

Here's a quick narrative about the research we've done.

I wanted to take you through the journey and research that got me to where we are. So during our home search in early 2019, we flew in from Alaska (where we were living/stationed) and started touring homes. We exclusively looked at historic homes in the historic districts because we loved the character and charm throughout the neighborhoods. We also loved their size and knew they were something we could grow into (my wife being pregnant with our first son). I had just got my real estate license in Michigan and started working with Jason at Historic Realty Detroit and enlisted his help in looking for our "forever home." Within hours of 221 E. Boston hitting the market, we knew it was PERFECT for our growing family. We submitted an offer, it was accepted and we were off to the races.

During the "due diligence" process, Jason recommended we use Skip Stackhouse with DiBrikHaus Home Inspections. Jason explained that he had done thousands of home inspections throughout his career and his specialty was historic homes. During the inspection, Skip took us to the 3rd floor and pulled out a moisture reading device. He took me to all the places (pictures attached) that were saturated with moisture even though it hadn't rained in several days. He took me outside and showed me the hail damage, missing shingles and areas completely exposed to the elements. I asked in his professional opinion, did he feel the roof could be saved. He said regrettably, it was easily more than 10 years past its life and to prevent further damage to the home, in his report, he would recommend a full replacement.

Now it was July of 2019 and we were able to close on our home. Our home owner insurance, Chubb, sent someone to inspect the property. When we got to the 3rd floor, the inspector went straight to the damaged areas with buckets underneath. With his moisture reader, he again found complete saturation and that there were several notable active leaks. He stated his report would show that the roof would need to be inspected and to insure the home, he felt it would need to be replaced.

I diligently started doing research on metal and copper roofing. I found that both metal and copper roofs could last a very long time, up to 100 years, if taken care of however once it passed its lifespan it would become brittle/fragile and rust from the inside-out. It had been over 120 years since this roof was installed and there was no indication that it was treated or repaired properly after inclement weather. As I started looking at replacing it with copper shingles or metal shingles that were similar, I found that the shingles I have are not produced anywhere in the United States. I started consulting multiple roof companies and they echoed that there were no "in stock" copper or metal shingles that matched our home and that modern copper and metal roofs would look extremely modern or industrial/would not match our Victorian home.

At this point fall and winter started to roll around. Everytime it was windy, shingles would fly off and every time it rained, water would seep in and fall into buckets. I found a company who was excited to work on the home but they said I would need to wait until next spring/summer. Now that I was certain it needed to be replaced, I researched high quality durable/ "lifetime" roofing materials. After watching countless hours on slate, metal, cedar and asphalt shingles, I found several blogs that compared all of these materials to include rubber shingles. I was amazed how rubber shingles beat out every other product in almost every category. I also found that one company in Canada made an absolutely BEAUTIFUL product that would be perfect on any historic home. I started watching every video they had on Euroshield and was confident it was the direction I wanted to go, even though it would be quite a bit more expensive than the typical asphalt shingle.

I worked over the design, did research on Victorian homes from the same era as our home and found many would have cedar roofing that would weather and turn gray over time until needed to be replaced. In looking at the options, Euroshield offered a Beaumont Shake in light gray that would look fantastic on our home! Also in speaking with several roofing companies, they said we'd be able to keep many original characteristics like the internal gutter system. For the areas that did not have the original gutter system, we wanted to restore and upgrade to copper gutters and add copper flashing and copper valleys around the chimneys and in any area to try and capture the gravitas our home had when it was built.

We absolutely love the home and our hope is to restore and cease any further damage. As mentioned before, this is our forever home that we plan to raise our family in and we do not plan on taking any shortcuts on keeping it amazing. Thank you for your time!

Respectfully,

Evan Fay