

DETROIT CORNICE & SLATE CO., INC.

1315 ACADEMY
FERNDALE, MICHIGAN 48220



PHONE (248) 398-7690
FAX (248) 398-9794

ROOFING, SHEET METAL & HISTORIC RESTORATION
SLATE, TILE, COPPER, BUILT-UP & SINGLE PLY

ESTABLISHED 1888

March 18, 2024

Mr. & Mrs. Riley Hall
cc: Liz Tintinalli
2325 W. Boston Blvd
Detroit, MI 48206
(617) 997-6924
rlyhall@gmail.com

Subject: Roof Repairs

Mr. & Mrs. Hall

This quote includes labor, material, tools and hoisting to complete the following:

Upon inspecting the roof we found the following:

1. The slate is in poor condition and is reaching the end of its usable life
2. Underlayment is deteriorated and in need of replacement
3. Wood deck is deteriorated in many locations and in need of replacement
4. Some rafters are deteriorated and in need of replacement
5. All flashings are in need of replacement (chimneys, pipes, valleys etc.)

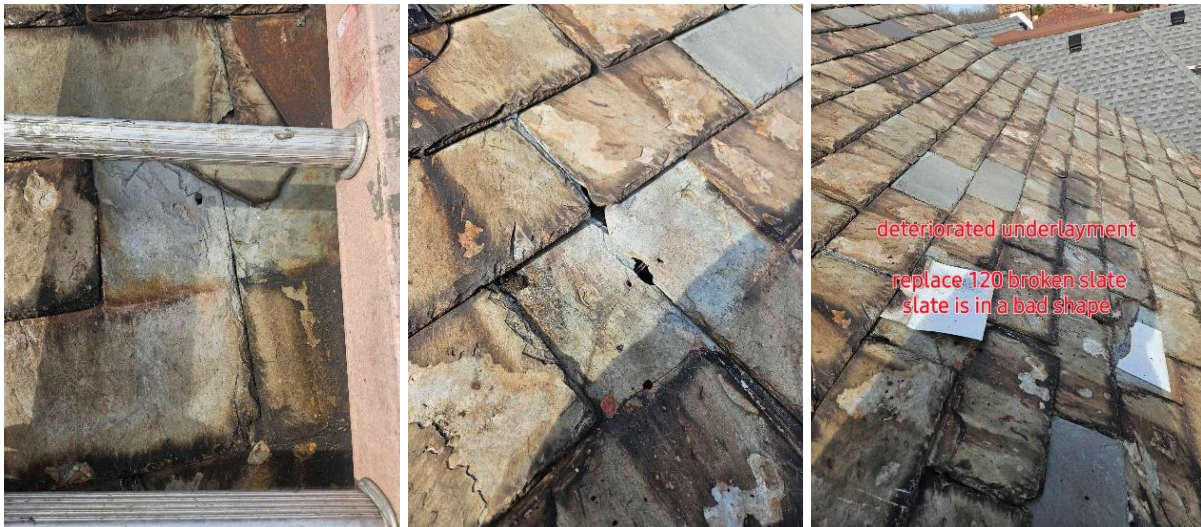
We will quote the necessary repairs on the current roof for your review but would recommend full replacement.

Repairs

Slate

- Replace 120 pieces of missing/broken slate across the field of the roof

For the sum of: \$ 11,450.00



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Wood Repairs

- Remove and replace areas of deteriorated wood deck to match original thickness
- Sister in new rafter where rafters are deteriorated and not deemed useable

For the sum of: \$ 9,600.00



Chimney #1

- Remove slate around chimney and store for reinstallation
- Remove and dispose of existing chimney flashings
- Install new Ice & Water Shield around chimney, extend up onto face of chimney
- Install red rosin paper slip sheet over Ice & Water Shield
- Fabricate and install new 16oz. copper chimney saddle
- Fabricate and install new 16oz. copper chimney flashings
- Reinstall the previously removed slate replacing any broken/damaged pieces

For the sum of: \$ 4,600.00

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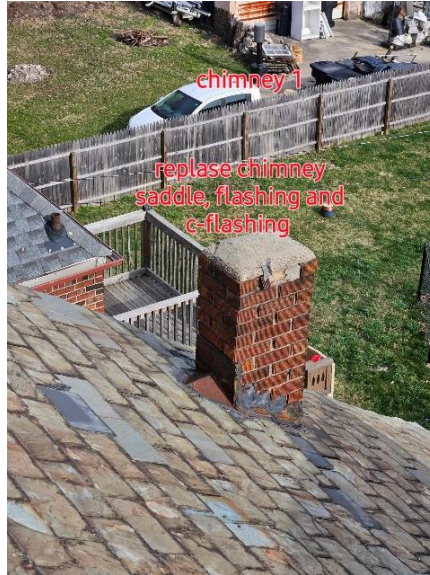
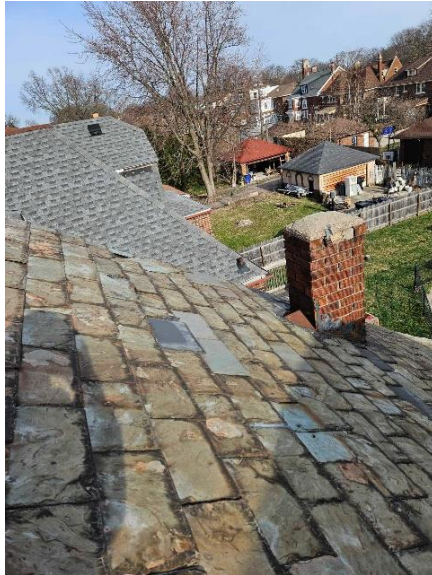
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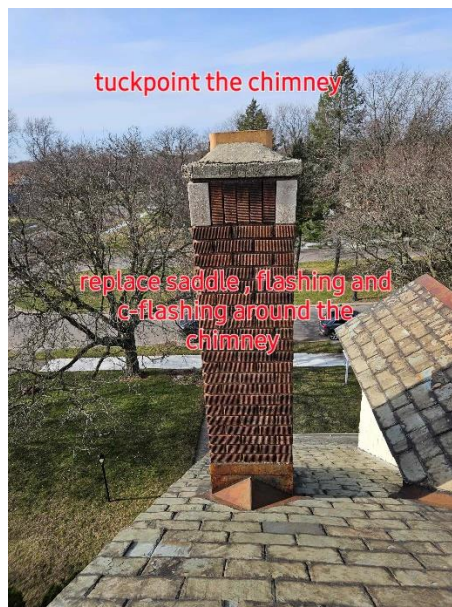
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Chimney #2

- Remove slate around chimney and store for reinstallation
- Remove and dispose of existing chimney flashings
- Install new Ice & Water Shield around chimney, extend up onto face of chimney
- Install red rosin paper slip sheet over Ice & Water Shield
- Fabricate and install new 16oz. copper chimney saddle
- Fabricate and install new 16oz. copper chimney flashings
- Reinstall the previously removed slate replacing any broken/damaged pieces

For the sum of: \$ 7,400.00



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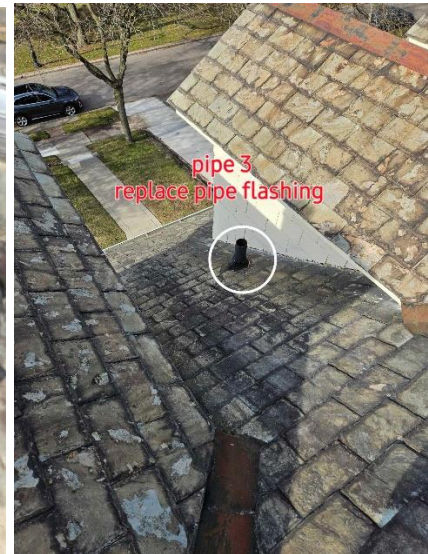
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Pipe Flashings (3 ea.)

- Remove slate around pipe flashings and store for reinstallation
- Remove and dispose of deteriorated pipe flashing
- Install Ice & Water Shield around pipe penetration
- Install red rosin paper slip sheet over Ice & Water Shield
- Fabricate and install new 16oz. copper pipe flashing
- Reinstall the previously removed slate

For the sum of \$ 3,300.00



Valleys (8ea.)

- Remove slate around valleys and store for reinstallation
- Remove and dispose of existing valley flashings
- Install new Ice & Water Shield in the valleys
- Install red rosin paper slip sheet over Ice & Water Shield
- Fabricate and install new 20oz. copper valley flashings
- Reinstall the previously removed slate replacing any broken/damaged pieces

For the sum of: \$ 24,400.00

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Hip And Ridge Cap

- Remove and dispose of existing hip and ridge cap
- Fabricate and install new 16oz. copper hip and ridge

For the sum of: \$ 4,900.00



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Chimney Tuck Pointing

- Grind out loose/ deteriorated mortar joints on chimneys
- Install new mortar in open joints

For the sum of: \$ 4,500.00

Drip Edge

- Fabricate and install 16oz. copper drip edge at eave edges into gutters to cover exposed wood fascia

For the sum of: \$ 2,800.00



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Total Repairs Quote:

Slate			\$ 11,450.00
Wood Repairs			9,600.00
Chimney # 1			4,600.00
Chimney # 2			7,400.00
Pipe Flashings (3 ea)			3,300.00
Valleys (8 ea)			24,400.00
Hip & Ridge Cap			4,900.00
Chimney Tuck Point			4,500.00
Drip Edge			2,800.00
		Total	\$ 72,950.00

Roof Replacement Options

New Slate Roof

- Remove and dispose of all slate roofing materials and flashings
- Repair wood decking and compromised rafters
- Install new Ice & Water Shield at eave edges and valleys
- Install UL30 rated roof felt on balance of roof
- Install new slate roof to match existing 12"x16"
- Install new copper flashings on eave and rake edges, valleys and chimneys

For the sum of: \$ 248,400.00

New Asphalt Shingle Roof

- Remove and dispose of all slate roofing materials and flashings
- Repair wood decking and compromised rafters
- Install new Ice & Water Shield at eave edges and valleys
- Install UL30 rated roof felt on balance of roof
- Install new GAF Timberline asphalt shingles
- Install new aluminum flashings on eave and rake edges and chimneys

For the sum of: \$ 70,400.00

Terms: 1/3 deposit, balance due on completion. Offer expires in 30 days.

For acceptance of this proposal, please sign and return to our office with your deposit. Payment options available: Cash, Check, ACH, Credit/Debit (3.5% convenience fee), or a Monthly Installment Program (details available upon request).

Thank you,

Accepted By: _____

Mike Wilson

Date: _____

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