



PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00402

**Effective Date:** 09/16/25

**Project Address:** 2975 oakman court

**Issued to:** dwayne cobb  
2975 oakman court  
Detroit, MI 48238

**Historic District:** Oakman Boulevard

**Description of Work:**

Replace concrete tile roof with asphalt roof

**With the Conditions that:**

The proposed dimensional shingle style is not appropriate for this house; staff has authority to approve an asphalt shingle of a style that is appropriate for this house. Please submit shingle sample and selected color to staff for review/approval.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

**For the Commission:**

Garrick Landsberg  
Director of Staff, Historic District Commission

PSR:Lise

250916AD



Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2025-00402

**PROPERTY INFORMATION****ADDRESS(ES):** 2975 oakman court**HISTORIC DISTRICT:** Oakman Boulevard**SCOPE OF WORK: (Check ALL that apply)**

- |  |   |  |  |   |                                |
|--|---|--|--|---|--------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input checked="" type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                            | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

**BRIEF PROJECT DESCRIPTION:**

roof replacement

**APPLICANT IDENTIFICATION****TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** dwayne cobb**COMPANY NAME:** N/A**ADDRESS:** 2975 oakman court**CITY:** Detroit**STATE:** MI**ZIP:** 48238**PHONE:** +1 (313) 778-4278**EMAIL:** dgcobb48@gmail.com**I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

Signed by:

dwayne cobb

N/A

06/15/2025

SIGNATURE

DATE

2975 oakman court

Detroit

MI

48238

+1 (313) 778-4278

dgcobb48@gmail.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762

**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.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

existing roof on my house is covered in cement tiles that are in poor condition



### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

i want to replace the entire roof with new 3D asphalt shingles,because replacing with cement tiles i cant afford,and trying to find similar tiles to repair is impossible due to no one makes those type of cement tiles..

### 4. DETAILED SCOPE OF WORK

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

rplacement of roof,all field tiles ,ridge tiles and underlayment should be removed and replaced with materials that meet both durability standards and historic character of the home

### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

**ADDITIONAL DETAILS**




Detroit Historic Preservation Commission

Inspection Report – Roof Condition

Property Address: 2975 Oakman Ct., Detroit, MI

Owners: Mr. & Mrs. Cobb

Date of Inspection: April 9<sup>th</sup>, 2025

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### Summary of Findings

An on-site inspection was conducted at the above address in response to reports of roof damage following a recent windstorm. The structure features a historic cement tile roof consistent with the architectural character of the area.

### Observations

Severe storm-related damage was observed across the entirety of the roof.

Numerous field tiles and ridge tiles are broken, missing, or displaced.

The roof underlayment has sustained significant compromise; it is water-soaked and no longer provides an effective moisture barrier.

Temporary tarping has been applied to mitigate further interior and structural water intrusion.

## Assessment

Given the extent of windstorm-related damage and water infiltration, repair is not a feasible or structurally sound option. The cement tile roof has suffered failure at both the surface and substrate levels.

## Additional Testing

A sample of the original cement tile has been sent to ITEL Laboratories for analysis. If the tile is currently available on the market, we will obtain and submit a quote for replacement with matching material.

## Recommendation

We recommend full replacement of the cement tile roof system. All field tiles, ridge tiles, and underlayment should be removed and replaced with materials that meet both durability standards and the historic character of the home, in accordance with the Commission's guidelines.

We strongly recommend the Brava synthetic tile system as an alternative to original cement tile. Brava tiles are engineered for superior weather resistance and durability, while offering an aesthetic design that closely replicates the original tile's color, texture, and profile. This solution would ensure both long-term protection and architectural continuity.

## Next Steps

Await ITEL results for sourcing confirmation and cost estimate.

Submit replacement material specifications (including Brava tile sample) for Commission review.

Ensure all work follows the Secretary of the Interior's Standards for Rehabilitation.

Coordinate with a qualified contractor experienced in historic roofing systems.

Respectfully submitted,

Alison Bedos

Platinum Preferred Contractor

Best Choice Roofing

[Alison.bedos@bestchoiceroofing.com](mailto:Alison.bedos@bestchoiceroofing.com)

Forte Consulting and Investigations  
Claim Number: 778588889 / F-42585  
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Photograph 9: View of historical repairs.



Photograph 10: View of historical repairs.

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Photograph 13: View of missing tiles on roof slope R.



Photograph 14: View of cracked roof tiles on roof slope N.

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Photograph 15: View of displaced roof tiles on roof slope C.





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Photograph 11: View of historical repairs.



Photograph 12: View of historical repairs.

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Photograph 16: View of sliding tile on roof slope N.

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Photograph 17: View of missing and displaced ridge tiles.





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Photograph 15: View of displaced roof tiles on roof slope C.



Photograph 16: View of sliding tile on roof slope N.

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Photograph 4: View of the east elevation.

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Photograph 5: Aerial view during the drone investigation.



Photograph 6: View of the roof surface.

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Photograph 7: View of historical repairs.



Photograph 8: View of historical repairs.

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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 06/17/2025

**Application Number:** HDC2025-00402

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> dwayne cobb		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 2975 oakman court	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48238
<b>PROJECT ADDRESS:</b> 2975 oakman court			
<b>HISTORIC DISTRICT:</b> Oakman Boulevard			

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not complete. Please provide the following:

- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please)
- Product information with the specific line, design, and colorway of the proposed asphalt roof (screenshot of product information is OK, but website links are not)
- Confirmation that the project scope does not include the eaves (including soffits or fascia)
- Confirmation that the project scope does not include the gutters and downspouts
- Confirmation that the project scope does not include work to dormers

This application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings. Although not mandatory, it is highly recommended to provide the following so that you, the applicant, have your best foot forward to make your case to the Commission so that they can judge economic feasibility:

- Quote for the careful removal of the existing tile, repairing the roof, and reinstalling the historic/currently existing tiles
- Quote for the complete replacement with closest matching (if not the same) tiles to the historic tiles
- Quote for the complete replacement with asphalt shingles

The next available meeting is scheduled for August 13th; for this case to be included on that agenda, we will need all outstanding info submitted by 5PM on Monday, July 21st.

Thank you!

## APPLICANT RESPONSE

Response Date: 07/19/2025



Attached is the information you requested





PROJECT:

Dwayne Cobb  
2975 Oakman Court  
Detroit 48238

Tel: 313.778.4278

Email: [dgcobb48@gmail.com](mailto:dgcobb48@gmail.com)

Date: 07/18/2025



**This Proposal Includes all Attached Pages. Please review carefully.  
As documents will be basis for contractual agreement.**

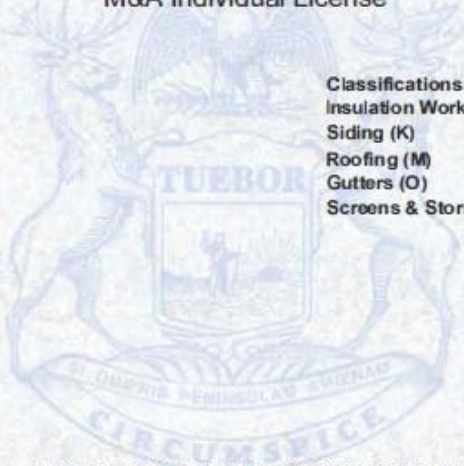
Q588838

GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs**  
**Bureau of Construction Codes**  
**M&A Individual License**

FELIPE ALFONSO EGOAVIL  
933 CALUMET ST, APT 1  
DETROIT, MI 48201

**Classifications:**  
Insulation Work (G)  
Siding (K)  
Roofing (M)  
Gutters (O)  
Screens & Storm Sash (N)

  
MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.  
252300045

Expiration Date:  
05/31/2026

This document is duly  
issued under the laws of the  
State of Michigan

Q626197


GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs**  
**Bureau of Construction Codes**  
**M&A Company License**

PAREGO HOLDINGS LLC  
DBA - BEST CHOICE ROOFING OF EAST DETROIT  
933 CALUMET ST, APT 1  
DETROIT, MI 48201

**Classifications:**  
Insulation Work (G)  
Siding (K)  
Roofing (M)  
Gutters (O)  
Screens & Storm Sash (N)

**Qualifying Officer:**  
Felipe Alfonso Egoavil  
Qualifying Officer #  
252300045

  
MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.  
272300030


Expiration Date:  
05/31/2026

This document is duly  
issued under the laws of the  
State of Michigan

Initials \_\_\_\_\_

[www.bestchoiceroofing.com](http://www.bestchoiceroofing.com)

313.265.3161

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 06/02/2025			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER		CONTACT NAME: Simply Business					
Simply Business 53 State Street 19th Floor Boston, MA 02109		PHONE (A/C, No, Ext): (844) 654-7272		FAX (A/C, No):			
		E-MAIL ADDRESS: contactus@simplybusiness.com					
		INSURER(S) AFFORDING COVERAGE		NAIC #			
		INSURER A: American Builders Insurance Company		12631			
INSURED		INSURER B:					
Parego holdings llc dba best choice roofing of east detroit 1938 Franklin St 104 Detroit, Michigan 48207		INSURER C:					
		INSURER D:					
		INSURER E:					
		INSURER F:					
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		ABUS036561XB1	06/03/2025	06/03/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPIOP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB DED RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
	PROFESSIONAL LIABILITY						EACH CLAIM AGGREGATE
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
CERTIFICATE HOLDER				CANCELLATION			
				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
				AUTHORIZED REPRESENTATIVE 			

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313.265.3161





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> biBERK P.O. Box 113247 Stamford, CT 06911	<b>CONTACT</b> NAME: PHONE (A/C, No, Ext): 844-472-0967 FAX (A/C, No): 203-654-3613 E-MAIL ADDRESS: customerservice@biBERK.com
<b>INSURED</b> Parego Holdings LLC dba Best Choice Roofing  1938 Franklin St 104 Detroit, MI 48207	<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: National Liability & Fire Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

NAIC #  
20052

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSP WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ 0 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 0 GENERAL AGGREGATE \$ 0 PRODUCTS - COMPI/OP AGG \$ 0
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE				EACH OCCURRENCE \$ AGGREGATE \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	N9WC731743	07/10/2025 07/10/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
	Professional Liability (Errors & Omissions): Claims-Made					Per Occurrence/Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Policy #N9WC731743 contains a blanket Waiver of Subrogation therefore the insurer agrees to waive its right to recover from the certificate holder to the extent required by written contract. Exclusions: Parego Holdings LLC dba Best Choice Roofing;

## CERTIFICATE HOLDER

## CANCELLATION

Parego Holdings LLC dba Best Choice 1938 Franklin St 104 Detroit, MI 48207	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
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**Best Choice Roofing**  
**Limited Warranty - Residential Remodeling Projects**

1. Term. The term of the coverage of this Limited Warranty begins upon Substantial Completion of the Work as specified in the Contract between Best Choice Roofing of East Detroit ("Contractor") and Owner. This date is referred to in this Limited Warranty as the "Warranty Commencement Date."
2. Coverage. Except as otherwise stated in this Limited Warranty, Contractor warrants that for one hundred thirty-two (132) months (11 years) after the Warranty Commencement Date ("Warranty Period") the Work shall be free from material defects in labor or material arising from the Work. Payment in full to Contractor from Owner pursuant to the Contract is a condition precedent to Contractor's obligation to perform warranty work under this Limited Warranty. Owner's delay in payment to Contractor shall not extend the Warranty Period.
3. Manufacturers' Warranties. Contractor will assign and pass through to Owner the manufacturers' warranties, if any, on all appliances, equipment and material that are provided as part of the Work. These warranties may be shorter or longer in duration than the Warranty Period. The following are examples of such appliances, equipment, and material although not every project necessarily includes these items and some projects may include appliances, equipment or material not in this list: refrigerator, range, furnace, dishwasher, microwave, garbage disposal, ventilating fan, whirlpool, and air conditioner. If a defect occurs in an item covered by a manufacturer's warranty, Owner shall follow the claims procedure outlined below in Paragraph 5 and, although Contractor is not warranting any aspect of these items, Contractor's obligation is limited to working on the Owner's behalf to cause the warranty to be honored by the applicable manufacturer at no expense to the Contractor and to coordinate the work to be done.
4. EXCLUSION FROM COVERAGE. CONTRACTOR DOES NOT ASSUME RESPONSIBILITY FOR ANY OF THE FOLLOWING, ALL OF WHICH ARE EXCLUDED FROM THE COVERAGE OF THIS LIMITED WARRANTY:
  - (a) Appliances and pieces of equipment which are covered by a manufacturer's warranty including any items that are "consumer products" as defined in the Magnuson-Moss Act excluding Contractor's installation which remains Contractor's responsibility.
  - (b) Damage due to ordinary wear and tear, abusive use, or lack of proper maintenance of the Work or the Property by Owner.
  - (c) Defects that are within the tolerances of industry standards, or that are the result of characteristics common to the materials used and which do not materially impair the intended function, such as (but not limited to) warping and deflection of wood; minor cracks due to drying and curing of wood, concrete, stucco, plaster, bricks, and masonry; minor cracks in tile grout or minor heaving of tile; minor settlement of the home or other structure or the ground under or around the home or other structure and any defects which arise from such settlement.
  - (d) Plumbing pipes that become clogged later than two (2) weeks after the Warranty Commencement Date.
  - (e) Damage or destruction of any tree, shrub or plant growth which is native to the Property, and which remains after completion of the Work.
  - (f) Defects in items installed by, or work done by, Owner or by anyone else other than Contractor or its agents, employees, subcontractors and suppliers pursuant to Contractor's direction.
  - (g) Loss or injury due to the natural elements or other casualty not the result of Contractor's negligence.
  - (h) Conditions arising from condensation on, or expansion or contraction of materials including, but not limited to, that caused by change of temperature and humidity.
  - (i) Consequential, liquidated, and incidental damages, without limitation.
  - (j) Any personal injury or property damage arising from the presence of mold or any other similar toxic material not readily visible to persons untrained in the detection of hazardous material or not resulting from Contractor's gross negligence.
  - (k) Any defects due to damage caused by insects, pests, rodents or animals and their control or elimination.
  - (l) Normal shrinkage of materials caused by the "drying out" of the Work after construction.
  - (m) Defects or damage caused by municipal services or other utilities.
  - (n) Defects or damage arising from any act or omission of the Owner including, but not limited to, the Owner's tenants, licensees, guests, or invitees.
  - (o) Defects or damage arising from any acts, events or circumstances not within Contractor's reasonable control including, but not limited to, those of civil authorities, military authorities, act of war, terrorism, riot, insurrection, pandemic, disease, or civil commotion.
  - (p) Defects or damages from roof skylights, roof windows and other roof penetrations resulting from the accumulation or build-up of snow and ice, e.g. ice-damming.
  - (q) Hidden or concealed defects in materials or similar items incorporated into the Work that are not apparent at the time of incorporation into the Work and which could not reasonably be detected by reasonable visual inspection; such defects are the responsibility of the manufacturer, or other person or entity that supplied the item or material.
  - (r) Cracks, flaking, cupping, peeling, warpage, and deterioration of grout due to expansion and contraction during extreme change of temperature and humidity.
  - (s) Discoloration of materials due to exposure to sun and weather conditions.
  - (t) Changes, alterations, or additions by parties other than the Contractor, its subcontractors, suppliers, agents or employees.

Initials \_\_\_\_\_

- (u) Accidental loss or damage including, but not limited to, fire, explosion, smoke, water escape, changes not reasonably foreseeable in the underground water tables, glass breakage, windstorm, hail or lightning, earthquake, flood, vandalism, theft, or other activity or Act of God not within Contractor's reasonable control.
  - (v) Loss or damage arising from the Owner's use of the Property for any purpose except a residence.
  - (w) Minor defects, including chips, scratches, dents, abrasions, smudges, etc. in tile, flooring, mirrors, walls, carpeting, marble, glass, and plumbing fixtures that are not made known to Contractor before the Owner moves into the remodeled space.
5. **Claims Procedure.** As provided in the Contract, within ten (10) days after Substantial Completion of the Work, Owner shall inspect the Work and deliver to Contractor a written list of material defects ("Punch List"). Contractor will make all reasonable efforts to repair those defects that Contractor agrees are defects within the coverage of this Limited Warranty within sixty (60) days of Substantial Completion (longer in the event of adverse weather conditions, unavailable materials or labor, or events or circumstances not within Contractor's reasonable control). If a defect appears subsequent to the date of delivery of the Punch List to Contractor that Owner believes is covered by this Limited Warranty, Owner shall notify Contractor in writing of the defect; however, if delay in providing notice will cause additional damage to Owner's Property or endanger the safety of people or pets, Owner shall telephone Contractor immediately. Owner's provision of written notice to Contractor of any defect within the Warranty Period is a condition precedent of Contractor's obligation to perform warranty work covered by this Limited Warranty.
6. **Repairs and Options.** Except as otherwise provided in Section 7 below, defective items covered by this Limited Warranty will be repaired or replaced by Contractor at Contractor's sole option at no charge to Owner within sixty (60) days of Owner's provision of the Punch List to Contractor or the time of Contractor's scheduled post completion inspection of the Work (longer in the event of adverse weather conditions or unavailable materials or labor); however, in an emergency, Contractor will attempt to commence repairs within twenty-four (24) hours. Contractor will conduct an inspection, if requested, approximately eleven months (11) months after the Warranty Commencement Date to review the Work for the existence of defects and to address any items that Owner claims are defects. All warranty work will be done by Contractor or subcontractors chosen by Contractor. Owner shall permit Contractor and its subcontractors' access to the Property Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. If repair or replacement is not an economically feasible or practical remedy, at Contractor's sole option, Contractor may provide an economic adjustment to Owner equal to the lesser of the decrease in the fair market value of the Property caused by the defect or the cost of repairing said defect.
7. **Drywall Repairs.** In the case of drywall, this Limited Warranty shall extend only to repairing any nail pops or cracks after the eleven (11) month inspection. This repair, if requested, will be performed only once and the patches will be repainted using the paint originally used on the walls. Any further repainting or redecorating caused by this repair shall be Owner's sole responsibility.
8. **Not Transferable/Voidable.** This Limited Warranty is extended to Owner only. When the Owner sells or vacates the Property, this Limited Warranty automatically terminates. If Owner, or anyone working at Owner's direction, attempts or undertakes work of any nature on the Property prior to completion by Contractor of the Work without first obtaining the consent of Contractor's authorized representative, this Warranty shall be void as to any components of the Property that may have been affected by the unauthorized work.
9. **No Other Warranties.** THIS LIMITED WARRANTY IS THE ONLY WARRANTY GIVEN BY CONTRACTOR AND THERE ARE NO OTHER WARRANTIES PROVIDED TO OWNER. ALL IMPLIED OR OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND HABITABILITY ARE DISCLAIMED AND FOREVER BARRED BY THIS LIMITED WARRANTY. THE REMEDIES STATED HEREIN ARE THE OWNER'S SOLE AND EXCLUSIVE REMEDIES.
10. **Defined Terms.** All capitalized or other words used in this Limited Warranty shall have the same meaning as those contained in the Contract including the General Terms and Conditions.

**We acknowledge Receipt of this Limited Warranty:**

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

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

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

Initials \_\_\_\_\_

## Roof Replacement

Home and Detached Garage \*please see page 11 for Tile Shingle price

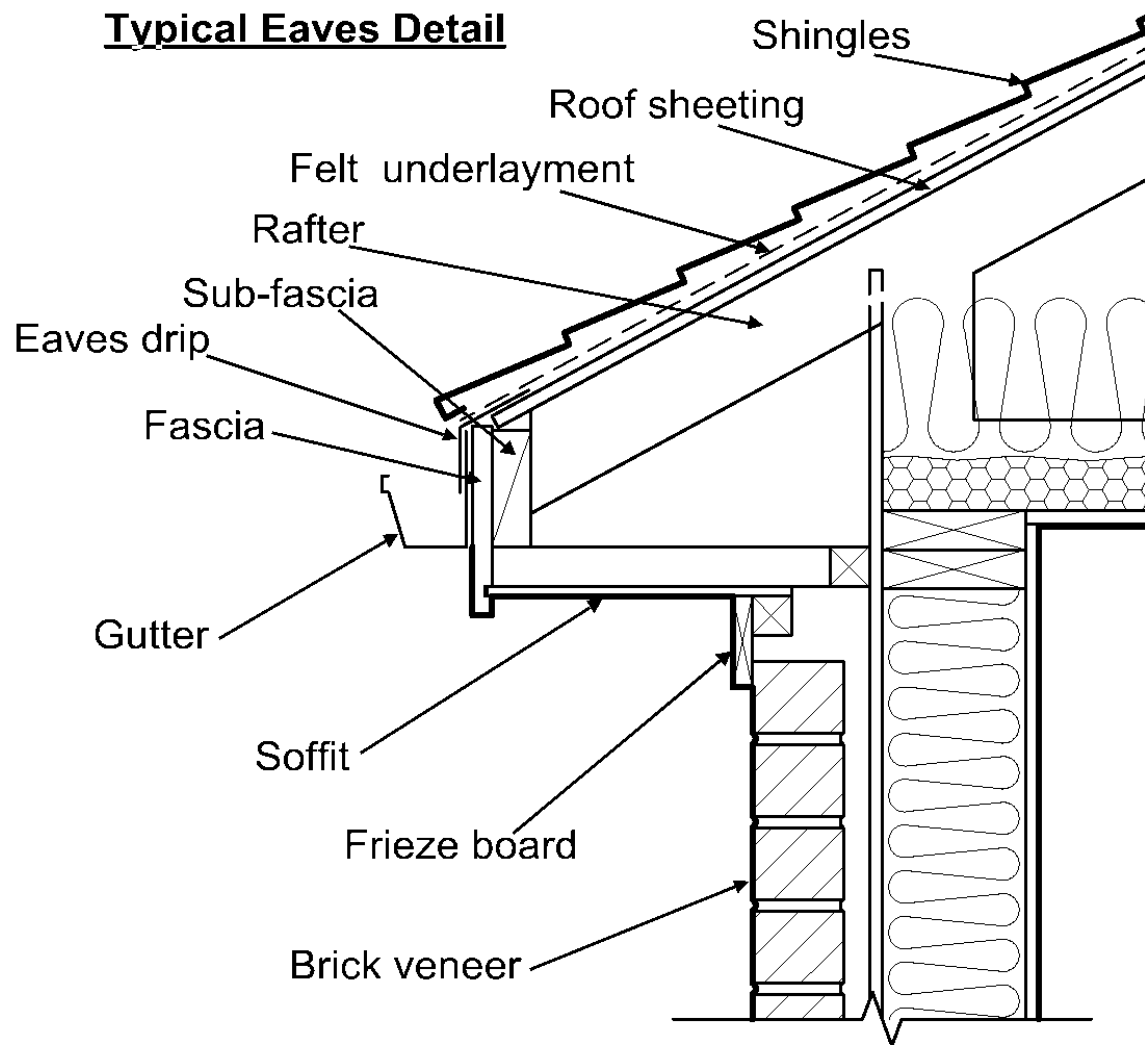
Material	Roof Area	Steepest Pitch	Chimneys	Skylights	Pipe Boots	Box/Ridge Vents
Asphalt						

Every Asphalt Roof Project from Best Choice Roofing includes:

- Owens Corning (OC) Shingles with Rooftop Delivery
- Complete Tear off of one (1) Layer of Existing Roof
- 1 ½" Aluminum Drip Edge
- Synthetic Underlayment
- Ice & Water Shield 6 ft from eaves and valleys
- OC DecoRidge Cap Shingles
- Starter Shingles on Rakes and Eaves
- 6 Nail System
- Replacing of all Pipe Boots
- Venting Cans, Ridge Vents, Power Vents, or Turbine
- Replacement OSB \$100/ per 4ft x 8ft first 5 Sheets are Free
- Exterior Chimney Inspection
- New Chimney Flashing
- Magnet Sweep Jobsite for Nails
- Clean Site Daily to Broom Clean Condition
- Haul Debris using rubber wheeled dumpsters
- All Equipment, Labor, & Material Included
- Reinstall or Dispose of Antenna or Dish as Desired \*you will need to contact satellite provider if reconnecting\*
- Factory certified Inspection at Completion

	Oakridge	Duration	Duration Flex
Overall Warranty Length	Lifetime	Lifetime	Lifetime
Up-Front (100%) coverage Period	Only 10 yrs	50 yrs	50 yrs
TRU Protection* Period	Yes	Yes	Yes
Materials Only Coverage	First 5 Years	Lifetime	Lifetime
Blow Off Coverage	15 Years	15 Years	15 Years
StreakGuard Algae Resistance	25 Years	25 Years	25 Years
Workmanship Coverage Period	5 Years	25 Years	Lifetime
Wind Speed Rating	110 MPH	130 MPH	130 MPH
Hail Resistance	None	Class 3	Class 4
	\$23,010 Initials _____	\$23,865 Initials _____	\$27,005 Initials _____
If additional layer(s) of shingles present - \$940/layer		Initials _____	
If full decking replacement required additional - \$7,050		Initials _____	

Initials \_\_\_\_\_



Initials \_\_\_\_\_

Job Options

\*\* Service work to be completed \*\*

**Home & Garage:**

- Terracotta tile roof, full replacement ~ \$120,615
- Tear off & debris removal ~ \$5,400

**Home & Garage:**

- Inspect, R&R existing roof material as required with like materials – **unable to repair.**

**NO WORKD TO BE PERFORMED ON THE FOLLOWING:**

- Eaves (including soffit & fascia)
- Gutters/downspout
- Dormers

**Not included:**

- Additional OSB \$100/sheet (includes Labor & Material)
- Additional or Estimated Labor at \$100.00 per labor man hour

Initials \_\_\_\_\_

Color Selection Summary

<b>SIDING:</b>					
Style		Size		Color	
Cedarmill		Smooth			

<b>TRIM:</b>			
<b>Windows &amp; Doors</b>			
Size		Color	
<b>Corners</b>			
Size		Color	
Rough Sawn		Smooth	

<b>SHUTTER:</b>	
Shutter Color	
Shutter Style	

<b>SOFFIT:</b>	
Tru-Vent	
Hardie	
Vinyl	
Color	

<b>FASCIA:</b>	
Aluminum	
Hardie	
Color	

<b>FRIEZE:</b>	
Hardie	
Aluminum	

<b>GUTTERS:</b>									
5"		6"		K-Style		Leaf Relief		Shur Flo	
Color									
Downspout Size									

<b>ROOFING:</b>	
Style	
Shingle Color	
Drip Edge Color	

<b>5 STAR WARRANTY</b>			
Yes		No	

Box Vents & Pipe Sleeves
--------------------------

☐ Black

☐ White

☐ Brown

<b>WINDOWS:</b>					
Units		Brand		Casing	
Exterior Color			Interior Color		

<b>PAINT:</b>			
Per Selection Sheet		Not Included	

<b>SERVICE:</b>			
Estimate Hours		None at this time	

<b>Notes:</b>	
---------------	--

Initials \_\_\_\_\_

**INVESTMENT**

Date \_\_\_\_\_

**Option****Price**

Soffit/Fascia Selections: \_\_\_\_\_

Siding Selections: \_\_\_\_\_

Gutter Selections: \_\_\_\_\_

Paint Selections: \_\_\_\_\_

Roof Selections: \_\_\_\_\_

Skylights: \_\_\_\_\_

Windows: \_\_\_\_\_

Doors: \_\_\_\_\_

Permit labor (included)

Permit cost allowance:

If required homeowner to reimburse Best Choice Roofing.

Service to billed separately at time &amp; material upon

Other:

completion.

CASH PRICE: \$ \_\_\_\_\_

FINANCED PRICE: \$ \_\_\_\_\_

**PAYMENT TERMS:**

Deposit \_\_\_\_\_

Payment No. 1 \_\_\_\_\_

Payment No. 2 \_\_\_\_\_

Final Payment \_\_\_\_\_

Signed: \_\_\_\_\_

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

*We accept payments by cash or check.**Visa/MasterCard payments accepted.****If paying by credit card, a 3% surcharge will be added to the total.***

Best Choice Roofing License # 272300030

Initials \_\_\_\_\_

## GENERAL TERMS AND CONDITIONS OF Best Choice Roofing CONTRACT APPLIES TO ALL PROJECTS

1. **Agreement:** This Agreement is between **Best Choice Roofing** (the "Company") and the homeowner (the "Owner") and/or their agents. The Company agrees to do the work (the "Work") contained herein for the Owner.
2. **Change Orders:** In the event that the scope of work is changed or requires modification a change order will be issued to contracted parties for approval. If work must be done that was not properly requested (properly requested meaning the work was done before the client was presented with a change order) Best choice roofing will bill the client at cost with no profit. The cost will not be negotiable.
3. **NSF/Returned Checks:** If a check is returned for any reason at all, Owner will pay an additional charge of \$200.00 per returned check. All outstanding balances or any future payments will only be accepted by certified check, money order or cash.
4. **Late Payment/ Service Charge:** Any funds owed greater than 30 days beyond the Completion Date are subject to a service charge of one and one-half percent (1½ %) per month on the unpaid balance.
5. **Materials:** Company shall provide necessary labor, materials, and sales tax on materials to complete the Work as specified. All materials shall remain the property and title of the Company until fully paid by Owner. All surplus materials shall remain the property of the Company unless, at Company's option, turned over to the Owner upon the completion of the work.
6. **Owner Responsibilities:** Owner warrants to Company that he is the legal owner of the Property. Owner agrees to provide to Company at no charge, electric power, and water for construction purposes. Owner acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing Property. The debris generated from this Work and related procedures may cause inconvenience or discomfort which is normal construction wear and tear conditions, and not Company negligence and may include, but is not limited to, interior wall cracks, flaking of wall paint, debris falling into an attic, disturbance to shrubbery and lawns.
7. **Attorneys' Fees:** In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the Owner agrees to reimburse all actual costs, expenses and attorneys' fees incurred by the Company.
8. **Company Warranty:** In order for any warranty to be effective against Company or any other party, Owner must: (1) have paid all sums owed to Company under this agreement: (2) provide by immediate (or 10 days) written notice, by certified mail, to Company upon discovering any defect or failure of the Work performed and: (3) not allowed any third party to, in any way, alter or repair any of the Work performed by Company. The Company is not responsible for any damage due to ice damming, condensation due to unventilated areas, any leaks or damage caused by existing solar panels, skylights, or protrusions that the Company doesn't replace. The Company will not be responsible for any unevenness of walls, rafters or roof boards on any existing structure, poor appearance, or damage due to pre-existing conditions. Examples of such conditions: gaps in siding due to multiple layers of roofing being removed, damage to siding due to improper flashing work prior to job, etc. The Company cannot be held responsible for nail pops in drywall or ceilings due to normal roof application during the course of the job. The Company accepts no responsibility for the color shading or color selection of materials. The Company is responsible for obtaining and paying for any necessary permits unless otherwise stated in the contract. Material warranty shall be limited to manufacturer's warranty of materials.
9. **Service Calls:** Service calls requested by the Owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by the Company to be a non-warranted item, the Owner will be charged for the service call or work performed at Company's established rates.
10. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties. Company is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent Company unless such statements, representations, or promises are set forth in this Agreement. Any modification of this Agreement must be in writing and signed by both parties. The Work shall not include testimony in court for any reason.
11. **No Waiver:** The Company may accept late payments or partial payment checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to this Agreement.
12. **Governing Law:** This Agreement is made and entered into in the State of Michigan and the laws of Michigan shall govern its validity and interpretation.
13. **Gender:** Wherever in this Agreement reference is made to the masculine gender, it shall be construed to include the feminine gender and vice versa unless the context clearly indicates otherwise.
14. **Copy of Contract:** By signing, Owner acknowledges receipt of a copy of this Agreement which has been signed by the Company.

I/we acknowledge BCR's Terms & Conditions:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
BCR Roofing Representative

\_\_\_\_\_  
Date

Initials \_\_\_\_\_

[www.bestchoiceroofing.com](http://www.bestchoiceroofing.com)

313.265.3161



**NOTICE OF CANCELLATION**

The Owner and Company have the option to renegotiate or cancel this Agreement at any time for any reason within three (3) business days from the date of this Agreement. If the Agreement is cancelled within this time, any deposits will be returned to you without penalty following receipt by the Company of the Cancellation Notice. If the Agreement is breached thereafter without consent of the Company, liquidated damages of 20% of the cash price of the Work, plus a proportionate share of all Work already performed will be due the Company. To cancel this Agreement, mail or deliver a signed and dated copy of this Cancellation Notice or other written notice to the Company at its address noted on this Agreement no later than midnight of the third business day from the date of this Agreement.

I hereby cancel: X \_\_\_\_\_ (Signature) Date- \_\_\_\_-\_\_\_\_-\_\_\_\_

\_\_\_\_\_ (Printed Name)

X \_\_\_\_\_ (Signature) Date- \_\_\_\_-\_\_\_\_-\_\_\_\_

\_\_\_\_\_ (Printed name)

*(End of General Terms and Conditions - Best Choice Roofing)*

**Best Choice Roofing License # 272300030**

Initials \_\_\_\_\_

**Pre-Construction Checklist:**

\_\_\_\_\_ Hours of Work: Typically 7:00 am - 6 pm Mon -Fri, unless other arrangements are made.

☐ Saturday OK to work      ☐ Saturday NOT OK to work      ☐ Call in advance

\_\_\_\_\_ Parking: Please designate areas for parking and let us know if there are any specific concerns or neighborhood requirements.

\_\_\_\_\_ Colors: Placement of the project on the production schedule will be finalized once all color selections have been made.

\_\_\_\_\_ Material and Equipment Storage: Equipment trailers and/or ladders will be left on site and we will set up a mobile dumpster on your site. An area should be selected for material deliveries and dumpster. Material may be delivered prior to start.

Location: \_\_\_\_\_

\_\_\_\_\_ Restroom: A portable toilet will be placed on site for projects over 5 days.

Location: \_\_\_\_\_

\_\_\_\_\_ Preparing for your job: Please remove items that may be affected by work. Best Choice Roofing is not responsible for damage to such items. Interior - wall hangings, knick-knacks, items on shelves, etc. Exterior - valuable pots, garden statues, deck furnishings, lights, etc.

\_\_\_\_\_ Lights: WILL/WILL NOT be removed and re-installed at work areas. (circle)  
New lights will be installed if they are on site before the completion of the job for standard installs.

\_\_\_\_\_ Landscaping: During the normal course of construction, some damage to patios, landscape lights, plantings and sod may be beyond the control of the contractor Best Choice Roofing is not responsible for this damage but will make every effort to avoid or minimize such damage. Trees and shrubs should be trimmed to avoid contact with exterior walls. This allows proper access for work and will extend the life of your paint, siding and roofing. Landscape lighting to be marked out and confirmed to be functioning with homeowner prior to project start.

\_\_\_\_\_ Weather Conditions: We will continue to install all products while the weather conditions still meet the specifications of the manufacturers. A notification will be emailed out the morning of a inclement weather day. We reserve the right to call off a workday for the safety of our work crews.

\_\_\_\_\_ Existing damage: Best Choice Roofing is not responsible for damage done to faulty/rotten siding, trim or other existing materials or other conditions during installation of new materials. Rot or damage uncovered during construction will be repaired at contracted rates or, if extensive, a separate estimate for repairs will be provided. Some damage may occur when roof surfaces are walked upon. We take care to minimize damage, if any, but will not assume liability for damage that may occur to roof or roof covering. We are not responsible for nail pops on interior drywall.

\_\_\_\_\_ Additional Work: All additional work is to be authorized by the homeowner. Failure to approve additional work in a timely manner may result in work stoppage and/or scheduling delays.

Initials \_\_\_\_\_

## Pre-Construction Checklist Continued:

\_\_\_\_\_ Scheduling delays caused by homeowner during construction may incur additional charges

\_\_\_\_\_ Local ordinances may require additional soffit venting; not included.

\_\_\_\_\_ Mechanicals: Best Choice Roofing is not responsible for damage done due to improperly installed or hidden mechanicals.

\_\_\_\_\_ Deliveries: Customer gives permission to use driveway.

\_\_\_\_\_ Yard signs: A sign will be placed in your yard. This gives your neighbors a number should they have any concerns regarding our activity in the neighborhood. It also serves as a marker for material deliveries.

\_\_\_\_\_ Clean up: Your jobsite will be left in a "broom clean" condition at the end of each day. Please call for spring clean-up from winter work due to debris hidden by snow.

\_\_\_\_\_ Conduct: Employees are instructed not to smoke at the jobsite. Moonlighting by employees is against company policy and is prohibited.

\_\_\_\_\_ Extras: Extras are to be paid at the time of order.

\_\_\_\_\_ Access: A key may be kept in a lockbox on the door through which everyone will enter and exit. The key will not leave the job site.

\_\_\_\_\_ \*\*Survey\*\*: Your satisfaction is important to us. We will ask you to complete a survey at the end of your job to let us know how we did on your project.

\_\_\_\_\_ \*\*Final walk-through\*\*: At job completion you will be required to do a final walk-through with the crew chief. Final payment is due at time of walk through according to your work order. If not available for walk through, payment schedule remains the same and a better meeting time for you will be scheduled and a Certificate of Completion will be signed at that time.

Questions/Concerns: If you have any issues about your job we are here to help.

For billing questions contact our office (313) 265-3161

For production questions contact Mark Maksymiuk (313) 265-3161

Signature: \_\_\_\_\_

Initials \_\_\_\_\_



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 07/23/2025

**Application Number:** HDC2025-00402

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> dwayne cobb		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 2975 oakman court	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48238
<b>PROJECT ADDRESS:</b> 2975 oakman court			
<b>HISTORIC DISTRICT:</b> Oakman Boulevard			

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not complete. Please provide the following:

- Photos of all exterior side elevations of the house (we need to see the whole sides, not close up photos, please)
- Photos of all exterior side elevations of the garage (we need to see the whole sides, not close up photos, please)
- Photos of the current conditions of garage roof
- Product information of the Owens Corning specific line, design, and colorway of the proposed asphalt roof (screenshot of product information is OK, but website links are not)

The next available meeting is scheduled for September 10th; for this case to be included on that agenda, we will need all outstanding info submitted by 5PM on Monday, August 18th.

Thank you!

## APPLICANT RESPONSE

Response Date: 08/18/2025



Here are my required documents.





8/14/2025, 1:16 PM







8/14/2025, 1:16 PM







8/14/2025, 1:17 PM







8/14/2025, 1:18 PM







8/14/2025, 1:18 PM







8/14/2025, 1:16 PM







PROJECT:

Dwayne Cobb  
2975 Oakman Court  
Detroit 48238

Tel: 313.778.4278

Email: [dgcobb48@gmail.com](mailto:dgcobb48@gmail.com)

Date: 08/14/2025



**This Proposal Includes all Attached Pages. Please review carefully.  
As documents will be basis for contractual agreement.**

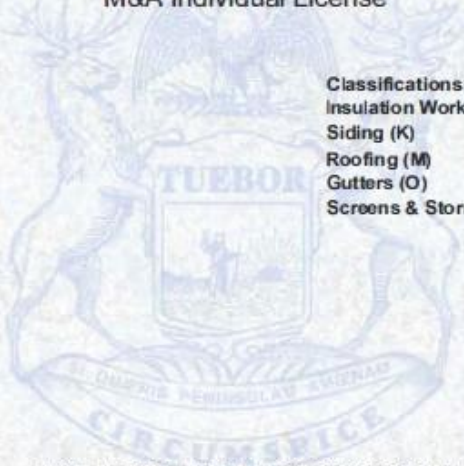
Q588838

GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs**  
**Bureau of Construction Codes**  
**M&A Individual License**

FELIPE ALFONSO EGOAVIL  
933 CALUMET ST, APT 1  
DETROIT, MI 48201

**Classifications:**  
Insulation Work (G)  
Siding (K)  
Roofing (M)  
Gutters (O)  
Screens & Storm Sash (N)

  
TUEBOR  
CIRCUMSPICE

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.  
252300045

Expiration Date:  
05/31/2026

This document is duly  
issued under the laws of the  
State of Michigan

Q626197


GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs**  
**Bureau of Construction Codes**  
**M&A Company License**

PAREGO HOLDINGS LLC  
DBA - BEST CHOICE ROOFING OF EAST DETROIT  
933 CALUMET ST, APT 1  
DETROIT, MI 48201

**Classifications:**  
Insulation Work (G)  
Siding (K)  
Roofing (M)  
Gutters (O)  
Screens & Storm Sash (N)

**Qualifying Officer:**  
Felipe Alfonso Egoavil  
Qualifying Officer #  
252300045

  
TUEBOR  
CIRCUMSPICE

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.  
272300030


Expiration Date:  
05/31/2026

This document is duly  
issued under the laws of the  
State of Michigan

Initials \_\_\_\_\_

[www.bestchoiceroofing.com](http://www.bestchoiceroofing.com)

313.265.3161

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 06/02/2025			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Simply Business 53 State Street 19th Floor Boston, MA 02109		CONTACT NAME: Simply Business PHONE (A/C, No, Ext): (844) 654-7272 FAX (A/C, No): E-MAIL ADDRESS: contactus@simplybusiness.com					
INSURED Parego holdings llc dba best choice roofing of east detroit 1938 Franklin St 104 Detroit, Michigan 48207		INSURER(S) AFFORDING COVERAGE		NAIC #			
		INSURER A: American Builders Insurance Company		12631			
		INSURER B:					
		INSURER C:					
		INSURER D:					
		INSURER E:					
		INSURER F:					
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		ABUS036561XB1	06/03/2025	06/03/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPIOP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB DED RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
	PROFESSIONAL LIABILITY						EACH CLAIM AGGREGATE
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
CERTIFICATE HOLDER				CANCELLATION			
				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
				AUTHORIZED REPRESENTATIVE 			

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ACORD 25 (2016/03)

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313.265.3161





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> biBERK P.O. Box 113247 Stamford, CT 06911	<b>CONTACT NAME</b> PHONE (A/C, No, Ext): 844-472-0967 E-MAIL ADDRESS: customerservice@biBERK.com FAX (A/C, No): 203-654-3613
<b>INSURED</b> Parego Holdings LLC dba Best Choice Roofing  1938 Franklin St 104 Detroit, MI 48207	<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: National Liability & Fire Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	<b>NAIC #</b> 20052

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSP WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ 0 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 0 GENERAL AGGREGATE \$ 0 PRODUCTS - COMPI/OP AGG \$ 0
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	N9WC731743	07/10/2025 07/10/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
	Professional Liability (Errors & Omissions): Claims-Made					Per Occurrence/Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Policy #N9WC731743 contains a blanket Waiver of Subrogation therefore the insurer agrees to waive its right to recover from the certificate holder to the extent required by written contract. Exclusions: Parego Holdings LLC dba Best Choice Roofing;

## CERTIFICATE HOLDER

## CANCELLATION

Parego Holdings LLC dba Best Choice 1938 Franklin St 104 Detroit, MI 48207	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
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**Best Choice Roofing**  
**Limited Warranty - Residential Remodeling Projects**

1. Term. The term of the coverage of this Limited Warranty begins upon Substantial Completion of the Work as specified in the Contract between Best Choice Roofing of East Detroit ("Contractor") and Owner. This date is referred to in this Limited Warranty as the "Warranty Commencement Date."
2. Coverage. Except as otherwise stated in this Limited Warranty, Contractor warrants that for one hundred thirty-two (132) months (11 years) after the Warranty Commencement Date ("Warranty Period") the Work shall be free from material defects in labor or material arising from the Work. Payment in full to Contractor from Owner pursuant to the Contract is a condition precedent to Contractor's obligation to perform warranty work under this Limited Warranty. Owner's delay in payment to Contractor shall not extend the Warranty Period.
3. Manufacturers' Warranties. Contractor will assign and pass through to Owner the manufacturers' warranties, if any, on all appliances, equipment and material that are provided as part of the Work. These warranties may be shorter or longer in duration than the Warranty Period. The following are examples of such appliances, equipment, and material although not every project necessarily includes these items and some projects may include appliances, equipment or material not in this list: refrigerator, range, furnace, dishwasher, microwave, garbage disposal, ventilating fan, whirlpool, and air conditioner. If a defect occurs in an item covered by a manufacturer's warranty, Owner shall follow the claims procedure outlined below in Paragraph 5 and, although Contractor is not warranting any aspect of these items, Contractor's obligation is limited to working on the Owner's behalf to cause the warranty to be honored by the applicable manufacturer at no expense to the Contractor and to coordinate the work to be done.
4. EXCLUSION FROM COVERAGE. CONTRACTOR DOES NOT ASSUME RESPONSIBILITY FOR ANY OF THE FOLLOWING, ALL OF WHICH ARE EXCLUDED FROM THE COVERAGE OF THIS LIMITED WARRANTY:
  - (a) Appliances and pieces of equipment which are covered by a manufacturer's warranty including any items that are "consumer products" as defined in the Magnuson-Moss Act excluding Contractor's installation which remains Contractor's responsibility.
  - (b) Damage due to ordinary wear and tear, abusive use, or lack of proper maintenance of the Work or the Property by Owner.
  - (c) Defects that are within the tolerances of industry standards, or that are the result of characteristics common to the materials used and which do not materially impair the intended function, such as (but not limited to) warping and deflection of wood; minor cracks due to drying and curing of wood, concrete, stucco, plaster, bricks, and masonry; minor cracks in tile grout or minor heaving of tile; minor settlement of the home or other structure or the ground under or around the home or other structure and any defects which arise from such settlement.
  - (d) Plumbing pipes that become clogged later than two (2) weeks after the Warranty Commencement Date.
  - (e) Damage or destruction of any tree, shrub or plant growth which is native to the Property, and which remains after completion of the Work.
  - (f) Defects in items installed by, or work done by, Owner or by anyone else other than Contractor or its agents, employees, subcontractors and suppliers pursuant to Contractor's direction.
  - (g) Loss or injury due to the natural elements or other casualty not the result of Contractor's negligence.
  - (h) Conditions arising from condensation on, or expansion or contraction of materials including, but not limited to, that caused by change of temperature and humidity.
  - (i) Consequential, liquidated, and incidental damages, without limitation.
  - (j) Any personal injury or property damage arising from the presence of mold or any other similar toxic material not readily visible to persons untrained in the detection of hazardous material or not resulting from Contractor's gross negligence.
  - (k) Any defects due to damage caused by insects, pests, rodents or animals and their control or elimination.
  - (l) Normal shrinkage of materials caused by the "drying out" of the Work after construction.
  - (m) Defects or damage caused by municipal services or other utilities.
  - (n) Defects or damage arising from any act or omission of the Owner including, but not limited to, the Owner's tenants, licensees, guests, or invitees.
  - (o) Defects or damage arising from any acts, events or circumstances not within Contractor's reasonable control including, but not limited to, those of civil authorities, military authorities, act of war, terrorism, riot, insurrection, pandemic, disease, or civil commotion.
  - (p) Defects or damages from roof skylights, roof windows and other roof penetrations resulting from the accumulation or build-up of snow and ice, e.g. ice-damming.
  - (q) Hidden or concealed defects in materials or similar items incorporated into the Work that are not apparent at the time of incorporation into the Work and which could not reasonably be detected by reasonable visual inspection; such defects are the responsibility of the manufacturer, or other person or entity that supplied the item or material.
  - (r) Cracks, flaking, cupping, peeling, warpage, and deterioration of grout due to expansion and contraction during extreme change of temperature and humidity.
  - (s) Discoloration of materials due to exposure to sun and weather conditions.
  - (t) Changes, alterations, or additions by parties other than the Contractor, its subcontractors, suppliers, agents or employees.

Initials \_\_\_\_\_



- (u) Accidental loss or damage including, but not limited to, fire, explosion, smoke, water escape, changes not reasonably foreseeable in the underground water tables, glass breakage, windstorm, hail or lightning, earthquake, flood, vandalism, theft, or other activity or Act of God not within Contractor's reasonable control.
  - (v) Loss or damage arising from the Owner's use of the Property for any purpose except a residence.
  - (w) Minor defects, including chips, scratches, dents, abrasions, smudges, etc. in tile, flooring, mirrors, walls, carpeting, marble, glass, and plumbing fixtures that are not made known to Contractor before the Owner moves into the remodeled space.
5. Claims Procedure. As provided in the Contract, within ten (10) days after Substantial Completion of the Work, Owner shall inspect the Work and deliver to Contractor a written list of material defects ("Punch List"). Contractor will make all reasonable efforts to repair those defects that Contractor agrees are defects within the coverage of this Limited Warranty within sixty (60) days of Substantial Completion (longer in the event of adverse weather conditions, unavailable materials or labor, or events or circumstances not within Contractor's reasonable control). If a defect appears subsequent to the date of delivery of the Punch List to Contractor that Owner believes is covered by this Limited Warranty, Owner shall notify Contractor in writing of the defect; however, if delay in providing notice will cause additional damage to Owner's Property or endanger the safety of people or pets, Owner shall telephone Contractor immediately. Owner's provision of written notice to Contractor of any defect within the Warranty Period is a condition precedent of Contractor's obligation to perform warranty work covered by this Limited Warranty.
6. Repairs and Options. Except as otherwise provided in Section 7 below, defective items covered by this Limited Warranty will be repaired or replaced by Contractor at Contractor's sole option at no charge to Owner within sixty (60) days of Owner's provision of the Punch List to Contractor or the time of Contractor's scheduled post completion inspection of the Work (longer in the event of adverse weather conditions or unavailable materials or labor); however, in an emergency, Contractor will attempt to commence repairs within twenty-four (24) hours. Contractor will conduct an inspection, if requested, approximately eleven months (11) months after the Warranty Commencement Date to review the Work for the existence of defects and to address any items that Owner claims are defects. All warranty work will be done by Contractor or subcontractors chosen by Contractor. Owner shall permit Contractor and its subcontractors' access to the Property Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. If repair or replacement is not an economically feasible or practical remedy, at Contractor's sole option, Contractor may provide an economic adjustment to Owner equal to the lesser of the decrease in the fair market value of the Property caused by the defect or the cost of repairing said defect.
7. Drywall Repairs. In the case of drywall, this Limited Warranty shall extend only to repairing any nail pops or cracks after the eleven (11) month inspection. This repair, if requested, will be performed only once and the patches will be repainted using the paint originally used on the walls. Any further repainting or redecorating caused by this repair shall be Owner's sole responsibility.
8. Not Transferable/Voidable. This Limited Warranty is extended to Owner only. When the Owner sells or vacates the Property, this Limited Warranty automatically terminates. If Owner, or anyone working at Owner's direction, attempts or undertakes work of any nature on the Property prior to completion by Contractor of the Work without first obtaining the consent of Contractor's authorized representative, this Warranty shall be void as to any components of the Property that may have been affected by the unauthorized work.
9. No Other Warranties. THIS LIMITED WARRANTY IS THE ONLY WARRANTY GIVEN BY CONTRACTOR AND THERE ARE NO OTHER WARRANTIES PROVIDED TO OWNER. ALL IMPLIED OR OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND HABITABILITY ARE DISCLAIMED AND FOREVER BARRED BY THIS LIMITED WARRANTY. THE REMEDIES STATED HEREIN ARE THE OWNER'S SOLE AND EXCLUSIVE REMEDIES.
10. Defined Terms. All capitalized or other words used in this Limited Warranty shall have the same meaning as those contained in the Contract including the General Terms and Conditions.

**We acknowledge Receipt of this Limited Warranty:**

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

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

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

Initials \_\_\_\_\_

## Roof Replacement

## Home Only

\*please see page 9 for Tile Shingle price

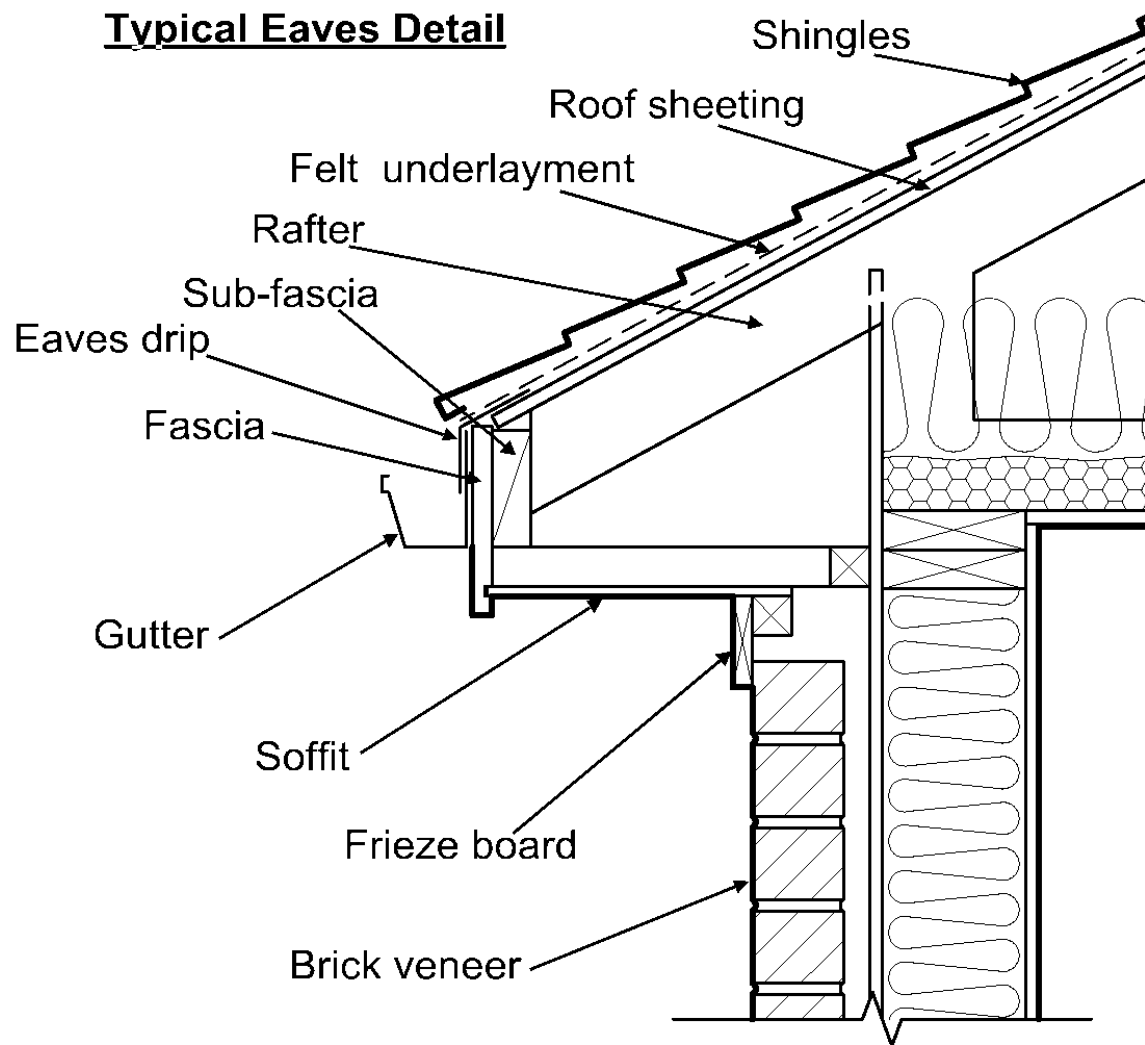
Material	Roof Area	Steepest Pitch	Chimneys	Skylights	Pipe Boots	Box/Ridge Vents
Asphalt						

Every Asphalt Roof Project from Best Choice Roofing includes:

- Owens Corning (OC) Shingles with Rooftop Delivery
- Complete Tear off of one (1) Layer of Existing Roof
- 1 ½" Aluminum Drip Edge
- Synthetic Underlayment
- Ice & Water Shield 6 ft from eaves and valleys
- OC DecoRidge Cap Shingles
- Starter Shingles on Rakes and Eaves
- 6 Nail System
- Replacing of all Pipe Boots
- Venting Cans, Ridge Vents, Power Vents, or Turbine
- Replacement OSB \$100/per 4ft x 8ft first 3 Sheets are Free
- Exterior Chimney Inspection
- New Chimney Flashing
- Magnet Sweep Jobsite for Nails
- Clean Site Daily to Broom Clean Condition
- Haul Debris using rubber wheeled dumpsters
- All Equipment, Labor, & Material Included
- Reinstall or Dispose of Antenna or Dish as Desired \*you will need to contact satellite provider if reconnecting\*
- Factory certified Inspection at Completion

	Duration
Overall Warranty Length	Lifetime
Up-Front (100%) coverage Period	50 yrs
TRU Protection* Period	Yes
Materials Only Coverage	Lifetime
Blow Off Coverage	15 Years
StreakGuard Algae Resistance	25 Years
Workmanship Coverage Period	25 Years
Wind Speed Rating	130 MPH
Hail Resistance	Class 3
	\$17,595 <b>YES</b> Initials _____
If additional layer(s) of shingles present - \$680/layer <b>YES</b> Initials _____	
If full decking replacement required additional - \$5,500 <b>YES</b> Initials _____	

Initials \_\_\_\_\_



Initials \_\_\_\_\_

Job Options

\*\* Service work to be completed \*\*

**Home Only:**

- Terracotta tile roof, full replacement ~ \$98,650 **NO**
- Tear off & debris removal ~ \$4,275 **YES**

**Home Only:**

- Inspect, R&R existing roof material as required with like materials - **unable to repair.**

**NO WORKD TO BE PERFORMED ON THE FOLLOWING:**

- Eaves (including soffit & fascia)
- Gutters/downspout
- Dormers

**Not included:**

- Additional OSB \$100/sheet (includes Labor & Material)
- Additional or Estimated Labor at \$100.00 per labor man hour

Initials \_\_\_\_\_



Color Selection Summary

<b>SIDING:</b>					
Style		Size		Color	
Cedarmill		Smooth			

<b>TRIM:</b>			
<b>Windows &amp; Doors</b>			
Size		Color	
<b>Corners</b>			
Size		Color	
Rough Sawn		Smooth	

<b>SHUTTER:</b>	
Shutter Color	
Shutter Style	

<b>SOFFIT:</b>	
Tru-Vent	
Hardie	
Vinyl	
Color	

<b>FASCIA:</b>	
Aluminum	
Hardie	
Color	

<b>FRIEZE:</b>	
Hardie	
Aluminum	

<b>GUTTERS:</b>									
5"		6"		K-Style		Leaf Relief		Shur Flo	
Color									
Downspout Size									

<b>ROOFING:</b>	
Style	
Shingle Color	
Drip Edge Color	

<b>5 STAR WARRANTY</b>			
Yes		No	

Box Vents & Pipe Sleeves
--------------------------

☐ Black

☐ White

☐ Brown

<b>WINDOWS:</b>					
Units		Brand		Casing	
Exterior Color			Interior Color		

<b>PAINT:</b>			
Per Selection Sheet		Not Included	

<b>SERVICE:</b>			
Estimate Hours		None at this time	

<b>Notes:</b>	
---------------	--

Initials \_\_\_\_\_

**INVESTMENT**Date 08/14/2025**Option****Price**

Soffit/Fascia Selections: \_\_\_\_\_

Siding Selections: \_\_\_\_\_

Gutter Selections: \_\_\_\_\_

Paint Selections: \_\_\_\_\_

Roof Selections: \_\_\_\_\_

**Duration****\$17,595**

Decking: \_\_\_\_\_

**\$5,500**

Tear Off &amp; Debris removal: \_\_\_\_\_

**\$4,275**

Doors: \_\_\_\_\_

Permit labor (included)

Permit cost allowance:

**If required homeowner to reimburse Best Choice Roofing.**  
 Service to be billed separately at time & material upon  
 completion.

Other: \_\_\_\_\_

**CASH PRICE: \$27,370****FINANCED PRICE: \$****PAYMENT TERMS:**

Deposit

**\$13,685****Due upon signing of contract**

Payment No. 1 \_\_\_\_\_

Payment No. 2 \_\_\_\_\_

Final Payment

**Balance due upon  
project completion****Signed:** \_\_\_\_\_**Date:** \_\_\_\_\_

*We accept payments by cash or check.  
 Visa/MasterCard payments accepted.*

***If paying by credit card, a 3% surcharge will be added to the total.*****Best Choice Roofing License # 272300030****Initials** \_\_\_\_\_[www.bestchoiceroofing.com](http://www.bestchoiceroofing.com)

313.265.3161

## GENERAL TERMS AND CONDITIONS OF Best Choice Roofing CONTRACT APPLIES TO ALL PROJECTS

1. **Agreement:** This Agreement is between **Best Choice Roofing** (the "Company") and the homeowner (the "Owner") and/or their agents. The Company agrees to do the work (the "Work") contained herein for the Owner.
2. **Change Orders:** In the event that the scope of work is changed or requires modification a change order will be issued to contracted parties for approval. If work must be done that was not properly requested (properly requested meaning the work was done before the client was presented with a change order) Best choice roofing will bill the client at cost with no profit. The cost will not be negotiable.
3. **NSF/Returned Checks:** If a check is returned for any reason at all, Owner will pay an additional charge of \$200.00 per returned check. All outstanding balances or any future payments will only be accepted by certified check, money order or cash.
4. **Late Payment/ Service Charge:** Any funds owed greater than 30 days beyond the Completion Date are subject to a service charge of one and one-half percent (1½ %) per month on the unpaid balance.
5. **Materials:** Company shall provide necessary labor, materials, and sales tax on materials to complete the Work as specified. All materials shall remain the property and title of the Company until fully paid by Owner. All surplus materials shall remain the property of the Company unless, at Company's option, turned over to the Owner upon the completion of the work.
6. **Owner Responsibilities:** Owner warrants to Company that he is the legal owner of the Property. Owner agrees to provide to Company at no charge, electric power, and water for construction purposes. Owner acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing Property. The debris generated from this Work and related procedures may cause inconvenience or discomfort which is normal construction wear and tear conditions, and not Company negligence and may include, but is not limited to, interior wall cracks, flaking of wall paint, debris falling into an attic, disturbance to shrubbery and lawns.
7. **Attorneys' Fees:** In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the Owner agrees to reimburse all actual costs, expenses and attorneys' fees incurred by the Company.
8. **Company Warranty:** In order for any warranty to be effective against Company or any other party, Owner must: (1) have paid all sums owed to Company under this agreement: (2) provide by immediate (or 10 days) written notice, by certified mail, to Company upon discovering any defect or failure of the Work performed and: (3) not allowed any third party to, in any way, alter or repair any of the Work performed by Company. The Company is not responsible for any damage due to ice damming, condensation due to unventilated areas, any leaks or damage caused by existing solar panels, skylights, or protrusions that the Company doesn't replace. The Company will not be responsible for any unevenness of walls, rafters or roof boards on any existing structure, poor appearance, or damage due to pre-existing conditions. Examples of such conditions: gaps in siding due to multiple layers of roofing being removed, damage to siding due to improper flashing work prior to job, etc. The Company cannot be held responsible for nail pops in drywall or ceilings due to normal roof application during the course of the job. The Company accepts no responsibility for the color shading or color selection of materials. The Company is responsible for obtaining and paying for any necessary permits unless otherwise stated in the contract. Material warranty shall be limited to manufacturer's warranty of materials.
9. **Service Calls:** Service calls requested by the Owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by the Company to be a non-warranted item, the Owner will be charged for the service call or work performed at Company's established rates.
10. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties. Company is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent Company unless such statements, representations, or promises are set forth in this Agreement. Any modification of this Agreement must be in writing and signed by both parties. The Work shall not include testimony in court for any reason.
11. **No Waiver:** The Company may accept late payments or partial payment checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to this Agreement.
12. **Governing Law:** This Agreement is made and entered into in the State of Michigan and the laws of Michigan shall govern its validity and interpretation.
13. **Gender:** Wherever in this Agreement reference is made to the masculine gender, it shall be construed to include the feminine gender and vice versa unless the context clearly indicates otherwise.
14. **Copy of Contract:** By signing, Owner acknowledges receipt of a copy of this Agreement which has been signed by the Company.

I/we acknowledge BCR's Terms & Conditions:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
BCR Roofing Representative

\_\_\_\_\_  
Date

Initials \_\_\_\_\_

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**NOTICE OF CANCELLATION**

The Owner and Company have the option to renegotiate or cancel this Agreement at any time for any reason within three (3) business days from the date of this Agreement. If the Agreement is cancelled within this time, any deposits will be returned to you without penalty following receipt by the Company of the Cancellation Notice. If the Agreement is breached thereafter without consent of the Company, liquidated damages of 20% of the cash price of the Work, plus a proportionate share of all Work already performed will be due the Company. To cancel this Agreement, mail or deliver a signed and dated copy of this Cancellation Notice or other written notice to the Company at its address noted on this Agreement no later than midnight of the third business day from the date of this Agreement.

I hereby cancel: X \_\_\_\_\_ (Signature) Date- \_\_\_\_-\_\_\_\_-\_\_\_\_

\_\_\_\_\_ (Printed Name)

X \_\_\_\_\_ (Signature) Date- \_\_\_\_-\_\_\_\_-\_\_\_\_

\_\_\_\_\_ (Printed name)

*(End of General Terms and Conditions - Best Choice Roofing)*

**Best Choice Roofing License # 272300030**

Initials \_\_\_\_\_

[www.bestchoiceroofing.com](http://www.bestchoiceroofing.com)

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**Pre-Construction Checklist:**

\_\_\_\_\_ Hours of Work: Typically 7:00 am - 6 pm Mon -Fri, unless other arrangements are made.

☐ Saturday OK to work      ☐ Saturday NOT OK to work      ☐ Call in advance

\_\_\_\_\_ Parking: Please designate areas for parking and let us know if there are any specific concerns or neighborhood requirements.

\_\_\_\_\_ Colors: Placement of the project on the production schedule will be finalized once all color selections have been made.

\_\_\_\_\_ Material and Equipment Storage: Equipment trailers and/or ladders will be left on site and we will set up a mobile dumpster on your site. An area should be selected for material deliveries and dumpster. Material may be delivered prior to start.

Location: \_\_\_\_\_

\_\_\_\_\_ Restroom: A portable toilet will be placed on site for projects over 5 days.

Location: \_\_\_\_\_

\_\_\_\_\_ Preparing for your job: Please remove items that may be affected by work. Best Choice Roofing is not responsible for damage to such items. Interior - wall hangings, knick-knacks, items on shelves, etc. Exterior - valuable pots, garden statues, deck furnishings, lights, etc.

\_\_\_\_\_ Lights: WILL/WILL NOT be removed and re-installed at work areas. (circle)  
New lights will be installed if they are on site before the completion of the job for standard installs.

\_\_\_\_\_ Landscaping: During the normal course of construction, some damage to patios, landscape lights, plantings and sod may be beyond the control of the contractor Best Choice Roofing is not responsible for this damage but will make every effort to avoid or minimize such damage. Trees and shrubs should be trimmed to avoid contact with exterior walls. This allows proper access for work and will extend the life of your paint, siding and roofing. Landscape lighting to be marked out and confirmed to be functioning with homeowner prior to project start.

\_\_\_\_\_ Weather Conditions: We will continue to install all products while the weather conditions still meet the specifications of the manufacturers. A notification will be emailed out the morning of a inclement weather day. We reserve the right to call off a workday for the safety of our work crews.

\_\_\_\_\_ Existing damage: Best Choice Roofing is not responsible for damage done to faulty/rotten siding, trim or other existing materials or other conditions during installation of new materials. Rot or damage uncovered during construction will be repaired at contracted rates or, if extensive, a separate estimate for repairs will be provided. Some damage may occur when roof surfaces are walked upon. We take care to minimize damage, if any, but will not assume liability for damage that may occur to roof or roof covering. We are not responsible for nail pops on interior drywall.

\_\_\_\_\_ Additional Work: All additional work is to be authorized by the homeowner. Failure to approve additional work in a timely manner may result in work stoppage and/or scheduling delays.

Initials \_\_\_\_\_



## Pre-Construction Checklist Continued:

\_\_\_\_\_ Scheduling delays caused by homeowner during construction may incur additional charges

\_\_\_\_\_ Local ordinances may require additional soffit venting; not included.

\_\_\_\_\_ Mechanicals: Best Choice Roofing is not responsible for damage done due to improperly installed or hidden mechanicals.

\_\_\_\_\_ Deliveries: Customer gives permission to use driveway.

\_\_\_\_\_ Yard signs: A sign will be placed in your yard. This gives your neighbors a number should they have any concerns regarding our activity in the neighborhood. It also serves as a marker for material deliveries.

\_\_\_\_\_ Clean up: Your jobsite will be left in a "broom clean" condition at the end of each day. Please call for spring clean-up from winter work due to debris hidden by snow.

\_\_\_\_\_ Conduct: Employees are instructed not to smoke at the jobsite. Moonlighting by employees is against company policy and is prohibited.

\_\_\_\_\_ Extras: Extras are to be paid at the time of order.

\_\_\_\_\_ Access: A key may be kept in a lockbox on the door through which everyone will enter and exit. The key will not leave the job site.

\_\_\_\_\_ \*\*Survey\*\*: Your satisfaction is important to us. We will ask you to complete a survey at the end of your job to let us know how we did on your project.

\_\_\_\_\_ \*\*Final walk-through\*\*: At job completion you will be required to do a final walk-through with the crew chief. Final payment is due at time of walk through according to your work order. If not available for walk through, payment schedule remains the same and a better meeting time for you will be scheduled and a Certificate of Completion will be signed at that time.

Questions/Concerns: If you have any issues about your job we are here to help.

For billing questions contact our office (313) 265-3161

For production questions contact Mark Maksymiuk (313) 265-3161

Signature: \_\_\_\_\_

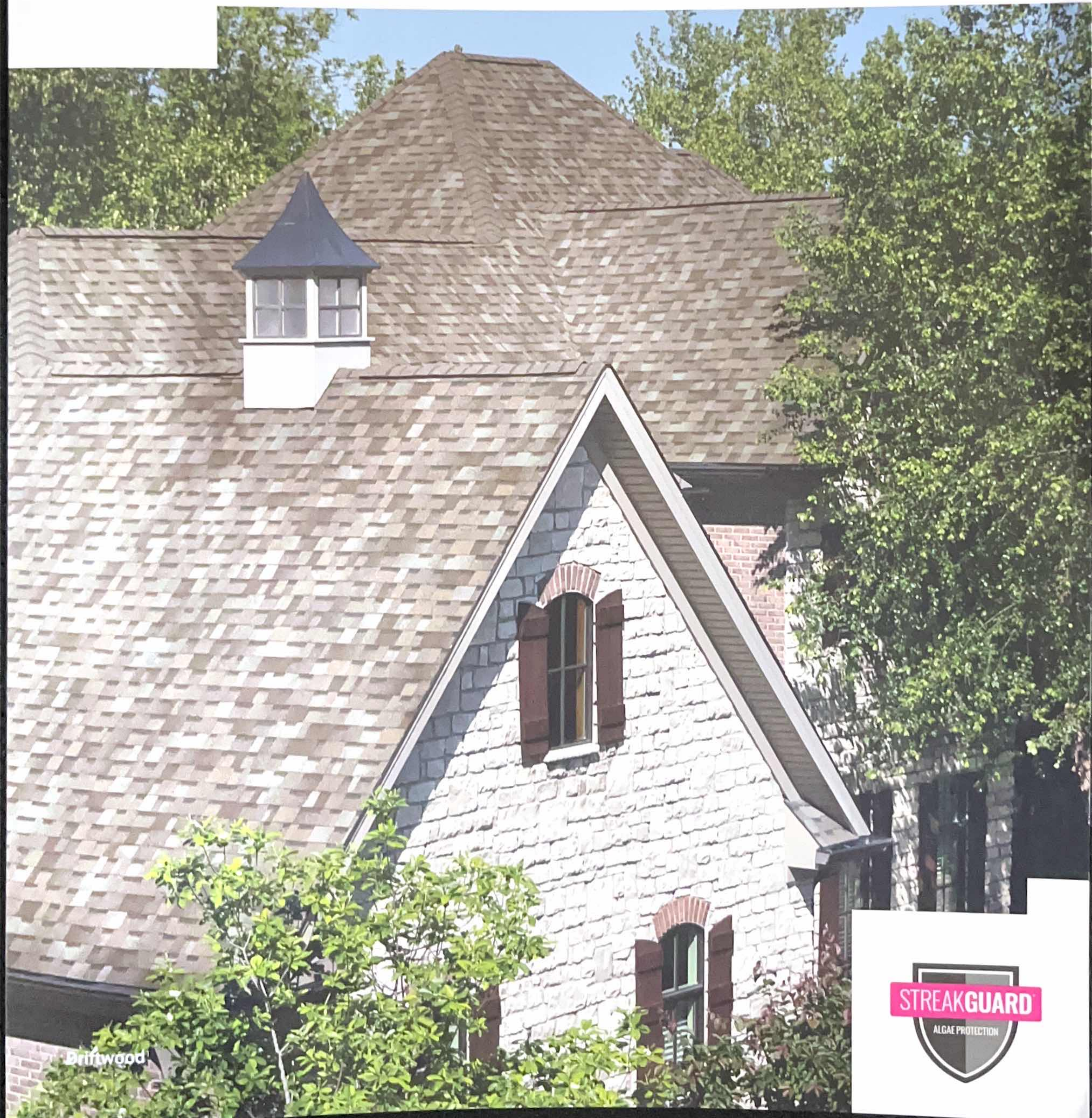
Initials \_\_\_\_\_





TruDefinition®  
**DURATION®**

Shingles with Patented SureNail® Technology  
Tejas con tecnología patentada SureNail®



Driftwood





# DEEP DIMENSION OUTSTANDING PERFORMANCE

## Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty\*<sup>1</sup> for as long as you own your home
- The protection of a 130-MPH\* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty<sup>3/8</sup>
- Rated Class 3 for Impact Resistance<sup>6</sup> and may qualify for a homeowner insurance discount<sup>7</sup>

## UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

### Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida\*<sup>1</sup> mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)\*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas <sup>3/8</sup>
- Clasificación nominal 3 para resistencia a los impactos<sup>6</sup> y puede ser aplicable a descuento por seguro del propietario<sup>7</sup>



### Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

### No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.



### THE FINISHING TOUCH

## OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

### EL TOQUE FINAL

## TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.



TruDefinition®

# DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood<sup>1</sup>



Chateau Green<sup>1</sup>



Colonial Slate<sup>1</sup>



Desert Rose<sup>1</sup>



Driftwood<sup>1</sup>



Estate Gray<sup>1</sup>



Midnight Plum<sup>1/5</sup>



Onyx Black<sup>1</sup>



Peppercorn<sup>1</sup>



Sand Castle<sup>1</sup>



Sierra Gray<sup>1</sup>



Slatestone Gray<sup>1</sup>



Teak<sup>1</sup>



Terra Cotta<sup>1</sup>



Williamsburg Gray<sup>1</sup>

## COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home, your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

## DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se vera en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea como lucen las tejas ya instaladas en una vivienda, su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle donde ver un techo ya instalado.



# THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

## HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su teja. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail®, una exclusividad de Owens Corning.



**Excellent Adhesive Power**  
Helps keep the shingle layers laminated

**Excelente poder adhesivo**  
Ayuda a conservar el laminado de las capas de las tejas

### Breakthrough Design

Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle

#### Diseño innovador

La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja

### "No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

#### Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

### Outstanding Grip

The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond® sealant for exceptional wind resistance of a 130-MPH wind warranty.

#### Agarre excepcional

La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond® con una garantía de resistencia al viento excepcional de 210 km/h (130 mph)

### Triple Layer Protection®

A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

#### Triple Layer Protection®

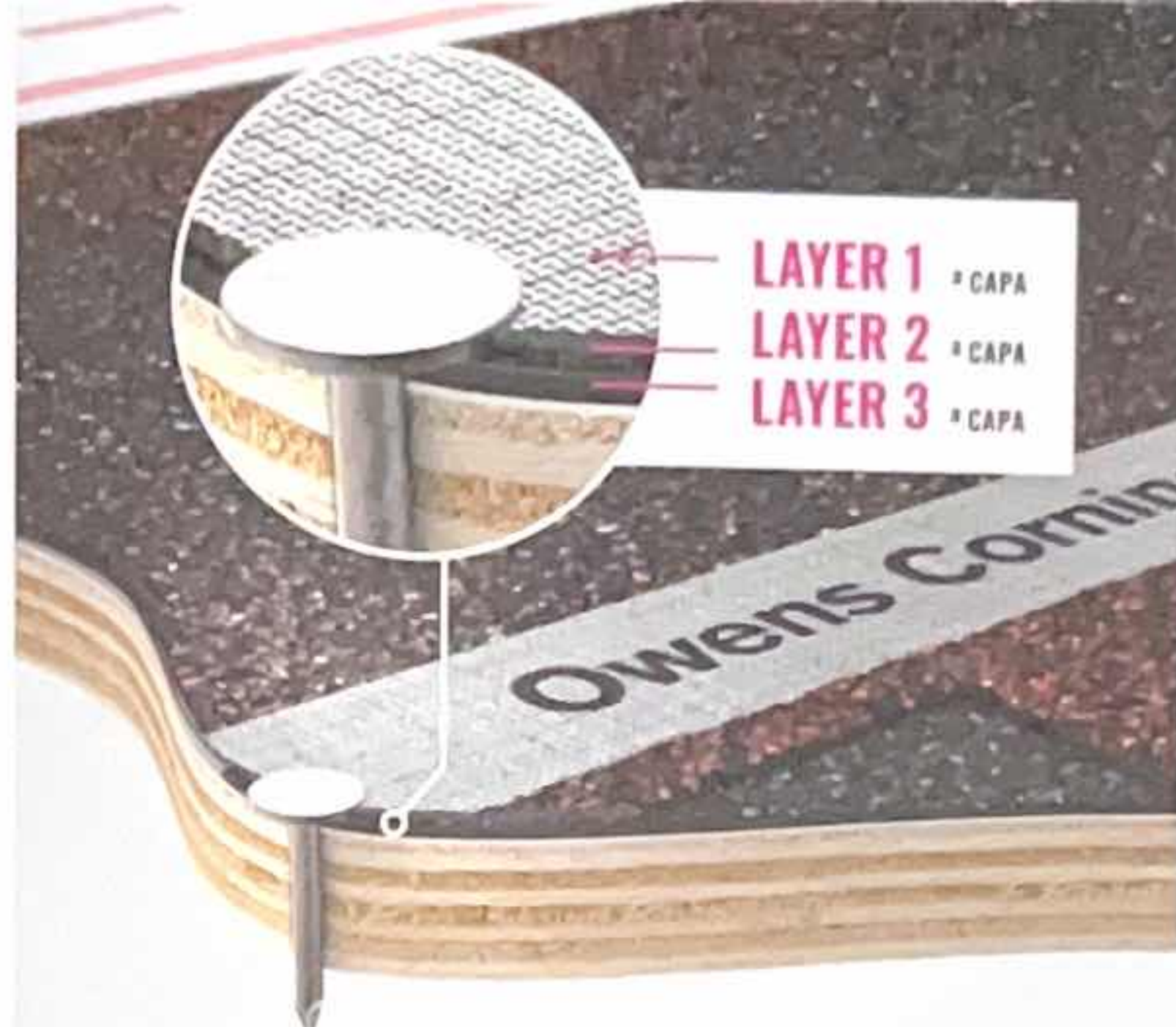
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento

### Double the Common Bond

SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

#### Duplica la adherencia común

En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado



## THE PROOF IS IN THE PERFORMANCE

## LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to  
**2.5X**  
**BETTER**  
NAIL PULL-THROUGH RESISTANCE

Hasta  
**2.5X**  
**MEJOR**  
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to  
**9X**  
**BETTER**  
NAIL BLOW-THROUGH RESISTANCE

Hasta  
**9X**  
**MEJOR**  
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to  
**2X**  
**BETTER**  
DELAMINATION RESISTANCE

Hasta  
**2X**  
**MEJOR**  
RESISTENCIA A LA DELAMINACIÓN





## TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

## PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.

### SEAL. SELLAR.

#### Helps create a waterproof barrier

Ayuda a crear una barrera impermeable

### DEFEND. DEFENDER.

#### Helps protect against nature's elements

Protege contra los elementos climáticos

### BREATHE. RESPIRAR.

#### For balanced attic ventilation

Para una ventilación equilibrada del ático

Hip & Ridge shingles  
Tejas de limatesa y cumbre

Laminate shingles  
Tejas laminadas

Starter shingles  
Tejas de arranque

Exhaust vents  
Salidas de aire

Intake vents  
Entradas de aire

Self-adhered ice & water barrier  
Barrera autoadhesiva contra el hielo y el agua

Synthetic underlayment  
Membrana impermeabilizante sintética

### + COMFORT. CONFORT

Add comfort and energy performance  
Más confort y desempeño energético

PINK® Fiberglas™ blown-in attic insulation  
Aislamiento para áticos PINK® Fiberglas™ aplicado por impulsión

## REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to [www.owenscorning.com/roofingstandardwarranty](http://www.owenscorning.com/roofingstandardwarranty) or call 1-800-ROOFING (1-800-766-3464) to finish the process.



### SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

## REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite [www.owenscorning.com/roofingstandardwarranty](http://www.owenscorning.com/roofingstandardwarranty) o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.





## Product Attributes

### Warranty Length\*\*

Limited Lifetime

(for as long as you own your home)

### Wind Resistance Limited Warranty\*

130-MPH

### Algae Resistance Limited Warranty\*\*

25 Years

### TRU PROtection® Non-Prorated Limited Warranty\* Period

10 Years



## TruDefinition® Duration® Shingles

### Product Specifications

Size	13 1/4" x 39 3/4"
Application Exposure	5%†
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

## Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438\*

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

UL 2218 (Class 3 Impact Resistance)\*

FM 4473 (Class 3 Impact Resistance)\*

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval‡

## Características del producto

### Período de garantía\*\*

Garantía limitada de por vida

(mientras sea propietario de la vivienda)

### Garantía limitada de resistencia al viento\*

210 km/h (130 mph)

### Garantía limitada de resistencia a las algas\*\*

25 años

### Período no prorrateado de garantía limitada TRU PROtection®

10 años



## Especificaciones de las tejas Duration®

### TruDefinition®

Tamaño	33.65 x 100 cm (13 1/4 x 39 3/4 pulg)
Exposición de aplicación	14.3 cm (5 1/2 pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

## Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438\*

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

UL 2218 (Resistencia a impactos de clase 3)\*

FM 4473 (Resistencia a impactos de clase 3)\*

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade‡

\* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

‡ Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

\*\* Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

# International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

\* Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

4 Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Due to the variability in real storm conditions, a Class Rating on any product does not guarantee that it will withstand damage from hailstorms or other acts of God. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit [owenscorning.com/patents](http://owenscorning.com/patents).

\* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

† Garantía limitada de 40 años para proyectos comerciales.

‡ Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

\*\* Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

# Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

\* Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

4 La instalación debe incluir el uso de un producto para limatesa y cumbre de Owens Corning®.

5 Las tejas de Owens Corning® Bourbon y Midnight Plum incluye un diseño con patente pendiente.

6 Es posible que se requiera el uso de tejas aptas para limatesa y cumbre de Owens Corning para completar un sistema de techo resistente a impactos UL 2218 y/o FM 4473 Clase 3. Debido a la variación de las condiciones de tormenta real, una calificación de clase en cualquier producto no garantiza que soportará daños por tormentas de granizo u otros casos fortuitos. Las tejas de Owens Corning no están cubiertas por una garantía por daños de granizo.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

Para información sobre la patente, visite [www.owenscorning.com/patents](http://www.owenscorning.com/patents).



OWENS CORNING ROOFING AND ASPHALT, LLC  
ONE OWENS CORNING PARKWAY  
TOLEDO, OHIO, USA 43659

1-800-GET-PINK® | 1-800-438-7465  
[www.owenscorning.com](http://www.owenscorning.com)

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(Brookville, Medina, Minneapolis, Summit)

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To: Oakman Blvd. Architectural Review Committee

From: Dwayne Cobb

Address: 2975 Oakman Court, Detroit, MI 48238

Date: August 18, 2025

Subject: Request for Preliminary Approval – Roof Replacement

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Dear Committee Members,

I am writing to request preliminary approval for a roof replacement project at my residence located in the Oakman Blvd neighborhood. The proposed work is intended to preserve the architectural integrity of the home while ensuring compliance with both Oakman Blvd. guidelines and the City of Detroit building codes.

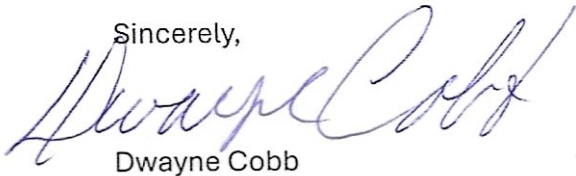
**Scope of Work – Roof replacement home only:**

- Removal of existing clay tile (currently two layers)
- Inspection and replacement of any rotted decking material
- installation of ice/water shield extending 3 foot inside the wall line
- Application of synthetic underlayment
- Installation of new architectural asphalt shingles in Owens Corning Duration, color Terra Cotta, selected to match the existing exterior palette & detached garage (previously roof replaced).
- The property remains a single-family residence with no commercial or multi-family use.

I welcome feedback or recommendations from the committee and am happy to provide additional documentation if needed. My goal is to ensure the replacement aligns with the neighborhoods' historic character and aesthetic standards.

Thank you for your time and consideration.

Sincerely,



Dwayne Cobb

(313) 778-4278

[dgcobb48@gmail.com](mailto:dgcobb48@gmail.com)