



Evan Asher &lt;evan.asher1@gmail.com&gt;

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## House Evaluation - Slate Roof

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**Phil LaPointe** <plapointe@bbconstruct.com>

Wed, Apr 12, 2023 at 3:19 PM

To: Evan Asher &lt;evan.asher1@gmail.com&gt;, Jon Hughes &lt;jhughes@bbconstruct.com&gt;

Cc: Justin Sova &lt;jsova@bbconstruct.com&gt;

See attached pics. The One Drive link does not want to generate right now for some reason.

Regarding synthetic slate, we use DaVinci. It's a great product but is very expensive and the price just keeps going up. It will probably about cost the same as a natural slate roof. The cost savings with synthetic slate don't come from the product itself, but from the reduced load bearing requirements from using a lighter product. This won't apply to you since your structure is already supporting the weight.



Phil LaPointe

**Estimator****Butcher & Butcher Construction****Phone** 248-852-2323 x 0468**Web** [www.bbconstruction.com](http://www.bbconstruction.com)**Email** [plapointe@bbconstruct.com](mailto:plapointe@bbconstruct.com)

3885 Industrial Drive, Rochester Hills, MI 48309



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**From:** Evan Asher <[evan.asher1@gmail.com](mailto:evan.asher1@gmail.com)>**Sent:** Tuesday, April 11, 2023 9:49 AM**To:** Jon Hughes <[jhughes@bbconstruct.com](mailto:jhughes@bbconstruct.com)>**Cc:** Phil LaPointe <[plapointe@bbconstruct.com](mailto:plapointe@bbconstruct.com)>; Justin Sova <[jsova@bbconstruct.com](mailto:jsova@bbconstruct.com)>**Subject:** Re: House Evaluation - Slate Roof

John - Honestly, I had figured as much. Just by looking at it you can tell there are a number of issues. I am not surprised that it is not repairable but having your confirmation is very helpful. I appreciate your feedback.

Phil - I think I have one more request and then I can leave your team alone until I am ready to move forward.

1. Photos and videos from the inspection - this would be helpful to understand the current state of the roof.
2. Can you quote the same new roof replacement (primary + garage) with synthetic slate? A similar +/- 15K would be sufficient. Just want to know my full options.

Thanks

Evan

On Tue, Apr 11, 2023 at 8:47 AM Jon Hughes <[jhughes@bbconstruct.com](mailto:jhughes@bbconstruct.com)> wrote:

Evan, simply from walking around at ground level and looking over the roof surface from a drone, I see a lot of issues. The flat roofs are shot and improperly repaired who knows how many times over. The roof flanged gutter system is failing and crushed at multiple areas. All the steel flashings look to be rusting out and failing at almost every point. The dormers all look to have rotted trim along roof flashing points. I can see mastic and caulking spread at several areas where we should never expect to see that on a slate roof especially, because water that gets in, can not get out. There are loads of slate that are falling out of place, missing or broken, and I have no idea the degree of any kind of decking issues at this time. The garage aside from needing a pallet of slate and serious

decking work, has structural issues as well.

For these reasons, I simply can not give you an estimated price for repairs, and I wouldn't recommend repairs due to the overwhelming amount of issues that I've already listed. Aside from possibly having "temporary emergency repairs" just to stop leaks until you can budget for a full replacement.



**Jon Hughes Sr.**  
**Field Supervisor & Estimator**  
**Butcher & Butcher Construction**  
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**From:** Evan Asher <[evan.asher1@gmail.com](mailto:evan.asher1@gmail.com)>  
**Sent:** Monday, April 10, 2023 4:45 PM  
**To:** Phil LaPointe <[plapointe@bbconstruct.com](mailto:plapointe@bbconstruct.com)>  
**Cc:** Jon Hughes <[jhughes@bbconstruct.com](mailto:jhughes@bbconstruct.com)>  
**Subject:** Re: House Evaluation - Slate Roof

@Phil - Thank you very much for the estimate. Are you able to send me a copy of the photos/video? I would like to have it in my records if possible.

@John - I would like to understand the pricing for a repair. I know you said you need a closer view to understand repair costs. Once the deal closes I will reach out to schedule a more thorough inspection so you can get a more accurate repair estimate. However, If you are able to provide a repair estimate with the information you have - honestly +/-15K would be okay. Just trying to get an idea if a repair would be 50K or less or in the 80-100K+ range type thing (including garage).

Thanks

Evan

On Mon, Apr 10, 2023 at 4:37 PM Phil LaPointe <plapointe@bbconstruct.com> wrote:

I would add another \$35-40k for the garage.

Phil LaPointe

**Estimator**

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**From:** Evan Asher <[evan.asher1@gmail.com](mailto:evan.asher1@gmail.com)>  
**Sent:** Monday, April 10, 2023 4:35 PM  
**To:** Phil LaPointe <[plapointe@bbconstruct.com](mailto:plapointe@bbconstruct.com)>  
**Cc:** Jon Hughes <[jhughes@bbconstruct.com](mailto:jhughes@bbconstruct.com)>  
**Subject:** Re: House Evaluation - Slate Roof

Thank you very much Phil. Just to confirm: does this include the Garage or no? If not, can you please add on the additional cost for Garage as well? (rough estimate is fine as well)

Thanks

Evan

On Mon, Apr 10, 2023 at 4:26 PM Phil LaPointe <plapointe@bbconstruct.com> wrote:

Hi Evan,

We would be around \$140 - \$170k for a full slate tear off and install a new slate roof. This is just a rough estimate. I hope that helps.

Phil LaPointe  
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**From:** Evan Asher <[evan.asher1@gmail.com](mailto:evan.asher1@gmail.com)>  
**Sent:** Monday, March 27, 2023 8:28 AM  
**To:** Phil LaPointe <[plapointe@bbconstruct.com](mailto:plapointe@bbconstruct.com)>; Jon Hughes <[jhughes@bbconstruct.com](mailto:jhughes@bbconstruct.com)>  
**Subject:** Re: House Evaluation - Slate Roof

John/Phil -

John, thanks for the site visit last week. When should I expect some kind of report of estimate on the new roof? I am finalizing my renovation budget would like would to have an idea of cost for new Roof on Primary house and garage. With regard to repair - I know you mentioned you would not be able to provide a dollar estimate but perhaps you can send the photos and descriptions of the various repair items? Honestly - even a ROM cost of Repair would be somewhat helpful. Alternatively, something along the lines of "Given the current condition of the roof, a full replacement would be the best option"

Let me know what you guys think. Thanks!

Evan

734-645-8175

On Mon, Mar 6, 2023 at 3:28 PM Evan Asher <[evan.asher1@gmail.com](mailto:evan.asher1@gmail.com)> wrote:

Updated email. See you tomorrow at 9AM pending weather. Feel free to text me tomorrow morning if you change plans 734-645-8175.

Thanks

Evan

On Mon, Mar 6, 2023 at 9:01 AM Evan Asher <[evan.asher1@gmail.com](mailto:evan.asher1@gmail.com)> wrote:

Good morning -

Hope you are well. Is anyone available to evaluate the roof tomorrow AM?

Thanks

Evan

On Mon, Feb 27, 2023 at 3:25 PM Evan Asher <[evan.asher1@gmail.com](mailto:evan.asher1@gmail.com)> wrote:

Phil/Jon -

Thank you for the response. Looking to schedule an evaluation of an existing slate roof for a property in Boston Edison Detroit.

House is 2.5 Stories, ~2.5 Stories. Roof is likely original roof from 1915.

I have other trades scheduled for Tuesday, March 7th around 9AM. Are you available that day for an onsite visit?

Address:

[1453 W Boston Blvd](#)

[Detroit, MI 48206](#)

Thanks

Evan

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**6 attachments**



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