



Date: February 15, 2024

Prepared by: George Mandel
313-980-2148

Prepared for: Alex

Regarding: 8005-8029 Saint Paul St
Detroit MI

Tile Roof Rehab & Exterior Renovations

Project Requirements

- **Rear roof- Remove existing clay tile roofing, underlayments, and existing roof decking from rear of building.**
 - **Tile from rear to be saved for use on the front/ street side of the building**
 - **Install New 4'x8' OSB sheathing to rear of building**
 - **Install New Ice and Water shield, synthetic underlayments and flashings to rear of building**
 - **Install new Architectural Asphalt shingle to the rear of the building**
- **Front roof- Remove existing clay tiles from front side of the roof and save to re-install**
 - **Remove existing roof decking on front side of building**
 - **Install New 4'x8' OSB sheathing to front of the building**
 - **Repair damaged/ "hole" in front roof on Van Dyke St, rebuild as needed**
 - **Install New Ice and Water shield and synthetic underlayments**
 - **Install New metal flashings, counter flashings, edge flashings, etc**
 - **REINSTALL existing tile that were removed from the front and the rear of the building to the front side to preserve the existing view from the street**
- **Repair cement stucco in all areas that are damaged, compromised, degraded, cracked, etc... Apply new cement skim coat, wire mesh and cement top coat to all wall surfaces of the building**
 - **Paint all exterior cement stucco to uniform color**
- **Rebuild/ repair (4) walk out/ bump out decks on rear of building**
 - **Repair carpentry and rebuild as needed**
 - **Reroof with a walkable- flat roofing membrane**
 - **Install New lap wood siding on existing vinyl sided areas**
 - **Install new railings around top upper portion of decks**
- **Repair/ Install New 5" Aluminum K style Gutters & Downspouts- black, as needed to existing guttering to make for a functional gutter system**
- **Replace Fascia boards, as needed to prep for roof install and gutter system repairs. Replace rotted wood and paint all to match- black**

- **Prepare & Paint existing wood Windows and Doors and frames. Scrape, sand, prep, etc only to paint-**
 - **Does not include any glass or functionality repairs to windows or doors**
- **Replace rotted / missing wood fascia and soffit, prepare and paint soffit and fascia-black**
- **Remove existing cable lines, cords and conduit, etc that is cluttered in the rear of the building and that is no longer needed/ in use, etc... secure what is needed with eye-loc's under soffit, and keep out of the way as much as possible**
- **Additional work scope items can be added, on a time/ materials basis**

Total Project Cost = \$319,000

If building permit is required American Restoration shall obtain the permit and schedule all required inspections as needed. Permits can range from (\$0 -\$600) Permits are covered by American Restoration & Contracting LLC and reimbursed by the owner(s) Scaffolding may be required.

All material and labor is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. American Restoration llc to provide general liability insurance covering the property above against any damage caused by American Restoration llc or its workforce. Our workers are fully covered by Workman's Compensation Insurance.

Payable as follows:

1/2 down deposit prior to start , balance to be paid upon substantial completion.

Finance Charges will apply if the balance is unpaid after 15 days from the date of invoice. The Finance Charges are computed on a periodic rate of 1.5% per month, which is an annual percentage rate of 18%.

Acceptance of Proposal – By signing this proposal/contract, I accept the pricing, specifications and conditions as stated above. I hereby give American Restoration llc, Inc. authorization to do the work as specified. Payment(s) are required to be made as outlined above.

Contractor's Signature: _____ Date: _____

Proposal Approved by: _____ Date: _____