

# Bruttell Roofing, Inc.

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

*Roofing That Works!*

# CONTRACT

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Note: This contract may be withdrawn **10** days by us if not accepted within \_\_\_\_\_ days.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

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# SPECIFICATIONS

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.

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## 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.

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## 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.

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