

Dear Homeowner,

We are embarrassed to say that our industry is the most complained about among consumers. As a means to change the situation, we have developed a set of guidelines, including questions to ask your potential contractors. We hope these guidelines will educate consumers and provide them with a better remodeling experience.

We hope that you will contract with our company to do your remodeling project, but whether you choose The Perfect Edge, Inc. or another contractor, if you follow these guidelines, you should get a superior quality job, at a fair price, and completed in a timely manner.

Thanks for the opportunity to bid your project, and we hope this information is helpful.

Sincerely,

Doc Tully
President and Founder

The Perfect Edge

The Perfect Edge, Inc.

Office: 303-933-2492

Cell: 303-912-3618

Website: <https://thepperfectedge.org>

E-mail: dtsperfectedge@comcast.net

Industry Tips on Hiring a Contractor

- Ask the remodeling contractor for *local references* (recent projects) and find out if these customers were satisfied with the contractor's work. If possible, visit and inspect their completed projects.
- Find out if the contractor is a member of a *professional association* which has standards or a code of ethics for remodelers.
- Contact your local BBB to learn *how long a contractor has been in business* (most unsuccessful company's go out of business within the first five years) and if the firm has *any complaints* filed against them with the BBB.
- It is extremely important to *compare costs* before making a financial commitment toward any home improvement project. If you *solicit more than 1 bid* from prospective contractors you should *discuss bids in detail* with each contractor, making certain you understand the reasons for any variations in the prices. *Do not automatically choose the lowest price.* One contractor's bid might be higher because the materials to be used are of a better quality or because the work will be especially thorough and therefore, require more time and labor. (A contractor could be the lowest bidder because he is taking shortcuts that will compromise your project and create additional work later, or he could be giving you a low-ball price to get the job and after the project is started come up with a large number of "additions" that will add a significant amount to the final cost.)
- Another important matter to consider before hiring a contractor is insurance. Ask the contractor if the company is insured against claims covering property damage and personal liability in case of accidents. If they don't have a copy of their *General Liability Insurance*, call their insurance company to verify their policy.
- Finally, check with your state, county, or city housing authority to see if the contractor must meet certain licensing and/or bonding requirements in your area. If so, make sure your contractor is *properly licensed and bonded*.
- Never pay a contractor for the entire job in advance and avoid paying in cash whenever possible. (Ask for a *lien waiver* upon completion and payment of the project.)

The Perfect Edge Guarantee

1. Materials are warranted by individual suppliers. Labor is warranted by The Perfect Edge, Inc. for 1 year from completion of project- any problems derived from labor and we will come back, in a timely manner, and fix it free of charge.
2. If, for some reason, we are running late, we will “always” contact you to let you know. If you don’t hear anything from us, we will be on time!
3. We will do what is needed to protect your home and furniture from damage during the project, including laying plastic and tarps, and covering furniture when necessary and will clean up at the end of each day so there will be no debris, tools, etc. in the areas of your home that you are occupying during the project.
4. If we find hidden damage or problems we could not see when we gave you the estimate, we’ll give you a written change order to approve before proceeding- no surprises.
5. We perform all of our work to county or municipality codes, whichever applies, and where there are no specific codes we perform to industry standards as outlined by The American Subcontractors Association.

Here's what our customers are saying...

"Doc is very thorough and does excellent work. He was also very conscientious of our time and schedule. He did everything he said he would and charged us a very fair price. We'll definitely use The Perfect Edge and Doc again for other projects. I couldn't be more pleased." Bill P.- Littleton, CO

"As many of us homeowners have discovered, it is very difficult to find contractors that are reliable and have integrity. I have finally found in Doc, both a man with a plan and integrity. His work ethics are professional and friendly. He was able to take over an existing job for us and surpassed our expectations. He showed up on time, with the right tools, and did the job as he said he would. Thanks a bunch, Doc!" Mike S.- Roxborough, CO

"I will recommend The Perfect Edge to anyone that wants work done in which he specializes. There are no surprises when the work is half done or completed, his attention to detail is outstanding, and the time frame to get the job done is right on." Alan C.- Littleton, CO

"They were very professional and did a GREAT job." Paul T.- Highlands Ranch, CO

"I'll definitely use you again. Excellent experience." Tony D.- Sedalia, CO

"We really love the deck and think you just did a great job." Chris B.- Greenwood Village, CO

"You are more than welcome to use us as a referral. We are VERY pleased with our new deck." Mark L.- Aurora, CO

"Just wanted to tell you that we would be happy to be a referral for you. We could not be more pleased with the results of our remodel. You and your crew were very easy to work with. They were always on time, polite, and courteous, and we certainly had no trust issues. You can be proud of the workmanship of everyone in your company." Vicky B.- Roxborough, CO

"We are very pleased with our deck. We love it. Thank you so much for all your hard work. We would be glad to be a reference for you." Dena C.- Roxborough, CO

"We were fortunate enough to win an improvement job at the Roxborough Art Fair a couple of years ago. Doc did a great job for us so we hired him to redesign and remodel our master bath. We could not be happier with the job they did.

This past summer we had a huge mold problem. The first person we called was Doc to see what his part might be in remediation and putting our room back together. He was wonderful, working us into a very busy schedule. We have no reservations in hiring him for another job.

We have since come up with a couple other projects we will be discussing with him. We have recommended him to many and will continue to do so". Karrie M.- Roxborough, CO

"We had the pleasure of working with Doc Tully on two projects at our home. The first was a major deck project, including a portion that utilized tile, plus the rebuilding of a stucco wall around a significant portion of the deck. Doc and his team listened to our needs, provided excellent ideas throughout the project and we were very satisfied with the completed work. The second was a minor indoor tile job, and again done very well. Doc has the highest standards, stands behind his work and is a pleasure to work with. We will certainly call Doc for future needs and have recommended him to others." Mark H.- Roxborough, CO

"The guys from Perfect Edge Remodeling did a terrific job for us. The problem was that our daughter and son-in-law were coming to live with us on short notice. Our basement was totally unfinished. The Perfect Edge folks got the job done as ordered and ahead of time. 1200 sq ft finished including a closet, bedroom, full bathroom, and a very large den/play area/tv area. We were absolutely happy with the services of Doc and the quality of his work. We will probably be hiring Doc to do our deck in the future. We have so much confidence in his abilities and honesty that we will not even be getting other bids." Chris S.- Littleton, CO

"Thank you so very much for all of your hard work and efforts you put into our new master bath. The amazing skills and talents you all have are just beaming through the workmanship and quality in every aspect of the whole project! We are truly amazed at how excited we are with the beauty in what you have created. Thank you so much." Sam G.- Roxborough, CO

"Thank you so much for the beautiful workmanship on our new kitchen, master bath, hall bath, powder bath, and basement bath. You were both wonderful to work with and we are so grateful to you both for your attentiveness to detail and to our needs. I don't think that we could have asked for more; we absolutely love our new space! I really feel like we have moved. ☺" Carl C.- Highlands Ranch, CO

"We would recommend The Perfect Edge as a company that does great work and keeps the customer in mind. We know what we wanted and it was delivered. The crew was polite, friendly and professional. We had no concerns with their ability to create such a perfect addition to our home and garden. Doc was forth coming with all our questions and concerns, even as far as answering a couple of questions not related to the deck. Nice touch! We would definitely work with The Perfect Edge again in the future! Sandra T.- Roxborough, CO

References:

Name	Email	Phone	Job Type
Kirk & Kim L.	5lynch@msn.com		Bathrooms
Mary Sue H.	hyslopms@aol.com		Bathroom
Lindsay W.	lindsaygazzo@yahoo.com		Bathroom
Mona F.	rfickler@yahoo.com		Kitchen
Jan K.	raeking@aol.com		Kitchen & Bathrooms
Mike H.	mtheflebower@yahoo.com	303-814-6802	Bathrooms
Chris T.	christesmer@comcast.net	303-913-3588	Bathroom
Morgan W.	dmw1124@gmail.com		Bathroom
Amy M.	ajmorley33@yahoo.com		Bathroom
Noel M.	jandn2@gmail.com		Bathrooms, Kitchen & Bar
Sam G.	sgoodell@gmail.com		Bathroom & Deck cover
Roger & Trish W.	rwillett3@prodigy.net		Bathroom
Madelaine M.	madelainem@ambientideas.com		Bathroom
Tim & KJ P.	timpat50@comcast.net		Bathrooms
Stacy A.	sb.alexander@hotmail.com		Bathrooms
Kari M.	kari poo@comcast.net	303-408-9729	Bathrooms
Rich & Annie B.	rbelfi8597@comcast.net	303-973-5842	Bathroom, Bar & Deck
Tracy M.	tracymuessel@yahoo.com		Basement & Bathroom
Brad G.	bradgarland@gmail.com		Basement
Cindy M.	monserudcindy@stanleygroup.com		Basement, Kitchen & Fireplace
Cathy S.	cathyschuster@msn.com		Bathrooms
Steve K.	stevekohnstamm@yahoo.com	303-877-8344	Deck
Alan C.	alan_corporan@comcast.net	303-904-0704	Deck & Bathrooms
Sandra T.	coloradofourtwo@msn.com	303-978-1829	Deck
MaryAlice M.	mamjbm@msn.com	303-973-5204	Deck & Tongue and Groove
Amador L.	amadorbl@aol.com	720-371-8697	Deck
Kevin M.	murphy.kevin1@comcast.net	303-470-6470	Deck
Steve B.	sburt@stevinsonauto.com		Deck & Windows
Larry & Denise S.	larry.m.stuntz@lmco.com		Deck & Bathroom
Marian L.	m.learned@comcast.net		Deck & Bathroom
Bill & Laura G.	laurageisler@gmail.com		Bathroom

References:

Name	Email	Phone	Job Type
Kevin B.	bolger@hotmail.com	303-979-6810	Bathroom, Laundry Room, Fireplace & Deck
Brian A.	ballee0621@gmail.com		Bathrooms & Windows
Jason F.	jasonfischer@gmail.com		Fireplace, Kitchen, Bar, Laundry Room & Bathroom
BJ H.	bj.harris@gmail.com		Bathrooms
Bruce & Kim R.	rogersfshnrd@comcast.net		Patio doors
Richard & Camille S.	rcmlsmith@msn.com		Bathroom
Terry E.	terryeverson53@gmail.com		Deck
Shamus & Emily P.	esl7000@gmail.com		Kitchen
Joel & Susan R.	joel_reisner@yahoo.com		Kitchen
Ken B.	kbaker05@gmail.com		Deck
Leslie O.	leslieatty@gmail.com		Bathroom
Paula S.	prsrox@gmail.com		Bathroom
Nicole M.	nm.michels@gmail.com		Bathrooms & Deck
Tom & Myrna O.	torlando2@gmail.com		Basement
Wally & Jolynn H.	wally0715@gmail.com		Bathroom



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/18/2025

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).

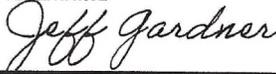
PRODUCER		CONTACT NAME: Jeff Gardner	
The Ahbe Group 7167 S Alton Way		PHONE (A/C, No, Ext): (303) 525-2297	FAX (A/C, No): (303) 568-6997
Centennial CO 80112		E-MAIL ADDRESS: jgardner@tagins.net	
INSURED		INSURER(S) AFFORDING COVERAGE	
The Perfect Edge 8080 Westside St		INSURER A : Atlantic Casualty Insurance Company	
Littleton CO 80125		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2531888709 **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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			L249000004-8	01/26/2025	01/26/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Jefferson County Division of Bldg Safety 100 Jefferson County Pkwy Golden CO 80419	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 



Douglas County Building Division
100 Third Street
Castle Rock, CO 80104

Contractor Registration Details

Pursuant to the requirements of the County of Douglas, State of Colorado for Contractor Registration, documentation compliant with the adopted County regulations was filed with the Building Division and registration was issued for;

Date Registered: 06/29/2024

Registration Type: General C

Registration Number: C050519

Company Name: THE PERFECT EDGE LLC

Owner of Company: JAMES TULLY

Address of Company: 8080 WESTSIDE ST, LITTLETON, CO 80125

Registration Status

A Contractor is required to renew registration and keep insurance policies in effect for the period of the registration. No permits may be obtained, nor may work already under permit be continued if renewal of registration and the required insurance policies are not maintained.

As of this date: 08/14/2024, the status for Contractor Registration Number C050519 is as follows;

Contractor Registration:

Status current with renewal date of 10/27/2025.

Liability Certificate:

Status: Current

Certificate Expiration date: 01/26/2025

Workers' Compensation:

Status: Not Required

Certificate Expiration date: Not Required

Chief Building Official, Matt Dziubanski

Division of Building Safety
100 Jefferson County Parkway
Golden, CO 80419
Phone: (303) 271-8260
Fax: (303) 271-8282
buildingsafety@jeffco.us



JEFFERSON
COUNTY COLORADO

Contractors License

License #: 767955
License Type: Class C Contractor
Issue Date: August 14, 2024
Expiration Date: August 14, 2025
Company Name: The Perfect Edge LLC
Address: 8080 WESTSIDE ST
City: Littleton
State: CO
Zip: 80125

Contractors License **JEFFERSON**
COUNTY COLORADO

License #: 767955
License Type: Class C Contractor
Issue Date: August 14, 2024
Expiration Date: August 14, 2025
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State: CO
Zip: 80125

BBB® Serving Denver/Boulder
1020 Cherokee St.
Denver, CO 80204
303-758-2100
www.denver.bbb.org

BBB Reliability Report for

The Perfect Edge, LLC

Original Business Start Date: 05/01/1993

BBB Rating A

BBB issues Reliability Reports on all businesses, whether or not they are BBB accredited. If a business is a BBB Accredited Business, it is stated in this report.

BBB Rating

Based on BBB files, this business has a BBB Rating of A on a scale from A+ to F.

[Click here for an explanation of BBB Ratings](#)

Business Contact and Profile

Name: The Perfect Edge, LLC

Phone: (303)933-2492

Fax:(303)933-2492

Address: 8080 Westside St.

Littleton, CO 80125

Website: <http://www.theperfectedge.biz>

Principal: Mr. James (Doc) Tully

Email address: dtsperfectedge@comcast.net

Original Business Start Date: May 1993

Type of Business: Contractors-Remodeling & Repair

Overview > Accredited Business Directory > Contractors - General > The Perfect Edge INC

BBB Business Review

BBB ACCREDITED BUSINESS SINCE 4/13/2016

The Perfect Edge INC

Phone: (303) 933-2492

Fax: (303) 933-2492

8080 Westside St, Littleton, CO 80125

dtsperfectedge@comcast.net

<http://www.theperfectedge.biz>



The Perfect Edge
Residential Remodeling
303-933-2492
www.ThePerfectEdge.biz



4 of 22 images | [See All Images >>](#)



On a scale of A+ to F
Reason for Rating
[BBB Ratings System Overview](#)

BBB Business Reviews may not be reproduced for sales or promotional purposes.

Description

The Perfect Edge, Inc. is a residential remodeling company in Roxborough.

We specialize in kitchen, bath, bar, and basement remodeling, deck repair, replacement, and installation, window and door replacement, and fireplace refacing.

BBB Accreditation

A BBB Accredited Business since 4/13/2016

BBB has determined that The Perfect Edge INC meets BBB accreditation standards, which include a commitment to make a good faith effort to resolve any consumer complaints. BBB Accredited Businesses pay a fee for accreditation review/monitoring and for support of BBB services to the public.

BBB accreditation does not mean that the business' products or services have been evaluated or endorsed by BBB, or that BBB has made a determination as to the business' product quality or competency in performing services.

Date: _____

CHANGE ORDER REQUEST

This is an agreement between the undersigned homeowner and contractor to approve and carry out work that is substantially different than the original project scope. Both parties understand that the requested changes, as specified below, may alter the project's price and schedule. It is also understood that any differences in the estimated costs due to this change order will be accounted for in the regular payment schedule.

Contractor will provide all labor and material for the following work:

Total Labor and Material Costs: _____ (Add / Deduct)

Does Change Affect Schedule?: Yes / No

New Estimated Completion Date: _____

Approved: _____ (Homeowner) _____ (Date)

Approved: _____ (Contractor) _____ (Date)

CONTRACTOR'S FINAL RELEASE AND WAIVER OF LIEN

Project/Owner

Contractor

Project: _____

Name: _____

Address: _____

Address: _____

Owner: _____

Contractor License: _____

Contract Date: ____ / ____ / ____

TO ALL WHOM IT MAY CONCERN:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Contractor hereby waives, discharges, and releases any and all liens, claims, and rights to liens against the above-mentioned project, and any and all other property owned by or the title to which is in the name of the above-referenced Owner and against any and all funds of the Owner appropriated or available for the construction of said project, and any and all warrants drawn upon or issued against any such funds or monies, which the undersigned Contractor may have or may hereafter acquire or possess as a result of the furnishing of labor, materials, and/or equipment, and the performance of Work by the Contractor on or in connection with said project, whether under and pursuant to the above-mentioned contract between the Contractor and the Owner pertaining to said project or otherwise, and which said liens, claims or rights of lien may arise and exist.

The undersigned further hereby acknowledges that the sum of

Dollars (\$ _____) constitutes the entire **unpaid** balance due the undersigned in connection with said project whether under said contract or otherwise and that the payment of said sum to the Contractor will constitute payment in full and will fully satisfy any and all liens, claims, and demands which the Contractor may have or assert against the Owner in connection with said contract or project.

Dated this ____ day of _____ 20 ____

Witness to Signature:

Contractor

By: _____

Title: _____

Suggested Vendors

1. Tile

- a. Floor & Décor (FloorAndDecor.com)
 - i. Arvada: 7350 W. 52nd Ave. Arvada, CO 80002
 - 1. (303) 420-1000
 - ii. Littleton: 1980 E. County Line Rd. Littleton, CO 80126
 - 1. (720) 283-7000
 - iii. Stapleton: 10075 E 40th Ave, Denver, CO 80238
- b. TLC Tile (TLCtile.com)
 - i. Highlands Ranch, CO 80126
 - 1. (720) 900-4488 Ask for Caroline
- c. Daltile (Daltil.com)
 - i. Denver: 852 S Jason St #8 Denver, CO 80223
 - 1. (303) 722-2800

2. Cabinets

- a. Home Clearance Center (BuyNewKitchen.com)
 - i. 1841 W. Evans Ave. Denver, CO 80223 (Go in the left door – not right)
 - 1. (303) 777-0182- Ask for Don
- b. Kitchen Creations (KitchenCreationsLtd.com)
 - i. Denver: 2266 S. Broadway Denver, CO 80210
 - 1. (303) 282-7007- Ask for Frank or Kim

3. Granite/Marble

- a. Granite Imports (GraniteImports.net)
 - i. Denver: 1301 S Platte River Dr. Denver, CO 80223
 - 1. (303) 733-1444
- b. Daltile (Daltil.com)
 - i. Denver: 852 S Jason St #8 Denver, CO 80223
 - 1. (303) 722-2800

4. Stone/Ledger stone

- a. Floor & Décor (FloorAndDecor.com)
 - i. Arvada: 7350 W. 52nd Ave. Arvada, CO 80002
 - 1. (303) 420-1000
 - ii. Littleton: 1980 E. County Line Rd. Littleton, CO 80126
 - 1. (720) 283-7000

5. Appliances

- a. Specialty Appliances (BuyFromSA.com)
 - i. Greenwood Village: 8775 E. Orchard #805 Greenwood Village, CO 80111
 - 1. (303) 790-9349- Ask for Cody
- b. BAC Appliance Center (4BAC.com)
 - i. Denver: Corner of Santa Fe and Oxford
 - 1. (303) 789-9945

6. Euro Shower Doors

- a. Summit View Glass (summitviewglass.com)
 - i. Call Doc if you need samples