

BRUTTELL ROOFING

& Sheet Metal

COMMERCIAL / RESIDENTIAL / MAINTENANCE & REPAIR / INSPECTIONS

June 7th, 2022

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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06/09/2022

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

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

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

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

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

Thank You,


Chalyn A. Edwards
Bruttell Roofing Co Inc



913 Chicago Blvd Detroit - Interior Damages



913 Chicago Blvd Detroit - Interior Damages, wood floor damage



913 Chicago Blvd Detroit - Interior Damages, wood floor damage



913 Chicago Blvd Detroit - Interior Damages



13 Chicago Blvd Detroit - Interior Damages



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913 Chicago Blvd Detroit



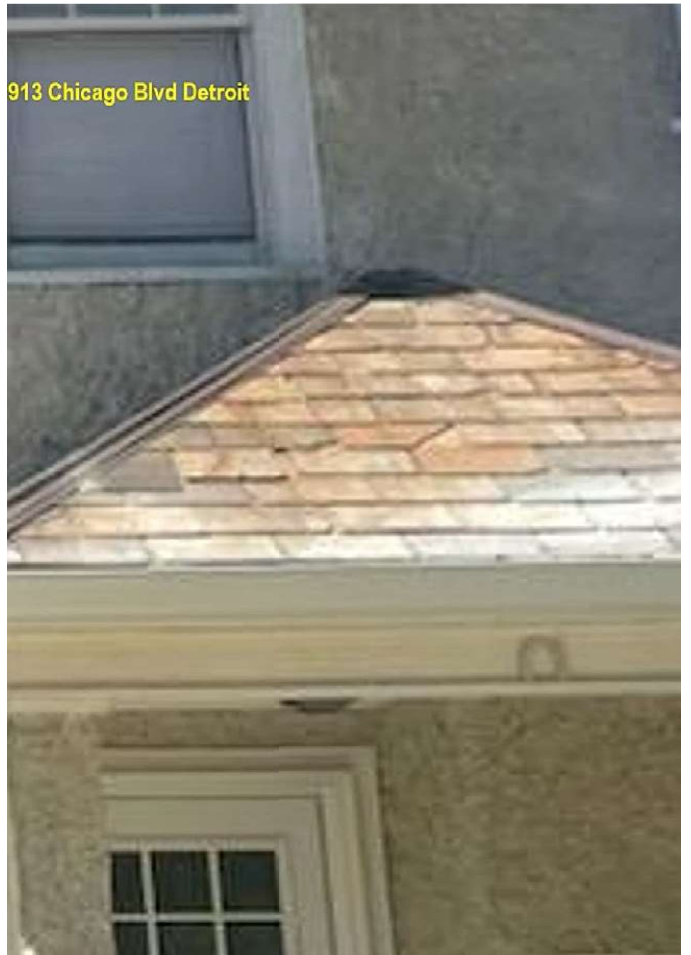
913 Chicago Blvd Detroit



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913 CHICAGO BLVD DETROIT 48202 - FRONT



913 CHICAGO BLVD DETROIT 48202 - FRONT

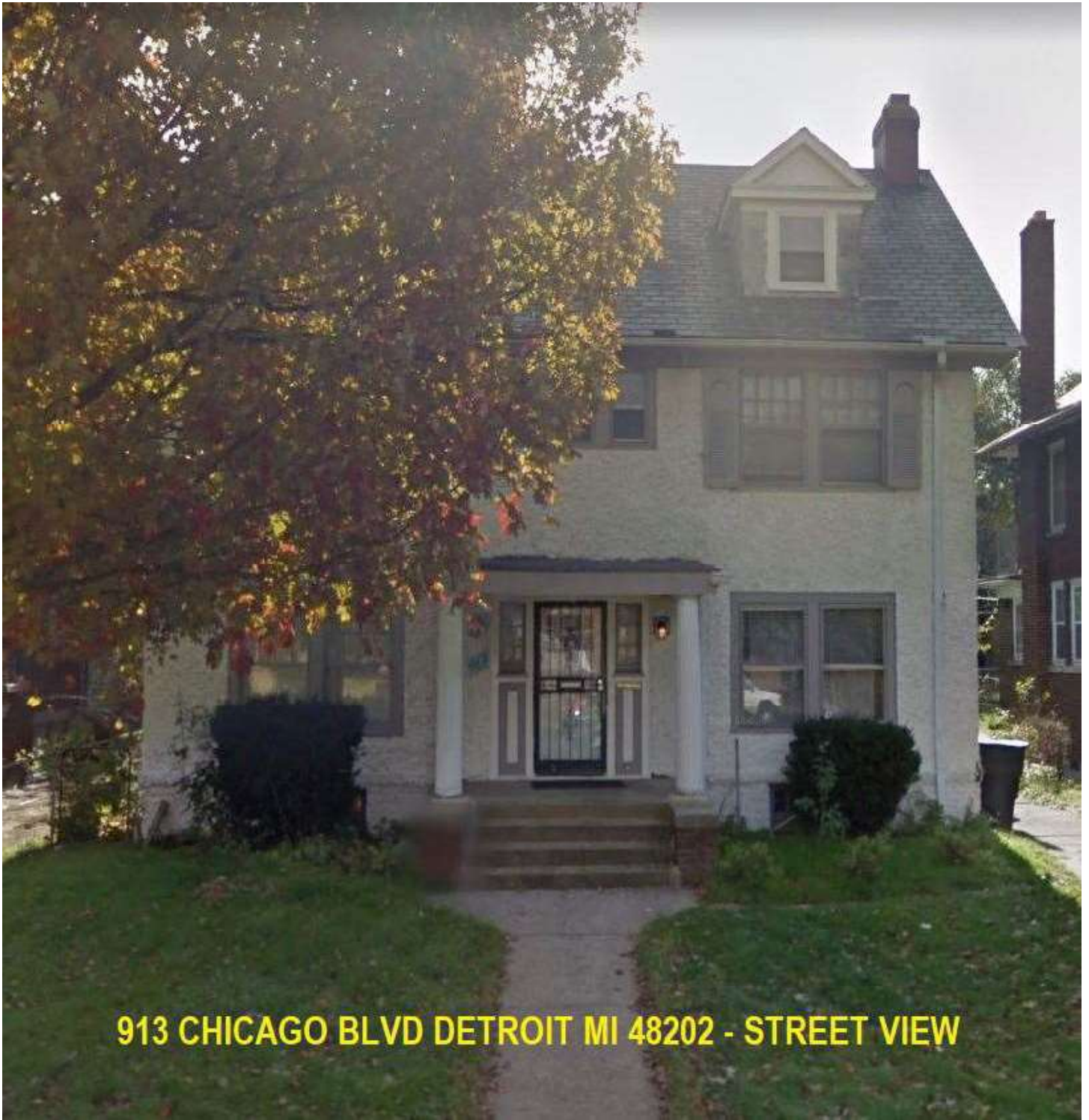


913 CHICAGO BLVD DETROIT 48202 - REAR



913 CHICAGO BLVD DETROIT 48202 - REAR





913 CHICAGO BLVD DETROIT MI 48202 - STREET VIEW



913 Chicago Blvd

913 CHICAGO BLVD DETROIT MI 48202 REAR ROOF AERIAL



913 CHICAGO BLVD DETROIT MI 48202 SHINGLE CLOSE UP