

Re: [EXTERNAL] Re: Introductory Call with HDC staff

Evan and Gianna Fay <fayfamfinance@gmail.com>

Wed 7/1/2020 7:26 PM

To: Audra Dye <dyea@detroitmi.gov>

1 attachments (82 KB)

EST0004.pdf;

-- Within the inspection report there is one statement "roof appears to be at/near end of useful life", however the following statements are also in the report: "general condition appears serviceable, with normal indicators of age"; "active leakage is noted in isolated areas, particularly transition areas, immediate repair is needed here"; "damage is noted at dormers and transitions". These comments, stating the deterioration is in isolated areas, challenges to the assertion the entire roof must be replaced.

There's multiple places throughout the report that says it needs to be fully replaced plus he told me that directly. Here are the following quotes from the report.

"The roof is oddly done in metal and is leaking - in need of replacement. However it is under-ventilated and the attic lacks the insulation required for modern EFFICIENT living.

"The garage here needs extensive repair. It has a younger and different roof from the main structure. This structure is savable, but only a skilled carpenter/brick mason should be hired for this work. (A New Roof is Needed on the primary house). This will be costly and require a full tear-off."

"Roof appears to be at/near the end of its useful life, ice-damming is possible under the existing configuration. See attic, This roof must be replaced immediately. It is currently open to the elements. You should hire licensed professionals for this work. Anticipate the need to replace the roof covering in the not too distant future"

-- In yesterday's reply to my questions, you say you contacted multiple roofers with experience in metal and copper who said the existing roof must be replaced. It is imperative you submit at least one of these statements in writing from the roofing company.

Kanga roofing did the full inspection. The questions are answered in their handwriting stating the roof CANNOT be repaired and gave detailed reasons why

Please see quotes from metal roofing professional:

Does it appear that this tile roof has been well maintained over time?

no.

What elements of the roof appear to be failing? (Broken shingles, deteriorated underlay / hangers / flashing / valleys)

All of the down fasteners are deteriorating which causes copper shingles to break down.

What percentage of shingles needs to be removed in order to address / fix the roof failure?

100% of it needs a full replacement

Is it possible to reinstall the shingles that are removed? If not, why?

no. Copper shingles are now too brittle & would continue to break as being replaced.

Note the location of the shingles that need to be removed

Multiple blown off shingles on back side of house

Note the percentage of new shingles that would be added in order to repairs

no repairs, we would need to replace entire roof.

--There are Eagle View documents of the house and garage prepared by Modern Builders Supply, as well as a "Roof Schematic Report" prepared by Rooforders.com - were these prepared solely to have a full understanding of the scope of work for the roofs (i.e. pitch, dimensions of each part of the roof, etc.)?

Yes, this is part of Kanga Roof's inspection process and also allowed them to provide a bid on a copper replacement

• --Please submit the estimate/scope of work for the installation of the Euroshield product. In addition to the valleys and flashing, would copper be used on the rounded dormer roofs, matching the existing conditions?

• Attached

• Your recently submitted narrative referenced attached pictures related to the deteriorated areas. Can you please send those pictures individually and identify their locations? I have a few unidentified photos in the file now.

• All internal photos submitted are of active leaks on the third floor. I can resend if needed.

• From my research, copper roofing, especially in shingle form, is not something I have found anyone who "specializes" in. As you mentioned on the phone, no home in the historic district (or any in Detroit that I know of from talking to my fellow realtors) has a copper roof with shingles. There is so low demand, no one does it. Kanga Roof has amazing reviews and is highly recommended by my neighbors. They do do metal roofing and have done copper flashing/gutters, but as I just mentioned, there is no demand for a copper roof as mine currently is. The owner of the company personally sat down to do the quote since copper is a precious metal and has a fluctuating price. This is what he came up with.