



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.**

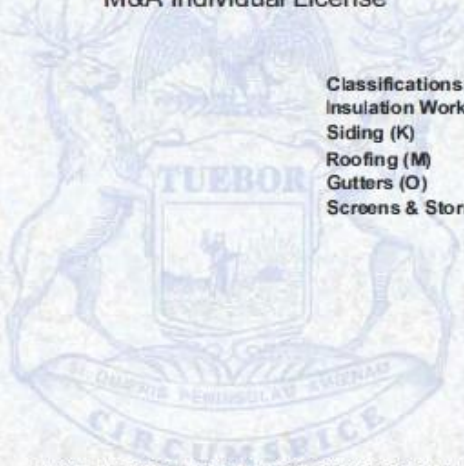
Q588838

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)

  
TUEBOR  
ST. QUERUS PENINSULAE ARGENTAE  
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


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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  
ST. QUERUS PENINSULAE ARGENTAE  
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

| ACORD®  |   | CERTIFICATE OF LIABILITY INSURANCE             |          | DATE (MM/DD/YYYY)<br>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<br>53 State Street<br>19th Floor<br>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<br>detroit<br>1938 Franklin St<br>104<br>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<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: | X  |          | ABUS036561XB1  | 06/03/2025              | 06/03/2026              | EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000<br>MED EXP (Any one person) \$5,000<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$2,000,000<br>PRODUCTS - COMPIOP AGG \$2,000,000 |
|   | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY  |  |          |  |                         |                         | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)  |
|   | UMBRELLA LIAB<br>EXCESS LIAB<br>DED RETENTION<br>OCCUR CLAIMS-MADE  |  |          |  |                         |                         | EACH OCCURRENCE<br>AGGREGATE   |
|   | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE Y/N<br>OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below<br>PROFESSIONAL LIABILITY  |  | N/A      |  |                         |                         | PER STATUTE<br>OTHER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT<br>EACH CLAIM<br>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<br>   |                         |                         |  |

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

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><br>biBERK<br>P.O. Box 113247<br>Stamford, CT 06911   | <b>CONTACT NAME</b><br>PHONE (A/C, No, Ext): 844-472-0967<br>E-MAIL ADDRESS: customerservice@biBERK.com<br>FAX (A/C, No): 203-654-3613   |                               |        |  |       |            |  |            |  |            |  |            |  |            |  |
|--|--|-------------------------------|--------|--|-------|------------|--|------------|--|------------|--|------------|--|------------|--|
| <b>INSURED</b><br>Parego Holdings LLC dba Best Choice Roofing<br><br>1938 Franklin St 104<br>Detroit, MI 48207 | <table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: National Liability &amp; Fire Insurance Company</td> <td>20052</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: National Liability & Fire Insurance Company | 20052 | INSURER B: |  | INSURER C: |  | INSURER D: |  | INSURER E: |  | INSURER F: |  |
| INSURER(S) AFFORDING COVERAGE  | NAIC #   |                               |        |  |       |            |  |            |  |            |  |            |  |            |  |
| INSURER A: National Liability & Fire Insurance Company   | 20052  |                               |        |  |       |            |  |            |  |            |  |            |  |            |  |
| 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   | ADOL SUBR INSP WYD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|---|--------------------|---------------|-------------------------|-------------------------|--|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |                    |               |                         |                         | EACH OCCURRENCE \$ 0<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0<br>MED EXP (Any one person) \$ 0<br>PERSONAL & ADV INJURY \$ 0<br>GENERAL AGGREGATE \$ 0<br>PRODUCTS - COMPIOP AGG \$ 0 |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY           |                    |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$  |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED: RETENTION \$   |                    |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$   |
| A        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N<br>Y           | N/A           | N9WC731743              | 07/10/2025 07/10/2026   | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT \$1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$1,000,000<br>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<br>1938 Franklin St 104<br>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.<br><br>AUTHORIZED REPRESENTATIVE |
|--|---|

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313.265.3161

**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

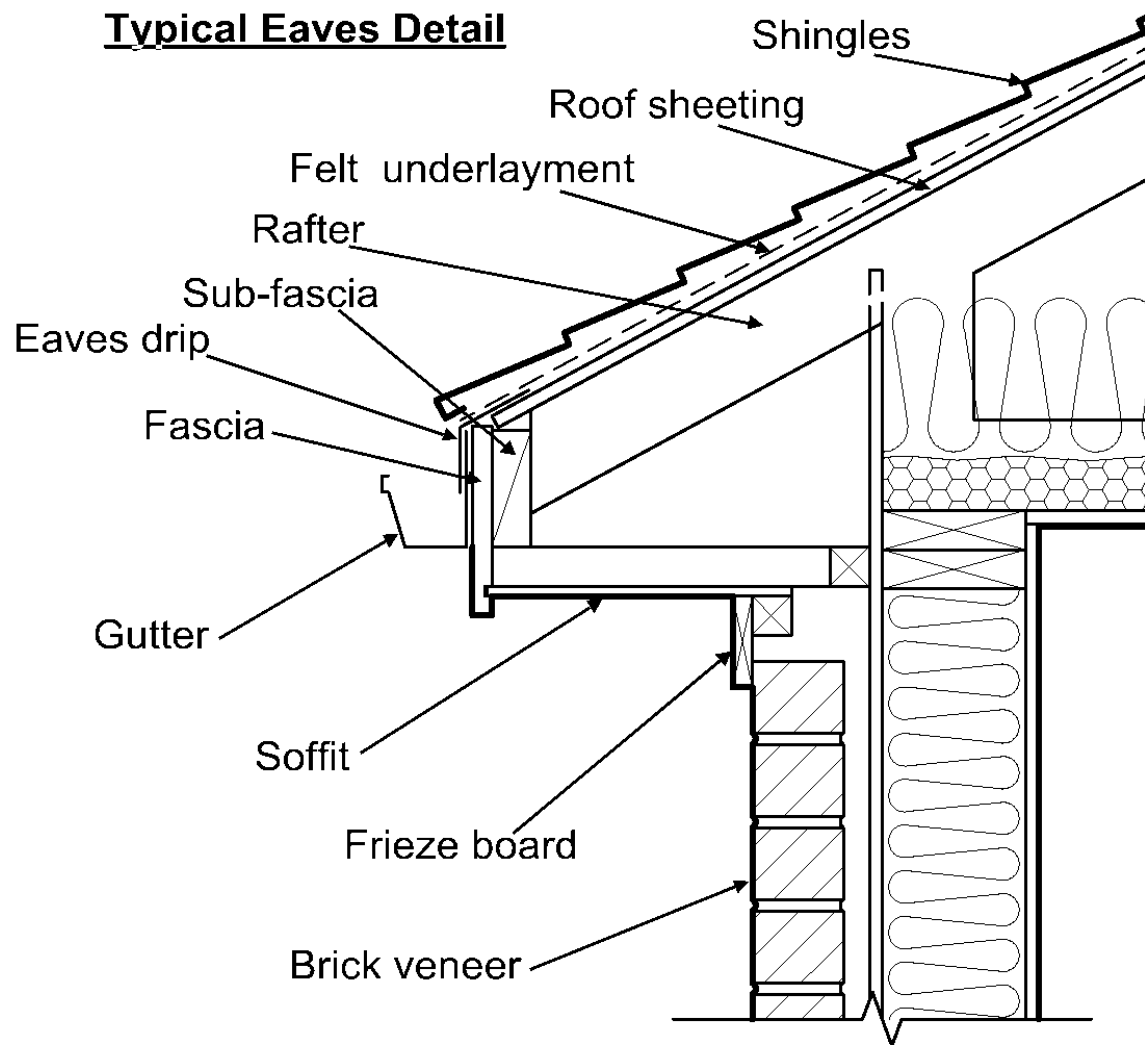
| Material | Roof Area | Steepest Pitch | Chimneys | Skylights | Pipe Boots | Box/Ridge Vents |
|----------|-----------|----------------|----------|-----------|------------|-----------------|
| Asphalt  |           |                |          |           |            |                 |

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<br>Initials _____ | \$23,865<br>Initials _____ | \$27,005<br>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 \_\_\_\_\_

[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 \_\_\_\_\_

[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 \_\_\_\_\_

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

313.265.3161

**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 \_\_\_\_\_