- It was noted that Warren, PA had a walk around event that showcased their town. It was suggested there are many similar events for preservation-minded people.

Adjournment: The meeting was adjourned at 8:07 pm.

NOTE: The next EHC meeting is scheduled for **Thursday September 10, 2026** at 7PM.

Submitted by: Bill Friedrich

Abbreviations:

AIF: Architectural Inventory Form

BoS: Board of Supervisors

CLG: Certified Local Government

EHC: Easttown Historical Commission

ETN: Easttown Township Newsletter

FOHWB: Friends of Historic Waynesborough

HWB: Historic Waynesborough

NPS: National Park Service

PC: Planning Commission

THC: Tredyffrin Historic Commission

TEHS: Tredyffrin Easttown Historical Society

ZB: Zoning Board



ZONING PERMIT APPLICATION

566 Beaumont Road, Devon, PA 19333
Phone 610-687-3000 Fax 610-687-9666
Email easttown@easttown.org Web www.easttown.org

PERMIT Z- 2026-147
PROPERTY ADDRESS:
526 Lancaster Ave

PART I - INSTRUCTIONS

BEFORE COMPLETING THIS APPLICATION:

- Review Chapter 274 Natural Resource Protection and Chapter 455 Zoning of the Township of Easttown Code.
- Reference the Interactive Zoning Map to see what can be done on a property.

COMPLETING THIS APPLICATION:

- The following MUST be completed:
 - ✓ Existing vs. Proposed conditions for dimensional requirements of the applicable Zoning District
- The following MUST accompany the application:
 - ✓ Application Fee
 - ✓ Two (2) copies of plot plans drawn to scale (include setbacks, existing vs. proposed improvements, etc.)

PART II - PROPERTY INFORMATION

UPI No.:	Street address for which permit is being sought: <u>526 Lancaster Avenue</u>	
Subdivision Name (if applicable):	Lot No. (if applicable):	☐ Class I Historic Resource
Property Owner (Name or Entity that will own the improved Property upon completion of work): <u>526 Lancaster LP</u>		
Property Owner Street Address (if different than above):		Phone:
City, State, and Zip Code: <u>Berwyn PA 19312</u>		Email:

PART III - DESCRIPTION OF WORK

Check all that apply:	☐ Accessory Building ☐ Accessory Structure ☐ Addition/Alteration ☐ Demolition ☐ Generator ☒ Fence ☐ Principal Building ☐ Sign ☒ Temporary Structure or Use ☐ Viable Tree Removal
Detail of what is proposed:	<u>install a shipping container for storage and move a fence to fence in a new area</u>

PART IV - LAND USE TYPE

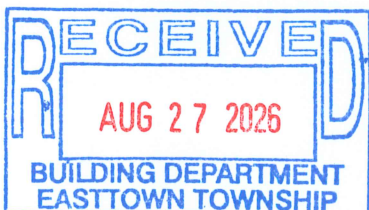
Existing Land Use:		Proposed Land Use:	
RESIDENTIAL ☐ Single-Family ☐ Townhouse ☐ Two-Family ☐ Multi-Family	NON-RESIDENTIAL ☒ Commercial ☐ Office ☐ Educational ☐ Other ☐ Industrial ☐ Institutional	RESIDENTIAL ☐ Single-Family ☐ Townhouse ☐ Two-Family ☐ Multi-Family	NON-RESIDENTIAL ☒ Commercial ☐ Office ☐ Educational ☐ Other ☐ Industrial ☐ Institutional

TOWNSHIP USE ONLY

APPLICATION FEE: \$75

Paid 8 / 27 / 26

☒ Check # 214 ☐ Credit Card



Revised 1/30/2025 8:57 AM

ZONING PERMIT APPLICATION

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PART V – DIMENSIONAL REQUIREMENTS			
Zoning District (check all that apply):		Zoning Overlay District:	
☐ AA ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ PBO ☒ VB ☐ VT ☐ VR		☐ DC ☐ MF-A ☐ MF-B ☐ PA	
	REQUIRED	EXISTING	PROPOSED
Minimum Lot Size (based on Part VII)			
Minimum Lot Frontage at Building Setback Line			
Maximum Impervious Surface (based on Part VIII)			
Minimum Front Yard Setback (from right-of-way)			
Minimum Right Side Yard Setback			
Minimum Left Yard Setback			
Minimum Aggregate Side Yard Setback			
Minimum Rear Yard Setback			
Maximum Height – Principal Building			
Maximum Height – Accessory Building			
Accessory Building Restrictions			
Number of Principal Buildings			
Minimum Building Separation			
Build-to Line			
Minimum Lot Width at Build-to Line			
Minimum Lot Width at Street Line			
Building Coverage (based on Net Lot Area)			
Green Area (based on Net Lot Area)			
PART VI – NET LOT AREA CALCULATION			
Gross Lot Area =		_____	square feet
Rights-of-way =		_____	square feet
Flag Lot Access Strips =		_____	square feet
Very Steep Slopes =		_____	square feet
Moderately Steep Slopes (at 50% of total) =		_____	square feet
Above Ground Stormwater Management Basins (>18 inches in depth) =		_____	square feet
Below Ground Stormwater Management Basins =		_____	square feet
Watercourses =		_____	square feet
Flood Hazard Area (100-year floodplain) =		_____	square feet
Wetlands =		_____	square feet
Riparian Buffer =		_____	square feet
NET LOT AREA =		_____	square feet
PART VII – MAXIMUM IMPERVIOUS SURFACE CALCULATION			
Gross Lot Area =		_____	square feet
Rights-of-way =		_____	square feet
Utility Easements =		_____	square feet
Flag Lot Access Strips =		_____	square feet
Above Ground Stormwater Management Basins (>18 inches in depth) =		_____	square feet
Below Ground Stormwater Management Basins =		_____	square feet
Net Lot Area =		_____	square feet
MAXIMUM IMPERVIOUS SURFACE =		_____	square feet

ZONING PERMIT APPLICATION

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PART VIII – IMPERVIOUS SURFACE

Existing Impervious Surface =	_____ square feet
Impervious Surface to be Removed =	_____ square feet
Proposed Impervious Surface =	_____ square feet
TOTAL IMPERVIOUS SURFACE (if approved) =	_____ square feet

PART IX – IMPERVIOUS SURFACE CONSTRUCTED SINCE JULY 25, 2015

Of the Existing Impervious Surface shown in Part VIII, list the Type and Amount of Impervious Surface constructed on the Property since July 25, 2015:

Type of Improvement	Amount
_____ =	_____ square feet
_____ =	_____ square feet
_____ =	_____ square feet
_____ =	_____ square feet
_____ =	_____ square feet
_____ =	_____ square feet

PART X – APPLICANT CERTIFICATION

☒ I am the Property Owner ☐ I am an Agent with authority to submit this application (Part XI must be completed)

I acknowledge that the information set forth in this Application (including any attached plans and specifications) is true and correct to the best of my knowledge, information and belief, and false statements made therein are subject to the penalties of 1B Penn. C.S., §4904, relating to unsworn falsification to the authorities.

526 Lancaster LP Steve Elledge	Partner
Name (type or print legibly)	Official Title
526 Lancaster Avenue	Berwyn PA 19312
Street Address	City, State, Zip
_____	_____
Phone Number	Email Address
STEEL	8/11/2026
Signature	Date

PART XII – AFFIDAVIT AFFIRMING AUTHORIZED AGENT (if applicable)

I, _____, verify that I am the Owner of the Property listed in Part II, and have identified the Applicant listed in Part X to serve as my duly authorized Agent for the purposes contained herein. I hereby declare that the above-made statements are true and correct to the best of my knowledge, information and belief, and false statements made within this Affidavit may subject individuals to penalties of 1B Penn. C.S., §4904, relating to unsworn falsification to the authorities.

_____	_____
Property Owner Signature	Date



RE-ROOFING PERMIT APPLICATION

566 Beaumont Road, Devon, PA 19333

Phone 610-687-3000 Fax 610-687-9666

Email easttown@easttown.org Web www.easttown.org

PERMIT R-

2026-48

PROPERTY ADDRESS:

714 Lancaster Ave

Class 1 Historic

PART I - INSTRUCTIONS

All work is required to meet the applicable provisions of the following sources (or their latest editions/amendments), collectively known as "Codes":

- Easttown Township Code, Chapter 160 Construction Codes, Uniform
- 2021 International Building Code
- 2018 International Residential Building Code
- Act 45 of 1999 of the State of Pennsylvania

COMPLETING THIS APPLICATION:

➤ The following MUST accompany the application:

- ✓ Application Fee – Permit Fee will be billed upon approval from noreply@trairs.com
- ✓ Certificate of Insurance (Easttown Township, Certificate Holder) covering (i) Liability and (ii) Workers' Compensation
- ✓ PA Home Improvement License (HIC) OR Township Registration card
- ✓ Two (2) copies of construction drawings, demolition plans, scope of work, materials and specifications, and other supporting required documentation (as required by Chapter 160 and the Codes)
- ✓ If applicable, a copy of the Homeowners Association (HOA) approval letter

Additional project-specific documentation may be required; visit <https://www.easttown.org/279/Permits>.

PART II - PROPERTY INFORMATION

UPI No.:	Street address for which permit is being sought: 714 LANCASTER AVE. BERWYN, PA 19312		
Subdivision Name (if applicable):	Lot No. (if applicable):	Check all that apply: ☒ Residential ☒ Commercial ☐ Class I Historic Resource ☐ Private (individual, corporation, etc.) ☐ Public (federal, state, local gov't.)	
Zoning District (check all that apply): ☐ AA ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ PBO ☐ VB ☐ VT ☐ VR			
Property Owner (Name or Entity that will own the Improved Property upon completion of work): DAVE SKAVER			
Property Owner Street Address (if different than above):		Phone:	
City, State, and Zip Code:		Email:	

PART III - PROJECT DETAILS

Cost: \$	Current Use of Property: WARD B. BURNSIDE & CO. Pumping & Residential apartment
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TOWNSHIP USE ONLY

APPLICATION FEE: \$75

Paid ____/____/____

☐ Check # _____ ☐ Credit Card

APPROVED ON: ____/____/____

BY: _____

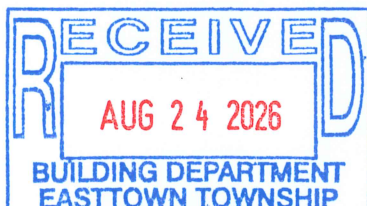
PERMIT FEE:

☐ \$300 Residential Single Family & Multi-Family (per unit)

☐ \$600 Non-Residential

Paid ____/____/____

☐ Check # _____ ☐ Credit Card



Revised 1/30/2025 9:28 AM

RE-ROOFING PERMIT APPLICATION

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PART IV - CONTRACTOR INFORMATION (person or entity responsible for the completion of work)

Contractor Name:

RUTTER ROOFING

HIC License No./Expiration:

PA059697

Contractor Street Address, City, State, and Zip Code (if PO Box, include street address also):

345 LANCASTER AVE. MALVERN, PA 19355

Telephone Number:

610-584-2084

Email Address:

megan@rutterroofing.com

PART V - SPECIFICATIONS

Slope(s):

FRONT ROOF + REAR FLAT ROOF

Ventilation

Please see contract

Roof Coverings:

☒ Asphalt Shingles ☐ Standing Seam Metal ☐ Wood Shakes ☐ Clay/Concrete Tiles

☐ Slate Shingles ☐ Built-up Roofing ☐ Modified Bituminous Roofing ☒ Other: FLAT ROOFING

Existing Sheathing Type and Size:

PLYWOOD

Replacement Sheathing Thickness/Type:

N/A

Roof Rafters Spacing:

16"

Roofing Paper Thickness:

Please see contract

Flashing Type and Thickness:

Please see contract

Number of Layers to be Covered*:

WE DO NOT COVER

Number of Layers to be Removed:

(2)

*Note: If re-roofing over existing shingles, then the surface must be smooth, clean, and flat and no more than two (2) layers of shingles or other material shall be permitted to be covered.

PART VI - APPLICANT CERTIFICATION

☐ I am the Property Owner ☒ I am an Agent with authority to submit this application (Part VII must be completed)

I acknowledge that the information set forth in this Application, including any attached plans and specifications, is true and correct to the best of my knowledge, information and belief, and false statements made therein are subject to the penalties of 18 Penn. C.S., §4904, relating to unsworn falsification to the authorities.

MEGAN CORCORAN

Name (type or print legibly)

345 LANCASTER AVE

Street Address

610-584-2084

Phone Number

M/RUTTER ROOFING

Signature

PRODUCTION COORDINATOR

Official Title

MALVERN, PA 19355

City, State, Zip

megan@rutterroofing.com

Email Address

8/24/2026

Date

PART VII - AFFIDAVIT AFFIRMING AUTHORIZED AGENT (if applicable)

I, _____, verify that I am the Owner of the Property listed in Part II, and have identified the Applicant listed in Part VI to serve as my duly authorized Agent for the purposes contained herein. I hereby declare that the above-made statements are true and correct to the best of my knowledge, information and belief, and false statements made within this Affidavit may subject individuals to penalties of 18 Penn. C.S., §4904, relating to unsworn falsification to the authorities.

Property Owner Signature

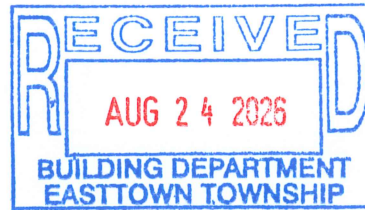
Date

* we apply on behalf of owner. Please see Signed contract for signature *



Rutter Roofing & Exteriors
345 Lancaster Avenue,
Malvern, PA 19355
Phone: 610-584-2084
Fax: 610-323-3212

Company Representative
Chris Edwards
Phone: (215) 532-1966
chrise@rutterroofing.com



08/19/2026

Dave Shaver
Ward B. Burnside & Co.
714 Lancaster Avenue
Berwyn, PA 19312-1783
(610) 209-1070

Job: Dave Shaver

Front/Shingle Roof Replacement Section

SHINGLE ROOF REPLACEMENT PROPOSAL

Roof Removal: Included in this project is the removal of up to 2 (TWO) layers of roofing materials

Please refer to Removals section in the Terms and Conditions below for more information.

Deck Preparations: *THIS PROPOSAL DOES NOT INCLUDE REDECKING/PLYWOOD FOR THE ROOF*

Please refer to Underlying Surface/Deck Preparations section below for more information.

LOCATION OF WORK- FRONT ROOF

ROOF REPLACEMENT - SCOPE OF WORK TO INCLUDE:

- Install CertainTeed "Winter Guard" ice and water shield to all eaves, valleys, sidewalls, headwalls, and soil stacks
- Install ice & water shield to the entire deck surface to all areas where the roof pitch is at or below a 4:12 (ENTIRE FRONT ROOF EXCEPT RIGHT FRONT OVER HANG)
- Install CertainTeed Roof Runner synthetic underlayment elsewhere.
- Install new C4 1/2" drip edge metal to all eave and rake edges. DRIP EDGE COLOR: white
- Install new "Swift Start" starter shingles to all eave and rake edges on the home.
- Install new CertainTeed field shingles following all manufacturer installation specifications and recommendations
- Shingle type: LANDMARK
- Shingle color: TBD
- Install new copper flashings & Reglet cut copper counter flashings to any chimney or masonry sidewalls if applicable
- Install new "ULTIMATE VENT COLLARS" to all soil stack locations on the home. (ROOF LIFETIME EXPECTANCY)
- Install new "kickout" flashings as needed
- Install a new CertainTeed Filter Vent ridge ventilation system to all peak locations that require ventilation
- Install new "Shadow Ridge" hip and ridge shingles to all hip and ridge locations on the home.
- Remove existing pole gutters from roof
- Cut front rafters and add fascia board to accommodate new fascia hung K style gutters *
- Remove crown moulding trim from eaves of roof to accommodate new fascia hung K style gutters *
- Cap all fascia with white aluminum trim coil to accommodate new fascia hung K style gutters

* Any necessary framing or modification to fascia board other than what is listed above will be added to project via a change work order and be charged as time and material

*** ESTIMATED LEAD TIME IS APPROX 6 WEEKS FROM RECEIPT OF SIGNED CONTRACT, DEPOSIT, AND SHINGLE COLOR SELECTION. TIME FRAME IS ALSO WEATHER DEPENDENT. EVERY ATTEMPT IS MADE TO COMPLETE THE PROJECT AS SOON AS POSSIBLE. ***

INCLUDED IN THIS PROPOSAL IS THE EXCLUSIVE CERTAINTEED 4 STAR WARRANTY PACKAGE including 15 years on workmanship, non-prorated limited lifetime on materials on the CertainTeed steep slope materials. Warranty is held with CertainTeed, and transferrable once to the next homeowner

Flexible Payment Plans Available – Complete your project now and pay over time with Hearth. Qualified homeowners may be eligible for 0% APR promotional financing for up to 21 months on select offers, with NO IMPACT TO YOUR CREDIT SCORE to check your options

LEARN MORE AND PREQUALIFY AT: <https://rutterroofing.com/payments-financing>

Roof Replacement Section

FLAT ROOF REPLACEMENT PROPOSAL

Roof Removal: Included in this project is the removal of up to 1 layer of flat roofing materials

Please refer to Removals section in the Terms and Conditions below for more information

Deck Preparations: *THIS PROPOSAL INCLUDES NO REDECKING OF EXISTING ROOF

Please refer to Underlying Surface/Deck Preparations section below for more information

LOCATION OF WORK: REAR FLAT ROOF

.060 EPDM Flat Roofing Fully Adhered

- Install a layer of ½" insulation boards using screws and plates to the roof deck.
- Step & reglet cut counter flashing to all brick/stone sidewall and chimney locations if applicable
- o Install edge metal to all roof edges.
- o Edge metal to be white in color.
- Properly flash all soil stack locations, curbs, drains and seams following all manufacture specifications
- Install new fully adhered .60 mil EPDM membrane to all flat roof areas.

*** EST MATED LEAD TIME IS APPROX 6 WEEKS FROM RECEIPT OF SIGNED CONTRACT WITH DEPOSIT. TIME FRAME IS ALSO WEATHER DEPENDENT. EVERY ATTEMPT IS MADE TO COMPLETE THE PROJECT AS SOON AS POSSIBLE. ***

Project/Production Notes:

INCLUDED IN THIS PROPOSAL IS A 5-YEAR RUTTER ROOFING,LLC WORKMANSHIP WARRANTY- ON OUR WORK, AND OUR WORK ONLY. and 20 year limited material warranty on the membrane.

Flexible Payment Plans Available – Complete your project now and pay over time with Hearth. Qualified homeowners may be eligible for 0% APR promotional financing for up to 21 months on select offers, with NO IMPACT TO YOUR CREDIT SCORE to check your options.

LEARN MORE AND PREQUALIFY AT: <https://rutterroofing.com/payments-financing>

Gutters/Downspouts Section

GUTTER REPLACEMENT PROPOSAL

-Remove all currently existing gutters/downspouts from home, and dispose.

-Install new 6" K style fascia hung gutters with 3x4" square downspouts to all eaves on the roof (shingled and flat)

- Gutter color: WHITE
- Downspout color: WHITE
- Ensure correct pitch and positive drain flow.

Rutter Roofing & Exteriors does not work beyond where the downspout connects to a drain, nor do we work with underground drain systems. Cleanout pipes and/or adapters, underground drain systems, or clogs below a downspout is not covered by Rutter Roofing & Exteriors.

Warranty: Gutter/Downspout Replacements come with a 1 year Workmanship Warranty only. Proper maintenance and cleaning is required to uphold the integrity of gutters/downspouts. Rutter Roofing & Exteriors will not be held responsible for any interior damages caused prior to or following work performed.

TOTAL

Rutter Roofing & Exteriors Project Agreement Summary

What Happens Next

Your project is officially approved once we receive:

- A signed contract
- A 1/3 deposit (PAYMENT IN FULL IS REQUIRED IN ADVANCE TO SCHEDULE GUTTER CLEANINGS)
- Final material and color selections

Once approved, your project enters our scheduling queue

Deposits are **non-refundable** once paid (except where required by law)

Payment Overview

- 1/3 deposit due at contract signing
- 1/3 payment due at material delivery
- Final balance due following project completion within **10 days** of completion or final invoice

Accepted payments: check, ACH bank to bank transfer (\$2000 or more), or credit card

To pay via **CREDIT CARD** click [HERE](#) (Credit cards incur a 3.5% processing fee)

Scheduling & Weather

Project start dates depend on:

- Crew availability
- Material availability
- Project scope
- Weather conditions

Weather delays are common in exterior construction and do not constitute a breach of contract

Permits & HOA

- Permit fees are **not included** and are billed at cost
- We handle the permit process after approval
- **HOA approval is the homeowner's responsibility** and must be obtained before work begins

Preparing Your Home

Before your scheduled start date, please:

- Clear driveways and work areas
- Remove wall décor and window coverings near work areas
- Protect attic contents
- Move outdoor furniture

Lack of preparation may result in delays or additional charges

Change Orders (Additional Work)

If we uncover conditions requiring additional work:

- We will explain the issue and cost
- Approval may be verbal, text, or email
- Approved change orders are added to the final invoice

If immediate decisions are required to avoid delays or safety issues and you are unreachable, work may proceed as outlined in the contract

Warranties

- Workmanship warranties apply to most services
- Manufacturer warranties vary by product
- Warranties are **void** if anyone other than Rutter Roofing & Exteriors modifies the work before we are given the opportunity to address concerns

What to Expect with Construction

Exterior construction may cause:

- Minor vibrations
- Nail pops or cosmetic drywall movement
- Temporary disruption to landscaping or grass

These conditions are normal and not considered defects

Questions or Concerns

We encourage open communication. If you have questions **before signing**, please ask - we're happy to clarify anything.

RUTTER ROOFING & EXTERIORS CONTRACT TERMS and CONDITIONS

PROJECT PERMITS: Rutter Roofing & Exteriors applies for and obtains the applicable project permit on your behalf so to not delay project start. Permit costs are dependent on project scope and prices vary per township. This cost is the homeowner's responsibility, and is **NOT** included in this proposal, but

availability of crew and/or materials that may be needed for such. Any additional requests presented within the "punch list" period that are not related to the present scope of work, will be treated as a new and separate project, and will be priced and scheduled accordingly. On occasion during this "punch list" period excess project materials, tools, or equipment that may have been left behind will also be picked up by Rutter Roofing & Exteriors at this time. Any extra materials left over from the project are property of Rutter Roofing & Exteriors, not the customer.

WARRANTY Rutter Roofing & Exteriors will provide a Workmanship Warranty with mostly all services. Material warranty periods and conditions vary per scope and service and this information will be specified for you within your proposal. In the event you suspect the need to file a material warranty claim, standard procedure is to call Rutter Roofing & Exteriors first as the installer to provide an assessment for repair or re-installation first. In addition to material warranties, the customer may/will VOID the Workmanship Warranty and/or any existing material warranties by having anyone other than Rutter Roofing & Exteriors modify its work or displace things in any way before Rutter Roofing & Exteriors is given the opportunity to revisit the work performed. Rutter Roofing & Exteriors is not liable for any pre-existing damage that has occurred prior to our work, nor any areas of the home that are in poor condition, especially in which the customer has been advised but chooses not to address, where the potential of future or further damage exists.

SUBCONTRACTORS Rutter Roofing & Exteriors commissions subcontractors that may be planned for the project following approval. Our subcontractor crews are fully insured crews primarily work exclusively for Rutter Roofing & Exteriors. Rutter Roofing & Exteriors does not accept bids per project from subcontractors, projects are not awarded or assigned on a bid per job basis.

MARKETING Rutter Roofing & Exteriors will take pictures and/or videos before, during and after the project. By accepting this agreement, you are providing Rutter Roofing & Exteriors the unrestricted right to use and publish these photos for marketing purposes with respect to the customer's privacy. Private information is never sold, identities and addresses are kept confidential and are for Rutter Roofing & Exteriors record only.

SITE ACCESS & UTILITIES CLAUSE

Customer agrees to provide reasonable access to the property, including electricity and water, for the duration of the project. Delays or additional costs resulting from lack of access may be billed accordingly.

HIDDEN CONDITIONS CLAUSE

Rutter Roofing & Exteriors is not responsible for concealed or latent conditions including, but not limited to, rot, mold, asbestos, lead paint, structural deficiencies, or code violations not visible at the time of inspection.

MATERIAL PRICE ESCALATION CLAUSE

Proposal pricing is based on material costs at the time of estimate. Significant manufacturer or supplier price increases beyond Rutter Roofing & Exteriors' control may result in price adjustments prior to material ordering.

RIGHT TO SUSPEND WORK FOR NON PAYMENT

Rutter Roofing & Exteriors reserves the right to suspend work if payments are not made in accordance with the agreed payment schedule.

SEVERABILITY CLAUSE

If any provision of this Agreement is found unenforceable, the remaining provisions shall remain in full force and effect.

GOVERNING LAW, CONSTRUCTION, JURISDICTION This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania (regardless of such state's conflict of laws principles), and without reference to any rules of construction regarding the party responsible for drafting thereof. The parties hereto hereby irrevocably submit to the exclusive jurisdiction of any state or federal court located in the Commonwealth of Pennsylvania in any action or proceeding arising out of or relating to this Agreement, and hereby irrevocably agree that all claims in respect of such action or proceeding shall be heard and determined exclusively in such courts.

NOTICE OF RIGHT OF RESCISSION, you, the customer, may cancel this transaction at any time prior to midnight of the third business day after the date of signing below, without penalty. The Pennsylvania bureau of consumer protection may be reached at 1-888-520-6680. Signing below acknowledges your full understanding and acceptance of the terms above, and as such you confirm that you have read and agree to all of the above pertaining to your project.

ENTIRE AGREEMENT, This Agreement constitutes the entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous oral or written arrangement or understanding between the parties.

Customer accepts this proposal by signing the contract's terms and conditions, and the included pricing and terms and conditions page shall be incorporated herein and together with the proposal, shall constitute the entire agreement between the parties with respect to the project explained.

By accepting this proposal, you agree to the above service, to ALL Terms & Conditions, and by submitting your deposit, you understand it is non-refundable.