



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

## APPLICATION ID

HDC2025-00446

## PROPERTY INFORMATION

**ADDRESS(ES):** 2491 Longfellow

**HISTORIC DISTRICT:** Boston-Edison

## SCOPE OF WORK: (Check ALL that apply)

- |   |   |  |   |  |                                |
|---|---|--|---|--|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building     | <input type="checkbox"/> Addition                 | <input checked="" type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

## BRIEF PROJECT DESCRIPTION:

Approval for Windows, Pillars, Landscaping. This work was noted in a previous application in 2024 noted as Application HDC2024-00184. Those proposals are being sought again. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in the HDC2024-00184 application.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** Steven Mamat

**COMPANY NAME:** Steven Mamat

**ADDRESS:** 2491 Longfellow

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48206

**PHONE:** +1 (248) 904-0246

**EMAIL:** smamat@elimitix.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Steven Mamat

Steven Mamat

STEVEN MAMAT

06/30/2025

SIGNATURE

DATE

2491 Longfellow

Detroit

MI

48206

+1 (248) 904-0246

smamat@elimitix.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762




**NOTE:** Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT



Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	n/a
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GENERAL

<p><b>1. DESCRIPTION OF EXISTING CONDITION</b> <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>Approval for Windows, Pillars, Landscaping. This work was noted in a pervious application in 2024 noted as Application HDC2024-00184. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in HDC2024-00184/ Owner replaced some bushes with rocks that were removed and a flower bed with= aluminum around bed.</p>	
<p><b>2. PHOTOGRAPHS</b> <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p><b>3. DESCRIPTION OF PROJECT</b> <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>Approval for Windows, Pillars, Landscaping. This work was noted in a pervious application in 2024 noted as Application HDC2024-00184. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in HDC2024-00184/ Owner replaced some bushes with rocks that were removed and a flower bed with= aluminum around bed.</p>	
<p><b>4. DETAILED SCOPE OF WORK</b> <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Approval for Windows, Pillars, Landscaping. This work was noted in a pervious application in 2024 noted as Application HDC2024-00184. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in HDC2024-00184/ Owner replaced some bushes with rocks that were removed and a flower bed with aluminum around bed.</p>	
<p><b>5. BROCHURES/CUT SHEETS</b> <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

ADDITIONAL DETAILS

<div>6. WINDOWS/DOORS</div> <div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div>	
<div>8. SITE IMPROVEMENTS</div> <div>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</div>	

**STAFF REPORT: 02/08/2024 REGULAR MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: HDC2024-00184**

**ADDRESS: 2491 LONGFELLOW**

**HISTORIC DISTRICT: BOSTON-EDISON**

**APPLICANT/PROPERTY OWNER: STEVE MAMAT**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 04/17/2024**

**DATES OF STAFF SITE VISITS: 05/03/2022, 04/19/2024**

**SCOPE: ALTER DWELLING (WORK COMPLETED WITHOUT APPROVAL), REMOVE TREE, INSTALL PARKING PAD AND FENCE**

### **EXISTING CONDITIONS**

Built in 1922, the property at 2491 Longfellow has a hipped asphalt-shingled roof which features a centrally placed dormer facing the front and at each side of the house. The eaves are bracketed, and the house is clad in light brown brick. The symmetrically placed windows, which were once wood and featured true divided-light mullions, and arched transoms, have been replaced by vinyl windows with between-glass grids. All original windows, except for those on the garage have been replaced on this property. The original shutters are still present. The front porch roof was originally supported by a series of paired round columns, which have since been replaced with 4 four square columns, painted black. The original front porch deck was rebuilt and resurfaced within the same footprint without approval. Property files indicate that there are no former Historic District Commission (HDC) approvals on this property.



*Site Photo 1, by Staff April 19, 2024: (North) front elevation showing replaced vinyl windows, altered porch and landscape.*



*Image, 1980: (North) front elevation showing original windows and porch condition.*

### **PROPOSAL**

The current project is seeking a Certificate of Appropriateness for work that has been completed without HDC approval by a previous owner to include the current asphalt roofs of the house and garage, the rear porch, the front and rear doors, the garage doors, the front porch light fixtures, the removal of landscape foundation plantings, and the house dormer, shutters and porch trim painted black. In addition to this previous unapproved work, the applicant would like to propose the installation of a parking pad near the rear garage, installation of fence, and the removal of a tree.



### ROOF (Work completed without approval)

Replace asphalt roof on house and garage with asphalt roof per attached photos.

### WINDOWS (Work completed without approval)

Except for the two (2) garage windows, replace all windows with vinyl windows and basement windows with glass block, per attached photos.

### FRONT & REAR PORCHES & DOORS (Work completed without approval)

- Rebuild front porch deck with new brick, repour concrete deck and steps per attached photos.
- Replace front porch pairing of wood round columns with single, custom built wood square columns, per attached photos.
- Replace front porch lights per attached photos.
- Replace rear porch with wood porch and roof per attached photos.
- Replace front door with wood door per attached photo.
- Replace rear wood door with steel door per attached photo.
- Replace garage door with steel garage door.
- Replace garage wood man door with steel door.

### PAINT (Work completed without approval)

- Paint front and rear porches, front door trim, dormer siding, and shutters color black.

### LANDSCAPE

- Remove front foundation shrubs and replace with lawn (Work completed by previous owner without approval).
- Remove rear tree.
- Install rear gravel parking area and walking path per attached site plan.
- Install 6' wood privacy fence to match existing privacy fence per attached site plan. Stain fence after one year of installation.



Aerial 1 of Parcel # 10002637, by Detroit Parcel Viewer, showing the proposed pad location (arrow).

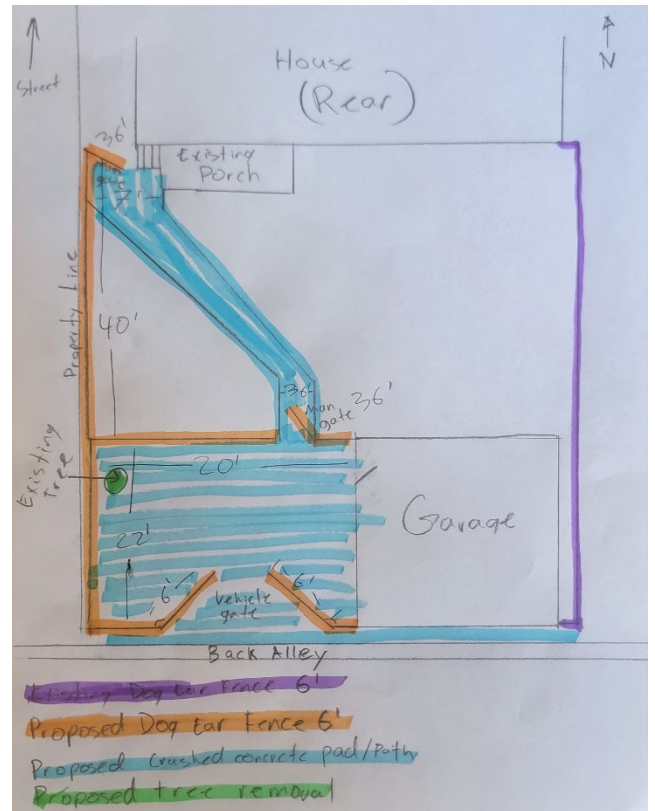


Fig 1, by Applicant: Proposed installation of the gravel pad and walkway, fence, and tree removal.



*Fig 2, by Google Street View, June 2019: (North) front elevation showing conditions prior to previous owner.*



*Site Photo 2, by Applicant: (South) rear side elevation showing replaced vinyl windows, altered rear porch and replaced rear door.*

## STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- This property has no Certificates of Appropriateness (COA) found on file. This property has the following listed violations on this property, which were completed between 2019 and 2023:
  - House and garage asphalt roof replaced with asphalt roof.
  - All wood windows (except garage windows) replaced with vinyl windows, basement windows replaced with glass block windows.
  - Front porch deck rebuilt, paired columns replaced with single square columns.
  - Rear porch altered.
  - Front and rear door replaced.
  - Garage door and mandoor replaced.
  - Front porch lights replaced.
  - Landscape foundation shrubs replaced with lawn.
  - House dormer, shutters and porch trim painted black.
- Although staff requested records and documentation of the installed/unapproved products, the applicant has not been able to provide this information. Staff reviewed several real estate agent listings of this property but found no photos that showed prior conditions other than Google Street View and those provided by the current owner. Rather than product information specification sheets, staff has referenced photos for the following items: asphalt shingles, windows, doors, garage door, porch columns, rear porch construction, and front porch lights.
- At the time of this report, staff received a cost estimate from the applicant. The estimate is from Alexandria, for Sierra Pacific Window installation, dated May 3, 2024, in the amount of \$144,399.70 for the replacement of all vinyl windows with aluminum-clad wood units. Staff observes that this is cost reference material.



*Site Photo 3, by Staff April 19, 2024: looking north from the alley, showing garage roof and proposed pad site.*



## ROOF

- The shingles installed on the house and garage roof are dimensional asphalt shingles that replaced previous asphalt shingles, and, in staff's opinion, appropriate for the district. (See Site photos 1,2, and 3.)

## WINDOWS

- The true divided-light, double-hung windows, and the radial transoms at the front elevation were distinctive character-defining features. Their loss substantially detracts from and destroys the historic appearance of the building.
- No documentation of the condition of the original windows was available but staff observed that the wood windows were present until at least 2019 from Google Street View images. (See figures 2 & 3)
- It is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
  - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
  - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
  - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
  - Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- In addition to a material change from wood to vinyl, the configuration and operation of the windows was also changed. For example, the dormer double-hung windows were replaced with slider windows. Coil stock is observed around most of the windows so it is not known if the original brick mould is still present. These newly installed windows have several features that are not appropriate:
  - the surrounding coil covering the brickmold is large and gives the windows a chunky appearance and with the arched transoms, larger seems are found around the perimeter,
  - the meeting rails in the double hung windows do not meet,



Site Photo 4, by Staff April 19, 2024: (North) front elevation showing detail of thick, vinyl coil stock around brick mold and seam, and color tinted transom, proposed



Site Photo 3, by Applicant: (west) side elevation showing replaced vinyl windows.

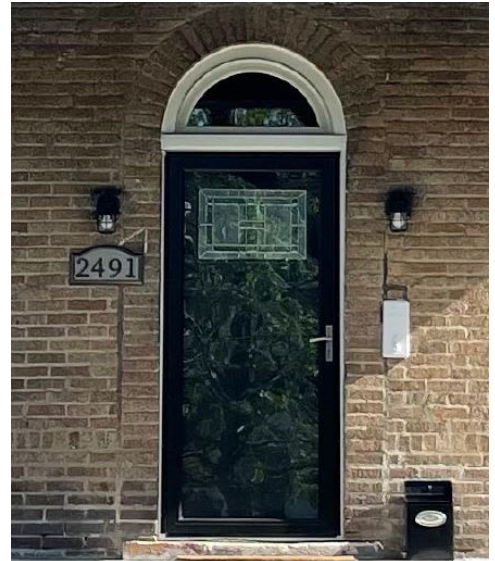


Site Photos 4&5, by applicant April 2024: east elevation, showing replaced vinyl windows.

- the dimensions of the header and base of the window do not match the original wood windows,
- the between-the-glass grids lose dimensionality of the original divided light and do not match the original placement of the window's 8/1 versus 8/8 divided locations.
- The radial patterns of the true divided light original transoms are lost.
- Although the glass block basement windows did not strictly follow the HDC guidelines by recessing the glass block into the window opening that was once occupied by the historic location of the wood windows, staff has the opinion that the installation at these rear and side basement locations is appropriate.

#### FRONT & REAR PORCHES & DOORS

- It is staff's opinion that the pairing of the round-columns at the front porch are characteristic of the Colonial Revival architecture of the property and are character defining features of the house. Each pair, two at each end of the porch, and two side by side, totalling eight (8) columns have been reduced to four (4) single square columns, reducing the form, altering the shape and color, and modifying the design of the columns which greatly alters the porch's distinctive, historic expression. *(See photo 1, and designation image.)* However, it is staff's opinion that the repoured front porch deck, and the rebuilt front porch wingwalls and steps do meet the Standards and are appropriate.
- Staff observed that the original rear porch has been removed and new porch constructed. Scars left on the brick face above the new porch roof show the original extent of the rear porch, which was likely a flat roof that extended to, but stopped short of the window at the first floor in alignment with the windows above it. While the best approach is to closely align the new construction with the historic location of the former roof, it is staff's opinion that the newly constructed rear porch is not demonstrably inappropriate at this rear elevation because it consists of wood materials, has a wood decking, skirting and wood railing that meets the Standards and conforms to the district's Elements of Design.
- It is staff's opinion that the new light fixtures are an appropriate use of design and maintain a similar scale, material and placement to the historic fixtures. *(See photo 6.)*
- While staff has no issue with the material of the front door and rear doors, it is staff's opinion that the vision panel for both the front and rear doors are not appropriate for the design of this house. In the case of the front door, a leaded-glass rectangular form is inconsistent with the simplicity of the colonial revival style architecture. At the rear of the house, the steel doors introduce a fan-shaped window opening at both rear doors that is not compatible and a simple rectangular panel window would suffice, in staff's opinion. *(See photos 1, 2 and 6)*
- The new steel panel garage door and steel man door, in staff's opinion, are appropriate, in staff's opinion. *(See photos 3 & 7)*



*Site Photo 6, by Staff April 19, 2024: (north) front elevation showing replaced front door and light fixtures.*



*Site Photo 7, by Applicant April 2024: (south) showing replaced garage door.*



## PAINT

- According to the HDC Color Guidelines, the associated architectural style is Color System C. While black is considered an acceptable color for sash, it is not listed as a recommended color for dormer siding, porches and shutters. It is staff's opinion that this color is not appropriate at the following locations: front door trim, front porch columns, dormer siding, and shutters. Staff offers the opinion that although "Blackish Green" A:8, can be used as a shutter color, the other items are more typically ranged closer to C:4 and C:5, "Yellowish White" for trim colors.

## LANDSCAPE

- Although in need of some pruning and care, the foundation evergreen shrubs were present until 2019 and were replaced with lawn or no plantings at all. Staff has the opinion that these foundation plantings contribute to the property's historic character and complement the architecture of the property. Their removal without substantial cause and without a plan for replacement is not appropriate. (See figure 3.)
- The tree is of historic age and in need of pruning. However, the overall health of the tree appears to have reached a point where it is a threat to both the neighbor's garage and the applicant's garage due to its proximity and overall condition. The root system appears to be pushing close to the garage's foundations. It is staff's opinion that the removal of this tree is appropriate. Staff recommends the replanting of at least one shade tree on the property to maintain the historic canopy of the neighborhood. (See photo 8.)
- Staff finds that the proposed gravel parking area and walking pathway are appropriate.
- Staff has the opinion that the proposed 6' wood panel fence along the rear property line and inside the backyard are appropriate as they provide continuity to existing fence conditions and follow the HDC guidelines. Staff received clarification from the applicant's contractor that the reason for waiting one year is allow the treated wood to age before being stained.



Figure 3, by Google Street View 2018: (north) front elevation showing conditions prior to previous owner.



Site Photo 8, by staff, April 19, 2024: (looking northwest from the alley) showing proposed location of parking pad and tree removal.

## ISSUES

- No documentation establishing that the condition of the original wood windows was beyond repair was submitted or available.
- It is staff's opinion that the removal of the original wood windows and replacement with white vinyl windows greatly alters the original *scale*, *design*, and *materiality* of the building's fenestration and the new windows are incompatible and inappropriate for this historic property. Therefore, this work item does not meet the Secretary of the Interior's Standards for Rehabilitation and does not conform to the district's Elements of Design.
- While the repair and rebuilding of the front porch deck and wingwalls is appropriate, the replacement of the double pairs of original columns with newly constructed single square columns destroys distinctive, character-defining historic features and creates a new architectural expression that is not compatible with the historic features, scale, massing, and proportion of the historic architecture of this property.
- While the material is appropriate, the replacement of front and rear doors is inappropriate as they introduce a design that alters the historic character of the property: the vision panels for each of these doors introduces a new form that is not compatible with the Colonial Revival style of the house.



- Black is not an appropriate color for front door trim, front porch columns and trim, dormer siding and shutters as is not compatible with the Colonial Revival style of the house.
- The removal of foundation plantings without cause or a planting replacement alters the historic character of the property by removing distinctive, character-defining features in the landscape.

## RECOMMENDATION

### Section 21-2-78, Determination of Historic District Commission

#### Recommendation 1: Replace Original Wood Windows with Vinyl Windows, Replace Porch Columns, Replace Doors, Paint, Remove Foundation Plantings (Work Completed without Approval)

Staff finds that the replacement of the original wood windows with vinyl windows, replacement of front porch columns, replacement of the front and rear doors, painting of front door trim, front porch columns, dormer siding and shutters black, removal of foundation plantings does not meet the Secretary of the Interior's Standards for the following reasons:

- No documentation establishing that the original condition of the casement windows were beyond repair was submitted or available.
- The replacement of the original wood windows with vinyl windows is not compatible with historic architecture in the house in that they:
  - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights and radial transom detailing,
  - introduce a new operation, configuration, design, and scale,
  - introduces a new material, vinyl, which is not historically appropriate material and does not conform to the District's Elements of Design.
- The replacement of the original eight (8) front porch columns with four (4) newly constructed square columns destroys distinctive, character-defining historic features and creates a new architectural expression that is not compatible with the historic features, scale, massing, and proportion to the Colonial Revival architecture of the house.
- The vision panel of the front and rear doors are not compatible with the Colonial Revival style of the house.
- The paint color location is not compatible with the Colonial Revival style of the house.
- Removing the foundation plantings drastically alters the appearance and features of the historic property.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it do not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Recommendation 2: Replace House and Garage Roofs, Install Glass Block Basement Windows, Rebuild Front Porch Deck, Replace Rear Porch, Replace Garage Doors, (Work Completed without Approval), Remove Tree, Install Parking Pad and Fence

It is staff's opinion that the replacement of the asphalt roofs of the house and garage, installation of glass block basement windows, rebuilding of the front porch deck, replacement of the rear porch, replacement of the front porch light fixtures, replacement of the garage doors, removal of a tree, installation of parking pad and fence is appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Boston-Edison District Elements of Design.

*Staff recommends the COA be issued with following conditions, subject to staff review:*

- The applicant provides HDC staff with a planting plan that offers at least one shade tree on the property to replace the removed tree.
- The applicant provides HDC staff with a paint or solid stain color for the fence.

February 18, 2025

Detroit Historic District Commission  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Re: 2491 Longfellow; Boston-Edison District  
(the "Property")

Detroit Historic District Commission:

On or around March 26, 2021, SRH Homes LLC ("SRH Homes") acquired the above referenced Property. On or around December 13, 2023, Steven Mamat ("Mamat") acquired the Property from SRH Homes. The Property is the subject of litigation brought by Mamat against SRH Homes (the "Litigation"). The Litigation has been dismissed without prejudice to give Mamat and SRH Homes an opportunity to resolve the below referenced HDC violations directly with HDC. Accordingly, SRH Homes requests the HDC to issue a Certificate of Appropriateness with respect to the remaining HDC Violations outlined below.

On or around August 18, 2023, the HDC issued a Notice of Historic District Violation concerning the above referenced Property and requiring HDC approval of the following work which already has been completed (the "HDC Violations" - See attached Ex. A):

- Replaced windows
- Replaced front door porch columns
- Removed front yard landscaping

The attached photographs show the windows as replaced and the replacement front door porch columns (See attached Ex. B).

HDC has recognized that when a historic window is so deteriorated or damaged that repair is either technically not feasible or economically not reasonable, it can be replaced. In such an instance, the new feature will match the old in design, color, texture, and where possible, materials. The replacement windows are similarly designed as the old windows, and in this instance, we believe that the historical significance of the Property is not compromised by the high-quality replacement vinyl windows. Moreover, it is simply not economically reasonable to replace the existing newly installed vinyl windows with wooden windows.

As reflected in the attached Exhibit C, wooden windows are a premium product, and some estimates provide that newly installed wooden windows are approximately \$800-\$1300 per window (See Ex. C). There are more than 26 windows located at the Property. Using that number, replacement wooden windows are estimated to cost between \$20,800-\$33,800, which is cost prohibitive. As reflected in the attached pictures, the specific detailing of the windows would

require that they be custom made for the Property, which increases the already modest estimate by thousands of dollars.

After its May 8, 2024 hearing, the HDC issued a Certificate of Appropriateness for the Property for other matters as reflected in the COA dated May 14, 2024. The HDC recognized that a substantial amount of replacement work already completed at the Property preserved the Property's historical and cultural significance. SRH Homes is hopeful that HDC will draw a similar conclusion regarding the HDC Violations and issue a COA and welcomes further discussions with HDC to resolve the HDC Violations.

If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Kind regards,

***Elizabeth M. Rogers***

Elizabeth M. Rogers, Esq.  
Legal Counsel for SRH Homes  
Taft Law  
27777 Franklin Road, Ste. 2500  
Southfield, MI 48034  
(248) 727-1617

**EXHIBIT A**





Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone: 313.224.1762  
[hdviolations@detroitmi.gov](mailto:hdviolations@detroitmi.gov)  
[www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

August 18, 2023

**Gaye Butler**  
**Robinson Realty & Management Group Inc**  
**6632 Telegraph Rd., Ste 327**  
**Bloomfield Hills, MI 48301**

**RE: Property at 2491 Longfellow; Boston-Edison Historic District**

**NOTICE OF HISTORIC DISTRICT VIOLATION**

Dear Listing Agent,

You are indicated as the agent for the sale of property at **2491 Longfellow** in the **Boston-Edison** Historic District. Historic District Commission staff has identified that the following work was performed at the exterior of the property, which according to our records, was completed without approval of the Historic District Commission (HDC):

- **Replaced windows**
- **Replaced front door porch columns**
- **Removed front yard landscaping**

Please note that this violation runs with the property and will become the responsibility of the new owner(s). This violation will remain on file until the matter is brought before the HDC with an application.

We appreciate your cooperation in disclosing the status of this property to any potential buyers. Please forward a copy of this notice to the owner.

If you are no longer the listing agent for this property or have questions, please contact HDC staff at [HDviolations@detroitmi.gov](mailto:HDviolations@detroitmi.gov).

For the Commission:

A handwritten signature in black ink, appearing to read "D. Rieden".

Daniel Rieden, Staff  
Detroit Historic District Commission

cc: Home Owner  
2491 Longfellow  
Detroit, MI 48206

**EXHIBIT B**





## **EXHIBIT C**

Between \$800 and \$1,300 per window



On average, wood replacement windows cost **between \$800 and \$1,300 per window**, making them one of the more premium options on the market. Renowned for their timeless beauty and superior insulation, wood windows are a classic choice that can elevate both the look and efficiency of your home.

[How Much Do Wood Replacement Windows Cost? | Today's Home...](#)

[TH todayshomeowner.com/windows/cost/wood-replacement-windows-cost/](https://todayshomeowner.com/windows/cost/wood-replacement-windows-cost/)

Was this helpful?  



# Mamat, Steven

## Marvin Window Quote

Quote #: QQ6XA4B

A Proposal for Window and Door Products prepared for:

**Job Site:**  
48206

**Shipping Address:**

LAURENCE SMITH DIST INC-BLOOMFIELD  
3605 S HURON RD  
BAY CITY, MI 48706-2043

**Project Description:**

*Marvin Elevate Windows*

**Featuring products from:**



## MARVIN

### DESIGN GALLERY

a complete window and door showroom

CHRIS CASWELL

LAURENCE SMITH DIST INC-BLOOMFIELD  
3605 S HURON RD  
BAY CITY, MI 48706-2043  
Phone: (248) 333-9085

Email:

ccaswell@windowanddoorcenter.com

This report was generated on 5/8/2024 3:31:30 PM  
using the Marvin Order Management System,  
version 0004.08.01 (Current). Price in USD. Unit  
availability and price are subject to change. Dealer  
terms and conditions may apply.



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.  
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

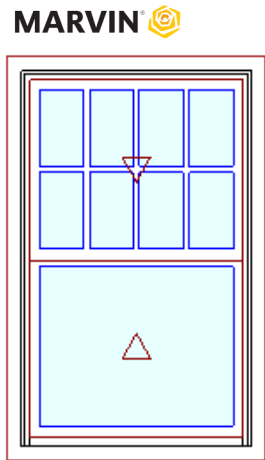
NUMBER OF LINES: 20		TOTAL UNIT QTY: 40		EXT NET PRICE: USD		100,898.04
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Elevate	Double Hung RO 34" X 52 1/2" Entered as FS 33" X 52"	1,146.17	6	6,877.02
2		Ultimate	Direct Glaze Round Top RO 34" X 17" Entered as FS 33" X 16 1/2"	2,636.47	4	10,545.88
3		Elevate	Elevate Assembly RO 61" X 60 1/2" Entered as FS 60" X 60"	2,287.26	1	2,287.26
4		Elevate	Double Hung RO 19" X 60 1/2" Entered as FS 18" X 60"	999.82	2	1,999.64
5		Elevate	Elevate Assembly RO 53" X 60 1/2" Entered as FS 52" X 60"	2,210.79	1	2,210.79
6		Elevate	Double Hung RO 23" X 48 1/2" Entered as FS 22" X 48"	983.06	1	983.06
7		Elevate	Elevate Assembly RO 61" X 40 1/2" Entered as FS 60" X 40"	2,060.76	1	2,060.76
8		Elevate	Double Hung RO 33" X 45 1/2" Entered as FS 32" X 45"	1,082.09	1	1,082.09
9		Elevate	Elevate Assembly RO 88" X 30 1/2" Entered as FS 87" X 30"	2,609.13	1	2,609.13
10		Ultimate	Direct Glaze Round Top RO 27" X 13 1/2" Entered as FS 26" X 13"	2,534.25	1	2,534.25
11		Elevate	Elevate Assembly RO 61" X 49 1/2" Entered as FS 60" X 49"	2,454.73	1	2,454.73
12		Elevate	Double Hung RO 34" X 60 1/2" Entered as FS 33" X 60"	1,414.16	3	4,242.48
13		Elevate	Double Hung RO 19" X 49 1/2"	908.07	1	908.07

14	Elevate	Entered as FS 18" X 49" Double Hung RO 34" X 60 1/2"	1,205.90	6	7,235.40
15	Elevate	Entered as FS 33" X 60" Double Hung RO 26" X 53 1/2"	1,206.62	3	3,619.86
16	Elevate	Entered as FS 25" X 53" Double Hung RO 20" X 45 1/2"	890.58	1	890.58
17	Elevate	Entered as FS 19" X 45" Elevate Assembly RO 113" X 49 1/2"	3,160.36	1	3,160.36
18	Elevate	Entered as FS 112" X 49" Elevate Assembly RO 86" X 45 1/2"	2,812.29	2	5,624.58
19	Elevate	Entered as FS 85" X 45" Elevate Assembly RO 81" X 45 1/2"	2,803.55	2	5,607.10
20	Labor	Non-Marvin Labor Install Includes Removal and Haul Away of Old Units, New Interior Primed Casing, Solar Seal #900 Caulk, OSI Spray Foam Insulation, 5 Year Product Labor Warranty, Lifetime Craftsmanship Warranty.	33,965.00	1	33,965.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		1,146.17
Qty: 6		Ext. Net Price:	USD	6,877.02

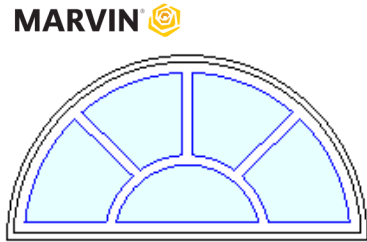


As Viewed From The Exterior

Entered As: FS  
Egress Information  
Width: 29 7/8" Height: 21 3/32"  
Net Clear Opening: 4.38 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 33" X 52"
- Rough Opening 34" X 52 1/2"
- Top Sash
  - Stone White Exterior
  - White Interior
  - IG
  - Low E2 w/Argon
  - Stainless Perimeter and Spacer Bar
  - 7/8" SDL - With Spacer Bar - Stainless
  - Rectangular - Special Cut 4W2H
  - Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.**
- Bottom Sash
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - White Weather Strip Package
  - 1 White Sash Lock
  - Exterior Aluminum Screen
  - Stone White Surround
  - Bright View Mesh
- 4 9/16" Jamb
- Casing All Sides
- Stone White BMC
- \*\*\*Exterior Casing Ship Loose
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:		2,636.47
Qty: 4		Ext. Net Price:	USD	10,545.88



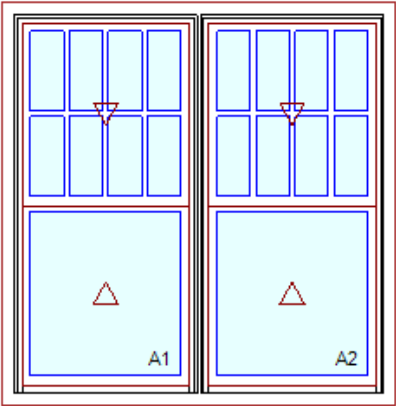
As Viewed From The Exterior

Entered As: FS  
Egress Information  
No Egress Information available.

- Stone White Clad Exterior
- Painted Interior Finish - White - Pine Interior
- Ultimate Direct Glaze Round Top - RT1
- Frame Size 33" X 16 1/2"
- Rough Opening 34" X 17"
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Sunburst
- 5 Radius Lites
- Stone White Clad Ext - Painted Interior Finish - White - Pine Int
- 4 9/16" Jamb
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- \*\*\*Note: The minimum hub width is 12". This may affect the availability or appearance of this unit. Please contact your Marvin Representative for assistance.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:		2,287.26
Qty: 1		Ext. Net Price:	USD	2,287.26



As Viewed From The Exterior

Entered As: FS  
Egress Information A1, A2  
Width: 26 7/8" Height: 25 3/32"  
Net Clear Opening: 4.68 SqFt

Feature Mismatch: Divided Lite Options

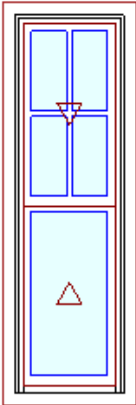
- Stone White Exterior
- White Interior
- 2W1H - Rectangle Assembly
- Assembly Frame Size
- 60" X 60"
- Assembly Rough Opening
- 61" X 60 1/2"
- Unit: A1
  - Elevate Double Hung
  - Basic Frame 30" X 60"
  - Rough Opening 31" X 60 1/2"
  - Top Sash
    - Stone White Exterior
    - White Interior
    - IG
    - Low E2 w/Argon
    - Stainless Perimeter and Spacer Bar
    - 7/8" SDL - With Spacer Bar - Stainless
    - Rectangular - Special Cut 4W2H
    - Stone White Ext - White Int
  - Bottom Sash
    - Stone White Exterior
    - White Interior
    - IG - 1 Lite
    - Low E2 w/Argon
    - Stainless Perimeter Bar
    - White Weather Strip Package
    - 1 White Sash Lock
    - Exterior Aluminum Screen
    - Stone White Surround
    - Bright View Mesh

- Unit: A2
  - Elevate Double Hung
  - Basic Frame 30" X 60"
  - Rough Opening 31" X 60 1/2"
  - Top Sash
    - Stone White Exterior
    - White Interior
    - IG
    - Low E2 w/Argon
    - Stainless Perimeter and Spacer Bar
    - 7/8" SDL - With Spacer Bar - Stainless
    - Rectangular - Special Cut 4W2H
    - Stone White Ext - White Int
  - Bottom Sash
    - Stone White Exterior
    - White Interior
    - IG - 1 Lite
    - Low E2 w/Argon
    - Stainless Perimeter Bar
    - White Weather Strip Package
    - 1 White Sash Lock
    - Exterior Aluminum Screen
    - Stone White Surround
    - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- \*\*\*Exterior Casing Ship Loose
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the

OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit:	Net Price:		999.82
Qty: 2		Ext. Net Price:	USD	1,999.64

MARVIN 



As Viewed From The Exterior

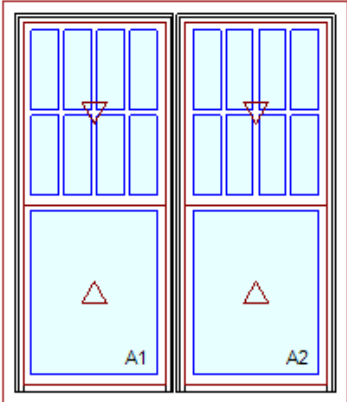
Entered As: FS  
Egress Information  
Width: 14 7/8" Height: 25 3/32"  
Net Clear Opening: 2.59 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 18" X 60"
- Rough Opening 19" X 60 1/2"
- Top Sash
  - Stone White Exterior
  - White Interior
  - IG
  - Low E2 w/Argon
  - Stainless Perimeter and Spacer Bar
  - 7/8" SDL - With Spacer Bar - Stainless
  - Rectangular - Special Cut 2W2H
  - Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - White Weather Strip Package
  - 1 White Sash Lock
  - Exterior Aluminum Screen
  - Stone White Surround
  - Bright View Mesh
- 4 9/16" Jamb
- Casing All Sides
- Stone White BMC
- \*\*\*Exterior Casing Ship Loose
- Nailing Fin

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit:	Net Price:		2,210.79
Qty: 1		Ext. Net Price:	USD	2,210.79

MARVIN 



As Viewed From The Exterior

Entered As: FS

- Feature Mismatch: Divided Lite Options
- Stone White Exterior
- White Interior
- 2W1H - Rectangle Assembly
- Assembly Frame Size
- 52" X 60"
- Assembly Rough Opening
- 53" X 60 1/2"
- Unit: A1
  - Elevate Double Hung
  - Basic Frame 26" X 60"
  - Rough Opening 27" X 60 1/2"
  - Top Sash
    - Stone White Exterior
    - White Interior
    - IG
    - Low E2 w/Argon
    - Stainless Perimeter and Spacer Bar
    - 7/8" SDL - With Spacer Bar - Stainless
    - Rectangular - Special Cut 4W2H
    - Stone White Ext - White Int



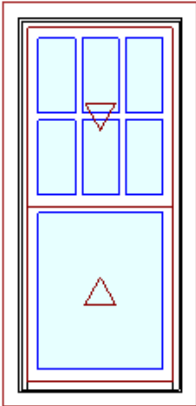
Egress Information A1, A2

Width: 22 7/8" Height: 25 3/32"  
Net Clear Opening: 3.99 SqFt

- Bottom Sash
    - Stone White Exterior
    - White Interior
    - IG - 1 Lite
    - Low E2 w/Argon
    - Stainless Perimeter Bar
  - White Weather Strip Package
  - 1 White Sash Lock
  - Exterior Aluminum Screen
  - Stone White Surround
  - Bright View Mesh
- Unit: A2
- Elevate Double Hung
  - Basic Frame 26" X 60"
  - Rough Opening 27" X 60 1/2"
  - Top Sash
    - Stone White Exterior
    - White Interior
    - IG
    - Low E2 w/Argon
    - Stainless Perimeter and Spacer Bar
  - 7/8" SDL - With Spacer Bar - Stainless
  - Rectangular - Special Cut 4W2H
  - Stone White Ext - White Int
  - Bottom Sash
    - Stone White Exterior
    - White Interior
    - IG - 1 Lite
    - Low E2 w/Argon
    - Stainless Perimeter Bar
  - White Weather Strip Package
  - 1 White Sash Lock
  - Exterior Aluminum Screen
  - Stone White Surround
  - Bright View Mesh

4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit:	Net Price:		983.06
Qty: 1		Ext. Net Price:	USD	983.06



As Viewed From The Exterior

Entered As: FS

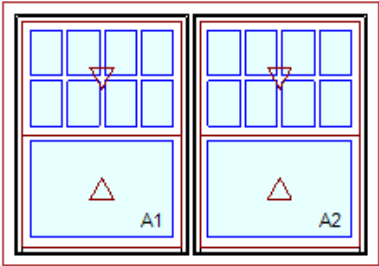
- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 22" X 48"
- Rough Opening 23" X 48 1/2"
- Top Sash
  - Stone White Exterior
  - White Interior
  - IG
  - Low E2 w/Argon
  - Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 3W2H
- Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar

Egress Information

Width: 18 7/8" Height: 19 3/32"  
Net Clear Opening: 2.50 SqFt

White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit:	Net Price:		2,060.76
Qty: 1		Ext. Net Price:	USD	2,060.76



As Viewed From The Exterior

Entered As: FS  
Egress Information A1, A2  
Width: 26 7/8" Height: 15 3/32"  
Net Clear Opening: 2.82 SqFt

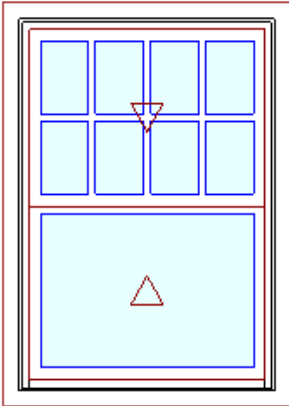
Feature Mismatch: Divided Lite Options

Stone White Exterior  
White Interior  
2W1H - Rectangle Assembly  
Assembly Frame Size  
60" X 40"  
Assembly Rough Opening  
61" X 40 1/2"  
  
Unit: A1  
Elevate Double Hung  
Basic Frame 30" X 40"  
Rough Opening 31" X 40 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

Unit: A2  
Elevate Double Hung  
Basic Frame 30" X 40"  
Rough Opening 31" X 40 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar

White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit:	Net Price:		1,082.09
Qty: 1		Ext. Net Price:	USD	1,082.09

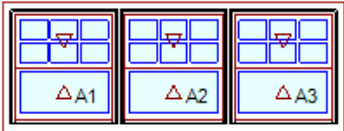


As Viewed From The Exterior

Entered As: FS  
Egress Information  
Width: 28 7/8" Height: 17 19/32"  
Net Clear Opening: 3.53 SqFt

Stone White Exterior  
White Interior  
Elevate Double Hung  
Frame Size 32" X 45"  
Rough Opening 33" X 45 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Stone White Ext - White Int  
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit:	Net Price:		2,609.13
Qty: 1		Ext. Net Price:	USD	2,609.13



As Viewed From The Exterior

Entered As: FS  
Egress Information A1, A2, A3

Feature Mismatch: Divided Lite Options  
Stone White Exterior  
White Interior  
3W1H - Rectangle Assembly  
Assembly Frame Size  
87" X 30"  
Assembly Rough Opening  
88" X 30 1/2"  
Unit: A1  
Elevate Double Hung

Width: 25 7/8" Height: 10 3/32"  
Net Clear Opening: 1.81 SqFt

Basic Frame 29" X 30"  
Rough Opening 30" X 30 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

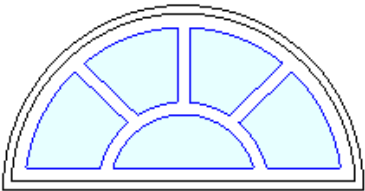
Unit: A2  
Elevate Double Hung  
Basic Frame 29" X 30"  
Rough Opening 30" X 30 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

Unit: A3  
Elevate Double Hung  
Basic Frame 29" X 30"  
Rough Opening 30" X 30 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit:	Net Price:		2,534.25
Qty: 1		Ext. Net Price:	USD	2,534.25

MARVIN



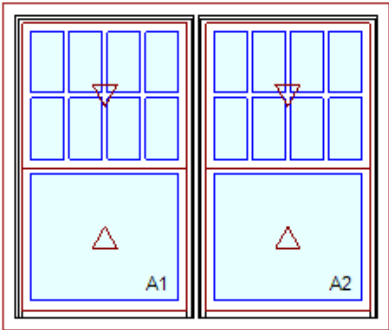
As Viewed From The Exterior

Entered As: FS  
Egress Information  
No Egress Information available.

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Ultimate Direct Glaze Round Top - RT1  
Frame Size 26" X 13"  
Rough Opening 27" X 13 1/2"  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Sunburst  
5 Radius Lites  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
4 9/16" Jambs  
Nailing Fin  
\*\*\*Note: The minimum hub width is 12". This may affect the availability or appearance of this unit. Please contact your Marvin Representative for assistance.  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit:	Net Price:		2,454.73
Qty: 1		Ext. Net Price:	USD	2,454.73

MARVIN



As Viewed From The Exterior

Entered As: FS  
Egress Information A1, A2  
Width: 26 7/8" Height: 19 19/32"  
Net Clear Opening: 3.66 SqFt

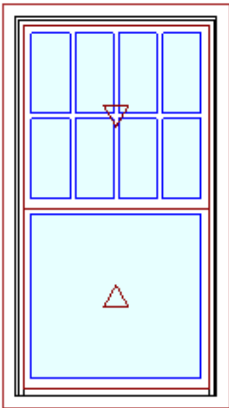
Feature Mismatch: Divided Lite Options  
Stone White Exterior  
White Interior  
2W1H - Rectangle Assembly  
Assembly Frame Size  
60" X 49"  
Assembly Rough Opening  
61" X 49 1/2"  
Unit: A1  
Elevate Double Hung  
Basic Frame 30" X 49"  
Rough Opening 31" X 49 1/2"  
Glass Add For All Sash  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock

Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

Unit: A2  
Elevate Double Hung  
Basic Frame 30" X 49"  
Rough Opening 31" X 49 1/2"  
Glass Add For All Sash  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the  
OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit:	Net Price:		1,414.16
Qty: 3		Ext. Net Price:	USD	4,242.48

MARVIN



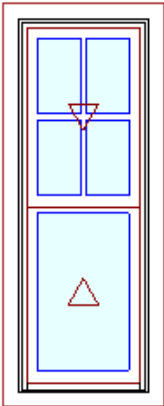
As Viewed From The Exterior

Entered As: FS  
Egress Information  
Width: 29 7/8" Height: 25 3/32"  
Net Clear Opening: 5.21 SqFt

Stone White Exterior  
White Interior  
Elevate Double Hung  
Frame Size 33" X 60"  
Rough Opening 34" X 60 1/2"  
Glass Add For All Sash  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Stone White Ext - White Int  
**Divided Lite Options are inconsistent across the panels of this unit. Ensure  
the correct Divided Lite Types have been selected.**  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit:	Net Price:		908.07
Qty: 1		Ext. Net Price:	USD	908.07



As Viewed From The Exterior

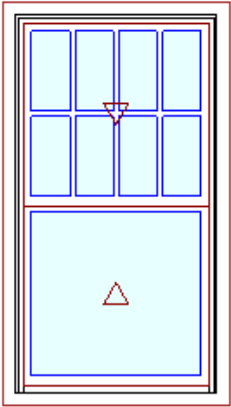
Entered As: FS  
Egress Information  
Width: 14 7/8" Height: 19 19/32"  
Net Clear Opening: 2.02 SqFt

Stone White Exterior  
White Interior  
Elevate Double Hung  
Frame Size 18" X 49"  
Rough Opening 19" X 49 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W2H  
Stone White Ext - White Int  
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #14	Mark Unit:	Net Price:		1,205.90
Qty: 6		Ext. Net Price:	USD	7,235.40



Stone White Exterior  
White Interior  
Elevate Double Hung  
Frame Size 33" X 60"  
Rough Opening 34" X 60 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Stone White Ext - White Int  
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.



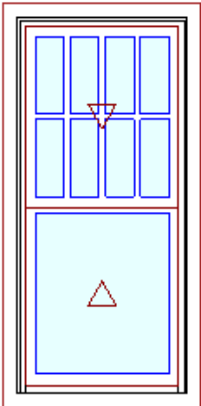
As Viewed From The Exterior

Entered As: FS  
Egress Information  
Width: 29 7/8" Height: 25 3/32"  
Net Clear Opening: 5.21 SqFt

- Bottom Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- \*\*\*Exterior Casing Ship Loose
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #15	Mark Unit:	Net Price:		1,206.62
Qty: 3		Ext. Net Price:	USD	3,619.86

MARVIN 



As Viewed From The Exterior

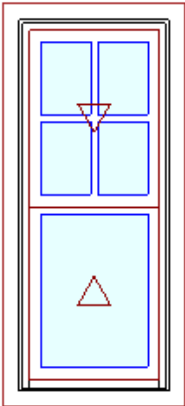
Entered As: FS  
Egress Information  
Width: 21 7/8" Height: 21 19/32"  
Net Clear Opening: 3.28 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 25" X 53"
- Rough Opening 26" X 53 1/2"
- Glass Add For All Sash
- Top Sash
- Stone White Exterior
- White Interior
- IG
- Tempered Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 4W2H
- Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon
- Stainless Perimeter Bar
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- \*\*\*Exterior Casing Ship Loose
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #16	Mark Unit:	Net Price:		890.58
Qty: 1		Ext. Net Price:	USD	890.58

Stone White Exterior



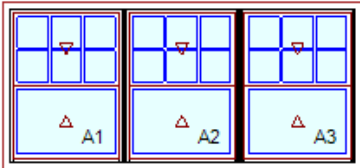


As Viewed From The Exterior

Entered As: FS  
Egress Information  
Width: 15 7/8" Height: 17 19/32"  
Net Clear Opening: 1.94 SqFt

- White Interior
- Elevate Double Hung
- Frame Size 19" X 45"
- Rough Opening 20" X 45 1/2"
- Top Sash
  - Stone White Exterior
  - White Interior
  - IG
  - Low E2 w/Argon
  - Stainless Perimeter and Spacer Bar
  - 7/8" SDL - With Spacer Bar - Stainless
  - Rectangular - Special Cut 2W2H
  - Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.**
- Bottom Sash
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - White Weather Strip Package
  - 1 White Sash Lock
  - Exterior Aluminum Screen
  - Stone White Surround
  - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- \*\*\*Exterior Casing Ship Loose
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #17	Mark Unit:	Net Price:		3,160.36
Qty: 1		Ext. Net Price:	USD	3,160.36



As Viewed From The Exterior

Entered As: FS  
Egress Information A1, A2, A3  
Width: 34 13/64" Height: 19 19/32"  
Net Clear Opening: 4.65 SqFt

- Feature Mismatch: Divided Lite Options**
- Stone White Exterior
- White Interior
- 3W1H - Rectangle Assembly
- Assembly Frame Size
- 112" X 49"
- Assembly Rough Opening
- 113" X 49 1/2"
- Unit: A1
  - Elevate Double Hung
  - Basic Frame 37 21/64" X 49"
  - Rough Opening 38 21/64" X 49 1/2"
  - Top Sash
    - Stone White Exterior
    - White Interior
    - IG
    - Low E2 w/Argon
    - Stainless Perimeter and Spacer Bar
    - 7/8" SDL - With Spacer Bar - Stainless
    - Rectangular - Special Cut 3W2H
    - Stone White Ext - White Int
  - Bottom Sash
    - Stone White Exterior
    - White Interior
    - IG - 1 Lite
    - Low E2 w/Argon
    - Stainless Perimeter Bar
    - White Weather Strip Package
    - 1 White Sash Lock
    - Exterior Aluminum Screen
    - Stone White Surround

Bright View Mesh

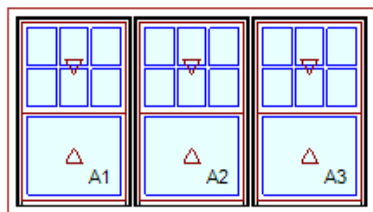
- Unit: A2
  - Elevate Double Hung
  - Basic Frame 37 21/64" X 49"
  - Rough Opening 38 21/64" X 49 1/2"
  - Top Sash
    - Stone White Exterior
    - White Interior
    - IG
    - Low E2 w/Argon
    - Stainless Perimeter and Spacer Bar
  - 7/8" SDL - With Spacer Bar - Stainless
  - Rectangular - Special Cut 3W2H
  - Stone White Ext - White Int
  - Bottom Sash
    - Stone White Exterior
    - White Interior
    - IG - 1 Lite
    - Low E2 w/Argon
    - Stainless Perimeter Bar
  - White Weather Strip Package
  - 1 White Sash Lock
  - Exterior Aluminum Screen
  - Stone White Surround
  - Bright View Mesh

- Unit: A3
  - Elevate Double Hung
  - Basic Frame 37 21/64" X 49"
  - Rough Opening 38 21/64" X 49 1/2"
  - Top Sash
    - Stone White Exterior
    - White Interior
    - IG
    - Low E2 w/Argon
    - Stainless Perimeter and Spacer Bar
  - 7/8" SDL - With Spacer Bar - Stainless
  - Rectangular - Special Cut 3W2H
  - Stone White Ext - White Int
  - Bottom Sash
    - Stone White Exterior
    - White Interior
    - IG - 1 Lite
    - Low E2 w/Argon
    - Stainless Perimeter Bar
  - White Weather Strip Package
  - 1 White Sash Lock
  - Exterior Aluminum Screen
  - Stone White Surround
  - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- \*\*\*Exterior Casing Ship Loose
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #18	Mark Unit:	Net Price:		2,812.29
Qty: 2		Ext. Net Price:	USD	5,624.58



Feature Mismatch: Divided Lite Options  
Stone White Exterior  
White Interior  
3W1H - Rectangle Assembly  
Assembly Frame Size  
85" X 45"



As Viewed From The Exterior

Entered As: FS

Egress Information A1, A2, A3

Width: 25 13/64" Height: 17 19/32"

Net Clear Opening: 3.08 SqFt

Assembly Rough Opening  
86" X 45 1/2"

Unit: A1

Elevate Double Hung  
Basic Frame 28 21/64" X 45"  
Rough Opening 29 21/64" X 45 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

Unit: A2

Elevate Double Hung  
Basic Frame 28 21/64" X 45"  
Rough Opening 29 21/64" X 45 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

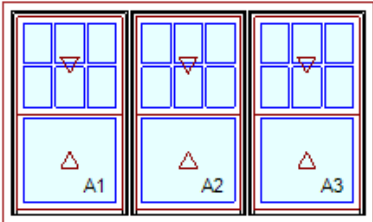
Unit: A3

Elevate Double Hung  
Basic Frame 28 21/64" X 45"  
Rough Opening 29 21/64" X 45 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar

White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jamb  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the  
OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #19	Mark Unit:	Net Price:		2,803.55
Qty: 2		Ext. Net Price:	USD	5,607.10

MARVIN



As Viewed From The Exterior

Entered As: FS  
Egress Information A1, A2, A3  
Width: 23 17/32" Height: 17 19/32"  
Net Clear Opening: 2.88 SqFt

Feature Mismatch: Divided Lite Options

Stone White Exterior  
White Interior  
3W1H - Rectangle Assembly  
Assembly Frame Size  
80" X 45"  
Assembly Rough Opening  
81" X 45 1/2"  
  
Unit: A1  
Elevate Double Hung  
Basic Frame 26 43/64" X 45"  
Rough Opening 27 43/64" X 45 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

Unit: A2  
Elevate Double Hung  
Basic Frame 26 43/64" X 45"  
Rough Opening 27 43/64" X 45 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon

Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

Unit: A3  
Elevate Double Hung  
Basic Frame 26 43/64" X 45"  
Rough Opening 27 43/64" X 45 1/2"  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jambs  
Casing All Sides  
Stone White BMC  
\*\*\*Exterior Casing Ship Loose  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the  
OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #20	Mark Unit: Labor	Net Price:		33,965.00
Qty: 1		Ext. Net Price:	USD	33,965.00

Labor      Install Includes Removal and Haul Away of Old Units, New Interior Primed Casing, Solar Seal #900 Caulk, OSI Spray Foam Insulation, 5 Year Product Labor Warranty, Lifetime Craftsmanship Warranty.

Project Subtotal Net Price: USD	66,933.04
Non-Taxable Labor: USD	33,965.00
6.000% Sales Tax: USD	4,015.98
Project Total Net Price: USD	104,914.02

## TERMS AND CONDITIONS

MARVIN DESIGN GALLERY PROPOSES TO FURNISH MATERIAL AND, WHEN APPLICABLE, LABOR IN ACCORDANCE WITH THE SPECIFICATIONS OUTLINED AND FOR THE AMOUNT INDICATED WITHIN. ALL PRODUCTS ARE CONSIDERED CUSTOM ORDER AND SPECIFIC TO YOUR PROJECT SPECIFICATIONS. MARVIN DESIGN GALLERY REQUIRES A MINIMUM DEPOSIT OF 75% OF THE TOTAL COST WITH THE REMAINING BALANCE DUE: 1) PRIOR TO PRODUCT DELIVERY OR 2) ON THE LAST DAY OF SUBSTANTIAL COMPLETION OF INSTALLATION IF AND ONLY IF MARVIN DESIGN GALLERY IS RESPONSIBLE FOR PRODUCT INSTALLATION.

RETURNS &/OR CHANGES: DUE TO THE CUSTOM NATURE OF THIS BUSINESS, EACH INDIVIDUAL SALE IS UNIQUE TO YOUR PROJECT SPECIFICATIONS. THE RETURN OF ANY MERCHANDISE IS PROHIBITED. CHANGES WILL BE ACCEPTED ONLY IF THE PRODUCT MANUFACTURER WILL ALLOW. IN THE EVENT A CHANGE IS ALLOWED, A CHANGE ORDER FEE MAY BE INCURRED. ANY COST ASSOCIATED WITH A CHANGE ORDER WILL BE THE RESPONSIBILITY OF THE PURCHASER. ALL CHANGE ORDER REQUESTS MUST BE IN WRITING AND SIGNED BY PURCHASER. WHERE SUCH ADDITIONAL WORK IS ADDED TO THIS CONTRACT, IT IS AGREED THAT THE TOTAL PRICE OF THIS CONTRACT SHALL BE INCREASED BY THE PRICE OF THE ADDITIONAL WORK AND THAT ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL APPLY EQUALLY TO SUCH ADDITIONAL WORK.

EXCEPT AS PROVIDED HEREIN, MARVIN DESIGN GALLERY MAKES NO OTHER WARRANTY OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHICH EXCEED THE FOREGOING ARE HEREBY DISCLAIMED BY MARVIN DESIGN GALLERY AND EXCLUDED FROM THIS CONTRACT. CUSTOMER ACKNOWLEDGES THAT MARVIN DESIGN GALLERY IN ITS SOLE RESPONSIBILITY HEREUNDER, SHALL BE TO PROVIDE REPLACEMENT MATERIAL/ITEM FOR ANY MATERIAL/ITEM THAT IS DEFECTIVE. SELLER SHALL HAVE NO RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE SALE OF MATERIAL OR FOR LOSSES INCURRED BY ACTS OF GOD, STRIKES, OR OCCURRENCES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL NOT BE LIABLE FOR DELAYS IN PERFORMANCE RESULTING FROM WEATHER CONDITIONS, STRIKES, LOCK-OUTS, MATERIAL OR LABOR SHORTAGES, MANUFACTURING DELAYS, FIRES, CHANGE ORDERS REQUESTED BY PURCHASER, FAILURE OF PURCHASER TO PROMPTLY PAY FOR ANY WORK OR EXTRA WORK AS AUTHORIZED OR OTHER CAUSES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY. ALL DELIVERY DATES AND SUGGESTED INSTALLATION DATES ARE APPROXIMATE AND CANNOT BE GUARANTEED.

MARVIN DESIGN GALLERY AGREES TO COMPLETE THE WORK IN A WORKMANLIKE MANNER. HOWEVER MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR FAILURES OR DEFECTS THAT RESULT FROM WORK DONE BY OTHERS PRIOR TO, AT THE TIME OF, OR SUBSEQUENT TO WORK DONE UNDER THIS AGREEMENT. MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR ANY PREPARATION WORK. ALL PREPARATION WORK TO BE PERFORMED BY OTHERS.

UNLESS OTHERWISE NOTED IN THE AGREEMENT, THE PRICE QUOTED DOES NOT INCLUDE FILLING NAIL HOLES, PAINTING, STAINING OR PERMITS. IF PLASTER WALLS DEVELOP SMALL CRACKS, MARVIN DESIGN GALLERY WILL BE HELD HARMLESS. AT ITS SOLE DISCRETION, MARVIN DESIGN GALLERY MAY SPACKLE, BUT NOT PAINT. MARVIN DESIGN GALLERY WILL PERFORM SIMPLE DISCONNECTION OF ALARM SYSTEMS WHERE POSSIBLE. PURCHASER IS RESPONSIBLE FOR HAVING SECURITY COMPANY RE-CONNECT THE ALARM SYSTEM AFTER COMPLETION OF WORK. IT IS MUTUALLY AGREED THAT THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO, THAT NO AGENT, REPRESENTATIVE, SALESMAN, OR OFFICER OF THE PARTIES HERETO HAS AUTHORITY TO MAKE OR HAD MADE ANY STATEMENT, REPRESENTATION OR AGREEMENT, ORAL OR WRITTEN, IN CONNECTION HEREWITH THAT MODIFIES, ADDS TO OR CHANGES THE TERMS OF THIS CONTRACT.

IN THE EVENT PURCHASER IS IN DEFAULT IN ANY OF THE TERMS OF THIS CONTRACT, MARVIN DESIGN GALLERY MAY, IN

ADDITION TO ANY OTHER REMEDIES PROVIDED BY LAW, ENFORCE THE TERMS OF THIS CONTRACT AND SHOULD COLLECTION OF ANY SUM DUE ON THIS CONTRACT BE REQUIRED, PURCHASER AGREES TO PAY TO MARVIN DESIGN GALLERY ALL OF ITS COSTS, INCLUDING ACTUAL ATTORNEY FEES AND INTEREST AT THE RATE OF TWO PERCENT (2%) PER MONTH OR AT THE HIGHEST RATE PERMITTED BY LAW, FROM THE DATE PAYMENT WAS DUE UNTIL COLLECTED IN FULL BY MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL BE CONSIDERED TO HAVE COMPLETELY AND SATISFACTORILY PERFORMED UNDER THIS AGREEMENT, AND SHALL BE ENTITLED TO IMMEDIATE, FULL AND FINAL PAYMENT FROM PURCHASER, UNLESS, WITHIN FIVE (5) DAYS AFTER PURCHASER HAS RECEIVED PRODUCT OR SUBSTANTIAL INSTALLATION IS COMPLETE, PURCHASER NOTIFIES, IN WRITING, MARVIN DESIGN GALLERY AT THE ADDRESS LISTED BELOW, THAT PURCHASER DISPUTES THE WORK HAS BEEN COMPLETELY AND / OR SATISFACTORILY PERFORMED. IN THE EVENT THE PURCHASER CLAIMS ANY WARRANTY AND/OR WORKMANSHIP DEFECTS, PURCHASER MAY RETAIN UP TO 5% OF THE REMAINING BALANCE DUE ON THE CONTRACT (NOT TO EXCEED \$500) UNTIL CORRECTIONS HAVE BEEN MADE.

\*\* 2.0% Credit Card Convenience Fee will be applied to all credit card transactions. Please initial: \_\_\_\_\_

I/WE HAVE READ AND UNDERSTAND THE FOREGOING TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO ABIDE BY THEM. MARVIN DESIGN GALLERY IS AUTHORIZED TO ORDER THE PRODUCTS IDENTIFIED HEREIN.

CUSTOMER SIGNATURE (PURCHASER) : \_\_\_\_\_ DATE: \_\_\_\_\_

2350 FRANKLIN RD. STE. 115 – BLOOMFIELD HILLS, MI 48302 PH: 248-333-9085 FAX: 248-333-9095  
www.WindowAndDoorCenter.com



















































