

**STAFF REPORT:** 8/10/2022 REGULAR MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** #22-7947

**VIOLATION NUMBERS:** #626

**ADDRESS:** 913 CHICAGO BLVD.

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT:** MATT SMITH (BRUTTELL ROOFING CO.)

**PROPERTY OWNER:** LAUREN THIEL

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 7/18/2022

**DATES OF STAFF SITE VISIT:** 7/21/22

**SCOPE:** REPLACE SLATE ROOF WITH ASPHALT ROOFING (WORK COMPLETED WITHOUT APPROVAL)

### EXISTING CONDITIONS

Built in 1913, the property at 913 Chicago Boulevard is a 2 ½ story colonial home on a .2 acre lot facing Northwest. The side-gabled roof formerly featured dark grey slate, which is also featured on the sides of each of the two dormers. This slate stone roof has been removed without approval and is the subject of this application. The house is clad in stucco. The double-hung windows are paired on each floor of the front elevation, where the second floor once featured shutters, now removed. A small ribbon of three double-hung windows on the second floor is centered above the modest flat-roofed porch below. Two columns and the support bracket under the porch roof, now missing, framed the main entrance which features wood-paneled sidelights on either side of the wood-paneled front door. The elevated porch has brick cladding and brick wing-walls that have been recently resurfaced with new concrete. This work has also been completed without approval but is not part of this application. The missing columns have been set aside for this work and will be restored according to the owner. The central, concrete walkway has a flower bed on either side that traverses through the open lawn to the public sidewalk.

This property has the following former HDC approvals and violations on Detroit Property Information System (DPI):

- March 2000, HDC COA: Install overhead garage doors
- July 2022, Violation: Slate roof removed and replaced with asphalt, front porch columns and roof bracket removed, concrete porch and wingwalls resurfaced, shutters on second floor removed.



*Site Photo 1, by Staff July 21, 2022: (Northwest) front elevation, showing installed asphalt roof.*



*Designation Image, 1980: (Northwest) front elevation, showing slate roof, original porch and shutters.*



Site photo 2, by Google Street, June 2019: (Northwest) front showing original slate roof, porch, and shutters.

Aerial 1 of Parcel # 04002706 by Detroit Parcel Viewer.

## PROPOSAL

The proposed work consists of the replacement of slate with asphalt shingle roofing. The roof work was completed without approval. See also attached work order from the applicant.

### House Roof Replacement

- Remove all slate roofing for the house.
- Install dimensional asphalt shingles for the house.
- Shingles: CertainTeed Pro dimensional shingle, Color: Driftwood

## STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- Staff observes that the slate roof is a distinctive character-defining feature of the house and the garage.
- Staff observes while the house slate roof has been removed and replaced with asphalt, the garage roof still has its slate roof in place. Staff observed that the applicant’s quote includes work for the removal of the slate roof of the garage and replacement with asphalt too. Staff received confirmation from the owner that only the house roof was in this application. This is also stated in the HDC application form, “house only”.
- Staff requested a description that explains the rationale for removal of the slate tile roof. Staff received two documents from the applicant, Bruttell Roofing, one dated June 7<sup>th</sup>, the second dated June 9<sup>th</sup> that offered the following information and statements (*see attached roof description report*):
  - The slate shingle size units were 12”x12” and the gutters/downspouts present were 5” K-style aluminum.
  - The age of the roof was approximated to be 108 years old, and the typical life expectancy of this material is 80 years.
  - They assessed that the roof was not well maintained over time because the house unoccupied for many years. (Staff has found a vacant property registration in



Site photo 5, by applicant: (Southeast) rear elevation of roof showing conditions of slate roof.



2019, VPO2019-00129, on record at the Buildings Safety Engineering, Environmental Department (BSEED), but has not confirmed a duration of vacancy.)

- Slates were described as “cracked/uneven tiles all penetrations failing” and the roof “unrepairable”. Inside, the conditions were described as ceiling damage in four rooms with some leakage making its way down to the 1<sup>st</sup> floor, causing exterior stucco, window trim and wood flooring damage.
- Staff observed that there were no other assessments in the application to compare with applicant’s assessment whose work was hired by the owner to be completed without approval.
- Staff observed that the images provided by the applicant of the exterior surface of the roof were not clear enough to determine the condition of the slate. No photos were taken on the surface of the exterior of the roof until the work of removal of the slate was already underway. Photos of the exterior surface of the slate were taken from the ground. (See site photos 5, 6, and attached).
- It is staff’s opinion that the roof’s repair could have been performed by removing the slate to repair the roof where required and replacing the slate. The condition of the slate with new individual pieces has not yet been shown clearly as “unrepairable”.
- Staff received three alternate estimates from the owner, which are shown in the attached files. Two estimates are from the applicant, Bruttell Roofing, and one is from another company that was also proposing to replace the slate shingles with asphalt. The two from the applicant show alternatives to the action that was taken: one is a targeted roof repair keeping the original slate roof, the other is a more extensive replacement of the slate roof with installation of new slate.
  - Bruttell Roofing – Replacement of Slate with Asphalt \$21,755 (current conditions)
  - Bruttell Roofing Estimate #1 – Targeted Partial Roof Repair (keeping slate) \$29,584.00
  - Bruttell Roofing Estimate #2 – Replacement of Slate Roof with New Slate roof \$117,824.00
- The owner expressed their intention to include the front porch work in this application, but they were not able to provide the information to complete the application for this work at this time.



*Site photo 6, by applicant: (Southeast) rear elevation of roof showing conditions of the roof after slate removed. The garage’s slate roof is visible in the background.*

## ISSUES

- All work in this application was completed without HDC approval.
- Per the above estimates provided, the roof could have been repaired in kind, thus preserving the distinctive, character-defining slate roof.
- Staff identifies that both the removal of slate roofing and the installation of asphalt roofing are inappropriate as they introduce a material and design that destroys the historic character of the property (Standards 2 and 3), removed distinctive features (Standard 5), does not match the old character-defining feature of the roof (removed without permit) in design, texture, and other visual properties (Standard 6), and are incompatible with the historic integrity of the property (Standard 9).

## **RECOMMENDATION**

### Section 21-2-78, Determination of Historic District Commission

#### Recommendation: Removal of slate roof and installation of asphalt roofing at house

Staff finds that the replacement of the slate roof with asphalt roofing destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as they do 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 will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*





ANOTHER JOB BY  
HIGH QUALITY SERVICE





















WED, JUNE 8TH IS NEXT MEETING

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: 6/1/22

## PROPERTY INFORMATION

ADDRESS(ES): 913 CHICAGO BLVD AKA: 913 CHICAGO ST ON ACCELA?

PARCEL ID: 04002706(?) HISTORIC DISTRICT: BOSTON EDISON

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors  Walls/Siding  Painting  Roof/Gutters/Chimney  Porch/Deck/Balcony  Addition  
 Demolition  Signage  New Building  Major Alteration (3+ scope items)  Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: REMOVE & REPLACE SLATE ROOF WITH CTL PRO LIFETIME SHINGLE - HOUSE ONLY

## APPLICANT IDENTIFICATION

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

NAME: NATE SMITH COMPANY NAME: BRUTELL ROOFING CO INC

ADDRESS: 10821 CAPITAL ST CITY: OAK PARK STATE: MI ZIP: 48237

PHONE: 248-330-3040 MOBILE: 313-736-7735 EMAIL: CEDWARDS@BRUTELLROOFING.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) 22TMP-025693
- Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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](http://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](mailto:HDC@DETROITMI.GOV)**

## P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

### PROPERTY INFORMATION

Address: 913 CHICAGO BLVD 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 & REPLACE SLATE ROOF HOUSING ONLY - WITH  
NEW LIFETIME PRO DIMENSIONAL SHINGLE

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 \$ 21,735- By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: 1  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:



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: LAUREN THIEL Company Name: \_\_\_\_\_  
Address: 913 CHICAGO BLVD City: DETROIT State: MI Zip: 48202  
Phone: 248-943-3225 Mobile: 248-943-3225  
Driver's License #: \_\_\_\_\_ Email: THIEL.LAUREN21@GMAIL.COM

**Contractor**  Contractor is Permit Applicant

Representative Name: MATT SMITH Company Name: BLUTELL RODRIGUEZ  
Address: 10821 CAPITAL ST City: OAK PARK State: MI Zip: 48237  
Phone: 248-543-3040 Mobile: 313-736-7735 Email: CEWARDS@BLUTELLRODRIGUEZ.COM  
City of Detroit License #: LIC 2003-00798

**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: MATT SMITH Signature: [Signature] Date: 6/1/22



# BRUTTELL ROOFING

*& Sheet Metal*

COMMERCIAL / RESIDENTIAL / MAINTENANCE & REPAIR / INSPECTIONS

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06/03/2022

City of Detroit  
Historic Project Commission  
2 Woodward Ave, Ste 808  
Detroit MI 48226

**Request:** The planning division requires photos of existing roof and specifications/details (color, material) of new roofing material to better understand the project scope and what additional applications (if any) may be required from the planning division.

**Regarding:** Building permit application for re-roof of **913 CHICAGO BLVD – BOSTON EDISON DISTRICT**

Existing roofing is a brown/grey **SLATE** style showing many accelerated signs of age and wear including missing and broken tiles, staining, accelerated fade and overall failure. Repair is not recommended or possible at this time as the tile life has expired.

Bruttell Roofing will be removing and replacing the existing slate roof with a new CertainTeed PRO Lifetime limited warranty dimensional asphalt shingle, color to be DRIFTWOOD. This will be an “upgrade” project, with the color appearing darker than the original color.

Please see attached photos of existing roofing located at **913 CHICAGO BLVD**, the scope of work contract and information of the replacement asphalt shingle to be installed.

Please contact us at 248-543-3040 with any additional requirements.

Thank You,



Chalyn A. Edwards  
Bruttell Roofing Co Inc

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

# CONTRACT

LICENSE NO. 2102132761

Page 1 of 4

PROPOSAL SUBMITTED TO <b>Lauren Thiel</b>	PHONE <b>(248) 943-3225</b>	DATE <b>May 30, 2022</b>
STREET <b>913 Chicago Blvd.</b>	JOB NAME <b>Shingle Roof Replacement</b>	
CITY, STATE, ZIP <b>Detroit, MI 48202</b>	JOB ADDRESS <b>SAME</b>	
Email: <b>thiel.lauren21@gmail.com</b>		

## SHINGLE ROOF POPOSAL -

As requested, please find a proposal to install a new CertainTeed Landmark® Lifetime dimensional asphalt shingle roof system for the referenced address.

Our proposal includes the removal **one layer** of existing slate roofing tiles followed by the installation of a new CertainTeed Landmark® Lifetime dimensional shingle roof system. This quote includes all new underlayment's and accessories. Shingle color to be chosen by owner from the standard color options CertainTeed offers.

This quote does not include alterations to intake ventilation, gutters, front porch overhang or siding.

See page 3. For Garage Roof and Shingle Upgrade Options (Recommended).

Please call if you have any questions, or concerns.

Thank you for the opportunity to be of service.

DRIFTWOOD, WHITE DRIP PRO \$21,755 -

We will furnish Material and Labor in accordance with the attached specifications for the lump sum of:

.....  
**Twenty Thousand Six Hundred Seventy-Two Dollars.....~~\$20,672.00~~**

Payment to be made as follows  
**Terms - 1/2 Initial Payment - Balance due upon completion**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tomado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Signature Matt Smith  
Residential Project Manager - Matt Smith

Note: This contract may be withdrawn by us if not accepted within 15 days.

**ACCEPTANCE:** The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I understand that the Michigan Home Solicitation Act gives me the right to rescind this contract within 72 hours after acceptance.

Signature [Signature] Date 5/30/22  
Signature \_\_\_\_\_ Date \_\_\_\_\_

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

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# SPECIFICATIONS

Page 2 of 4

JOB NAME:

**Shingle Roof Replacement**

DATE

**May 30, 2022**

## PERMIT

- Bruttell Roofing will pull permit and call for necessary inspections. Permit cost will be added to final invoice.

## TEAR OFF

- Tear off existing **one layer** of slate tiles down to the wood decking.
- All debris will be disposed of using vinyl tarps and a dumpster trailer.
- **Operation of telehandler may be required on this project.**

## DRIP EDGE

- Install new 1.5" painted aluminum drip edge at all eaves and rakes of the roofs.

## ICE SHIELD

- Install two (2) new courses (6 feet) of CertainTeed Winterguard® Ice & Water Shield membrane at all eaves and valleys to protect against water and ice damming. **Full ice & water shield on rear upper back room.**

## UNDERLAYMENT

- Install one-layer of new Synthetic felt underlayment over the remaining roof deck.

## SHINGLES

- Install new CertainTeed Swift® Start metric starter shingles at all eaves and rakes of the roof.
- Install new CertainTeed Landmark® Lifetime dimensional style asphalt shingles using 1 ¼" galvanized shingle nails.
- Install new CertainTeed Shadow Ridge® Hip & Ridge Cap shingles at roof peaks and hips.

## FLASHING

- Install new counter surface mounted counter flashings.
- Install new aluminum plumbing base flange flashing on all plumbing vent pipes.
- Install new aluminum step cards at all side walls as necessary.
- Install new aluminum flashings around the base of all chimneys/penetrations.
- **Install new CertainTeed Restoration Millwork 1x6 with aluminum Z-flashing on three (3) upper dormers. (Cut back slate siding at dormers to wrap vertical wall with ice shield and step flashings – Bruttell Roofing will make a good faith effort to preserve existing slate siding)**

## VENTILATION

- Install eight (8) Slant Back style vents in knee wall attic spaces to improve exhaust ventilation (50" NFA each).
- Install approx. 78' CertainTeed Shingle Vent II® to improve exhaust ventilation (18" NFA per foot).
- No intake ventilation included in base bid.

**ACCEPTANCE:** Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature

Date

5/30/22

Signature

Date



# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237

(248) 543-3040 • fax (248) 543-5810

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# SPECIFICATIONS

Page 3 of 4

JOB NAME

Shingle Roof Replacement

DATE

May 30, 2022

## FLAT ROOF SECTIONS-SBS Modified Bitumen

- Tear off metal cap.
- Install CertainTeed Flintastic SA® base sheet
- Install CertainTeed Flintastic SA® cap sheet. Color to match shingles as closely as possible.
- Install all appropriate edging and flashing metals.

## CLEAN UP

- Clean up debris from our work daily.
- Dispose of all debris at a legal landfill with a dumpster trailer.

## WARRANTY

- Provide Shingle Manufacturer's Lifetime Warranty
- Provide Bruttell Roofing, Inc. Ten (10) Year Fully Transferable Workmanship Warranty

## CertainTeed Landmark® PRO + Premium Underlayment's Option: (Recommended)

In lieu of the specified work and lump sum noted on Page 1, install new CertainTeed Landmark® PRO Limited Lifetime dimensional shingle roof system with all appropriate accessories. CertainTeed® Winter Guard Ice & Water Shield and CertainTeed® Roof Runner Synthetic Felt.

.....\$21,755.00 in lieu of the lump sum noted on Page 1 (Initial LT)

## Garage Roof Option (Price reflects House and Garage same time):

- Tear off existing shingles down to wood deck.
- Install new synthetic felt underlayment with edging metal for the eaves and rakes.
- Install new CertainTeed Landmark® dimensional style asphalt shingles system.
- Install CertainTeed Shingle Vent II Ridge Vent at ridge of garage to improve exhaust ventilation.

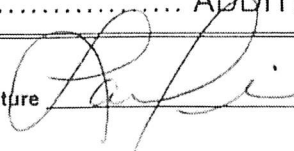
.....ADDITIONAL \$3,540.00 (Initial     )

## Garage Roof with CertainTeed Landmark PRO:

.....ADDITIONAL \$3,785.00 (Initial     )

**ACCEPTANCE:** Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature



Date

5/30/22

Signature \_\_\_\_\_

Date \_\_\_\_\_

# Bruttell Roofing, Inc.

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(248) 543-3040 • fax (248) 543-5810

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# SPECIFICATIONS

Page 4 of 4

JOB NAME:

**Shingle Roof Replacement**

DATE

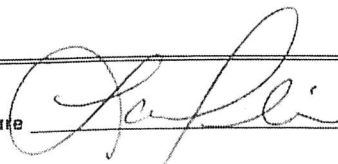
**May 30, 2022**

## NOTES & UNIT PRICES

1. The cost of permit is not included in this proposal. If permit is requested, cost will be added to the contract amount.
2. Deteriorated roof sheathing is not included in the price. If rotted roof sheathing is discovered, it will be replaced on a unit price basis of \$8.00 per lineal foot for 1"x 6" boards, \$90.00 per sheet for 1/2" CDX plywood, or \$120.00 per sheet for 1/2" CDX Fire Retardant plywood. Extra shingle layers charged at a rate of 0.35 cents per sqft. Discovery of hidden wooden shake shingles require 7/16 OSB re-deck at a rate of \$80.00 per sheet.
3. Leaks due to ice damming are not included in the Bruttell Roofing labor warranty. For a full list of warranty exclusions, please request a copy of our labor warranty.
4. The contract price for the residential construction project has been calculated based on the current prices for the component building materials. However, the market for building materials is volatile and sudden price increases could occur. Bruttell Roofing Inc. agrees to use its best efforts to obtain the lowest possible prices from available building material suppliers, but should there be an increase in the prices of any specified materials that are purchased after execution of the contract for use in this residential construction project, the Owner agrees to pay the cost increase to Bruttell Roofing Inc. Any claim by Bruttell Roofing, Inc. for payment of a cost increase, as provided above, shall require written notice delivered by Bruttell Roofing, Inc. to the Owner. The notice stating the increased cost, the building materials in question, and the source of supply, which is supported by invoices or bills of sale.
5. Bruttell Roofing, Inc. will make an effort to protect landscaping from damage during the roofing process. However, the re-roofing process is destructive and intensive and sometimes landscaping is damaged as a result. Bruttell Roofing, Inc. is not responsible for the replacement or repair of any landscaping damaged during the roof replacement process.
6. Before roofing work commences, please remove any artwork from the walls and valuables from shelves as vibrations from the re-roofing process may cause these items to fall. Bruttell Roofing is not responsible for items damaged due to building vibrations caused by the re-roofing process. Bruttell roofing is not responsible for light fixtures or other mechanical equipment dislodged or damaged from building vibrations caused by the re-roofing process. Bruttell Roofing is not responsible for "nail-pops" caused in drywall due to the loading of materials or building vibration due to the re-roofing process.
7. As part of the re-roofing process, Bruttell Roofing, Inc. will make a visual inspection of the attic to determine whether any existing bath exhaust fans have been properly vented out of the structure. If improperly ventilated bath lines are discovered, Bruttell Roofing will properly exhaust these lines to a new specialty roof ducting vent at a cost of \$100/each. Bruttell Roofing is not responsible for hidden bath or kitchen exhaust fans that may cause damage or mold growth due to excessive moisture being exhausted into the attic.
8. This quote assumes that material will be rooftop loaded by our supplier. This may require the homeowner to sign a damage waiver provided by our supplier, allowing our supplier to access the driveway with a loaded truck. If the homeowner refuses to sign this waiver, additional fees will apply to cover the cost of additional material handling by our workers. Bruttell Roofing, Inc. is not responsible for any damage to driveways or walks caused by the loading of materials or the re-roofing process.
9. All carpentry work is to be completed by others except as stated above.
10. Hidden wiring or conduit, such as low voltage wiring or line voltage conduit which is buried under the roofing or hidden under the deck, cannot be seen and therefore it is very difficult to avoid coming in contact with it and damaging it. If the owner is aware of such wiring or conduit, it is imperative that the owner provides a scale schematic drawing so that we can locate this wiring prior to starting work. The cost of repairs to damaged conduit, piping or wiring which was hidden, will be extra. All wiring should be in rigid conduit and mechanically protected to minimize the danger to our workers and the potential for damaging it.
11. Consequential Damages: Bruttell Roofing, Inc. does not warrant any water damage to the building or interior that may occur while the work specified in this contract is in progress. Considerable effort will be made to avoid conditions that might cause a roof leak, however, our work may require us to tie into or do staging on an old, deteriorated roof. A deteriorated roof is easily damaged by traffic and heavy equipment. It is very difficult to make a watertight temporary seal because this seal depends on the integrity of the old roofing in order to work. Also, at certain times of the year, weather can be extremely unpredictable and weather prediction at best is not as dependable as may be desired. Bruttell Roofing, Inc. will make a good faith attempt to provide adequate temporary seals as required and will schedule the work to be done when the weather and predicted weather is conducive to the proper execution of the work in order to minimize any risk. **Bruttell Roofing, Inc. expressly limits its liability for consequential damage to: a) repairs to the roof in order to make it watertight; b) replacement of any water-damaged new roofing; and c) mitigation of any further damage to the building or contents. A written warranty will cover the completed work.**
12. For roof work in general and especially if a tear-off of existing roofing is required, please note the following: roof work and roof tear-offs disturb the deck. At a minimum dust or dirt attached to the underside of the deck will be dislodged. In addition, where fasteners are removed and around other penetrations, dirt will be able to filter into the building. Where the building has no intermediary ceiling, dust from the roof may cause a concern for the occupants below. No clean-up of the interior is included unless specified in writing.
13. Ventilation, Condensation, Water Vapor & Mold: Bruttell Roofing, Inc. does not represent itself as an expert in mechanical ventilation or vapor transmission. Problems such as excessive heat loss or vapor transmission that may cause the formation of condensation within or on the structure or the roofing system as well as mold formation and related concerns are not addressed in this contract. The owner may wish to contact a ventilation or insulation expert to verify that adequate insulation or ventilation is in place.

**ACCEPTANCE:** Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature



Date

5/30/22

Signature

Date



# BRUTTELL ROOFING

*& Sheet Metal*

COMMERCIAL / RESIDENTIAL / MAINTENANCE & REPAIR / INSPECTIONS

---

June 7<sup>th</sup>, 2022

City of Detroit  
Historic Project Commission  
2 Woodward Ave, Ste 808  
Detroit MI 48226

Historic Roof Replacement Questions: **913 CHICAGO BLVD – BOSTON EDISON DISTRICT**

Information provided by current owner as well as on-site assessment conducted by Bruttell Roofing Co, Inc

What is the roof's age? **106 years old.**

What type/grade of historic shingle is present? What are the dimensions of the shingles? **12x12**

What type/material of underlayment, hangers, flashing, and valleys is present? **Open Valley deteriorated metal**

What type/material of gutters and downspouts is present? **5" K-Style Aluminum**

What is the typical life expectancy of this type of material? **80 years**

Does it appear that this historic roof has been well maintained over time? **No, it does not. House was unoccupied for many years**

What elements of the roof appear to be failing (slates themselves delaminating/breaking, underlayment, hangers, flashing, valleys, etc – be specific and describe how these elements are failing and the location of the failing elements)? **Cracked/uneven slate tiles all penetrations failing**

How is the roof failure manifesting itself (i.e. leaking at the building's interior, rotted roof framing, corroded flashings, broken slates, slates sliding off the roof, etc – be specific)

**Ceiling damage in 4 rooms some leakage making its way down to 1<sup>st</sup> floor. Causing exterior stucco and window trim damage. Wood flooring damage.**

What percentage of slates/# of squares need to be removed in order to address/fix the roof failure?

Note the location(s) of the slates which need to be removed **Slate is roof unrepairable**

Is it possible to reinstall the slates that are removed? If not, explain why? **Condition is too far gone past its lifespan**

Provide cost of an in-kind repair of the roof (2 estimates as required). Note the percentage of new tile that would need to be added in order to repair. Also, note the outcome of installing new tiles with the existing tiles ... **Roof is being 100% replaced with CertainTeed Landmark PRO shingles and all appropriate accessories**

\*\*\*\*Also, submit detailed pictures (please label) of ALL damaged areas and provide additional pictures to show any interior damage? **Enclosed**

# BRUTTELL ROOFING

*& Sheet Metal*

COMMERCIAL / RESIDENTIAL / MAINTENANCE & REPAIR / INSPECTIONS

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06/09/2022

City of Detroit  
Historic Project Commission  
2 Woodward Ave, Ste 808  
Detroit MI 48226

**Regarding:** Building permit application for re-roof of **913 CHICAGO BLVD – BOSTON EDISON DISTRICT**  
**Exterior photos and condition report**

Please see attached photos of interior damages currently occurring inside of the home. There are active damages in 4 rooms with water intrusion through to the first floor.

Please see attached photos of existing roofing conditions. Please note: We are not able to climb and walk the roof again until replacement for safety and condition reasons. There are cracked and uneven tiles with complete penetration failure throughout the entire roofing system. This roof is unrepairable with the condition being too far gone past its lifetime. This entire roofing system has failed, is unrepairable, and is causing damage to the home. This is considered an extremely high priority installation and each day spent waiting continues to cause additional damages to the home. Client would like us to consider this now an emergency situation and has asked that we replace this roof immediately.

Please contact us at 248-543-3040 with any additional requirements.

Thank You,

  
Chalyn A. Edwards  
Bruttell Roofing Co Inc



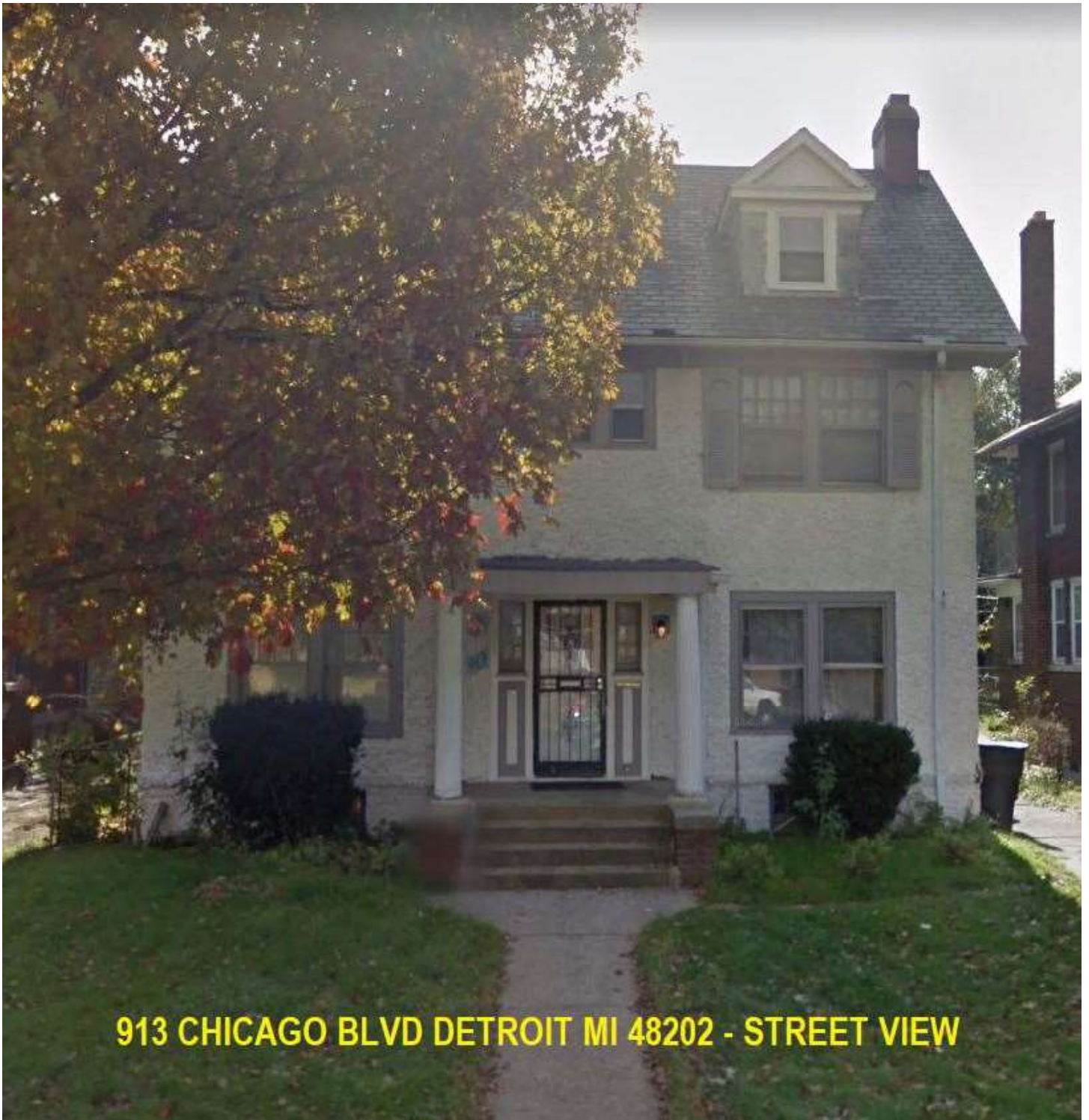
913 CHICAGO BLVD DETROIT 48202 - FRONT



913 CHICAGO BLVD DETROIT 48202 - REAR







**913 CHICAGO BLVD DETROIT MI 48202 - STREET VIEW**



913 Chicago Blvd

**913 CHICAGO BLVD DETROIT MI 48202 REAR ROOF AERIAL**





913 CHICAGO BLVD DETROIT MI 48202 SHINGLE CLOSE UP

913 Chicago Blvd Detroit



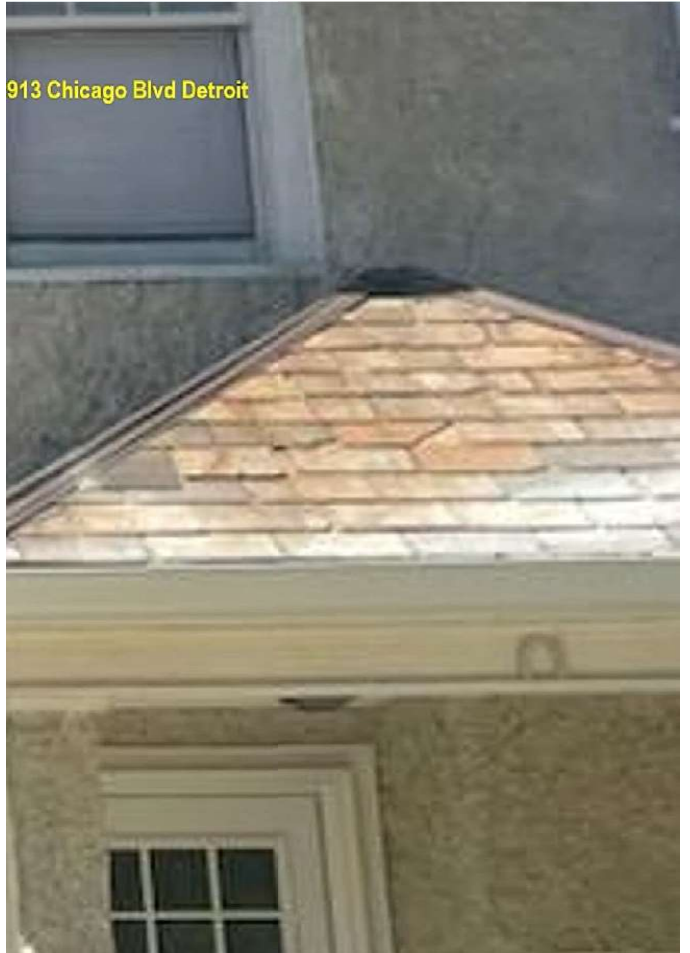
913 Chicago Blvd Detroit



Chicago Blvd Detroit



913 Chicago Blvd Detroit





913 Chicago Blvd Detroit





113 Chicago Blvd Detroit - Interior Damages



113 Chicago Blvd Detroit - Interior Damages



113 Chicago Blvd Detroit - Interior Damages



113 Chicago Blvd Detroit - Interior Damage



913 Chicago Blvd Detroit - Interior Damages



913 Chicago Blvd Detroit - Interior Damages, wood floor damage



913 Chicago Blvd Detroit - Interior Damages, wood floor damage



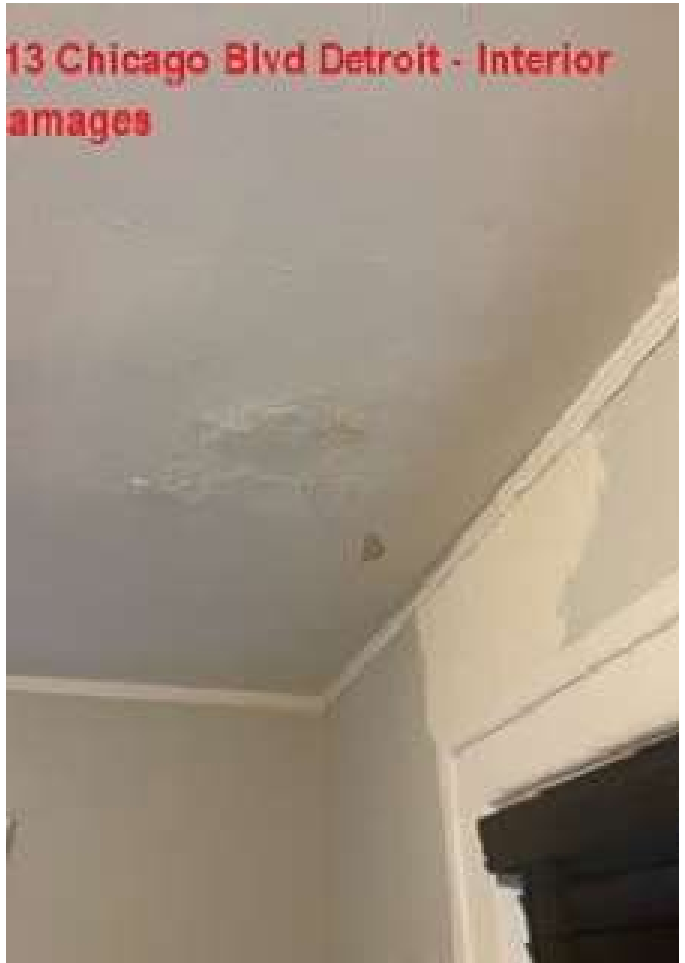
913 Chicago Blvd Detroit - Interior Damages



13 Chicago Blvd Detroit - Interior Damages



13 Chicago Blvd Detroit - Interior Damages





















# LANDMARK<sup>®</sup> PRO

The Expert's Choice



*Shown in Max Def Driftwood*

# Introducing More Value

Landmark® PRO is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

## Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our **NailTrak**® feature, enabling faster installation.

Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

### LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 15-year **StreakFighter**® algae resistance warranty

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

## LANDMARK® PRO



### Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak**® for faster installation
- Lifetime limited warranty
- 15-year **StreakFighter**® algae resistance
- 10-year SureStart protection includes:
  - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

## LANDMARK®



### Landmark specifications:

- Traditional color palette
- **NailTrak**® for faster installation
- Lifetime limited warranty
- 10-year **StreakFighter**® algae resistance
- 10-year SureStart protection includes:
  - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available



# LANDMARK® PRO COLOR PALETTE



Max Def Cobblestone Gray



Max Def Georgetown Gray



Max Def Colonial Slate



Max Def Weathered Wood



Max Def Driftwood



Max Def Prairie Wood



Max Def Pewter



Max Def Moiré Black



Max Def Heather Blend



Max Def Shenandoah



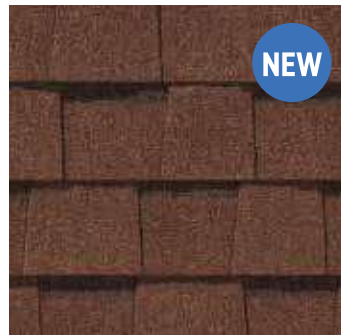
Max Def Burnt Sienna



Max Def Resawn Shake



Max Def Coastal Blue



Max Def Red Oak

## Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

*NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.*



Scan code for more information



# StreakFighter®

## Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread.

**StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology

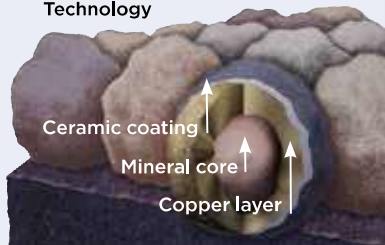


Diagram for illustrative purposes only.

# NailTrak®

## Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

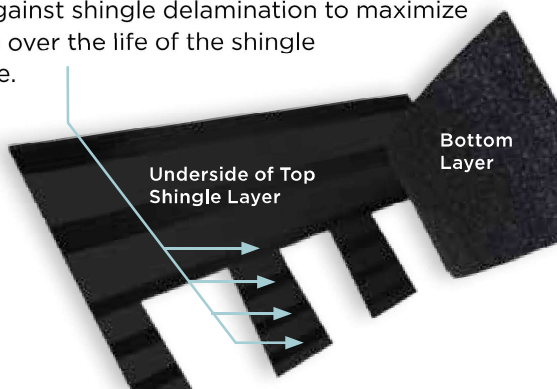
**NailTrak** removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



# QuadraBond™

## Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



# CertaSeal™

## Uplift Protection

**CertaSeal™** is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



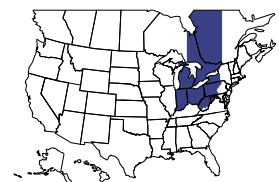
## Integrity Roof System™

Insist upon the Integrity Roof System™ and get the ultimate in roof performance.

learn more at:

[certainteed.com/roofing](http://certainteed.com/roofing)

Landmark® PRO available in areas shown



### CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM  
20 Moores Road, Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 [certainteed.com](http://certainteed.com)

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**From:** [Lauren Thiel](#)  
**To:** [Dan Rieden](#)  
**Cc:** [Chay Edwards](#)  
**Subject:** [EXTERNAL] Fwd: Repair Proposal  
**Date:** Thursday, August 4, 2022 12:02:18 PM  
**Attachments:** [Repair Proposal.pdf](#)  
[Roof Plan.pdf](#)

---

**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Dan,

Here is one of the quotes for keeping the slate, but only for partial of the roof.

Thank you,

Lauren Thiel  
Thiel.lauren21@gmail.com  
(248)943-3225

Begin forwarded message:

**From:** Scott Kania <[scottk@bruttellroofing.com](mailto:scottk@bruttellroofing.com)>  
**Date:** May 2, 2022 at 8:26:01 AM EDT  
**To:** [thiel.lauren21@gmail.com](mailto:thiel.lauren21@gmail.com)  
**Subject:** Repair Proposal

Good morning Lauren,

Here is the repair proposal you requested, I have also attached a roof plan for you to reference. If you have any questions feel free to contact me.

Thank you

Scott Kania  
Project Manager

**Bruttell Roofing, Inc.**  
10821 Capital  
Oak Park, MI 48237

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810  
**Roofing That Works!**

# CONTRACT

PROPOSAL SUBMITTED TO

**Lauren Thiel**

PHONE

**248-943-3225**

DATE

**May 2, 2022**

STREET

**913 Chicago Blvd.**

JOB NAME

**Roof Repairs**

CITY, STATE, ZIP

**Detroit, MI 48202**

JOB ADDRESS

**Same**

## ROOF REPAIRS:

(See attached roof plan)

As requested, please find a proposal that outlines repairs at the above referenced residence. A roof plan is attached highlighting the areas noted during our investigation.

We propose the following:

1. Remove 36" of slate and existing steel valleys (Approx.34 L.F.) and 1 saddle highlighted on the attached roof plan.
2. Install 36" of a high temperature ice and water shield at the exposed valley and saddle area.
3. Fabricate and install a new 24" wide 16oz copper valley over the new ice and water shield.
4. Reinstall slate over the newly installed copper valley to provide a watertight system.
5. Resecure 1 loose steel hip cap highlighted on the attached roof plan.
6. Remove the bottom course of slate at the eave to allow access to install a new drip edge. This area is highlighted in red on the attached roof plan.
7. Fabricate and install a new 16-ounce copper drip edge at the eave (Approx. 84 L.F.).
8. Re-install all necessary slate to provide a watertight system.
9. Clean all debris created from this work.

Please note the new slate may not match in color due to age and weathering of the existing slate roof.

Thank you for the opportunity to bid this work.

**We will perform the above SCOPE OF WORK for the lump sum of:**

**Twenty-Nine Thousand Five Hundred Eighty-Four Dollars..... \$29,584.00**

Payment to be made as follows:

Terms – 1/3 Initial payment – Balance net 10 days

*Scott Kania*

Signature \_\_\_\_\_

Scott Kania

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. No guarantee is included with the existing roof that will remain. No guarantee is included with repairs. We do not guarantee against damage by the purchaser or 3<sup>rd</sup> party.

Note: This contract may be withdrawn **10** days by us if not accepted within \_\_\_\_\_ days.

**ACCEPTANCE:** This contract & above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_



# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

# SPECIFICATIONS

JOB NAME:

**Thiel Residence**

DATE

**May 2, 2022**

## NOTES and UNIT PRICES

- All carpentry is by others except as noted.**
- Cost to clean up small debris and dirt as well as Interior protection of the building contents are not included in the costs above.
- The cost of a building permit** is not included in the contract price. If a permit is requested or required, the cost will be added to the contract.
- Work to improve drainage** is not included in the contract price except as specified.
- Deteriorated deck or structure or wet insulation, if encountered, should be repaired or replaced. This work if necessary will be performed at an additional cost based on Time and materials or at a negotiated unit price.**
- Plumbing work on drains** is not included in the contract price.
- Moving or disconnecting the rooftop HVAC equipment** is not included in the contract price unless specifically stated. We will make every effort to carefully work around the HVAC equipment, gas piping, controls and conduit. However, if the equipment has to be lifted up and/or moved in order to do the specified work, this work is extra. Please note that roofing is heavy work involving cumbersome machinery and bulky materials. Our work requires that we get over and under existing gas piping and electrical conduit. Consequently, piping—especially old pipe or conduit—may not hold together when we move it or go over it. You can trust that we will do our work in a responsible manner, but there may still be some damage to the piping, wiring or conduit. Repairs, if required, will be at additional cost.
- Hidden wiring or conduit**, such as low voltage wiring or line voltage conduit which is buried under the roofing or hidden under the deck, cannot be seen and therefore it is very difficult to avoid coming in contact with it and damaging it. If the owner is aware of such wiring or conduit, it is imperative that the owner provides a scale schematic drawing so that we can locate this wiring prior to starting work. The cost of repairs to damaged conduit, piping or wiring which was hidden, will be extra. All wiring should be in rigid conduit and mechanically protected to minimize the danger to our workers and the potential for damaging it.
- Consequential Damages:** Bruttell Roofing, Inc. does not warrant any water damage to the building or interior that may occur while the work specified in this contract is in progress. Considerable effort will be made to avoid conditions that might cause a roof leak, however, our work may require us to tie into or do staging on an old, deteriorated roof. A deteriorated roof is easily damaged by traffic and heavy equipment. It is very difficult to make a watertight temporary seal because this seal depends on the integrity of the old roofing in order to work. Also, at certain times of the year, weather can be extremely unpredictable and weather prediction at best is not as dependable as may be desired. Bruttell Roofing, Inc. will make a good faith attempt to provide adequate temporary seals as required and will schedule the work to be done when the weather and predicted weather is conducive to the proper execution of the work in order to minimize any risk. **Bruttell Roofing, Inc. expressly limits its liability for consequential damage to: a) repairs to the roof in order to make it watertight; b) replacement of any water-damaged new roofing; and c) mitigation of any further damage to the building or contents. A written warranty will cover the completed work.**
- For roof work in general and especially if a tear-off of existing roofing is required, please note the following: roof work and roof tear-offs disturb the deck. At a minimum dust or dirt attached to the underside of the deck will be dislodged. In addition, where fasteners are removed and around other penetrations, dirt will be able to filter into the building. Where the building has no intermediary ceiling, dust from the roof may cause a concern for the occupants below. No clean up of the interior is included unless specified in writing.
- Insulation availability and costs are volatile. World chemical shortages have caused materials to be in short supply and prices to change without notice. This fact may result in delays to the project and or price increases to this contract. If either or both of these conditions should occur we will notify the owner. The additional cost of the insulation will be passed on to the owner as an increase to the contract amount.
- Winter Work: This contract does not include extra work to remove ice and snow. Consequently, work done between November 15th and April 15th can be problematic if normal climatic conditions for late Fall and Winter prevail. If it is necessary to do the specified work when snow and ice are present, we will remove the ice and snow on a labor plus materials basis. (Labor rate will be \$45.00/hr.)
- Ventilation, Condensation, Water Vapor & Mold: Bruttell Roofing, Inc does not represent itself as an expert in mechanical ventilation or vapor transmission. Problems such as excessive heat loss or vapor transmission that may cause the formation of condensation within or on the structure or the roofing system as well as mold formation and related concerns are not addressed in this contract. The owner may wish to contact a ventilation or insulation expert to verify that adequate insulation or ventilation is in place.
- There are no guarantees with repair work.

**ACCEPTANCE:** Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

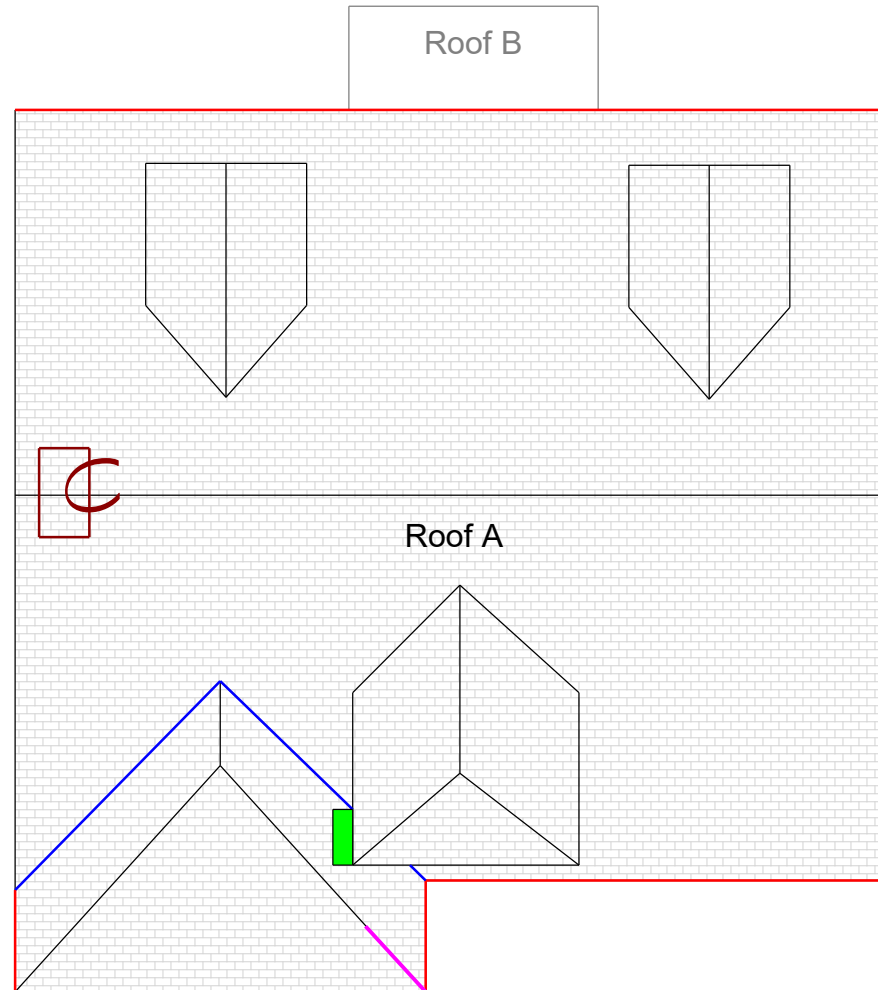
Date \_\_\_\_\_





**Thiel Residence**  
**913 Chicago Blvd.**  
**Detroit, MI 48202**

**BRUTTELL**  
**ROOFING**

10821 Capital St.  
Oak Park, MI 48237

**Roofing That Works!!**



-  = drip to be added
-  = valley to be replaced
-  = saddle to be replaced
-  = hip to be resecured

*Roof Plan*

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

# CONTRACT

Page 1 of 4

PROPOSAL SUBMITTED TO <b>Lauren Thiel</b>	PHONE <b>248-943-3225</b>	DATE <b>August 5, 2022</b>
STREET <b>913 Chicago Blvd.</b>	JOB NAME <b>Same</b>	
CITY, STATE, ZIP <b>Detroit, MI 48202</b>	JOB ADDRESS <b>Same</b>	

## ROOF REPLACEMENT – Vermont Slate Company Slate Roof – Roof A Only – Approx. 2,200 S.F. (See Attached Site & Roof Plan)

As requested, please find a proposal that outlines the installation of a new Vermont Slate Company slate roof system for Roof A only at the above-mentioned residence. A Roof Plan is attached for your reference.

Our proposal includes the removal of the existing slate roof system followed by the installation of a new Vermont Slate Company unfading gray/green or unfading gray slate roof to match the existing slate as close as possible. We will be installing all new 16oz copper flashings, drip edge, ridge cap, and valleys.

In lieu of the Vermont slate and copper flashings, an alternate price to install a new DaVinci synthetic slate® roof system with aluminum flashings has been provided at the bottom of this proposal.

Thank you for the opportunity to be of service.

We will perform the work outlined below in accordance with the attached Specifications including the for the sum of:

**One Hundred Seventeen Thousand Eight Hundred Twenty-Four Dollars..... \$117,824.00**

Payment to be made as follows:

**TERMS – 1/3 Initial Payment with signed contract – Balance due Net 10 Days.**

*Scott Kania*

Signature \_\_\_\_\_  
Scott Kania

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: This contract may be withdrawn **10** days by us if not accepted within \_\_\_\_\_ days.

**ACCEPTANCE:** The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This sheet is considered part of the attached specifications.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_



# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

# SPECIFICATIONS

Page 2 of 4

JOB NAME:  
**Thiel Residence**

DATE  
**August 5, 2022**

## SLATE ROOF REPLACEMENT- Roof C Only

*See Attached Site & Roof Plan*

### PREPARATION:

Remove the existing slate, drip edge and accessories to the wood deck or suitable surface and dispose off-site.

### ICE & WATER SHIELD PROTECTION:

Install 40 mil (.040") Tamko® Metal and Tile high temperature ice and water shield over entire roof to protect against ice damming and water infiltration.

### DRIP/RAKE EDGE:

Install new 16-ounce copper drip edge and rake edge where necessary.

### SLATE:

Furnish and install new Vermont Unfading Gray/Green or unfading gray 10" x 16" x 1/4" - 3/8" manufactured by the Vermont Slate Company LLC. Owner to choose from the 2 standard colors provided.

### COUNTERFLASHINGS:

Custom fabricate and install new 16-ounce copper flashings at all roof to wall area, ridges, and chimney. Seal all necessary areas with a high-grade polyurethane sealant.

### VALLEY/SADDLE:

Install new 16-ounce copper valley or saddle where necessary. All joints will be soldered to industry standards.

### CLEAN-UP:

All debris from our work will be cleaned up daily.

### Warranty:

Two-year Bruttell Roofing, Inc. contractors' warranty on slate work.

## OPTION:

### DAVINCI SINGLE WIDTH SYNTHETIC SLATE SYSTEM – ROOF A:

In lieu of the Vermont Slate, copper flashings, and price noted above, a price to install a new DaVinci single width synthetic slate® roof system with aluminum flashings for Roof A only.

..... **\$99,382.00** (in lieu of the price noted above)

**ACCEPTANCE:** Specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

# SPECIFICATIONS

Page 3 of 4

JOB NAME:

**Thiel Residence**

DATE

**August 5, 2022**

## Material Volatility

Steel Products, asphalt, isocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of the Contractor. If there is a substantial increase in these or other roofing products between the date of Contractor's proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to the Contractor, upon submittal of written documentation and advance notice to owner.

**ACCEPTANCE:** Specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

# SPECIFICATIONS

JOB NAME:

**Thiel Residence**

DATE

**August 5, 2022**

## NOTES and UNIT PRICES

1. **All carpentry is by others except as noted.**
2. Cost to clean up small debris and dirt as well as Interior protection of the building contents are not included in the costs above.
3. **The cost of a building permit** is not included in the contract price. If a permit is requested or required, the cost will be added to the contract.
4. **Work to improve drainage** is not included in the contract price except as specified.
5. **Deteriorated deck or structure or additional wet insulation, if encountered, should be repaired, removed and/or replaced. This work if necessary will be performed at an additional cost based on Time and materials or at a negotiated unit price.**
6. **Plumbing work on drains** is not included in the contract price.
7. **Moving or disconnecting the rooftop HVAC equipment** is not included in the contract price unless specifically stated. We will make every effort to carefully work around the HVAC equipment, gas piping, controls and conduit. However, if the equipment has to be lifted up and/or moved in order to do the specified work, this work is extra. Please note that roofing is heavy work involving cumbersome machinery and bulky materials. Our work requires that we get over and under existing gas piping and electrical conduit. Consequently, piping—especially old pipe or conduit—may not hold together when we move it or go over it. You can trust that we will do our work in a responsible manner, but there may still be some damage to the piping, wiring or conduit. Repairs, if required, will be at additional cost.
8. **Hidden wiring or conduit**, such as low voltage wiring or line voltage conduit which is buried under the roofing or hidden under the deck, cannot be seen and therefore it is very difficult to avoid coming in contact with it and damaging it. If the owner is aware of such wiring or conduit, it is imperative that the owner provides a scale schematic drawing so that we can locate this wiring prior to starting work. The cost of repairs to damaged conduit, piping or wiring which was hidden, will be extra. All wiring should be in rigid conduit and mechanically protected to minimize the danger to our workers and the potential for damaging it.
9. **Consequential Damages:** Bruttell Roofing, Inc. does not warrant any water damage to the building or interior that may occur while the work specified in this contract is in progress. Considerable effort will be made to avoid conditions that might cause a roof leak, however, our work may require us to tie into or do staging on an old, deteriorated roof. A deteriorated roof is easily damaged by traffic and heavy equipment. It is very difficult to make a watertight temporary seal because this seal depends on the integrity of the old roofing in order to work. Also, at certain times of the year, weather can be extremely unpredictable and weather prediction at best is not as dependable as may be desired. Bruttell Roofing, Inc. will make a good faith attempt to provide adequate temporary seals as required and will schedule the work to be done when the weather and predicted weather is conducive to the proper execution of the work in order to minimize any risk. **Bruttell Roofing, Inc. expressly limits its liability for consequential damage to: a) repairs to the roof in order to make it watertight; b) replacement of any water-damaged new roofing; and c) mitigation of any further damage to the building or contents. A written warranty will cover the completed work.**
10. For roof work in general and especially if a tear-off of existing roofing is required, please note the following: roof work and roof tear-offs disturb the deck. At a minimum dust or dirt attached to the underside of the deck will be dislodged. In addition, where fasteners are removed and around other penetrations, dirt will be able to filter into the building. Where the building has no intermediary ceiling, dust from the roof may cause a concern for the occupants below. No clean up of the interior is included unless specified in writing.
11. Insulation availability and costs are volatile. World chemical shortages have caused materials to be in short supply and prices to change without notice. This fact may result in delays to the project and or price increases to this contract. If either or both of these conditions should occur we will notify the owner. The additional cost of the insulation will be passed on to the owner as an increase to the contract amount.
12. Winter Work: This contract does not include extra work to remove ice and snow. Consequently, work done between November 15th and April 15th can be problematic if normal climatic conditions for late Fall and Winter prevail. If it is necessary to do the specified work when snow and ice are present, we will remove the ice and snow on a labor plus materials basis. (Labor rate will be \$45.00/hr.)
13. Ventilation, Condensation, Water Vapor & Mold: Bruttell Roofing, Inc does not represent itself as an expert in mechanical ventilation or vapor transmission. Problems such as excessive heat loss or vapor transmission that may cause the formation of condensation within or on the structure or the roofing system as well as mold formation and related concerns are not addressed in this contract. The owner may wish to contact a ventilation or insulation expert to verify that adequate insulation or ventilation is in place.

**ACCEPTANCE:** Specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_





LICENSE NO. M12102212105

# Proposal

**Dinverno Remodeling  
and Construction, Inc.**  
29610 Southfield Rd, Suite 101  
Southfield, MI 48076  
**248-431-4609**


TO Sherwyn Davis		DATE 05/13/2022	JOB PHONE NO.
PHONE NUMBER (313) 319 8904		JOB NAME / NO. Roofing	
CUSTOMER ADDRESS 4055 Glendale Avenue		JOB LOCATION 4055 Glendale Avenue	
City Detroit		City Detroit	
State Michigan	Zip Code 48238	State Michigan	Zip Code 48238

We hereby submit specifications and estimates for:

- Obtain necessary permits, rent dumpsters
- Strip off all roofing material down to wood decking
- Install aluminum drip edge to all edges of roof
- Install 6 ft of ice and water shield to all eaves and valley areas
- Install synthetic underlayment for entire roof
- Install ridge vents or 750 vents for entire roof
- Install GAF lifetime asphalt shingles, choose barkwood as color
- Install flashing for chimney & Bath pipes
- Materials & Labor
- Clean up and haul away all job related debris

<p>All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. No verbal agreements recognized. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.</p> <p>You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this trans-action. Cancellation must be done in writing. Dinverno Remodeling can cancel this contract for any cause for any reason or with out a reason.</p>	<p><b>We propose</b> hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:  <u>Twelve Thousand Seven Hundred and Sixty Four Dollars</u>  <u>2 payments of \$6,382</u> dollars (\$ <u>12,764</u> ).          Payment to be made as follows:</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p><i>Ben Wierzgac</i></p> <p>05/13/2022 02:36 PM Authorized Signature</p> <p>Date: <u>05/13/2022</u></p> </div> <p>Note: This proposal may be withdrawn by us if not accepted within _____ days.</p>
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**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.



05/13/2022 02:48 PM

Signature

Signature Date

Signature Date

Signature

Date: 05/13/2022

Signature Date

Signature

Date: 05/13/2022