



Pennsylvania

680 Sycamore Drive
Warminster, PA 18974
215-996-9966
908-935-0519 (fax)

New Jersey

79 US Hwy 202, #301
Ringoes, NJ 08551
908-237-3655
908-935-0519 (fax)

Dear Villas at Five Ponds Resident:

Please be advised that we anticipate starting the roof replacement at your building on _____ . With good weather, roofing will take approximately **6 -7 working days**. Please bear in mind that the new roof will add value to your investment, and any inconvenience you may experience will be for a very short, limited time. **Minor details may require 2 – 3 additional days**.

The roofing crew will set up from **7:30 a.m. to 8:00 a.m.** and work until dusk, Monday through Saturday. A dumpster, storage container, forklift, and port-potty will be placed in approved, designated areas. All items will be removed after the work in your street is completed.

We have a few recommendations for you **BEFORE commencing the project**:

Indoor Decorations	Please protect the interior of your unit by taking down any decorations on the walls. Also, nail pops and small cracks are common on the ceilings or walls during the roof replacement project. These are natural occurrences during construction and do not reflect the work performed.
Outdoor Furniture and Decorations	Please remove, store, and/or protect any personal or decorative items placed on the building's exterior.
Window and Door Screens	Please remove and store your screens while the work is in progress to avoid damage to all screens during the shingle removal.
Smart Device Security Cameras and Ring Doorbells	To avoid damaging outdoor Smart devices such as cameras or Ring doorbells during the shingle removal, please remove and store them while the work is in progress. Once we have completed your unit, you may reinstall them. Please turn off the alarm system while we work on your building.
Attics	We suggest covering your belongings in the attic with a tarp or an old sheet. This will protect them and prevent debris from getting on the attic's contents.
Additional Items	Ring, Google Nest, etc., doorbells, cameras, speakers, and spotlights are fragile, and we cannot guarantee they will be protected from damage.

Note:

*Failing to follow our recommendations may cause damage.
Any repairs needed will be the Homeowner's responsibility.*

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DURING the project:

If indoor/outdoor items are not removed or left unprotected prior to the start of your building, Lemus Construction will relocate the outdoor items that pose a conflict but **will not accept liability for any damage to screens or indoor or outdoor items.**

Vehicles	Please remove and relocate your vehicles from the parking spots <i>no later than 7:30 a.m.</i> Please be patient and allow us time to complete each building before putting them back. An ounce of prevention will eliminate any potential damage to your vehicle (s) and allow you to run your errands without obstructions. <i>Lemus Construction will not be responsible for any damage.</i>
Safety	For your safety and the safety of the crew, please refrain from crossing any area where you see TAPED OR CONED OFF AREAS AND ACTIVE CONSTRUCTION. Children & Pets: For everyone's safety, please refrain from having your children play outside of the buildings for the duration of this project. We also suggest keeping your pets away from any construction area.
Project Material Dumpster / Storage areas	Residents are strictly prohibited from being in or around the following areas: project material storage, dumpster, portable toilet, and storage container. Dumpsters are for the use of construction materials only.

AFTER the project:

Once the roof installation is complete and all crews are no longer working on your building, we suggest that you then engage a contractor to handle all necessary interior repairs including applying "Kilz" to old water stains on your ceilings and walls.

All necessary steps will be taken to ensure site safety, and all trash and materials will be cleaned up at the end of each day. If you have any questions or specific concerns, please don't hesitate to contact Lemus Construction at 215-996-9966.

We look forward to a smooth project with your invaluable collaboration.

The Lemus Construction Team

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