

STAFF REPORT: 7/14/2021 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7361

VIOLATION NUMBER: #21-447

ADDRESS: 2016 EDISON

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: BART RUE (MAJIC WINDOW)

PROPERTY OWNER: DAVID MORRISON

DATE OF PROVISIONALLY COMPLETE APPLICATION: 06/21/2021

DATE OF STAFF SITE VISIT: 6/25/2021

SCOPE: WINDOW REPLACEMENT - WORK COMPLETED WITHOUT APPROVAL

EXISTING CONDITIONS

Built in 1922, 2016 Edison is a brown brick masonry 2 ½-story residence. The hipped pyramid roof is asphalt-shingled with side and rear dormers. A brick chimney accentuates the south elevation. The front elevation faces southeast and features an asymmetrical, porch supported by two wood posts where columns once stood (see also 1974 photo, below). A wood flowerbox that once hung under the second story window is no longer present. The roofline of the porch and first floor bay windows details tooth-like dentils in the cornice. Since the awning over the first floor windows was removed, the front elevation reveals a set of two casement windows. The first floor windows along the front elevation remain wood, while second floor windows have been replaced with vinyl windows. The front door has been replaced with a half-moon window, white color door, where a cascading, 3 window door once matched the brown tones of the house. The removed foundation evergreens reveal some of the house utilities under the bay windows. The house sits slightly elevated above the public walkway with a side driveway leading to the garage in the backyard. Steps with short-pedestalled wing-walls greet the front public approach. A concrete walk to the front porch divides the front lawn.



Site Photo 1, by Staff June 25, 2021: (Southeast) front side



Site Photo 2 HDAB photo 1974: (Southeast) front side.

As staff currently does not have access to some of the previous paper applications and approval letters, the Detroit Property Index is the only available information on the property which includes the following previous approvals:

- May 2004, COA issued: Paint house and garage, Wood shingle siding
- February 2005, COA issued: Install satellite dish at back of house
- July 2010, COA issued: Repair front porch
- June 2019, COA issued: Replace asphalt roof with asphalt roof
- August 2020, COA issued: Rebuild front porch

This address received a violation in May 2021 for historic window replacement without approval. Staff observed that windows were replaced at the following locations: front elevation 2nd floor, east and west elevations 3rd, 2nd and 1st floors. Rear elevation was not visible. Staff also observed that the wood flowerbox under the second story window was removed, front door was replaced, and some trim has been painted. Staff does not have records showing approval for these items.



Site Photo 3 by staff June 25, 2021: (East) front/side.



Site Photo 4 by staff May 15, 2021: (South) front/side.

PROPOSAL

The current owner provided an application, narrative, site photos, and window detail for work done without permit:

- Replace windows (19) with fiberglass windows, size for size.
- Windows that originally have grids will be replaced with windows that are same size and same grid style.
- All windows to be white interior and almond exterior.
- All windows will be trimmed in Grecian Green #26 by Sherwin Williams.
- All new windows installed are single hung.



Aerial of Parcel #08002879.

The owner provided the following statement:

“I had a number of reasons for needing my windows replaced. The previous owner had caulked a few windows shut, due to the amount of damage they had received. I wanted to be able to open the windows to handle the summer heat. However, they also didn't have screens, meaning I would be inviting bugs into the home. In addition, at least 2 of the windows were rotted out to the point that I was concerned that water was getting into the plaster, which could cause mold and ruin my walls. Unfortunately, the wood on a fair amount of the windows was unsalvageable, as I tried to rebuild the windows myself. I received a quote for new wooden windows, but it came out to 6 figures which was both unreasonable and not feasible for me financially. As such, I chose Majic windows as I found I could get a window that looked close to original, while still providing energy efficiency and not being prone to rot.”

STAFF OBSERVATIONS AND RESEARCH

- Upon receipt of the application, Staff requested the following details regarding the applicant’s proposed scope of work.
 - Due to work done on the front door, painted trim and removal of wood flowerbox, staff confirmed that there are no other scope of work items for this application other than the windows.
 - Staff received confirmation that original windows were disposed.
 - Staff verified that the count of windows replaced per elevation of the house. The application states that 19 windows were replaced with fiberglass, single hung windows by Majic Windows. These new window installations have a green aluminum coil trim and between glass grid patterns.
 - The applicant stated that a previous owner had replaced an additional 4-6 windows prior to their work.
 - Staff requested images that clarify which windows were replaced by the applicant versus which were prior replacements. At the time of this report, Staff has not yet received this information.
 - Staff observed that 24 windows were replaced at the following locations (see also attached photos):
 - Front elevation 4 windows: 4 second floor, 0 first floor
 - East elevation 4 windows: 1 third floor, 2 second floor, 1 first floor
 - Rear elevation 10 windows: 3 third floor, 4 second floor, 3 first floor
 - West elevation 6 windows: 1 third floor, 3 second floor, 2 first floor
- Staff visited the site on two occasions: the first was under the purview of a violation investigation on May 15, 2021, the last visit was in response to this application on June 25, 2021. Staff photographed the property from the public right-of-way and observed the front (west) and sides (north and south) of the house. (See also enclosed staff photos.)
- Staff believes that most original windows are double-hung, 6 over 1 wood frame windows as evident from *Site Photo 5 by Applicant: (North) rear side.* However, without historic images of the side and rear elevations, this has not been confirmed.
- As described under “Existing Conditions”, staff observed that the following items have changed since the historic designation photo of the front elevation, work done without approval:
 - A wood sill detail that once hung under the second story window is no longer present.
 - The front door, which appears to have been wood panel with 3 cascading small windows, has been replaced with a half-moon window, white color door.
 - Awning has been removed.
 - Foundation evergreens and trees were removed from the front yard.
- Certificates of Appropriateness were found on file to rebuild the front porch. Work appears to be incomplete with the posts that are supporting the front entrance overhang.



Site Photo 5 by Applicant: (North) rear side.

ISSUES

- Staff identifies that both the removal of wood windows and the installation of fiberglass windows are inappropriate as they introduce a material and design that destroys the historic character of the property (Standard 2), removed distinctive features (Standard 5), does not match the old character-defining feature (the windows removed without permit) in design, texture, and other visual properties (Standard 6), and are incompatible with the historic integrity of the property (Standard 9).
- Staff identifies that the original 6 over 1 windows of the front elevation especially contribute to the character defining features of the house and were recognized in the Elements of Design, “Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades” (Section 21-2-106-c (15)) This character is lost in the current vinyl windows now installed.
- Fiberglass and aluminum coil trim are not a historically appropriate material for this particular property, or most other historic single-family residential properties in the District.
- The divided lights replaced with grids between the glass are not an appropriate replication of true divided glass windows.

RECOMMENDATION

Section 21-2-78, Determinations of the Historic District Commission (Windows)

Staff finds that the removal of historic wood windows destroys the historic character of this property and removes distinctive features. The proposed fiberglass replacement units are inappropriate, as they alter features that characterize a property, introduce a material and design that does not retain the historic character of the property, do not match the removed character-defining feature in design, texture, and other visual properties, and are incompatible with the historic character of the property.

Staff therefore recommends that the Commission issue a Denial for the proposed application, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

HDC staff therefore recommends that the Commission issue a denial for the following work items as they do not meet the Secretary of the Interior's Standards for Rehabilitation, nor do they conform to the Elements of Design for the Boston Edison Historic District:

- The unapproved installation of 19 windows replaced with single hung fiberglass windows.









THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: 6/21/21

PROPERTY INFORMATION

ADDRESS(ES): 2016 Edison AKA:

PARCEL ID: NA HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: remove and replace 19 windows size for size
remove and replace 19 windows size for size

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Bart Rue COMPANY NAME: Majic Window

ADDRESS: 30580 Beck Rd CITY: Wixom STATE: MI ZIP: 48393

PHONE: 248-668-9090 MOBILE: 517-404-4163 EMAIL: permits@majicwindow.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:
Based on the scope of work, additional documentation may be required.
See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: 2016 Edison Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: _____
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
remove and replace 19 windows size for size

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ 23,628 By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant
Name: David Morrison Company Name: Magic Window
Address: 2016 Edison City: Detroit State: MI Zip: 48206
Phone: 586-337-6054 Mobile: _____
Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant
Representative Name: Bart Rue Company Name: Magic Window
Address: 30580 Beck Rd City: Wyom State: MI Zip: 48393
Phone: 248-668-9090 Mobile: NA Email: permits@magicwindow.com
City of Detroit License #: LIC 2001-02452

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant
Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant
Name: _____ State Registration#: _____ Expiration Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)
Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

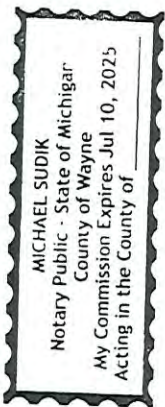
PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: Bart Rue Signature: BKR Date: 2-22-21
(Permit Applicant)
Driver's License #: RO00 081 040 990 Expiration: 12/28/21
Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



Windows to be installed at 2016 Edison

1. Bathroom 1 Single Hung $23 \frac{3}{4} \times 33 \frac{1}{2}$ (lower obscured with 4 grids)
2. Bedroom 2 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)
3. Bedroom 2 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)
4. Bathroom 1 Single Hung $35 \frac{3}{4} \times 33 \frac{1}{2}$ (lower obscured with 6 grids)
5. Bedroom 3 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)
6. Bedroom 3 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)
7. Master Bathroom Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 8 grids)
8. Bathroom 2 Single Hung $29 \frac{3}{4} \times 37 \frac{1}{2}$ (lower obscured with 8 grids)
9. Bedroom 4 Single Hung $23 \frac{3}{4} \times 33 \frac{1}{2}$ (With 6 grids)
10. Bedroom 4 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)
11. Bedroom 4 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)
12. Bedroom 4 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (lower obscured with 4 grids)
13. Bathroom 3 Single Hung $35 \frac{3}{4} \times 33 \frac{1}{2}$ (With 6 grids)
14. Bathroom 3 Single Hung $29 \frac{3}{4} \times 37 \frac{1}{2}$ (lower obscured with 6 grids)
15. Kitchen Single Hung $41 \frac{3}{4} \times 49 \frac{1}{8}$ (With 6 grids)
16. Kitchen Single Hung $58 \frac{5}{8} \times 46 \frac{1}{2}$ (With 6 grids)
17. Kitchen Single Hung $58 \frac{5}{8} \times 46 \frac{1}{2}$ (With 6 grids)
18. Bedroom 1 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)
19. Bedroom 1 Single Hung $29 \frac{3}{4} \times 57 \frac{1}{2}$ (With 6 grids)

All windows to be white interior and almond exterior. All windows that originally have grids will be replaced with windows that are same size and same grid style. All windows will be replaced size for size. All windows will be trimmed in Grecian Green #26 by Sherwin Williams.

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OFFICE (248) 668-9090
30580 BECK RD • WIXOM, MI 48393

WINDOW CONTRACT AND AGREEMENT

State of Mich

I/we, the owner(s) of the premises described below (the "Buyer") contract with and authorize Majic Window Company, a Michigan corporation, ("Majic") to furnish the materials, labor, and workmanship, and to install, construct, and place the home improvements, according to the terms on the second page of this Contract and the following specifications:

Buyer(s) Name DAVID MORRISON Date 12/2/2020 Twp. _____
 Street 2016 Edison St City Detroit Zip 48206
 Cross Streets ROSA PARK / Chicago
 Telephone # 586 337 6054 Telephone # _____ Email _____
 Salesperson Name Ethan Zadoriski Salesperson Phone # 734 945 4936

Majic to furnish and install:

Location	1/2 x 1/2 1/4	1/2 x 1/2 1/2	1/2 x 1/2 1/3	Single Color	Double Hung	Casement	Anuling	Picture Window	Circle Top	Breakout	Bay	Bow	Trompsall	Glass Block	Stamps (P/W 1/2 2)	Grid Color	Grid Color (per RGB)	Temp. (Rough)	Obs (Rough)	Inside Color	Outside Color	Grid Color (per RGB)	Grid Color (per RGB)	Trim Color	
BA1				X																					1
BR2				X																					2
BR2				X																					3
BR1				X																					4
BR3				X																					5
BR3				X																					6
MBA				X																					7
BAE				X																					8
BR4				X																					9
BR4				X																					10
BR4				X																					11
BR4				X																					12
BA3				X																					13
BA3				X																					14
K				X																					15

Window Color: White = W Almond = A Brownstone = BS Comm. Brown = CB Slate = S Trim Color: White = W Desert Tan = DT Nor Wood = NW Bronze = B Tuxedo Gray = TG

Sales Notes: install (19) Fiberglass windows all windows to be snug
All windows to be white inside (Home owner will send color
Before final (for outside) All windows to have (E) Glass Pak
Trim all windows. Clean up all jobs doors and hallway way
old windows. STANDARD LABOR GUARANTEE
All Discounts & REBATS include

In consideration of the said work and services to be provided by Majic, Buyer agrees to pay Majic as follows:

THE TOTAL SUM OF: Twenty three thousand (\$23,000)

*Deposit: 7,000 CK / Cash / CC | Due Upon Measure: 16,000 CK / Cash / CC

Due Upon Installation: 16,000 CK / Cash / CC | To Be Financed: _____

Price given is the cash or check price; if paying by credit card, add 3%.

Price includes all discounts, taxes, and fees. *Deposit is received by Majic upon execution of this Contract.

Circle Method of Final Payment:
FINAL PAYMENT DUE UPON COMPLETIONS

Finance 4115 SAC 60 months in house
 Cash/Check _____
 Other _____

FIFTY YEAR TRANSFERABLE GUARANTEE AGAINST ANY MANUFACTURER DEFECTS IN THE WINDOWS INCLUDING PARTS AND GLASS SEAL FAILURE. (FOR DETAILS SEE GUARANTEE)

DISCLOSURE: If you live in Ohio, pursuant to Ohio Administrative Code 109:4-3-05, you, Buyer, have the right to an estimate if the expected costs will be more than twenty-five dollars. The amounts included above constitute a written estimate and a binding Contract (subject to the three-day cancellation period), and by signing this document you have chosen to receive your estimate in writing and enter into this binding Contract. Initial here if, instead, you would like an Oral Estimate: _____ or No Estimate: _____

ADDITIONAL WORK WILL ONLY BE PERFORMED IF IN WRITING.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the notice of cancellation on the reverse side for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.

Buyer: David Morrison Buyer: _____ Date: 12/2/2020

Salesperson: Ethan Zadoriski Additional Terms & Conditions On Back.

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30580 BECK RD • WIXOM, MI 48393

WINDOW CONTRACT AND AGREEMENT

State of MI

I/we, the owner(s) of the premises described below (the "Buyer") contract with and authorize Majic Window Company, a Michigan corporation, ("Majic") to furnish the materials, labor, and workmanship, and to install, construct, and place the home improvements, according to the terms on the second page of this Contract and the following specifications:

Buyer(s) Name DAVID MORRISON Date 12/2/2020 Twp _____

Street _____ City _____ Zip _____

Cross Streets _____

Telephone # _____ Telephone # _____ Email _____

Salesperson Name _____ Salesperson Phone # _____

Majic to furnish and install:

Location	Ext Vinyl 1/4	Ext Vinyl 1/2	Ext Vinyl 1/2	Single Slider	Double Hung	Transom	Awning	Fixed	Curbside	Downspout	Bay	Bow	Transom	Base Black	Spring	Grid Color	Grid Color	Temp. (Rough)	Obs (Rough)	Inside Color	Outside Color	Photo/Video/Draw	Black	Trim Color	
	1/4	1/2	1/2																						
K				X											X	6				W				1	
K				X												6								2	
BR 1				X											1	6								3	
BR 1				X												6								4	
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																									12
																									13
																									14
																									15

Window Color:	White = W	Almond = A	Brownstone = BS	Comm. Brown = CB	State = S	Trim Color:	White = W	Desert Tan = DT	Nor Wood = NW	Bronze = B	Tuxedo Gray = TG
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Sales Notes:

In consideration of the said work and services to be provided by Majic, Buyer agrees to pay Majic as follows:

THE TOTAL SUM OF: _____ (\$ _____)

*Deposit: _____ CK / Cash / CC | Due Upon Measure: _____ CK / Cash / CC

Due Upon Installation: _____ CK / Cash / CC | To Be Financed: _____

Price given is the cash or check price; if paying by credit card, add 3%.

Price includes all discounts, taxes, and fees. *Deposit is received by Majic upon execution of this Contract.

Circle Method of Final Payment:
FINAL PAYMENT DUE
UPON COMPLETION

Finance
Cash/Check
Other _____

FIFTY YEAR TRANSFERABLE GUARANTEE AGAINST ANY MANUFACTURER DEFECTS IN THE WINDOWS INCLUDING PARTS AND GLASS SEAL FAILURE. (FOR DETAILS SEE GUARANTEE)

DISCLOSURE: If you live in Ohio, pursuant to Ohio Administrative Code 109:4-3-05, you, Buyer, have the right to an estimate if the expected costs will be more than twenty-five dollars. The amounts included above constitute a written estimate and a binding Contract (subject to the three-day cancellation period), and by signing this document you have chosen to receive your estimate in writing and enter into this binding Contract. Initial here if, instead, you would like an Oral Estimate: _____ or No Estimate: _____

ADDITIONAL WORK WILL ONLY BE PERFORMED IF IN WRITING.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the notice of cancellation on the reverse side for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.

Buyer: [Signature] Buyer: _____ Date: 12/2/2020

Salesperson: [Signature] Additional Terms & Conditions On Back.

Year home was built: 1923

MAJIC WINDOW COMPANY

LEAD TEST
 Yes No

Measured By WMM Date _____ Job Number 1707305

Name DAVID MORRISON Phone 586 337 6056 Alt. Phone _____

Job Address 2016 Edison St City Detroit Zip 48206

Cross Streets ROSA PARK / Chicago Color of Windows Int white

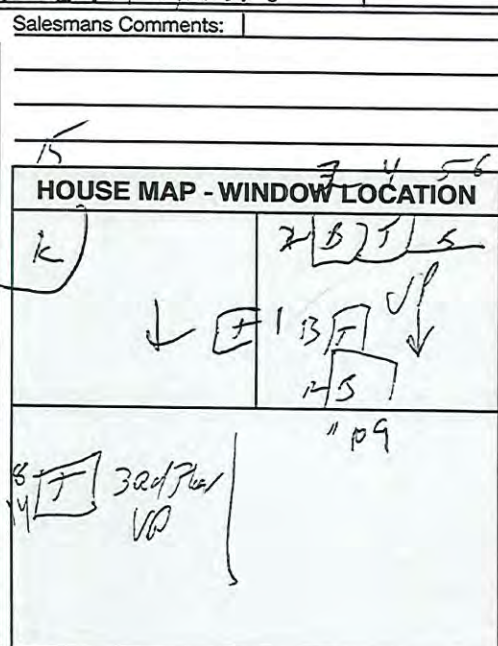
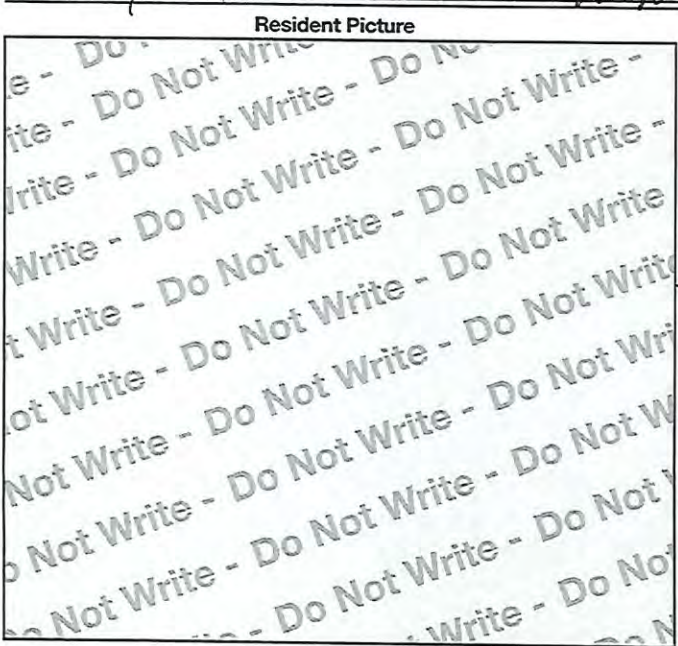
Type of House <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Frame <input type="checkbox"/> Block	Type and Number of Existing Windows Number <u>19</u> Remove Steel Pans <input type="checkbox"/> Yes <input type="checkbox"/> No Build Wood Buck <input type="checkbox"/> Yes <input type="checkbox"/> No Remove Wood Mullions <input type="checkbox"/> Yes <input type="checkbox"/> No	Type: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input type="checkbox"/> Yes <input type="checkbox"/> No	Color of Trim S <u>Wood</u> L <u>Caramel</u> White	Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	Sill Size Stop Size
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Measureman's Comments: gals report per air
All Surfs done OBS.
Work from

MBR - MASTER BEDROOM BA1 - BATHROOM 1 K - KITCHEN O - OFFICE
 MBA - MASTER BATHROOM DR - DINING ROOM G - GARAGE L - LAUNDRY
 BR1 - BEDROOM 1 LR - LIVING ROOM BT - BASEMENT D - DEN

Specify total squares per window in 'Grid Box'
 Grid Pattern 60
 Grid Size STANDARD
 Grid Color WOC

ROOB	TEMPERED	GRIDS	END VENT SLIDER	SINGLE SLIDER	SINGLE HUNG	DOUBLE HUNG	CASEMENT	AWNING	PICTURE WINDOW	CIRCLE TOP	DOORWALL	BAY	BOW	ROOM	SIZE	MEASURE MAN ONLY	FINISHED SIZE	NOTES
1	L	4			X									BA1	24x31	1	23 3/4 x 33 1/2	1-4 only
2		6			X									BR2	32x58	1	29 3/4 x 57 1/2	2-14 top only
3		6			X									BR2	32x58	1	↓ ↓	
4	L →	6			X									BA1	32x38	1	35 3/4 x 33 1/2	3-14 1-H
5		6			X									BR3	32x58	1	29 3/4 x 57 1/2	
6		6			X									BR3	32x58	1	↓ ↓	
7	→	8			X							BS		BR3	32x58	1	29 3/4 x 57 1/2	
8	L	8			X									BR2	32x58	1	29 3/4 x 37 1/2	
9		6			X									BR4	38x34	1	23 3/4 x 33 1/2	1-14 top only
10		6			X									BR1	32x32	1	29 3/4 x 57 1/2	2-14 top only
11		6			X									BR1	30x58	1	↓ ↓	
12	L	4			X									BA2	30x58	1	↓ ↓	
13		6			X									BA3	30x58	1	35 3/4 x 33 1/2	3-14 top only
14	L	6			X									BA3	24x58	1	29 3/4 x 37 1/2	
15		6			X									K	48x48	1	47 3/4 x 49 1/2	



Purchase Order: x _____ Date: _____
 Final Measure Approval: x _____ Date: _____

Year home was built: _____

MAJIC WINDOW COMPANY

Pg 2 of 2

LEAD TEST
 Yes No

Measured By _____ Date _____ Job Number 12073605

Name DAVID MORRISON Phone 586 337 6054 Alt. Phone _____

Job Address: _____ City _____ Zip _____

Cross Streets _____ Color of Windows Int _____ Ext _____

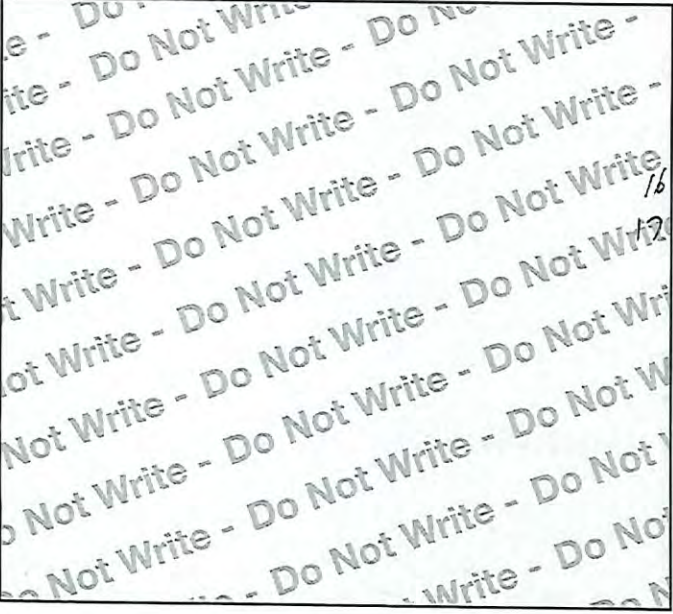
Type of House <input type="checkbox"/> Brick <input type="checkbox"/> Aluminum <input type="checkbox"/> Frame <input type="checkbox"/> Block	Type and Number of Existing Windows Number _____ Type: <input type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel Remove Steel Pans <input type="checkbox"/> Yes <input type="checkbox"/> No Build Wood Buck <input type="checkbox"/> Yes <input type="checkbox"/> No Remove Wood Mullions <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Vinyl <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	Color of Trim S L L S Wood _____ Caramel _____ White _____	Sill Size _____ Stop Size _____
--	---	--	---	------------------------------------

Measureman's Comments: _____

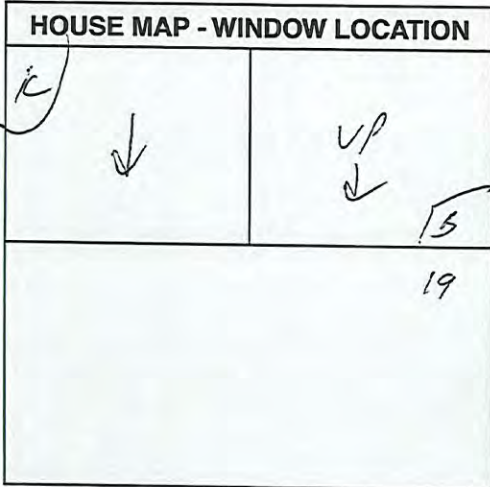
MBR - MASTER BEDROOM BA1 - BATHROOM 1 K - KITCHEN O - OFFICE
 MBA - MASTER BATHROOM DR - DINING ROOM G - GARAGE L - LAUNDRY
 BR1 - BEDROOM 1 LR - LIVING ROOM BT - BASEMENT D - DEN

OBSERVED	TEMPERED	GRIDS	END VENT SLIDER	SINGLE SLIDER	SINGLE HUNG	DOUBLE HUNG	CASEMENT	AWNING	PICTURE WINDOW	CIRCLE TOP	DOORWALL	BAY	BOW	ROOM	SIZE	Specify total squares per window in 'Grid Box'		
																FINISHED SIZE	NOTES	
16		6			X									K	28x46	1	mullion	29 5/16 x 46 1/2
17		6			X									K	28x46	1	5858x46 1/2	29 5/16 x 46 1/2
18		6			X									BR1	32x58	1	29 3/4 x 57 1/2	
19		6			X									BR1	32x58	1	↓ ↓	

Resident Picture



Saleman's Comments: _____



Purchase Order: x _____ Date: _____

Final Measure Approval: x _____ Date: _____

120-2365 MORRISON



DAVID MORRISON

Customer:

2016 EDISON DET.

1-20-21

Date:

586 337 6054

Customer Address:

Phone#:

This change order authorizes Majic Window to make the following changes in the work:

TRIM COLOR TO BE!
#26 GRECIAN GREEN #26

WINDOWS INT/WHITE EXT S32 ALMOND
GRIDS S32 ALMOND EXT
INT-WHITE FOR DANIELE

~~Amount of original Contract: \$ _____
Change Amount: (+/-) \$ _____
New Contract Amount: \$ _____
Deposit: (-) \$ _____
Remaining Balance: \$ _____~~



David Guly
(Authorized Representative)

* *[Signature]*
(Customer's Signature)

1-21-21

Date:

1-21-21

Date:

MORRISON, DAVID

12073605

12-7-20

Customer:

2016 Edison St.

Detroit MI. 48206

Date:

586-337-1054

Customer Address:

Phone#:

This change order authorizes Majic Window to make the following changes in the work:

Adding \$628.00 to contract for two tone grids. White Int. and Almond ext. to match window colors.

Amount of original Contract: \$ _____

Change Amount: (+/-) \$ 628.00

New Contract Amount: \$ _____

Deposit: (-) \$ _____

Remaining Balance: \$ _____

David Moore (E. Edward Zaleski)

(Authorized Representative)

2.15.21

Date:



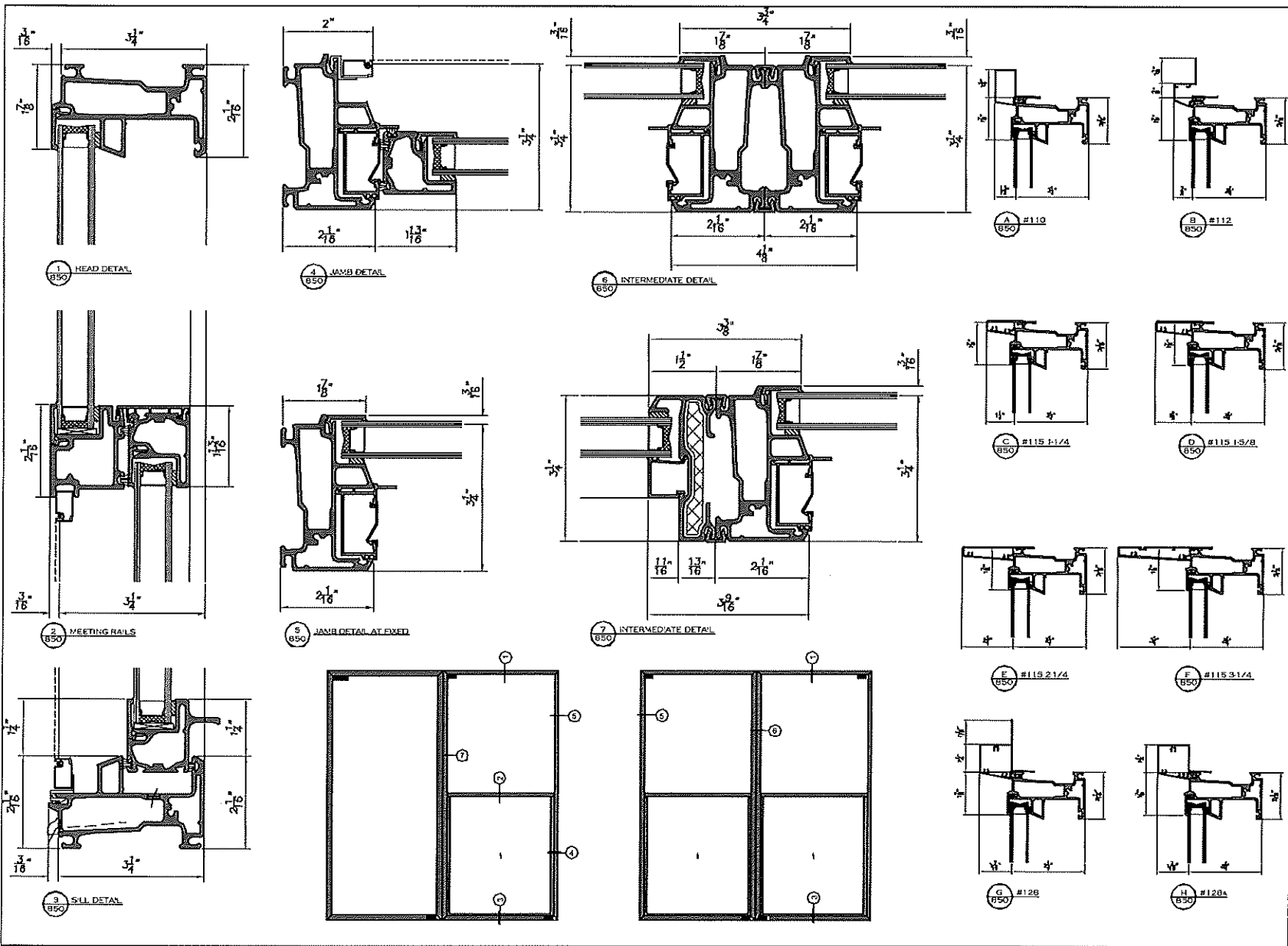
[Handwritten Signature]

(Customer's Signature)

2.15.21

Date:

WORK ORDER CHANGE



FIBERGLASS LTD.

21 COLVILLE ROAD, SYDENHAM, ENGLAND.
Tel: (44) 0181-611-1111 Fax: (44) 0181-611-1111

REVISIONS

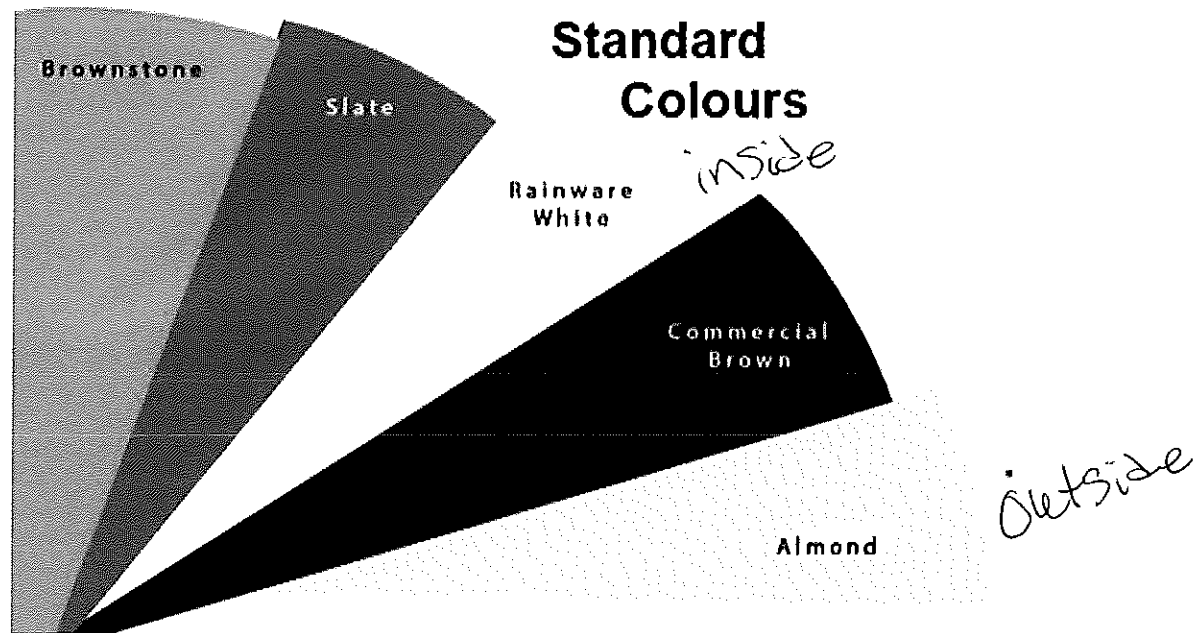
No.	Description	DATE

SERIES 850 WINDOWS

DATE	F.S.	REV. NO.
DATE	APR 1, 2013	
SCALE	N.T.S.	
PROJECT	L.H.	
BY	A	

850

Colo



Replacement Windows

2016 EDISON ST DETROIT MI 48206



Statement from Homeowner

I had a number of reasons for needing my windows replaced. The previous owner had caulked a few windows shut, due to the amount of damage they had received.

I wanted to be able to open the windows to handle the summer heat. However, they also didn't have screens, meaning I would be inviting bugs into the home.

In addition, at least 2 of the windows were rotted out to the point that I was concerned that water was getting into the plaster, which could cause mold

and ruin my walls. Unfortunately, the wood on a fair amount of the windows was unsalvageable, as I tried to rebuild the windows myself. I received a quote

for new wooden windows, but it came out to 6 figures which was both unreasonable and not feasible for me financially. As such, I chose Majic windows as I

found I could get a window that looked close to original, while still providing energy efficiency and not being prone to rot.

SINGLE HUNG WINDOWS

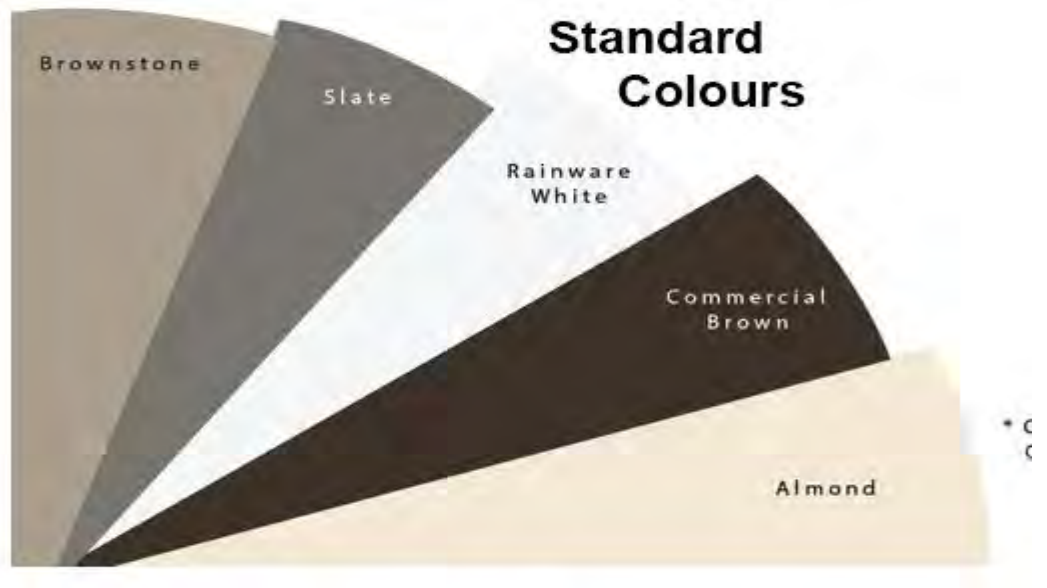
Our Single Hung offer convenient and stylish options for fresh air while maintaining a high level of performance. Single-Hung windows only allow ventilation through a single operable lower sash. These windows are made with a fiberglass frame which will expand and contract with the different temperatures. Along with a 50 year warranty for any issues that may come in the future.

SINGLE HUNG 850 SERIES



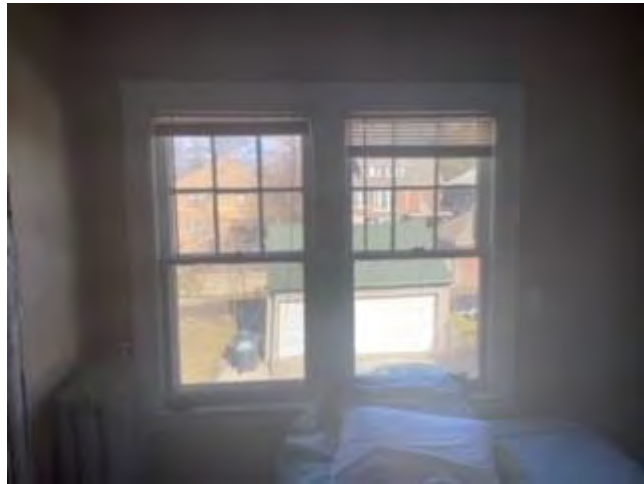
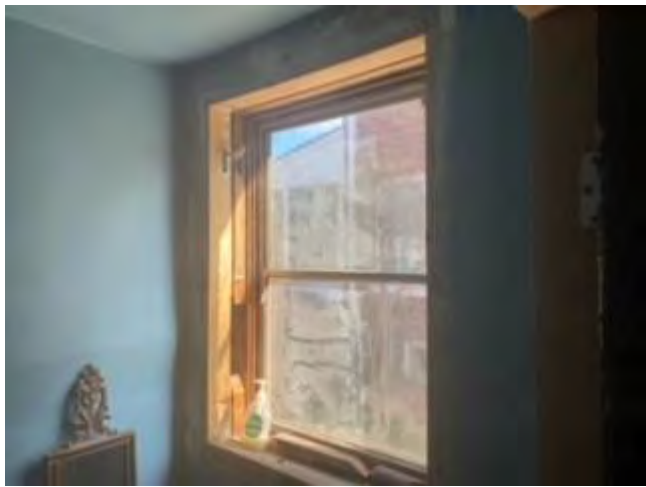
CONTRACTED WORK

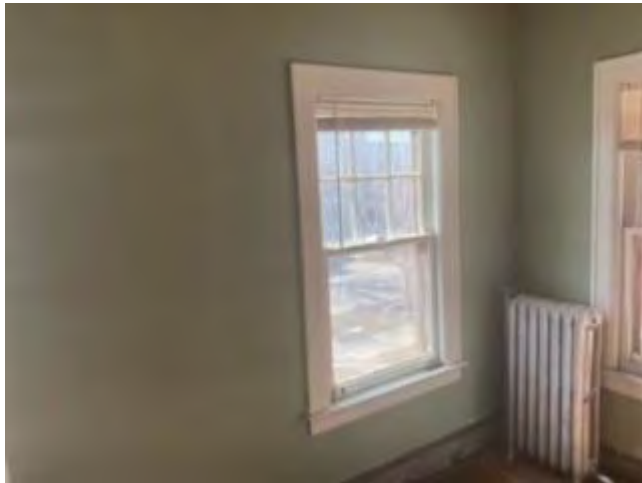
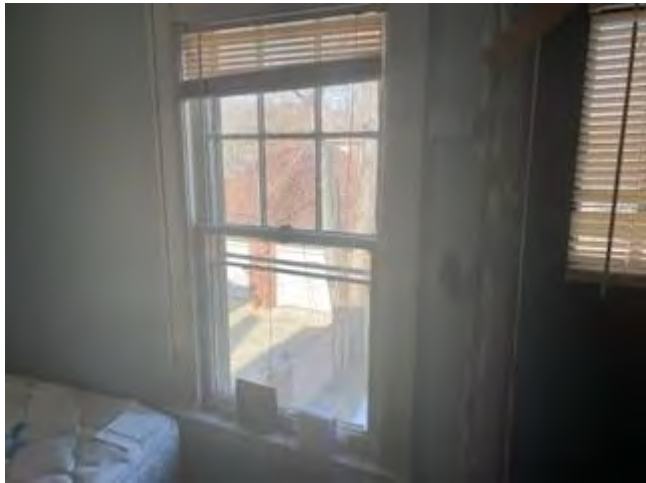
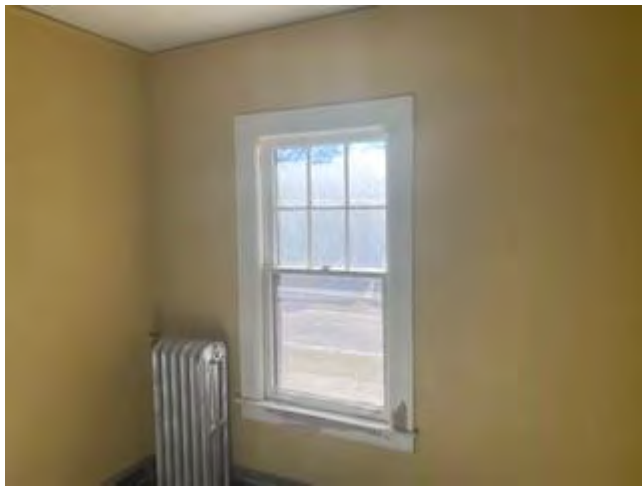
Majic Window was contracted to remove and replace 19 single hung windows. All windows will be replaced size for size and all grid patterns will match the original windows in home. The colors of the windows will be Rainware White interior and Almond exterior. The grids will also match the colors for the interior and exterior of the windows. The trim color on the outside of the windows will be Grecian Green to match the exterior of the home.

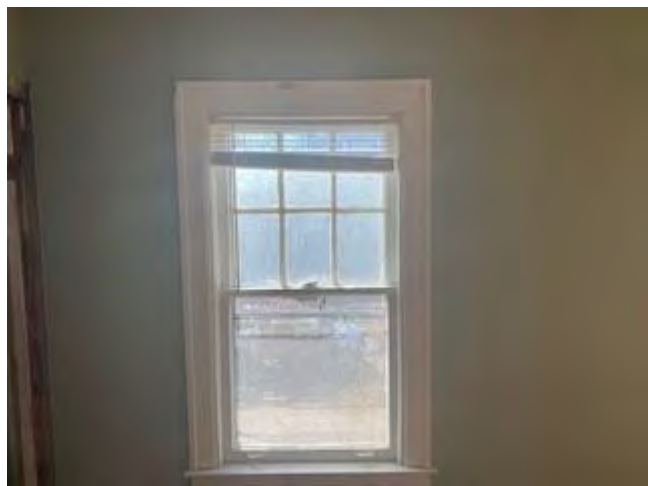


Pictures of original windows in the home.











Window sizes, styles and locations

Bathroom 23 $\frac{3}{4}$ x 33 $\frac{1}{2}$

Bathroom 3 35 $\frac{3}{4}$ x 33 $\frac{1}{2}$

Bedroom 2 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bathroom 3 29 $\frac{3}{4}$ x 37 $\frac{1}{2}$

Bedroom 2 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Kitchen 41 $\frac{3}{4}$ x 49 $\frac{1}{8}$

Bathroom 35 $\frac{3}{4}$ x 33 $\frac{1}{2}$

Kitchen 58 $\frac{5}{8}$ x 46 $\frac{1}{2}$

Bedroom 3 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Kitchen 58 $\frac{5}{8}$ x 46 $\frac{1}{2}$

Bedroom 3 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bedroom 1 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bedroom 3 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bedroom 1 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bathroom 2 23 $\frac{3}{4}$ x 33 $\frac{1}{2}$

Bedroom 4 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bedroom 4 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bedroom 4 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

Bedroom 4 29 $\frac{3}{4}$ x 57 $\frac{1}{2}$

ALL WINDOWS ARE SINGLE HUNG WITH
TO MATCH EXISTING GRID PATTERN

New Windows from Majic Window Co



FRONT OF HOME

SIDE OF HOME



SIDE OF HOME



BACK OF HOME



BACK BEDROOM (SIDE OF HOUSE)



UPPER BATHROOM (BACK BEDROOM)



BACK BEDROOM (BACK OF HOUSE)



2ND FLOOR BEDROOM (SIDE AND BACK)



2ND FLOOR BATHROOM (SIDE)



2ND FLOOR BEDROOM (SIDE AND BACK)



3RD FLOOR BACK OF HOME



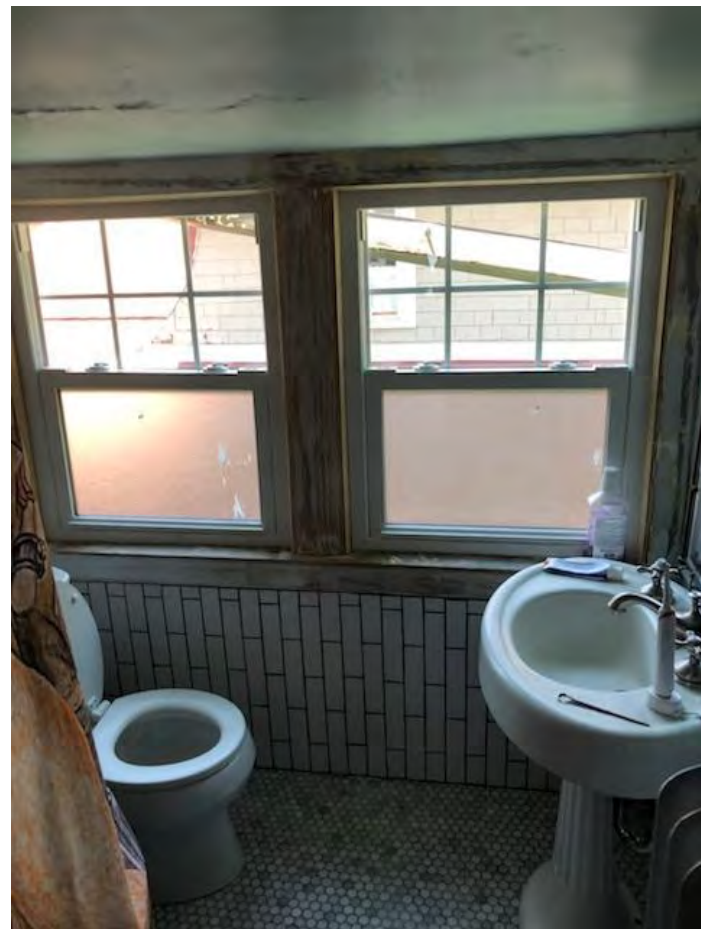
3RD FLOOR BACK OF HOME



3RD FLOOR STAIRWAY



3RD FLOOR BATHROOM



1ST FLOOR BATHROOM



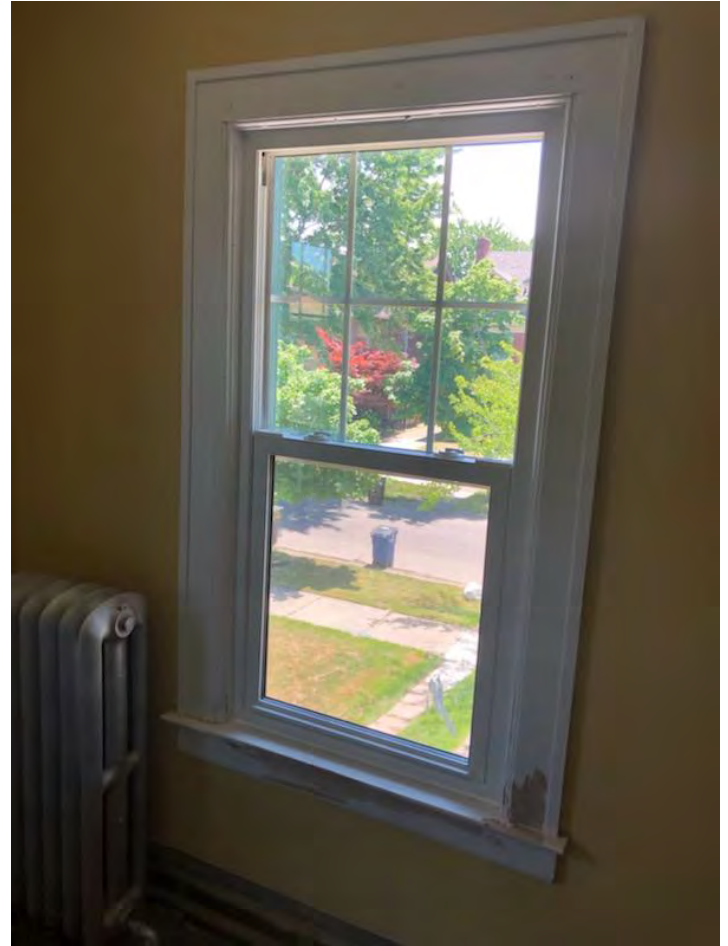
KITCHEN (BACK OF HOME)



KITCHEN (SIDE OF HOME)



2ND FLOOR BEDROOM (FRONT)



2ND FLOOR BEDROOM (SIDE)



CLOSET FRONT OF HOME



2ND FLOOR BEDROOM (FRONT WINDOWS)



2ND FLOOR BEDROOM SIDE OF HOUSE



As seen in the pictures above these windows were in a state of beyond repair. Which is the main reason the homeowner had contracted us to replace the windows.

For any questions or concerns please feel free to reach out to us at the contacts

Andrew Dymond (Sales Executive)

Andrew@majicwindow.com

517-404-4163

Frame Advantage:

Fiberglass material resists swelling, rotting, and warping making it the perfect choice for long-lasting durability coupled with exceptional beauty. Our Fiberglass frames are as strong as low carbon steel and 8x stronger than vinyl. Due to our unsurpassed engineering capability, Inline has developed the most advanced pultrusion technology. This technical advantage allows us to produce our lineals/frames with a higher glass loading than traditional fiberglass frames. This higher glass loading provides a higher strength and a lower thermal expansion rate. In climates with fluctuating temperatures this benefit keeps the window stable and weather tight, reducing the risk of seal failures and air leakage into your home. Simply put our frames are superior.

In the latest ****Life cycle assessment of windows for the North American residential market**, the findings stated Fiberglass windows specifically Inline have a 38% longer useful life expectancy than vinyl. The comparison used an Inline fiberglass window.

Glass Advantage:

Our glass units are IGMAC certified. Certification provides assurance to customers, whether they are window and door manufacturers, building code officials, architects and specifiers or home buyers confidence that the insulating glass unit (IGU) product they are buying is designed to meet or exceed the applicable code or standard.

Inline has carefully selected only the best glass companies to work with. Therefore we can offer virtually any type of glass with virtually any combination that is required. This flexibility allows Inline's trained personnel to provide the right solution for your project.

Glass on Glass Advantage

Our fiberglass window frames expand at virtually the same rate as glass, unlike all other framing materials that expand far greater than the glass they surround. They maintain a tight seal, so they're resistant to leaks and window failures that can compromise energy efficiency and long-term performance.

** Life cycle assessment of windows for the North American residential market: Case study" by the University of British Columbia. Scandinavian Journal of Forest Research, 2008.



