

BRUTTELL ROOFING

& Sheet Metal

COMMERCIAL / RESIDENTIAL / MAINTENANCE & REPAIR / INSPECTIONS

09/27/22

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

Regarding:

Building Permit Application: **913 Chicago Blvd – Boston Edison District. ePLANS Permit number BLD2022-02869**
Removal of Slate roof, installation of CertainTeed PRO Asphalt shingle roofing system.

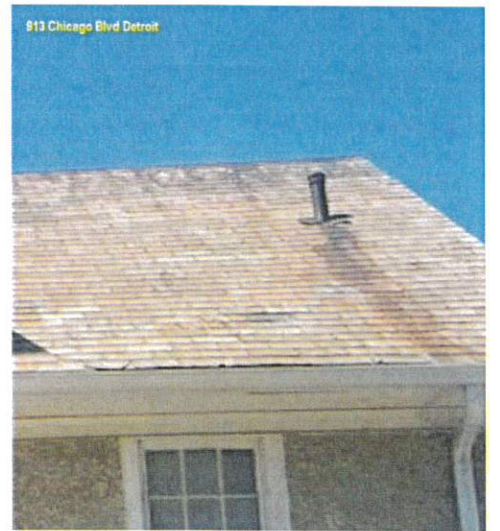
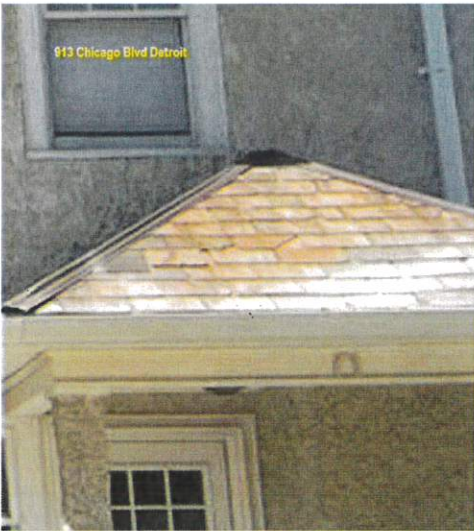
Request: The planning division requires photos of the existing roof and specifications/details (color, material) of new roofing material to better understand the project scope and what additional applications (if any) may be required from the planning division.

Existing Conditions: Built in 1913, 2.5-story colonial home. The Gable roof featured dark-grey slate with open valleys, slate also featured on the sides of the two dormers. 5" k-style aluminum gutter system in place. The house roof replacement is the subject of this application.



House Roof Replacement: Remove all slate roofing from the house. Install CertainTeed Pro dimensional asphalt shingle, Driftwood in color.

Rationale: The slate size was 12x12", age approximated at 108 years with a typical life expectancy of 80 years. The roof was not well maintained over time having been vacant for many years. The slate was cracked and uneven throughout the roof field with many signs of age and wear apparent including missing and broken tiles, staining, accelerated fade and overall penetration failure. Inside of the home there were damages throughout with some leakage making its way down to the first floor. Damages include but not limited to exterior stucco, window trim, wood floor, walls, and ceilings.



The photos were taken from the ground, the roof was considered too unsafe to climb. I requested close-up photographs from the project managers twice and was denied due to the slate condition and our inability to see the damage to the deck beneath. We could not see where the deck was missing or failed and this also posed huge safety concerns.

Please see below photo of existing garage slate as reference.



Supplemental photos of the garage slate are attached. I am not able to climb as I am not properly insured, but I was able to get a few clearer and more close-up photos from the ground.

This work was completed prior to securing the building permit to do so. This was a decision made by the homeowner to an empathetic project manager who understood the urgency of her situation but is strictly against protocol. This has been addressed with the manager involved and will not happen in the future. Homeowner statement as follows:

“1. We needed to restore the roof and change from slate to shingles because the roof was leaking in every room (attic, 2nd floor bedrooms, sunrooms, 1st floor, etc). We had water damage everywhere and had to file an insurance claim to restore the home. I would have LOVED to have kept the slate because this is what I fell in love with when I purchased the home back in April, yes April. But, it would have cost us over \$200k to rebuild the entire roof. That is what was needed to save this roof and home.

2. As I just stated above, the cost to repair the slate roof is out of my budget and I believe out of everyone’s budget. We tried to repair sections. We had a repairman come over that has worked on the home for decades. He worked on a small section of the back on the home all day but said if we truly wanted to repair the damage of years we would need a lot more in-depth and expensive repairs. We waited for a rainfall after our first repair and the roof still leaked in the same places he had worked on. We made the executive decision to not waste our money to continue to have this gentleman come out when it was clear the problems wouldn’t be solved by piecemeal patching as we go.”

Please see below photos of interior damages provided by the homeowner:



Please see below an estimate for cost to repair one area of the roof. This estimate includes 34' of copper valley with copper drip and the removal of saddle with new slate tie-ins. The area of repair is only one front section of the home and would not address the remaining roofing field, any other penetrations, underlying wood deck damages, or any other failures in the remaining roof. There are also no guarantees with repairs.

Bruttell Roofing, Inc.

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

Roofing That Works!

*REPAIR
EXAMPLE -*

CONTRACT

PROPOSAL SUBMITTED TO Lauren Thiel	PHONE 248-943-3225	DATE May 2, 2022
STREET 913 Chicago Blvd.	JOB NAME Roof Repairs	
CITY, STATE, ZIP Detroit, MI 48202	JOB ADDRESS Same	

idence
go Blvd.
1 48202

ROOF REPAIRS:
(See attached roof plan)

*34' COPPER VALLEY ONLY W/ COPPER DRIP
REMOVE CHIMNEY SADDLE*

As requested, please find a proposal that outlines repairs at the above referenced residence. A roof plan is attached highlighting the areas noted during our investigation.

We propose the following:

1. Remove 36" of slate and existing steel valleys (Approx. 34 L.F.) and 1 saddle highlighted on the attached roof plan.
2. Install 36" of a high temperature ice and water shield at the exposed valley and saddle area.
3. Fabricate and install a new 24" wide 16oz copper valley over the new ice and water shield.
4. Reinstall slate over the newly installed copper valley to provide a watertight system.
5. Resecure 1 loose steel hip cap highlighted on the attached roof plan.
6. Remove the bottom course of slate at the eave to allow access to install a new drip edge. This area is highlighted in red on the attached roof plan.
7. Fabricate and install a new 16-ounce copper drip edge at the eave (Approx. 84 L.F.).
8. Re-install all necessary slate to provide a watertight system.
9. Clean all debris created from this work.

Please note the new slate may not match in color due to age and weathering of the existing slate roof.

Thank you for the opportunity to bid this work.

We will perform the above SCOPE OF WORK for the lump sum of:

Twenty-Nine Thousand Five Hundred Eighty-Four Dollars..... \$29,584.00

Payment to be made as follows:

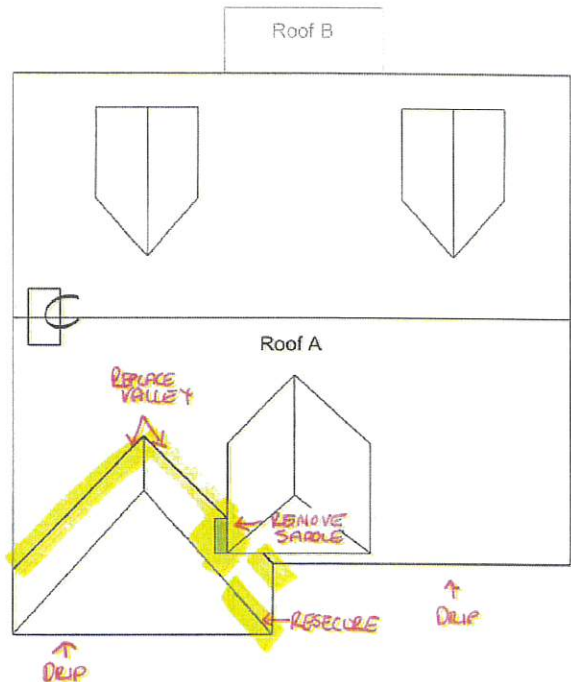
Terms - 1/3 Initial payment - Balance net 10 days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owner's approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance. No guarantee is included with the existing roof that will remain. No guarantee is included with repairs. We do not guarantee against damage by the purchaser or 3rd party.

Signature _____ *Scott Kania*
Scott Kania

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

ACCEPTANCE: This contract & above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
Signature _____ Date _____
Signature _____ Date _____



Please Note: An estimate to repair the entire roof really could not be written. The damages were so extensive, the estimates to piecemeal and repair would be close to the cost of replacement considering the additional time each section removal and tie-in would require. This option would not offer any guarantees, the additional time required would drive up already high costs, and technician safety would be of concern. The partial repair estimate was written with no information on the condition of the underlying roof deck and would have easily turned into much more extensive repairs that covered much larger areas of the roof once the deck condition was discovered. This roof was considered unrepairable with the safety issues it presented, the age of the roof, and the degree of failure present.

Please see below the estimate to replace the slate roof. This estimate includes full removal and replacement with Vermont Slate and copper details. There is also an option included for a synthetic slate system on page two and includes material and workmanship warranty.

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Roofing That Works!

Full Slate Replacement

CONTRACT

Page 1 of 4

Bruttell Roofing, Inc.

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Roofing That Works!

SPECIFICATIONS

Page 2 of 4

PROPOSAL SUBMITTED BY: Lauren Thiel	PHONE: 248-943-3225	DATE: August 5, 2022
PROJECT: 913 Chicago Blvd.	JOB NAME: Same	
CITY, STATE, ZIP: Detroit, MI 48202	JOB ADDRESS: Same	

ROOF REPLACEMENT – Vermont Slate Company Slate Roof – Roof A Only – Approx. 2,200 S.F. (See Attached Site & Roof Plan)

As requested, please find a proposal that outlines the installation of a new Vermont Slate Company slate roof system for Roof A only at the above-mentioned residence. A Roof Plan is attached for your reference.

Our proposal includes the removal of the existing slate roof system followed by the installation of a new Vermont Slate Company unfading gray/green or unfading gray slate roof to match the existing slate as close as possible. We will be installing all new 16oz copper flashings, drip edge, ridge cap, and valleys.

In lieu of the Vermont slate and copper flashings, an alternate price to install a new DaVinci synthetic slate® roof system with aluminum flashings has been provided at the bottom of this proposal.

Thank you for the opportunity to be of service.

We will perform the work outlined below in accordance with the attached Specifications including the for the sum of:

One Hundred Seventeen Thousand Eight Hundred Twenty-Four Dollars..... \$117,824.00

Payment to be made as follows:

TERMS – 1/3 Initial Payment with signed contract – Balance due Net 10 Days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be extended upon Owners approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers's Compensation Insurance.

Signature Scott Kania
Scott Kania
Note: This contract may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE: The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This sheet is considered part of the attached specifications.

Signature _____ Date _____
Signature _____ Date _____

JOB NAME: Thiel Residence	DATE: August 5, 2022
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SLATE ROOF REPLACEMENT- Roof C Only
See Attached Site & Roof Plan

PREPARATION:

Remove the existing slate, drip edge and accessories to the wood deck or suitable surface and dispose off-site.

ICE & WATER SHIELD PROTECTION:

Install 40 mil (.040") Tamko® Metal and Tile high temperature ice and water shield over entire roof to protect against ice damming and water infiltration.

DRIP/RAKE EDGE:

Install new 16-ounce copper drip edge and rake edge where necessary.

SLATE:

Furnish and install new Vermont Unfading Gray/Green or unfading gray 10" x 16" x 1/4" - 3/8" manufactured by the Vermont Slate Company LLC. Owner to choose from the 2 standard colors provided.

COUNTERFLASHINGS:

Custom fabricate and install new 16-ounce copper flashings at all roof to wall area, ridges, and chimney. Seal all necessary areas with a high-grade polyurethane sealant.

VALLEY/SADDLE:

Install new 16-ounce copper valley or saddle where necessary. All joints will be soldered to industry standards.

CLEAN-UP:

All debris from our work will be cleaned up daily.

Warranty:

Two-year Bruttell Roofing, Inc. contractors' warranty on slate work.

OPTION:

DAVINCI SINGLE WIDTH SYNTHETIC SLATE SYSTEM – ROOF A:

In lieu of the Vermont Slate, copper flashings, and price noted above, a price to install a new DaVinci single width synthetic slate® roof system with aluminum flashings for Roof A only.

..... **\$99,382.00** (in lieu of the price noted above)

ACCEPTANCE: Specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature _____ Date _____
Signature _____ Date _____

Please see below photos from the roofing installation showing the holes and general damage to the roofing deck. This was a concern when considering roof repairs as these issues would not have been properly addressed without full section removal and replacement, and could cause injury to workers who could not tell if they were stepping on a failed area in the deck:





To Conclude: The existing roofing was in a failed state in its entirety. The cost to repair, the underlying deck failures and the safety issues involved defined this a non-repairable roofing system. The cost for slate repairs or a full slate replacement or a synthetic slate option was far out of the homeowner budget on cost to cure for the roof, and the interior damages were widespread and possibly causing health and safety issues with the property overall. It would also be very unpleasant to the eye to have sections here and there replaced while the rest of the field was falling into disrepair.

This roof was replaced prior to securing the building permit, which is an internal issue and has been addressed. This will not happen in the future under any circumstances. We feel that the lifetime PRO system chosen by the homeowner does match or surpass other homes on this street with appropriateness. Although an asphalt shingle removes the historic character, distinctive features and does not match the old character-defining features, the homeowner has preserved the slate on the dormers and has chosen a beautiful system to protect this home for generations to come.

Please see below arial photo showing the block between Hamilton and 3rd, where 913 Chicago is located along with photos of neighboring homes and those directly across the street. In this block there are 11 homes with asphalt shingle installed, and only 1 home with slate/tile/specialty roofing installed on the North side. On the South side there are 10 other homes with asphalt shingle installed, only 3 featuring slate/tile/specialty roofing.



Neighboring Homes on the South side of Chicago between Hamilton and 3rd: West side of 913



Neighboring homes on the South side of Chicago between Hamilton and 3rd: East side of 913



Homes on the North side of Chicago, directly across the street from 913:

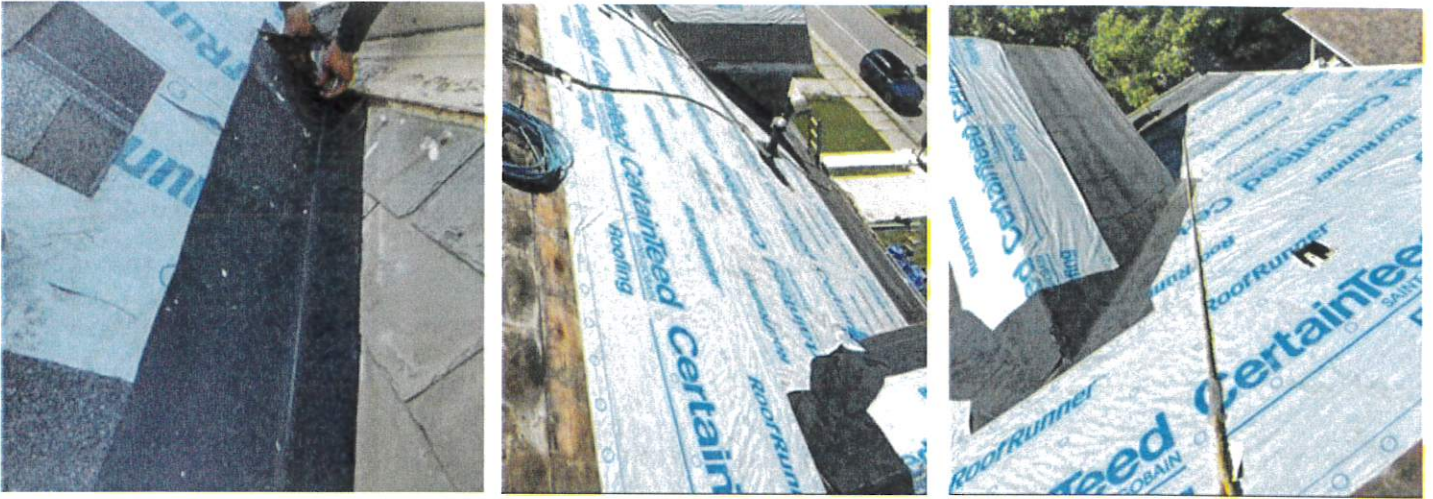


In total, there are 21 other homes on this block with an asphalt shingle application, many of which are a basic 3-tab 25 year shingle. 913 Chicago has chosen a full CertainTeed PRO lifetime dimensional roofing system that matches the home and remaining slate character beautifully. There are only 4 other homes on this block of Chicago that still feature a slate/tile or specialty roofing system today.

SCOPE OF WORK:

- Tear off existing one layer of slate tiles down to wood decking.
- Dispose of debris using vinyl tarps and rubber wheel dumpster.
- *Telehandler may be required on this project
- Install new 1.5" painted aluminum drip edge at all eaves and rakes of roofs.
- Install 2 new courses (6') of CertainTeed Winterguard® Ice & Water shield at all eaves and valleys. Full Ice & Water shield on upper rear room.
- Install 1 layer of CertainTeed Roof Runner® Synthetic Felt remaining roof deck.
- Install CertainTeed Swift Start® metric starter shingle at all eaves and rakes of the roofs.
- Install CertainTeed Landmark® PRO limited lifetime dimensional shingles using 1 ¼" galvanized roofing nails.
- Install CertainTeed Shadow Ridge® Hip & Ridge Cap shingles at peaks and hips.
- Install new counter surface mounted flashings.
- Install new aluminum plumbing base flange flashing on all plumbing vent pipes.
- Install new aluminum step cards at all side walls as necessary.
- Install new aluminum flashings around the base of all chimneys/penetrations.
- Install new CertainTeed Restoration® millwork 1x6 with aluminum Z-Flashing on 3 upper dormers, (cut back slate siding at dormers, wrap vertical wall with ice shield and step flashings)
- Install 8 slant back-style vents in knee wall attic spaces to improve exhaust ventilation at 50" NFA each.
- Install approx. 78' CertainTeed Shingle Vent II® to improve exhaust ventilation at 18"NFA per foot.
- Flat Roof Sections: Install CertainTeed Flintlastic SA® base sheet. Install CertainTeed Flintlastic SA cap sheet, color to match shingle. Install all appropriate edging and flashing metals.

Please see below a few photos from the installation along with a photo featuring the completed roof:



Please contact us at 248-543-3040 with any questions or any further requirements. We greatly appreciate your time, patience, and continued help with this application.

Thank You,

Chalyn A. Edwards
Bruttell Roofing Co, Inc.

Brochure, data sheets and supplemental photos of the garage slate to follow:

CertainTeed
SAINT-GOBAIN

LANDMARK[®] PRO

The Expert's Choice



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Introducing More Value

Landmark® PRO is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our **NailTrak**® feature, enabling faster installation.

Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 15-year **StreakFighter** algae resistance warranty

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

LANDMARK® PRO



Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak** for faster installation
- Lifetime limited warranty
- 15-year **StreakFighter** algae resistance
- 10-year SureStart protection includes:
 - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

LANDMARK®



Landmark specifications:

- Traditional color palette
- **NailTrak** for faster installation
- Lifetime limited warranty
- 10-year **StreakFighter** algae resistance
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

StreakFighter®

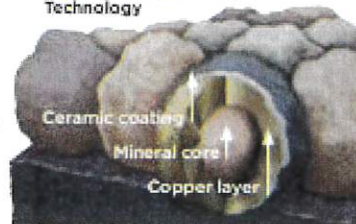
Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread.

StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology



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NailTrak®

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

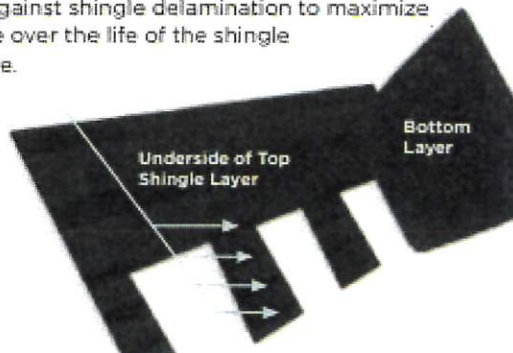
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond™

Advanced Layering

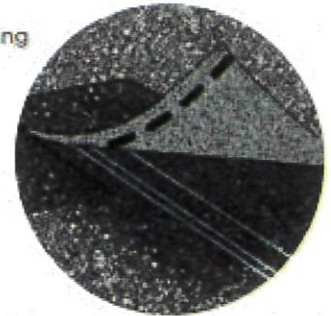
CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



CertaSeal™

Uplift Protection

CertaSeal™ is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

Insist upon the Integrity Roof System™ and get the ultimate in roof performance.

learn more at:

certainteed.com/roofing

Landmark PRO available in areas shown



CertainTeed

CEILING • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

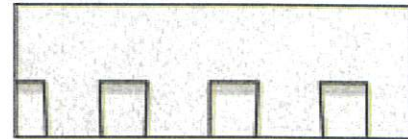
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Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak[®] nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard[®] Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

