

Save Reset Cancel Help

Detail * (This section is required.)

Permit Type Building/Residential/Alteration/SFD Permit Number B26003080 Opened Date 08/28/2026
Description of Work SFD/ TREE DAMAGE REPAIRS TO GARAGE TO INCLUDE: REPLACE (2) TRUSSES AND JACK TRUSSES. REPLACE SHINGLES, SHEATHING, DRYWALL, AND INSULATION AS NEEDED.

Online BP.

g.b 8/31/26

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner
Street # 3271 Street Name FLORENCE Street Type RD
Unit Type --Select-- Unit # X Coordinate -77.08271 Y Coordinate 39.29971
City WOODBINE State MD Zip Code 21797 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner
GIS ID * 8827 Parcel 236 Parcel Area 5.03 Land Value 265220 Improved Value 1008000 Exemption Value 0 Plan Area RURAL
Legal Description 5.036 A []3271 FLORENCE RD []WOODBINE

[check spelling](#)

Block Lot Census Tract 605601 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone
Plan Area State Tax Id 1404326822 Subdivision Name
Section Area Tax Map 13
Grid 13-11 Zoning District RC-DEO ADC Map 4811-G3
SDP No. Final Plan No. WP File No.
Record Plat No. WS Contract No. FDP No. Primary Yes
Owner Occupied Year Built 2005 Historic District
☐ Yes ☐ No Flood Plain
Historic District Registry No. Stat Area 4-07
Building No

Owner (This section is not required.)

Search Reset Clear
Name * JOHNS
Address Line 1 3271 FLORENCE RD
Address Line 2
Address Line 3
Mail City WOODBINE
Mail State MD
Mail Zip Code 21797
Phone 240-446-9654
Primary Yes
E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * 08010079072
License Type * MHIC Ind
Primary Yes
Business Name INTEGRITY RESTORATION INC
First Name KEVIN Middle Name Last Name MAGGIO
Address Line 1 7295 JENNA DRIVE
Address Line 2
City MARIOTTSVILLE State MD ZIP Code 21104-0000
Phone 1 4107959613 Phone 2 Fax
E-mail INTEGRITYGROUP3@YAHOO.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact
Contact - KEVIN MAGGIO
Type * Applicant
Relationship Applicant
Primary No
First Name KEVIN MI Last Name MAGGIO
Full Name KEVIN MAGGIO
Organization Name INTEGRITY RESTORATION INC
Street Address 7295 JENNA DRIVE
Address Line 2
City MARIOTTSVILLE State MD Zip Code 21104
Phone 410-795-6584 Cell 443-277-9613 Fax
E-mail integritygroup3@yahoo.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact
Type Contact
Relationship Applicant
Primary Yes
First Name KEVIN MI Last Name MAGGIO
Full Name KEVIN MAGGIO
Organization Name INTEGRITY RESTORATION INC
Street Address 7295 JENNA DRIVE
Address Line 2
City MARIOTTSVILLE State MD Zip Code 21104
Phone 410-795-6584 Cell 443-277-9613 Fax
E-mail integritygroup3@yahoo.com

Addtl Info

Est Construction Cost * 30000
Housing Units * 0
Number of Buildings * 0
Public Owned No
Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage * 300
No of Stories * 2
Basement (Number) --Select--
Bedrooms 4
Full Baths (Number) 2
Half Baths (Number) 2
Water * Private
Sewage * Private

Existing Utilities *

Unknown

Existing Heating System *

Unknown

Existing Sprinkler System *

None

Type of New Fireplace

--Select--

Expiration Date

2/24/2027

Submit

Cancel



TIBER

ENGINEERING GROUP

TiberEngineering.com 301-943-6334 P.O. Box 570 Ellicott City, MD 21041

July 28, 2026

Mr. Kyle Kesling
Nationwide General Insurance Company
P.O. Box 182068
Columbus, OH 43218

Re: *Insured:* *Hull/Johnson Residence*
Location: *3271 Florence Road*
Woodbine, MD 21797
Claim: *Tree Impact Damage*
Claim No.: *129621-GR*
TEG No.: *T101-165*

Dear Mr. Kesling:

Per your request, Ryan W. Smith, a Registered Professional Engineer, inspected the property located at 3271 Florence Road, Woodbine, MD 21797. The purpose of our inspection was to determine the tree impact damage at the property and to provide repair recommendations, if applicable. Our inspection consisted only of visible observations of visual portions of the property and did not include any destructive testing, unless otherwise noted. The following report details our observations, findings and conclusions related to the claim. Directional conventions are as viewed when standing and looking at the front of the property. Observations are depicted in the attached photographs.

BACKGROUND

The subject structure is a 2-story home with a basement and attached garage. The Maryland Department of Taxation and Assessments reports the home was constructed in 2005. The exterior walls consist of standard 2x4 wood framing with brick veneer. The roof structure consists of two sections. The section above the second story of the main house is constructed of metal plate connected wood roof trusses in a hip configuration with a gable on the front slope. The second section of roof is located on the left side of the house and covers the attached garage and rear first-floor bedroom suite. This roof utilizes a combination of standard metal plate connected wood roof trusses, jack trusses, and overbuild trusses o.c. to form a hip-style roof with an overbuild and gable at the front wall. The standard wood trusses span between the rear wall of the house and a 3-ply girder roof truss that spans the garage running left to right. A 2-ply girder truss runs rearward from the 3-ply truss and the rear exterior wall of the house, supporting jack trusses that make up the left-side slope. The front overbuild is constructed of 2x6 roof rafters on the left-side slope and 2x4 overbuild trusses on the right slope to form a reverse gable at the front. An architectural laminate shingle roof is provided above oriented strand board (OSB) roof sheathing.

Prior to our inspection, a tree struck the left side of the house at the garage. The tree impact resulted in structural and cosmetic damage to the house. *See Photographs 1 to 17.*



OBSERVATIONS AND FINDINGS

The following damage to the residence resulted from the tree impact:

1. The 2-ply girder truss at the left-side of the garage that runs front to rear was damaged by the tree impact. The top chord and vertical web located approximately 10' back from the front of the girder truss were fractured by the tree impact. The metal plate connections were damaged that connect with the damaged truss members. See *Photograph 5*.
2. The first standard wood roof truss to the right of the 2-ply girder truss was damaged by the tree impact. Typical damage consists of a fractured top chord and displaced gusset plates. See *Photograph 5*.
3. Starting from the front of the 2-ply girder truss, the first five (5) jack trusses were damaged by the tree impact. Typical damage consists of fractured members and displaced gusset plates. Damaged OSB roof sheathing was present throughout this area. See *Photographs 6 and 7*.
4. Starting from the front of the gable roof at the front wall of the garage, the third standard wood roof truss had a fractured top chord at the left-side eave. See *Photograph 8*.
5. Several 2x6 overbuild roof rafters that make up the left slope of the front roof overbuild were found fractured by the tree impact. Starting from the front of the slope, roof rafters #1 to #7 were damaged. See *Photographs 9 to 11*.
6. Several metal plates were found displaced on the overbuild wood roof trusses that make up the front reverse gable overbuild. See *Photograph 12*.
7. A branch puncture was noted near the ridge of the front. See *Photograph 13*.
8. Numerous gutters, downspouts, trim pieces, etc. from the left side were damaged by the tree impact. Damaged components were stacked in front of the garage. See *Photograph 1*.
9. There was no evidence of structural damage to the roof framing for the bathroom bump out on the left side wall. Sheathing and framing should be inspected for damage when the tarp is removed for repair work.
10. Drywall cracks were noted on the vaulted ceiling of the master bedroom near the left-side wall. The bottom chord of the 2-ply girder truss changes elevation at this location to form the vaulted ceiling. Additional cracks were noted on the bathroom wall that divided the garage and master bedroom. See *Photographs 14 to 16*.
11. Displaced brick was observed at the top of the front wall of the bump-out near the rearmost garage door. See *Photograph 17*.

12. There was no evidence of structural damage to the floor structure that supports the first-floor bedroom suite.
13. There was no evidence of structural damage to the foundation.

DISCUSSION

Truss member fracture and damage at the metal plate connections were observed at the 2-ply girder truss at the point of impact. This truss cannot be repaired as typically plate reinforcement and truss member reinforcement needs to occur on both faces of the wood roof truss. Since this is a 2-ply truss, access is only provided to one side of each truss, since the trusses are sandwiched together. The required capacity cannot be achieved in this configuration. Therefore, full replacement of the 2-ply girder truss is required.

Replacement of the 2-ply girder truss will require the removal of additional roof sheathing to allow the girder truss to be lifted out of place and a new one be installed. The damaged standard wood roof truss located directly adjacent to the girder truss can also be replaced during this time. The undamaged jack trusses can be left in place to be reused provided adequate shoring is installed and care is taken during the removal of the girder truss to prevent damage to the jack trusses.

Due to the extent of damage, it is recommended that all of the 2x6 overbuild roof rafters on the left-side slope of the front roof overbuild be replaced. These overbuild roof rafters are damaged from the impact, but the replacement is also required to facilitate the removal and replacement of the 2-ply girder truss.

REPAIR RECOMMENDATIONS

The following scope of work is recommended to repair damage:

1. All work shall be performed in accordance with the local building code and industry standards.
2. Obtain all necessary permits prior to starting work.
3. Provide temporary shoring as necessary.
4. Remove damaged roof sheathing. Remove additional roof sheathing to provide an open area along the length of the damaged 2-ply girder truss and damaged hip truss.
5. Remove the five (5) damaged jack trusses at the left-side wall above the garage. Damaged trusses start at the first jack truss to the rear of the 3-ply truss.



6. Remove the interior finishes beneath the 2-ply girder truss and adjacent standard wood roof truss.
7. Provide temporary shoring at the right-side bearing points of the undamaged jack trusses to support them during the removal of the 2-ply girder truss and installation of the replacement girder truss.
8. Remove all of the 2x6 overbuild roof rafters that make up the left-side slope of the front roof overbuild.
9. Remove and replace the damaged girder truss and adjacent standard wood roof truss. Replacement truss design are by others. Obtain signed and sealed engineering drawings from truss manufacturer. Dimensions shall be verified by manufacturer on site.
10. Repair the overbuild trusses with the installation of plywood gussets plates near the ridge of each truss.
11. Provide a 2x4 ledger board along the left-side bottom chord of the girder truss. Provide 2 rows of 16D common nails 8" o.c. Provide a Simpson H2.5a hurricane strap at each jack truss bearing.
12. Provide new 2x6 roof rafters (min #2 SPF) along the left slope of the front roof overbuild. Rafters will connect to the ridge of the right-side overbuild trusses with plywood gusset plates. Rafters will bear on the 2-ply girder truss on the left side with a Simpson A35 framing angle. For jack trusses 1-3, a 2x10 ledger board will be provided along the top of the jack trusses where the girder truss slopes downwards. Secure the ledger board to the jack trusses with a Simpson A35 framing angle on one side.
13. Repair the top chord of the third standard metal plate connected wood roof hip truss from the front wall. Provide 2x4 reinforcing scabs on each side of the top chord.
14. Provide minimum 24/16 APA plywood roof sheathing over the repaired area. The thickness of the sheathing shall match that of the existing sheathing. The replacement roof sheathing shall be supported by 3 consecutive roof members, and the remaining adjacent roof sheathing panels shall be supported by 3 consecutive roof members. Provide architectural laminate shingles at the exterior.
15. Replace damaged brick at the left-side exterior wall.
16. Repair interior finishes.
17. Remove and replace damaged soffit vents, ridge vents, trim, gutters, downspouts, etc.
18. All mechanical, electrical, fire safety, life safety, interior coverings, and exterior



coverings are by others.

The repairs outlined above will restore the structure to its pre-damaged condition. During any repairs, exposed building elements should be carefully inspected and any damaged or displaced components not discussed above should be repaired as needed. Any extreme or unusual conditions should be reported to our office immediately. All repairs and temporary protection should be conducted in accordance with accepted industry standards and with all applicable codes.

In preparing this report, we have attempted to be thorough and accurate and to meet the standards generally expected from members of the engineering profession. Unless otherwise noted, this report was prepared for the purpose of evaluating a specific alleged claim. Unless specifically stated; no representation, guarantee, or warranty as to the future performance of the property is made, intended or implied. In the event that additional information becomes available that could affect the conclusions reached in this investigation, we reserve the right to review, and if required, change the opinions presented herein.

Sincerely yours,

Tiber Engineering Group, LLC

A handwritten signature in black ink, appearing to read "Ryan W. Smith", written over a light blue horizontal line.

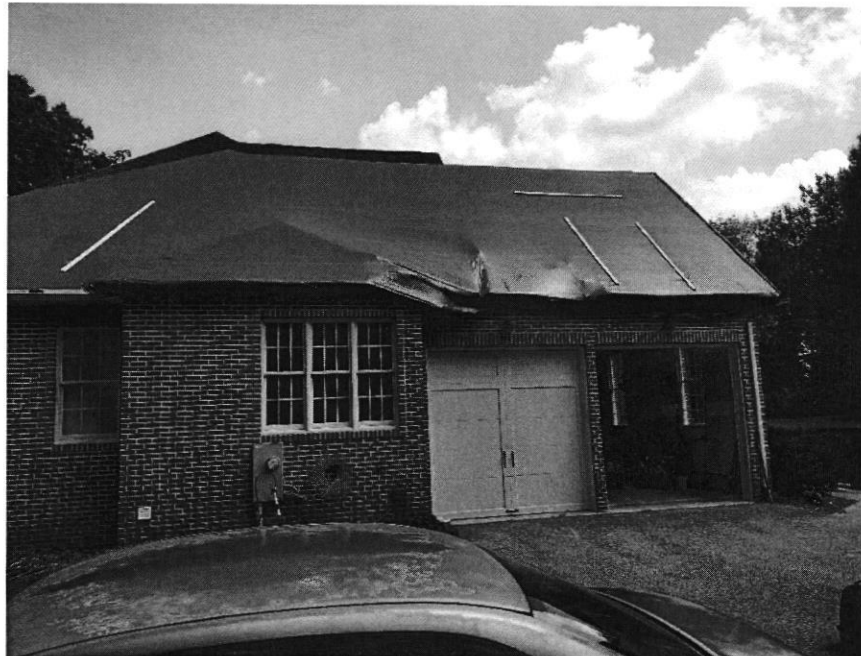
Ryan W. Smith, P.E.
President



Professional Certification: I hereby approve that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License Number: 28938; Expiration Date: 4/8/2028



Photograph 1 - View of the front elevation of the subject property.



Photograph 2 - View of the front elevation of the subject property.



Photograph 3 - View of the rear elevation of the subject property.



Photograph 4 - View of the right elevation of the subject property.



Photograph 5 - View of damaged 2-ply girder truss and stepdown truss on the left-hand side of the garage.



Photograph 6 - View of damaged jack truss.



Photograph 7 - View of damaged jack trusses.



Photograph 8 - View of damaged roof truss.



Photograph 9 - View of damaged roof rafters and OSB sheathing.



Photograph 10 - View of fractured 2x6 roof rafters.



Photograph 11 - View of damaged roof sheathing and displaced roof rafter



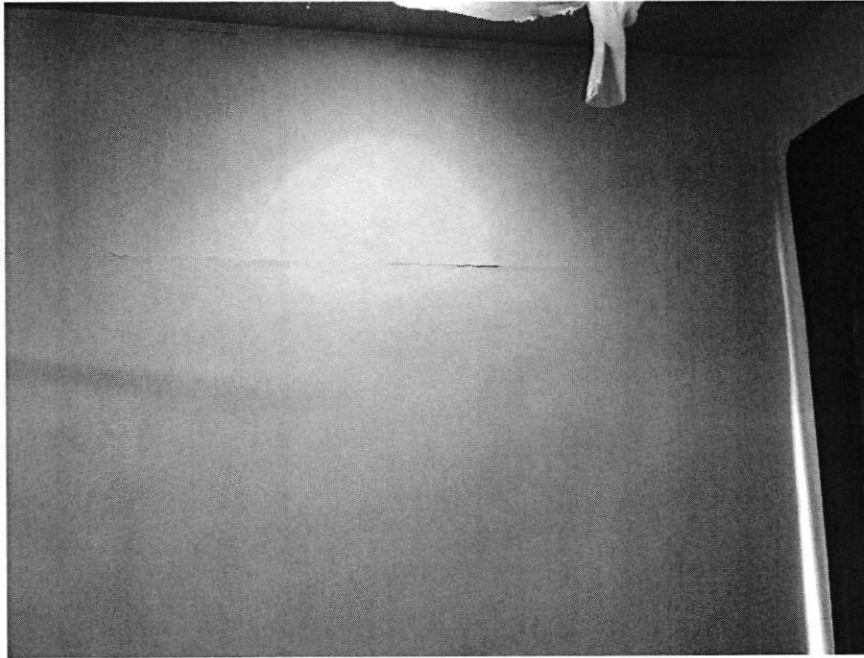
Photograph 12 - View of displaced metal plate on front overbuild truss.



Photograph 13 - View of branch puncture.



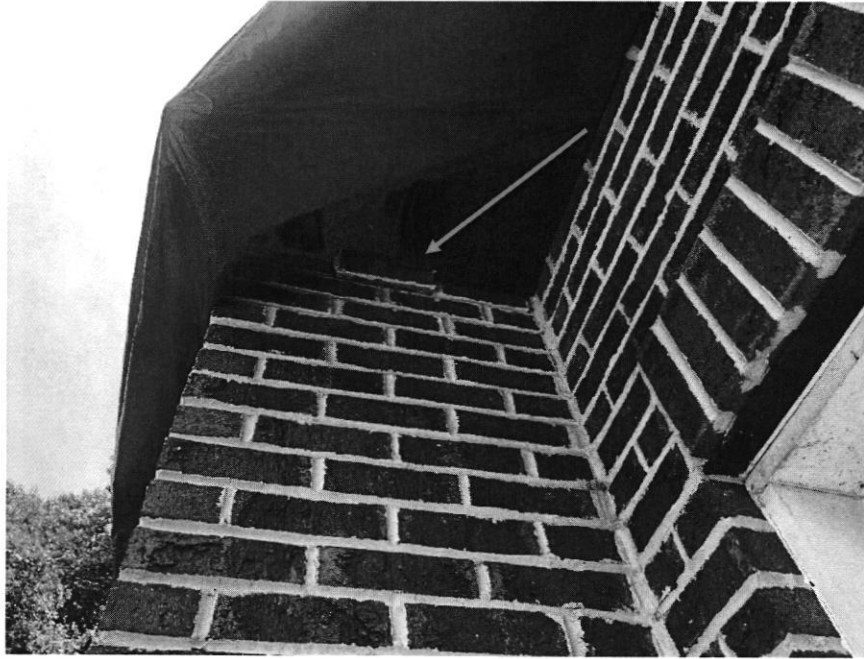
Photograph 14 - View of access hole cut in left-side bathroom ceiling.



Photograph 15 - View of stressed drywall in left-side bathroom.



Photograph 16 - View of damaged drywall seam in left-rear bedroom.



Photograph 17 - View of damaged brick.

Wall Check: 4-14-05
F.F. Elev.: 568.0'
Well Location Added: 8-05-05
Final: 10-20-05

N/F WILLIAM E. & BROWN O. DWYER
L 649 F. 100

N/F LEE RONALD & WIFE
L 632 F. 587

Well - Tag No. Ho-94-412
PARCEL 236
L 5187 F. 063
5.036 AC. +/-

LOT 1
CLAYTON MILLER PROPERTY
PLAT NO. 4611

Notes:
1. The survey and intended to show all matters relating to this property.
2. The survey was performed without the benefit of a title report.

Rev. Address 4-20-05

CLARK FINEFROCK & SACKETT, INC.
ENGINEERS PLANNERS SURVEYORS

7128 MARSHALL WAY COLUMBIA, MD 21045 (410) 381-7000 BALT. (202) 821-8100 WASH.

REF. L 5187 F. 063	SCALE 1" = 80'
DRAWN M.A.	BOUNDARY SURVEY PARCEL 236 TAX MAP 13
CHECKED M.A.	327 FLORENCE ROAD LIBER 5187 FOLIO 063
DATE 10-28-05	FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	FILE NO. 04-042-0

SURVEYOR'S CERTIFICATE
I hereby certify that a field survey of this property has been made under my supervision for the purpose of locating improvements and hereon, and that they are located as shown.

Michael D. Clark
10/25
XTE



NOTE: This lot appears to be an area classified as Zone-C on the Flood Hazard Map of the County of Howard, Maryland. Flood Hazard Map No. 2000-04-0013 B, dated December 4, 1998.

NOTE: The 4" sub-inch distance accuracy is 1" at 1/4" scale. The sub-inch distance is 1" at 1/4" scale. The sub-inch distance is 1" at 1/4" scale.

N/F RICHARD J. HODIAK & WIFE
L 638 F. 425

N/F GEORGE J. PALF & WIFE
L 647 F. 441

N/F VALENTINE ZAIT & WIFE
L 637 F. 403

FLORENCE ROAD

N 41°40'00"E 892.00'
S 41°40'00"W 913.57'

MATCH LINE

Gravel Driveway

Nails Set

Flashing

Asphalt

Private Sewer Reserve

Gravel Driveway

Gravel Driveway

Gravel Driveway