

**STAFF REPORT 08-12-2020 REGULAR MEETING**

**PREPARED BY: A. PHILLIPS**

**APPLICATION NUMBER: 20-6620**

**ADDRESS: 1681-1683 ATKINSON STREET**

**HISTORIC DISTRICT: ATKINSON AVENUE**

**APPLICANT: JOY CRANSHAW**

**PROPERTY OWNER: JOY CRANSHAW**

**DATE PROVISIONALLY COMPLETE: 07-27-2020**

**STAFF SITE VISIT: 08-04-2020**

**SCOPE: REPLACE EXISTING WOOD & VINYL WINDOWS**

**EXISTING CONDITIONS**

The building located at 1681-1683 Atkinson Street is a 2 ½ -story multi-family residence constructed ca. 1915. The building is clad in variegated red brick with limestone, stucco and painted wood details. The asymmetrical front façade features a two-story porch at the right (west) half of the elevation and a two-story projecting bay at the left (east) half of the elevation. The main entry door to the building is located under the covered porch and is accessed from grade via six front steps. The multi-hipped roof is covered in dark gray asphalt shingles and features two dormers – one at the front (north) roof surface and one at the rear (south) roof surface. The dormer at the front elevation contains three historic divided lite wood windows. The building retains the majority of its historic wood double hung and casement windows. Vinyl replacement windows can be found at the bay on the front elevation of the building and at the rear of the building. The property includes a garage situated at the southeast corner of the lot. The garage is accessed via a concrete driveway adjacent to the building on the east side.



*Photo taken by HDC staff – August 4, 2020*

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval to replace (8) existing vinyl single hung windows and (26) historic wood double hung and casement windows with new composite (reclaimed wood fiber and

**thermoplastic polymer fused together) windows of single hung and fixed operation per the attached drawings and application.** Included in the proposal are the following scope items:

- Remove (8) existing vinyl single hung windows and associated vinyl trim/wrap in their entirety and replace with new Anderson 100 series composite (reclaimed wood fiber and thermoplastic polymer) single hung windows with simulated divided lite upper sashes (3 vertical lites/1). Any existing wood trim remaining beneath aluminum or vinyl trim/wrap to be repaired and retained. If wood is beyond repair, damaged pieces will be replaced in kind with wood.
- Remove (20) existing wood double hung windows and aluminum storms in their entirety and replace with Anderson 100 Series composite single hung windows. Remove (6) existing wood casement windows and aluminum storms in their entirety and replace with Anderson 100 Series composite fixed windows. All existing trim and brick mold to remain unless deteriorated beyond repair in which case the trim/brick mold will be replaced in kind with wood.
- Wood divided lite attic windows are to remain at this time.
- All replacement windows to be finished in “Dark Bronze” color on exterior.

**STAFF OBSERVATIONS & RESEARCH**

- Atkinson Avenue Historic District was designated in 1984.
- Staff observed that the following work items have been completed without a COA:
  - Vinyl replacement windows (proposed to be replaced in this application) at the front elevation
  - Vinyl replacement windows at rear elevation
  - Glass block at all basement windows
- The windows at time of designation were 1/1 double hung windows. No muntins were present in the upper sashes.
- This application was originally heard by the Commission at the regularly scheduled virtual HDC meeting held on June 10, 2020. At that time, the Commission determined the application to be incomplete and required the following additional documentation for the application to be considered complete and put back before the Commission at a later meeting date:
  - Cost estimates for both wood replacement windows and aluminum-clad wood replacement windows
  - Cut sheets for the proposed Fibrex replacement windows in addition to cut sheets for wood replacement windows and aluminum-clad wood replacement windows
  - Specifications, including profile drawings of top rail/header, bottom rail/sill, meeting rail and jambs for the existing wood windows, the proposed Fibrex replacement windows, wood replacement windows, and aluminum-clad wood replacement windows
- The applicant provided all additional documentation.
- For reference, the four (4) window conditions represented in the application material is as follows:
  - Existing wood windows
  - Fibrex replacement windows (Andersen 100 Series) – Proposed replacement product
  - Wood replacement windows (Jeldwen Custom Wood Windows/Jeldwen Sitrine Wood Windows) – provided at request of the Commission at the June 10, 2020 HDC meeting.
  - Aluminum-clad wood replacement windows (Andersen E Series) – Provided at request of the Commission at the June 10, 2020 HDC meeting.

**ISSUES**

- The wood double-hung windows are character-defining features of the property.
- Staff is not familiar with the “composite” material proposed for the replacement windows and is concerned about its longevity and that it may not be compatible with the historic character of the property or district. Having never seen a window made of the composite material, staff is unable to know what to expect with the proposed replacement product.
- In comparing the three (3) replacement options – Fibrex (Andersen 100 Series), Wood (Jeldwen Custom Wood Windows/Sitrine Windows), and Aluminum-clad wood (Andersen E Series) – it is staff’s observation that the wood replacement windows (Jeldwen Custom Wood/Sitrine Windows) are the closest in profile and sight line dimensions to the existing wood windows. Pulling just one dimension from the drawings for a quick comparison - the vertical dimension of the meeting rail:
  - Existing Wood Windows: 1 1/2”
  - Fibrex (Andersen 100 Series) Replacement: 2 3/16” (11/16” larger than existing)
  - Aluminum-clad wood (Andersen E Series) Replacement: 1 43/64” (11/64” larger than existing)
  - Wood (Jeldwen Custom Wood/Sitrine) Replacement: 1 7/16” (1/16” smaller than existing)

The aluminum-clad (Andersen E Series) is also very close but not as close as the wood replacement product. The

Fibrex (Andersen 100 Series) replacement product, which is the proposed replacement product in this application, differs the most in profile and sight line dimensions and design. The Fibrex (Andersen 100 Series) replacement product, in general, has larger dimensions than the existing wood windows and, therefore, will appear “thicker” than the existing wood windows.

- It is staff’s opinion that the application does not sufficiently demonstrate that the severity of deterioration of the existing windows requires replacement rather than repair. Furthermore, the estimate for repair (included in the submission package) indicates that repair and restoration of the existing wood windows is possible even though more costly than replacing.
- As the applicant states, they “have not been able to find any documentation of what the grille pattern was on the original windows.” Therefore, the proposed muntin pattern for the upper sashes of the 8 windows on the front elevation of the house is not based on any previous light configuration of windows in that location. As mentioned above, at the time of designation, the windows were 1/1 and it is staff’s opinion that the replacement windows should reflect that configuration.

## **RECOMMENDATION**

1. It is staff’s opinion that the replacement of the (20) existing wood double-hung and (6) existing casement windows removes historic materials and features that characterize the property. Staff therefore recommends that the Commission deny a Certificate of Appropriateness as the proposed work does not meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

*#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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

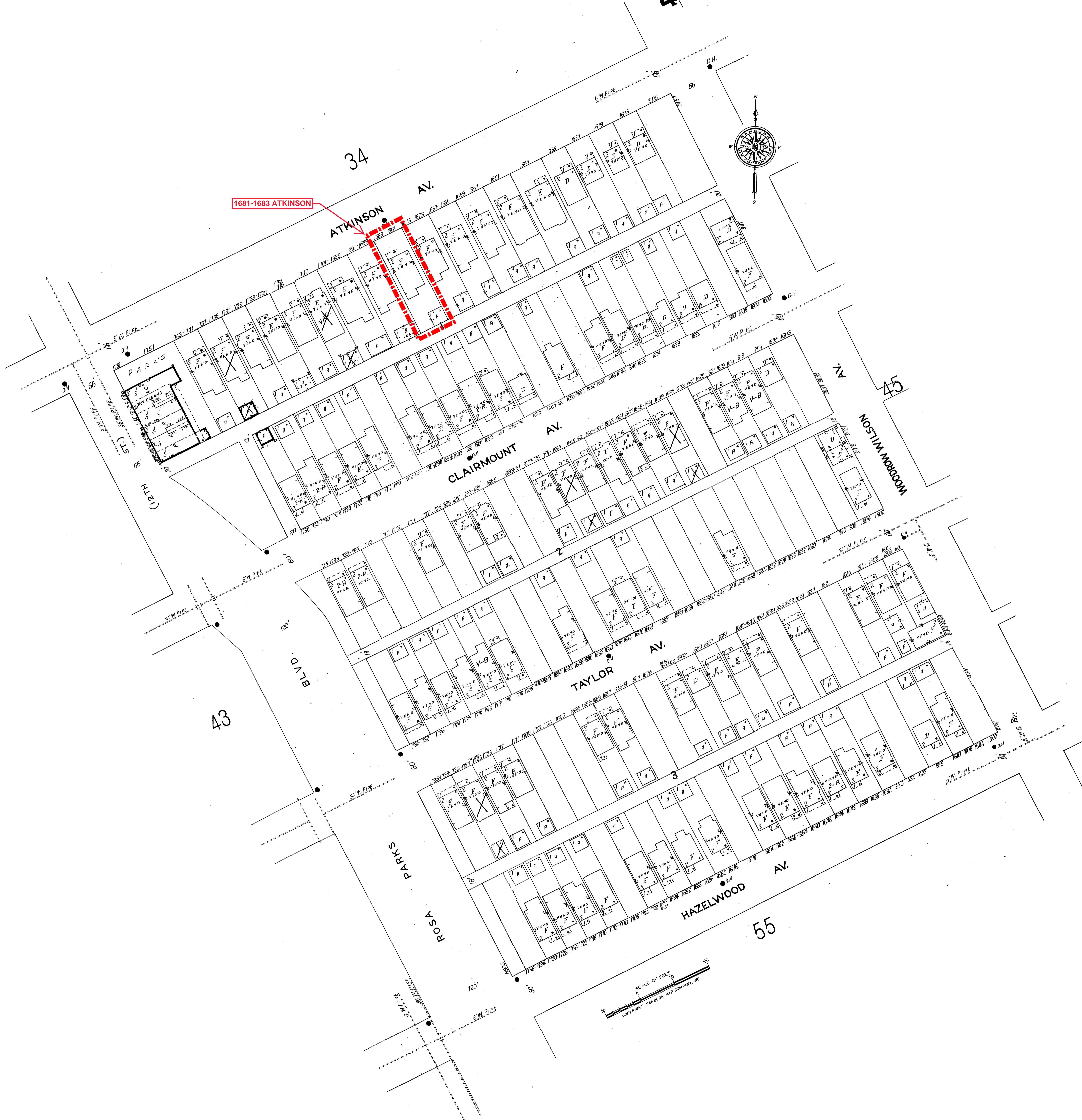
2. It is staff’s opinion that the replacement of the (8) existing vinyl windows as well as the repair and replacement in kind of the wood trim beneath the aluminum/vinyl wrap does not destroy historic materials that characterize the property nor does it alter features or spaces that characterize the property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the completed work meets the Secretary of the Interior’s Standards for Rehabilitation.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

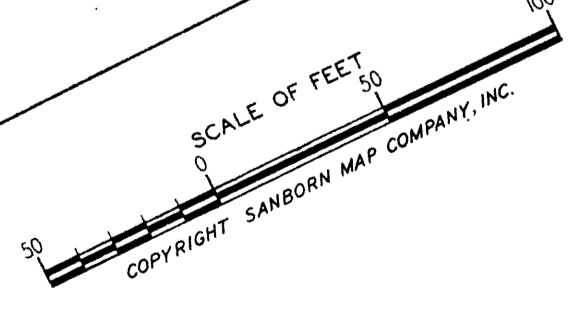
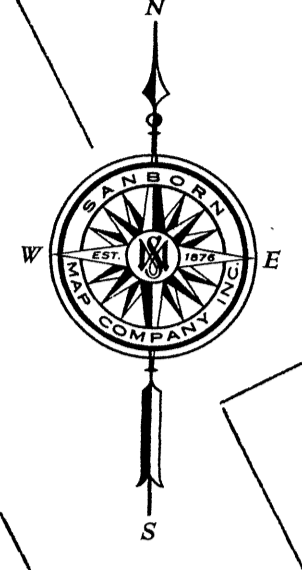
- The replacement windows are to be wood replacement windows, using the Jeldwen Custom Wood Windows/Sightline Windows as the basis of design for profile and sightline dimensions and design rather than the proposed Fibrex (Andersen 100 Series) replacement product.
- The light configuration is to be 1/1 without muntins in either sash.
- The applicant shall revise the submission to reflect the updated replacement window product and light configuration and submit to HDC staff for review and approval prior to pulling the building permit for the project.



**DESIGNATION SLIDE 1974**



1681-1683 ATKINSON





**STAFF SITE VISIT 08/04/2020**



STAFF SITE VISIT 08/04/2020

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

04/01/2020

## PROPERTY INFORMATION

ADDRESS: 1681/1683 Atkinson St. AKA: \_\_\_\_\_

HISTORIC DISTRICT: Atkinson St. \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: Joy Cranshaw COMPANY NAME: \_\_\_\_\_

ADDRESS: 1681/1683 Atkinson St. CITY: Detroit STATE: MI ZIP: 48206

PHONE: 646-229-0350 MOBILE: \_\_\_\_\_ EMAIL: jecranshaw@gmail.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

### 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.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



## **Project Review Request Documentation – 1681/1683 Atkinson St.**

### **Description of Existing Condition**

Street-facing living room windows are cheap, broken (glass and/or latches are broken, or seals have failed), white vinyl single-hung windows. Remainder of windows included in this request are wood, single-paned windows that are broken, drafty, and/or impossible to open (or to fully close), that have been painted several too many times, and that are rotting in places. Most were probably originally double-hung, though all top sashes are now immobile. There are a handful of small wood windows that are in-swing casements. Aluminum storm windows are on all wood windows, but almost all are missing the glass, and/or the frames themselves are broken. To get through the winter we literally packed the gaps in the windows with fiberglass insulation and tried to seal them up as best we could with contractor bags and duct tape.

### **Expert Assessment/Estimate**

Todd Collins of Artisan Renovations did an assessment of the windows that is included with this application. His conclusion was that the wood windows we are requesting to replace are in bad enough shape that it doesn't make sense to attempt to restore them (and by "restore," he was taking about completely rebuilding all the sashes to start), for three reasons: it would be incredibly expensive, there isn't much period character to these windows and they are barely (if at all) visible from the street, and for efficiency purposes we would need to replace the storms, which obscure the windows from the exterior and also add more to the cost). Given this assessment (for which he charges \$150), we did not ask him to put together a detailed quote for each window, since he would have had to charge us hundreds more. Instead, he put together an overall quote (\$30,000+) for restoring/replacing all of the wood windows included in this application. (By comparison, the replacement windows we are requesting have been quoted for under \$10,000.) Please note that Todd said any wood windows he restored/replaced at this price point would be paint grade wood and not stain grade, so we wouldn't be able to have a dark wood finish to match some of the preserved original interior woodwork. We are hoping that this assessment and estimate will be sufficient to support our replacement request so that we don't have to add additional unnecessary cost to this already expensive project. Todd has kindly offered to speak with you directly if you have any questions. His number is 248-794-5095.

### **Description of Project**

Replacement of all wood windows and street-facing vinyl windows to visually restore the original visual character of the home (dark wood-colored finish to mirror original dark stained wood), while bringing functionality and energy-efficiency into the 21<sup>st</sup> century (double-paned glass, wood and polymer composite material). You may notice additional windows in the photos (e.g., those in the attic) that we are not requesting to replace at this time—either because they are in non-living areas, or because they are sufficiently functional/efficient for the time-being. We just don't have the money to do more than what is necessary to get our heating bills under control right now. We also plan to eventually restore the two original wood doors on the front of the house (entering from 1<sup>st</sup> and 2<sup>nd</sup> floor porches), when Todd/Artisan Renovations has availability and is able to work again.

Placement and sizing of replacement windows will remain the same as existing, since Andersen windows are custom-sized to within one quarter of an inch. Sash width is comparable as well, at approximately 1.5 inches. All double-hung windows will be replaced with single-hung. We would like to

replace the smaller casement style windows with fixed windows, since they will look the same from the exterior, and are not needed for ventilation or egress (there is at least one larger double-hung [to be single-hung] window in each bedroom already).

As noted above, we plan to use a dark bronze wood/polymer composite window that will match the appearance of the original stained wood. The difference in visual appearance between that and the white vinyl on the street-facing windows should be obvious; it will also be a huge improvement as compared to the deteriorated aluminum storm windows currently visible on the exterior of the wood windows.

The one additional visual change we are requesting is to add a grille pattern to the top sashes of the street-facing (currently vinyl) single-hung windows to accentuate the Arts & Crafts style of the house. We have not been able to find any documentation of what the grille pattern was on the original windows, but based on Arts & Crafts/Prairie style architecture and the houses on our block with original street-facing windows, we would like to use the pattern circled below in the Brochure/Cut Sheets section. We are willing to consider other grille patterns if that will affect the acceptance of our proposal.

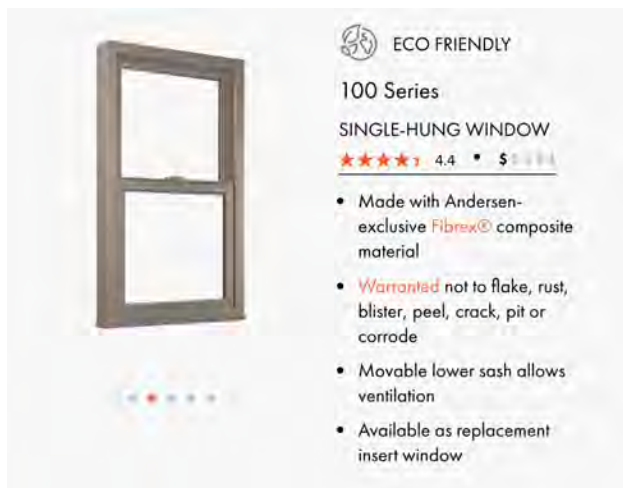
### Scope of Work


Replace all wood windows and street-facing vinyl windows with dark bronze Fibrex windows, complete with LowE glass and antique brass-colored metal hardware. Street-facing living room windows will have simulated divided lite grids. As manufactured By Andersen Windows & Doors. All windows shall be insert type, and reuse existing trim whenever possible. Where existing trim is rotted, it will be replaced with same wood type, size, and style.

### Brochure/Cut Sheets

#### Andersen Windows: 100 Series Single-Hung Window (for all double-hung windows)

Dark Bronze color, to match original dark stained woodwork (some of which is still preserved in the interior of the home). Sizes will be the same as existing windows, since Andersen builds them custom to within a quarter of an inch. Specs for the exact width of the sashes is not available, but we had a store employee measure the floor display, and it was approximately 1.5 inches, comparable to the original windows.




Andersen 

MY FAVORITES (0) | GET HELP | WHERE TO BUY | 1-800-425-4261 | REQUEST A QUOTE

SIZING | INTERIOR | HARDWARE | GRILLES | EXTERIOR | GLASS | **SUMMARY**

100 Series Single-Hung Window



Interior Exterior

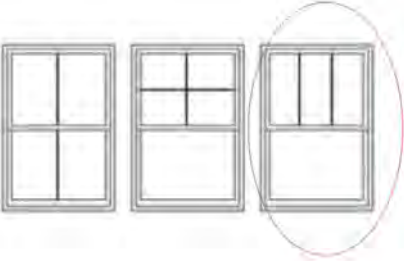
SAVE | FIND A DEALER | PRODUCT DETAILS | GET A QUOTE

**SUMMARY**

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	100 Series Single-Hung Window
Product ID#	100SHS2650
Unit Width	29 1/2"
Unit Height	59 1/2"
Interior Color	Dark Bronze
Glass	Low-E Glass
Hardware	Metal Slim Line Lock, Antique Brass
Grille Pattern	None
Exterior Color	Dark Bronze

Windows on street-facing side of house will have grille pattern as circled below:



**Specified Equal Light**

Specify number of same-size rectangles across or down.

**Andersen Windows: 100 Series custom fixed windows** (for all casement window replacements)

Dark Bronze color

Images not available since these will be custom, but they will be the same material as the above single-hung windows, sized to match the current windows.

**Elevation Photos**

[Close-up photos (interior) of individual windows are also included with this application.]

Street-facing (north):



East (1 of 2):



East (2 of 2):



Back (south):



West:



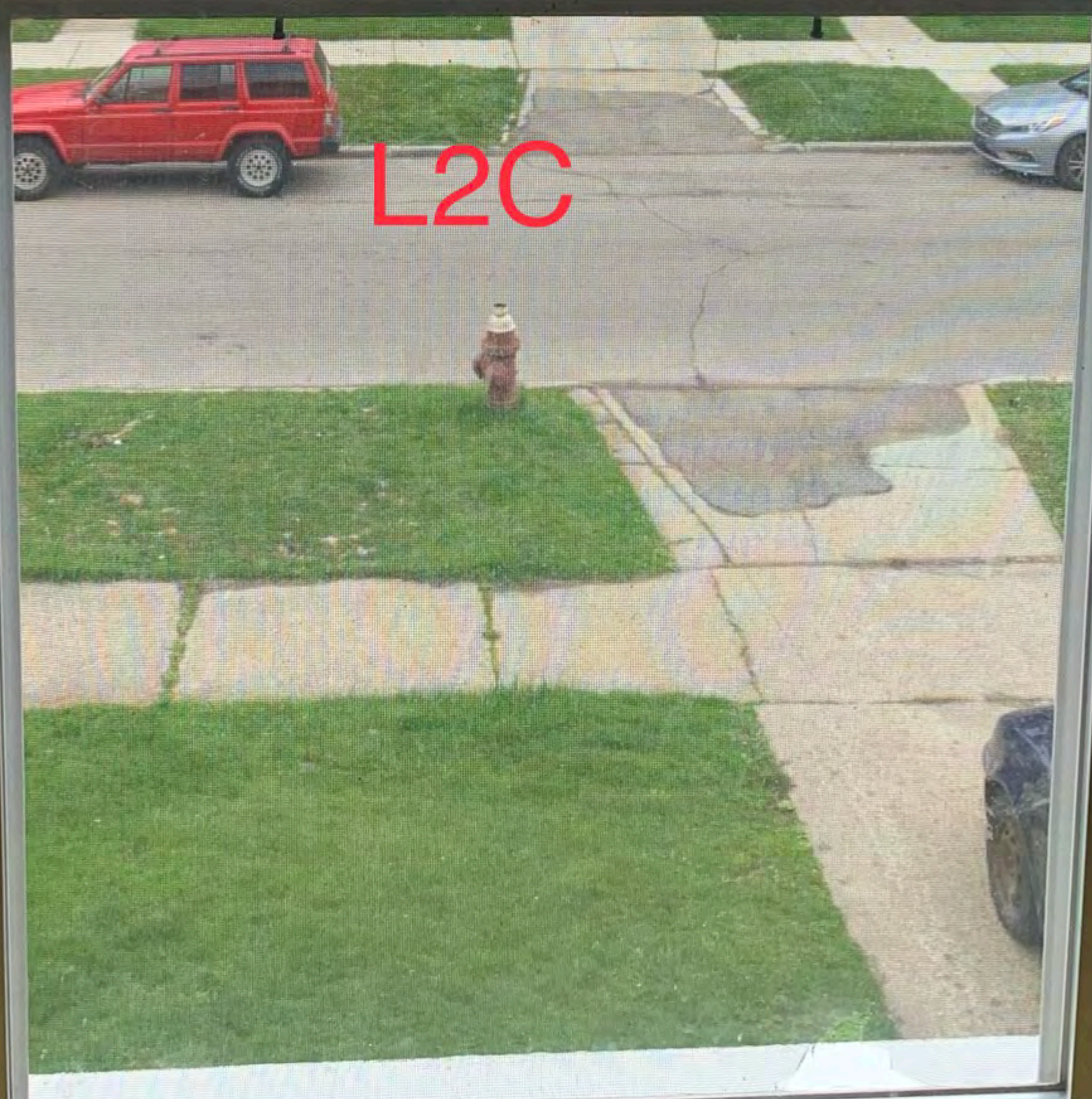


L2A

These 4 vinyl windows are serviceable  
but 3/4 cannot be locked (cheap  
mechanisms have failed) and one has  
condensation in the glass







L2C



L2D



D2A





**D2B**

**Missing lower  
sash (covered  
with contractor  
bags here for  
the winter)  
Broken upper  
sash**



D2C





K2B

Broken glass, broken pulley  
Painted shut



K2A



A photograph of a two-pane window. The top pane is partially broken, with a jagged hole on the left side. The bottom pane is also broken, with a jagged hole on the right side. The window is set in a white frame. Outside the window, a brick wall and another window are visible. The text "B2A Broken glass Unable to open" is overlaid in red on the bottom pane.

**B2A**  
**Broken glass**  
**Unable to open**



B2B

Broken glass

Painted shut



B2C  
Sash cannot close fully  
gaps between sashes stuffed with  
insulation



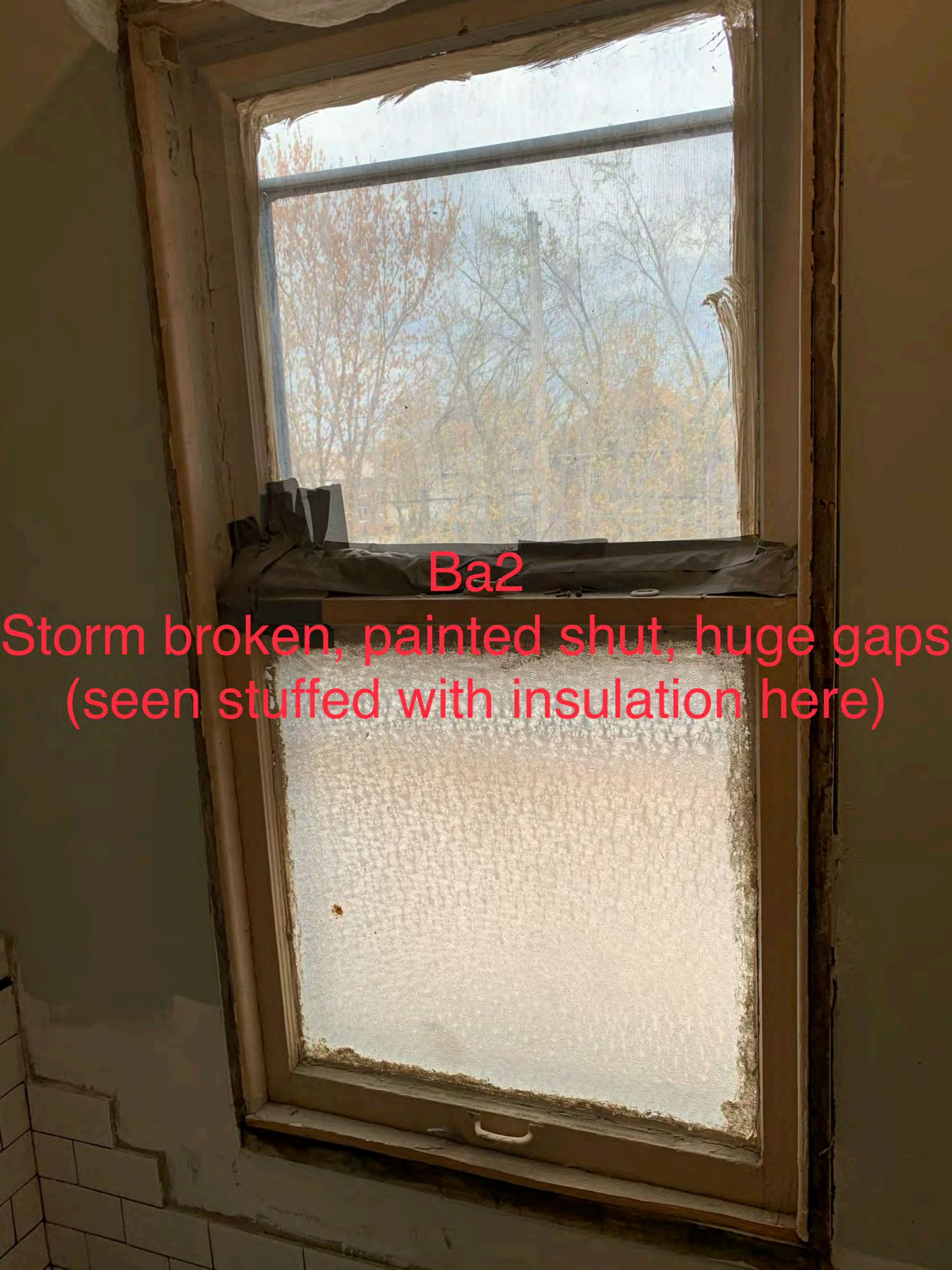
B2E

Painted shut, broken counterweight pulley, broken glass, hardware stuck



B2F

broken storm, padlocked closed so  
unsure if it opens



Ba2

Storm broken, painted shut, huge gaps  
(seen stuffed with insulation here)

Amber Ambre

S1  
Broken glass



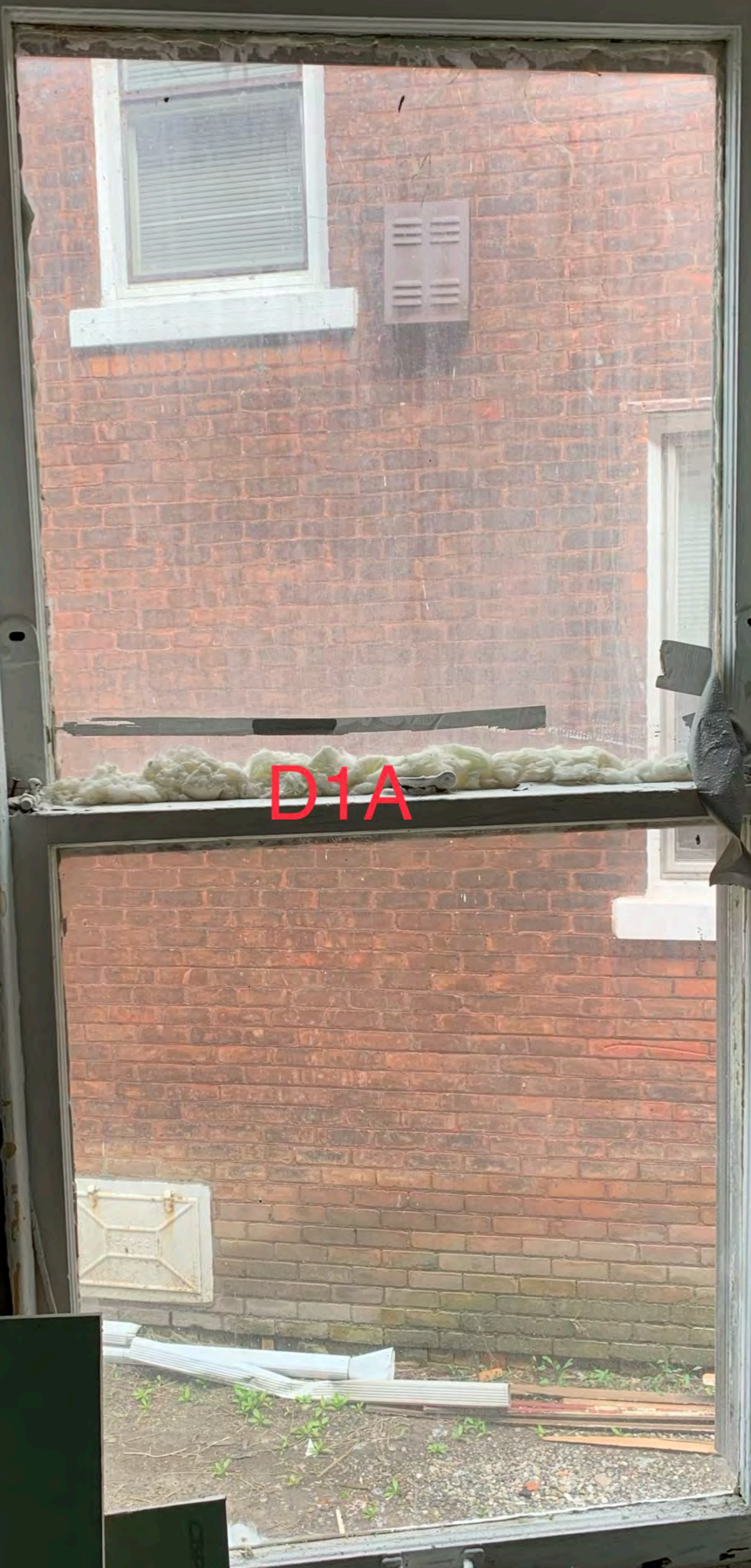




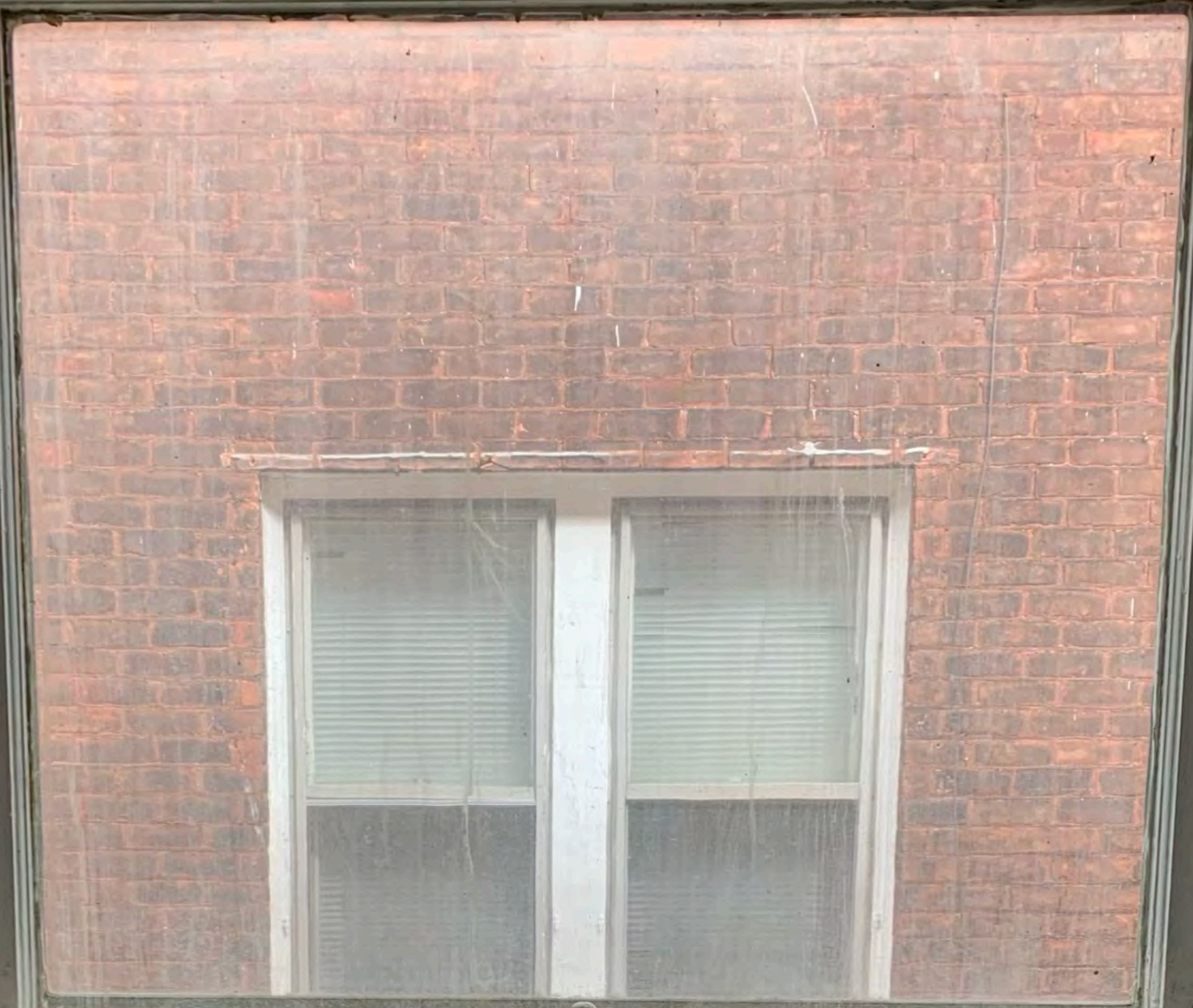


L1D

Existing vinyl windows on first floor were all screwed shut, as the lock mechanisms are broken



D1A



D1B



D1C

Prot



K1A





K1B  
Broken pulleys



S2





B1A

Screwed shut

Glazing putty worn away





**B1B**  
**Missing hardware**



**B1D**

**Missing casement window**



B1C





B1E

Missing counterweights  
Hardware cannot lock



B1F



Ba1

Broken glass and pulley cords



This is  
concrete

This appears to be 2 vinyl windows with vinyl trim. We are not dismantling to “see what’s under it” until we know we can replace it. We have asked to replace with a wood composite, and would trim with wood to match the other wood windows.



Wood trim will be scraped and restored. Todd found rot in some sills, they may need to be replaced with identical wood.

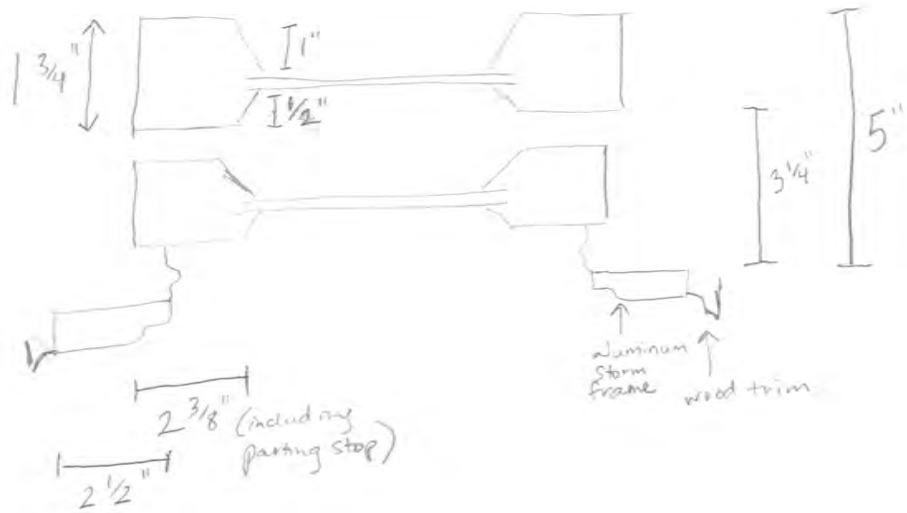


X window restoration and replacement quotes.xlsx

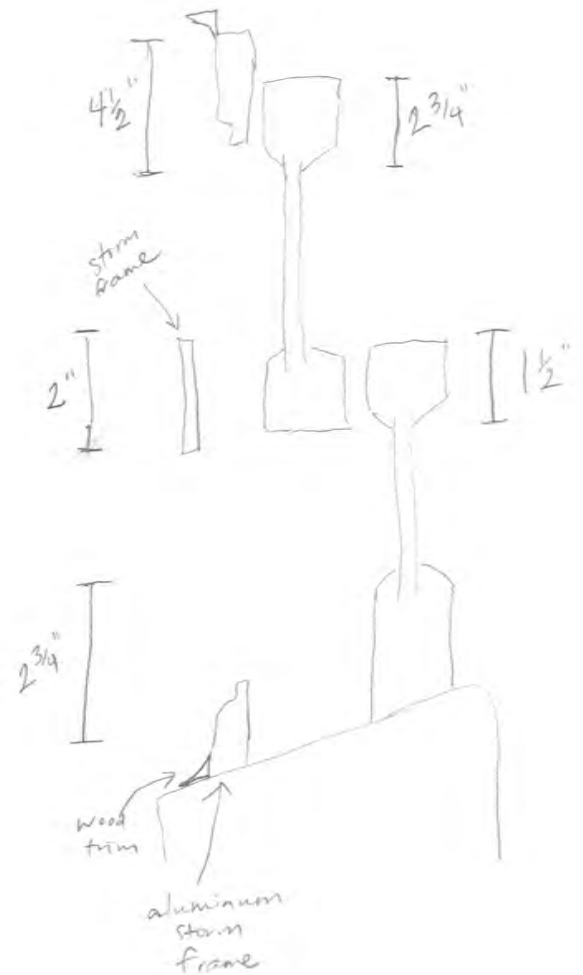
	A	B	C	D	E
1		Total Price Quoted	Quote to Replace Vinyl Windows	Tax for Vinyl Window replacements	Portion of Quote to Replace Wood Windows Only
2	Andersen Windows main floor	\$ 5,972.10	\$ 1,488.08	\$ 89.28	\$ 4,394.74
3	Andersen Windows 2nd floor	\$ 5,972.10	\$ 1,488.08	\$ 89.28	\$ 4,394.74
4	Andersen Windows stairwells	\$ 751.22			\$ 751.22
5	<b>Andersen Windows Total</b>				<b>\$ 9,540.69</b>
6					
7	<b>Artisan Renovations Wood Window Restoration/ Replacement</b>	\$ 30,420.00			<b>\$ 30,420.00</b>
8					
9					

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Window	Number on photos	existing material	existing operation	existing size (inches)	existing sash dimensions (inches)	existing glass dimensions (inches)	existing grille pattern	replacement material	replacement operation	replacement size (inches)	replacement sash width	replacement grille pattern
2	Living 1A	L1A	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60	exact specs unknown; approximate width of sashes based on floor model is 1.5 inches	3/1
3	Living 1B	L1B	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60		3/1
4	Living 1C	L1C	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60		3/1
5	Living 1D	L1D	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60		3/1
6	Dining 1A	D1A	wood, with aluminum storms	double-hung	30 x 61	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 61		1/1
7	Dining 1B	D1B	wood, with aluminum storms	double-hung	36 x 61	35 x 30	31 x 27	1/1	dark bronze fiberglass	single-hung	36 x 61		1/1
8	Dining 1C	D1C	wood, with aluminum storms	double-hung	30 x 61	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 61		1/1
9	Kitchen 1A	K1A	wood, with aluminum storms	double-hung	28 x 52	27 x 25	24 x 23	1/1	dark bronze fiberglass	single-hung	28 x 52		1/1
10	Kitchen 1B	K1B	wood, with aluminum storms	double-hung	28 x 52	27 x 25	24 x 23	1/1	dark bronze fiberglass	single-hung	28 x 52		1/1
11	Bedroom 1A	B1A	wood, with aluminum storms	double-hung	30 x 60	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 60		1/1
12	Bedroom 1B	B1B	wood, with aluminum storms	in-swing casement	18 x 22	18 x 22	14 x 18	none	dark bronze fiberglass	fixed	18 x 22		none
13	Bedroom 1C	B1C	wood, with aluminum storms	double-hung	30 x 60	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 60		1/1
14	Bedroom 1D	B1D	wood, with aluminum storms	in-swing casement	18 x 22	18 x 22	14 x 18	none	dark bronze fiberglass	fixed	18 x 22		none
15	Bedroom 1E	B1E	wood, with aluminum storms	double-hung	30 x 60	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 60		1/1
16	Bedroom 1F	B1F	wood, with aluminum storms	in-swing casement	18 x 22	18 x 22	14 x 18	none	dark bronze fiberglass	fixed	18 x 22		none
17	Bathroom 1	Ba1	wood, with aluminum storms	double-hung	28 x 52	27 x 25	24 x 23	1/1	dark bronze fiberglass	single-hung	28 x 52		1/1
18	Living 2A	L2A	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60		3/1
19	Living 2B	L2B	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60		3/1
20	Living 2C	L2C	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60		3/1
21	Living 2D	L2D	white vinyl	single-hung	28 x 60			1/1	dark bronze fiberglass	single-hung	28 x 60		3/1
22	Dining 2A	D2A	wood, with aluminum storms	double-hung	30 x 61	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 61		1/1
23	Dining 2B	D2B	wood, with aluminum storms	double-hung	36 x 61	35 x 30	31 x 27	1/1	dark bronze fiberglass	single-hung	36 x 61		1/1
24	Dining 2C	D2C	wood, with aluminum storms	double-hung	30 x 61	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 61		1/1
25	Kitchen 2A	K2A	wood, with aluminum storms	double-hung	28 x 52	27 x 25	24 x 23	1/1	dark bronze fiberglass	single-hung	28 x 52		1/1
26	Kitchen 2B	K2B	wood, with aluminum storms	double-hung	28 x 52	27 x 25	24 x 23	1/1	dark bronze fiberglass	single-hung	28 x 52		1/1
27	Bedroom 2A	B2A	wood, with aluminum storms	double-hung	30 x 60	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 60		1/1
28	Bedroom 2B	B2B	wood, with aluminum storms	in-swing casement	18 x 22	18 x 22	14 x 18	none	dark bronze fiberglass	fixed	18 x 22		none
29	Bedroom 2C	B2C	wood, with aluminum storms	double-hung	30 x 60	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 60		1/1
30	Bedroom 2D	B2D	wood, with aluminum storms	in-swing casement	18 x 22	18 x 22	14 x 18	none	dark bronze fiberglass	fixed	18 x 22		none
31	Bedroom 2E	B2E	wood, with aluminum storms	double-hung	30 x 60	29 x 30	26 x 27	1/1	dark bronze fiberglass	single-hung	30 x 60		1/1
32	Bedroom 2F	B2F	wood, with aluminum storms	in-swing casement	18 x 22	18 x 22	14 x 18	none	dark bronze fiberglass	fixed	18 x 22		none
33	Bathroom 2	Ba2	wood, with aluminum storms	double-hung	28 x 52	27 x 25	24 x 23	1/1	dark bronze fiberglass	single-hung	28 x 52		1/1
34	Stairwell 1 (front)	S1	wood, with aluminum storms	double-hung	30 x 52	27 x 29	23.5 x 25.5	1/1	dark bronze fiberglass	single-hung	30 x 52		1/1
35	Stairwell 2 (back)	S2	wood, with aluminum storms	double-hung	28 x 52	27 x 25	24 x 23	1/1	dark bronze fiberglass	single-hung	28 x 52		1/1

# existing wood windows - 1681/1683 Atkinson



horizontal section



vertical section

**Artisan Renovations LLC**

5923 Lake George Road

Dryden, MI 48428 US

248-794-5095

tc.artisanrenovations@gmail.com



# Assessment

**ADDRESS**

1681 Atkinson

Detroit, MI

**ASSESSMENT #** 1161

**DATE** 03/29/2020

DESCRIPTION

ASSESSMENT OF DOUBLE-HUNG ALL WOOD WINDOWS (QTY.28 total units)

On each of two floors: Living Room (qty. 4) Dining Room (qty. 3) Bedroom (qty. 3) Kitchen (qty. 2) Bathroom (qty. 1)  
Also, Stair Landings (qty. 2)

- several pieces of "inner stop" is missing and/or damaged and needs to have new fabricated
- all glass that is not broken needs to be removed from sash and re-glazed (broken glass needs to be replaced)
- all sash need extensive repairs to meeting rails and bottom rails. (2) sash are completely missing and opening is filled poorly with plastic (plexi-glass).
- sash cord/rope is severely painted, some are cut and some are missing.
- press-in pulleys are painted and caulked thus rendering them non operational and need new replica version.
- some window weights exist, others do not and replica need to be purchased.
- "parting-stop" is damaged and/or missing and needs to be replaced.
- exterior sills have extensive water damage and will need to be replaced.
- sash lifts are severely painted, damaged (bent) and some are missing.
- sash locks are severely painted, damaged (wont secure sash) and some are missing.
- no weatherstripping at meeting rails or side-jambs. New needs to be purchased.
- existing aluminum storm windows do not operate, are missing majority of the glass inserts and screens and some frames are damaged beyond repair.
- all windows frames and sash need to be stripped to bare wood, primed and finish painted.

ASSESSMENT OF IN-SWING CASEMENT WINDOWS (QTY. 6 total units)

- broken glass needs to be replaced.
- casement "latches" need restoration to operate properly.
- "spring bronze" weatherstripping is damaged and needs to be replaced with new.
- exterior sills have extensive water damage and need to be replaced.
- storm windows are missing.
- all units need to be stripped to bare wood, primed and finish painted.

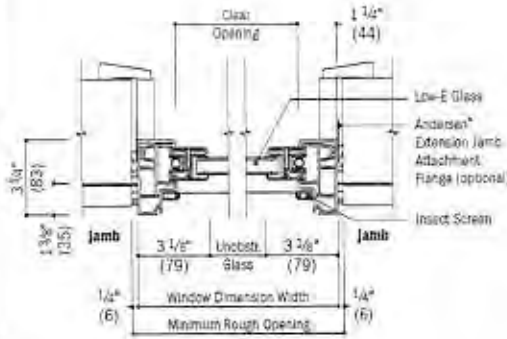
Historical Home with 100 series windows



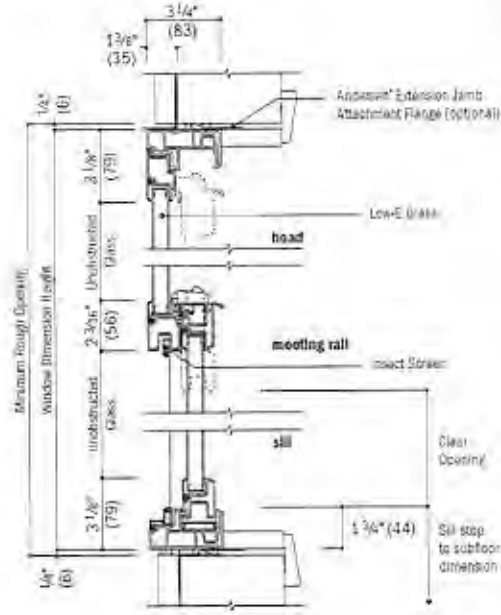
100 SERIES SINGLE-HUNG WINDOWS

Single-Hung Window Details - New Construction  
 Scale 1 1/2" (38) = 1'-0" (305) - 1:8

1 3/4" flange setback

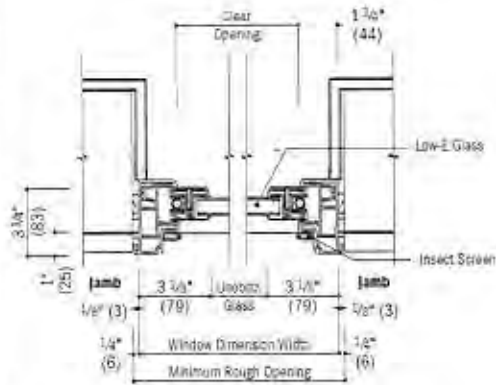


Horizontal Section

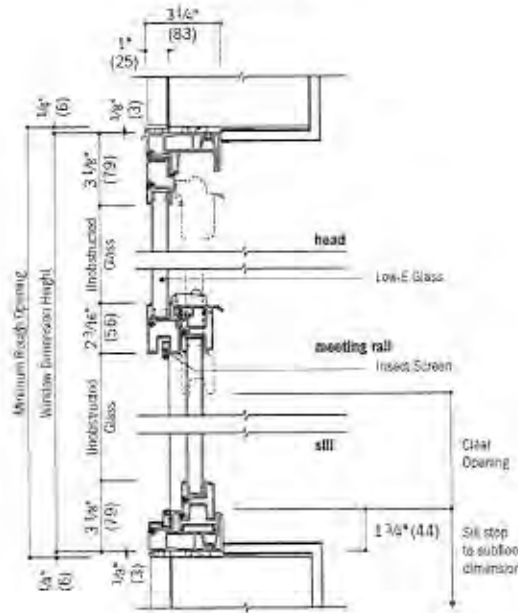


Vertical Section

1" flange setback with stucco key

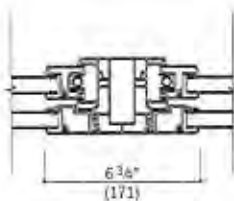


Horizontal Section  
 stucco exterior

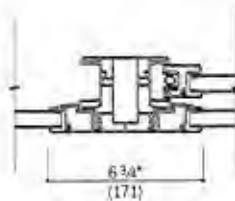


Vertical Section  
 stucco exterior

Integrals



Horizontal Section  
 Twin or Triple Single-Hung



Horizontal Section  
 Picture with Flanking Single-Hung



Vertical Section  
 Transom over Single-Hung

- Drip cap is required to complete window installation as shown, but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guide at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.

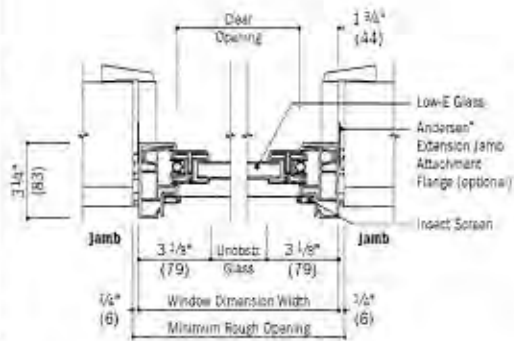
# 100 SERIES SINGLE-HUNG WINDOWS

Andersen

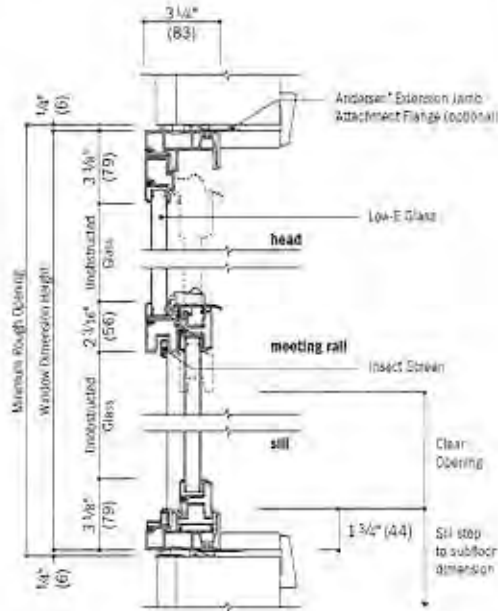
## Single-Hung Window Details - Replacement

Scale 1 1/2" (38) = 1'-0" (305) - 1:8

no flange

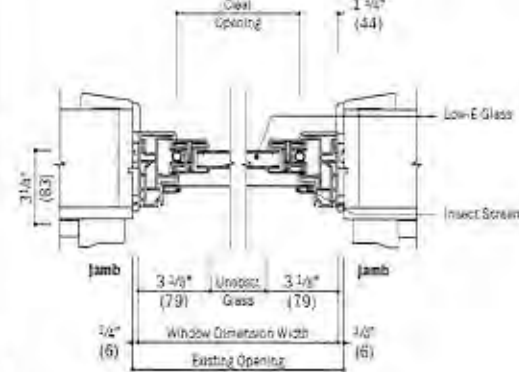


**Horizontal Section**  
existing framed opening

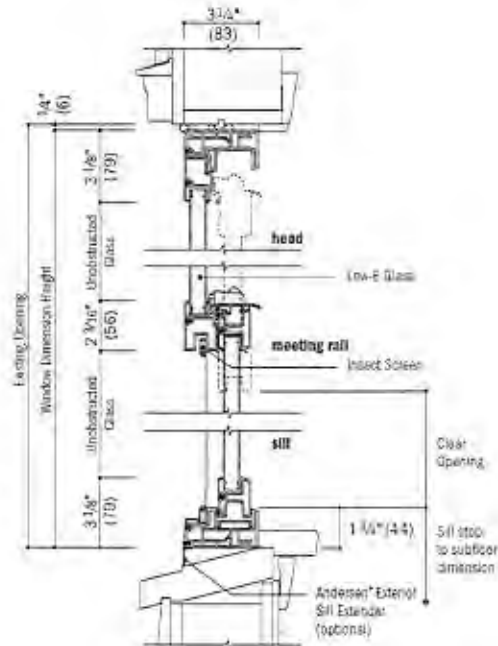


**Vertical Section**  
existing framed opening

insert

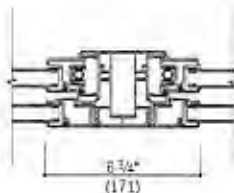


**Horizontal Section**  
existing window opening

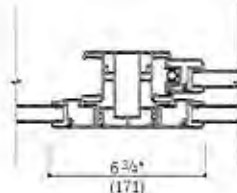


**Vertical Section**  
existing window opening

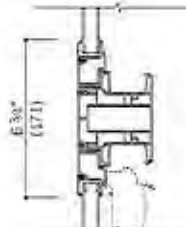
integrals



**Horizontal Section**  
Twin or Triple Single-Hung



**Horizontal Section**  
Picture with Flanking Single-Hung



**Vertical Section**  
Transom over Single-Hung

- Drip cap is required to complete window installation as shown, but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
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- Dimensions in parentheses are in millimeters.

# 100 SERIES SINGLE-HUNG WINDOWS



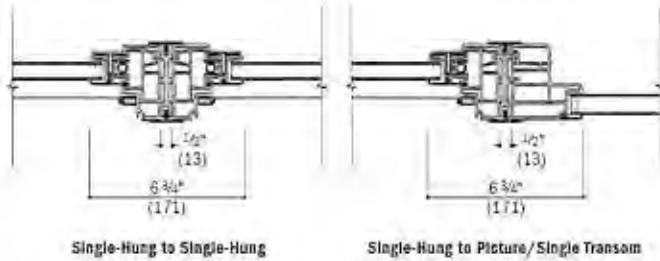
## Vertical (ribbon) Fiberglass Joining Details – Non-Reinforced

Scale 1½" (38) = 1'-0" (305) – 1:8

**Overall Window Dimension Width** Sum of individual window widths plus ½" (13) per join.

**Overall Minimum Rough Opening Width** Overall window dimension width plus ¾" (19).

The addition of joining materials will affect the overall rough opening dimension.



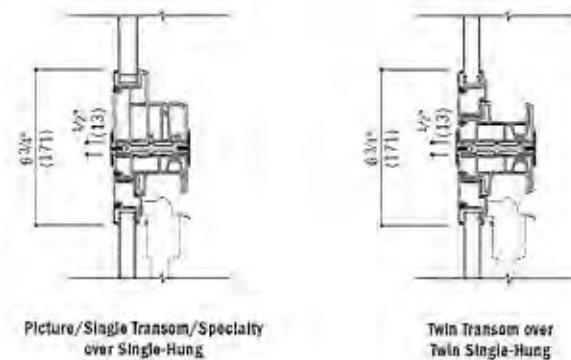
## Horizontal (stack) Fiberglass Joining Details – Non-Reinforced

Scale 1½" (38) = 1'-0" (305) – 1:8

**Overall Window Dimension Width** Sum of individual window widths plus ½" (13) per join.

**Overall Minimum Rough Opening Width** Overall window dimension width plus ¾" (19).

The addition of joining materials will affect the overall rough opening dimension.



\* Rough openings may need to be increased to allow for use of building wraps, flashing, sill paning, brackets, fasteners or other items.  
 \* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).  
 \* Structural performance of any combination is only as high as the lowest structural performance of any individual window or join in the combination.  
 \* Dimensions in parentheses are in millimeters.



# 100 SERIES SINGLE-HUNG WINDOWS

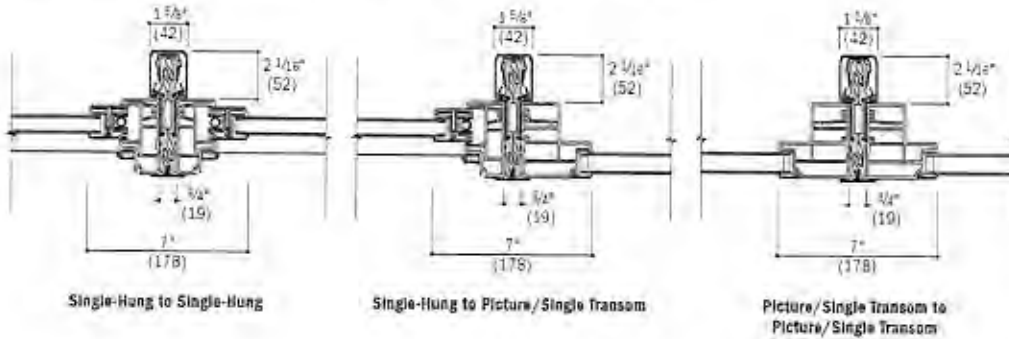
## Vertical (ribbon) Fiberglass Joining Details – Reinforced

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

**Overall Window Dimension Width** Sum of individual window widths plus 3/4" (19) per joint.

**Overall Minimum Rough Opening Width** Overall window dimension width plus 3/4" (19).

The addition of joining materials will affect the overall rough opening dimension.



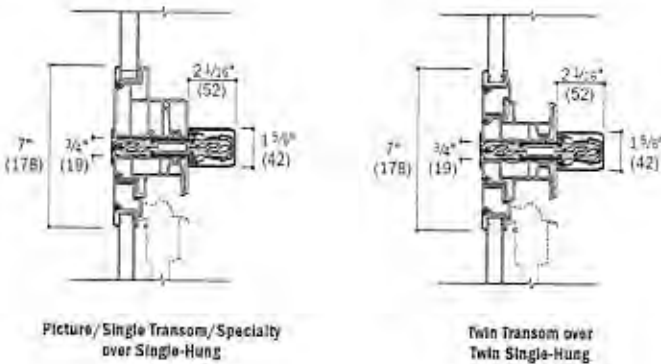
## Horizontal (stack) Fiberglass Joining Details – Reinforced

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

**Overall Window Dimension Width** Sum of individual window widths plus 3/4" (19) per joint.

**Overall Minimum Rough Opening Width** Overall window dimension width plus 3/4" (19).

The addition of joining materials will affect the overall rough opening dimension.



- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
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- Structural performance of any combination is only as high as the lowest structural performance of any individual window or join in the combination.
- Dimensions in parentheses are in millimeters.



Andersen Windows - Abbreviated Quote Report



Project Name: Blue Heron Builders - Atkinson - Main Floor

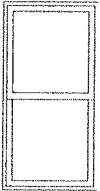
Quote #: 13

Print Date: 03/03/2020

Quote Date: 02/29/2020

iQ Version: 20.0

Dealer:	Customer: 00 cash sales
	Billing Address:
Sales Rep:	Phone: Fax:
Created By: Paul Ward	Contact: Trade ID: 092809 Promotion Code:



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	4	100SHS2650 (F/A)	Living Room	\$ 372.02	\$ 1488.08

RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze

Zone: Northern

U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No



Viewed from Exterior

0002	2	100SHS2650 (F/A)	Dining Room	\$ 372.02	\$ 744.04
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RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H

100 Series


Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze

Zone: Northern

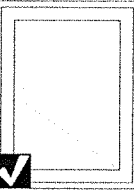
U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 0003	1	100SHS3050 (F/A)	Dining Room	\$ 391.32	\$ 391.32
RO Size = 3' 0" W x 5' 0" H Unit Size = 2' 11 1/2" W x 4' 11 1/2" H					
100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze					
Zone: Northern U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					

Viewed from Exterior

 0004	3	100SHS2650 (F/A)	Bedrooms	\$ 372.02	\$ 1116.06
RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H					
100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze					
Zone: Northern U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					

Viewed from Exterior

 0005	3	100CS1620 (L)	Bedrooms	\$ 275.62	\$ 826.86
RO Size = 1' 6" W x 2' 0" H Unit Size = 1' 5 1/2" W x 1' 11 1/2" H					
100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, L Handing, Low E Glass, Dark Bronze Lock Hardware Insect Screen, Dark Bronze					
Zone: Northern U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes					

Viewed from Exterior



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0006	2	100SHS2' 3 1/2" x 4' 5 1/2" (F/A)	Kitchen	\$ 355.90	\$ 711.80
RO Size = 2' 4" W x 4' 6" H Unit Size = 2' 3 1/2" W x 4' 5 1/2" H					
100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze					
Zone: Northern U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					



Viewed from Exterior

0007	1	100SHS2' 3 1/2" x 4' 5 1/2" (F/A)	Bathroom	\$ 355.90	\$ 355.90
RO Size = 2' 4" W x 4' 6" H Unit Size = 2' 3 1/2" W x 4' 5 1/2" H					
100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze					
Zone: Northern U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					

Customer Signature \_\_\_\_\_

Dealer Signature \_\_\_\_\_

Total Load Factor

2.105

Subtotal	\$ 5,634.06
Tax ( 6.000%)	\$ 338.04
Grand Total	\$ 5,972.10

\*\* All graphics viewed from the exterior

\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of November 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:



Andersen Windows - Abbreviated Quote Report

Project Name: Blue Heron Builders - Atkinson - Stairwells



Quote #: 14

Print Date: 03/03/2020

Quote Date: 02/29/2020

iQ Version: 20.0

Dealer:	Customer: 00 cash sales
	Billing Address:
Sales Rep:	Phone: Fax:
Created By: Paul Ward	Contact: Trade ID: 092809 Promotion Code:



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	100SHS2' 3 1/2" x 4' 5 1/2" (F/A)	Back Stairwell	\$ 355.90	\$ 355.90
RO Size = 2' 4" W x 4' 6" H Unit Size = 2' 3 1/2" W x 4' 5 1/2" H					
100 Series					
Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze					
Zone: Northern					
U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					



Viewed from Exterior

0002	1	100SHS2646 (F/A)	Front Stairwell	\$ 352.80	\$ 352.80
RO Size = 2' 6" W x 4' 6" H Unit Size = 2' 5 1/2" W x 4' 5 1/2" H					
100 Series					
Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze					
Zone: Northern					
U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
			Total Load Factor	Subtotal	\$ 708.70
Customer Signature			0.268	Tax ( 6.000%)	\$ 42.52
				Grand Total	\$ 751.22

Dealer Signature

**\*\* All graphics viewed from the exterior**

**\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



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Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:



Andersen Windows - Abbreviated Quote Report



Project Name: Blue Heron Builders - Atkinson - Upper Floor

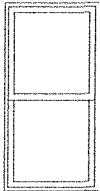
Quote #: 15

Print Date: 03/03/2020

Quote Date: 02/29/2020

iQ Version: 20.0

Dealer:	Customer: 00 cash sales
	Billing Address:
	Phone: Fax:
Sales Rep:	Contact:
Created By: Paul Ward	Trade ID: 092809 Promotion Code:



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	4	100SHS2650 (F/A)	Living Room	\$ 372.02	\$ 1488.08

RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze  
Half Insect Screen, Dark Bronze

Zone: Northern

U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No



Viewed from Exterior

0002	2	100SHS2650 (F/A)	Dining Room	\$ 372.02	\$ 744.04
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RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H


100 Series


Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze  
Half Insect Screen, Dark Bronze


Zone: Northern

U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0003	1 100SHS3050 (F/A)	Dining Room	\$ 391.32	\$ 391.32
RO Size = 3' 0" W x 5' 0" H Unit Size = 2' 11 1/2" W x 4' 11 1/2" H 100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze Zone: Northern U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					

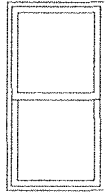
 Viewed from Exterior	0004	3 100SHS2650 (F/A)	Bedrooms	\$ 372.02	\$ 1116.06
RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H 100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze Half Insect Screen, Dark Bronze Zone: Northern U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					

 Viewed from Exterior	0005	3 100CS1620 (L)	Bedrooms	\$ 275.62	\$ 826.86
RO Size = 1' 6" W x 2' 0" H Unit Size = 1' 5 1/2" W x 1' 11 1/2" H 100 Series Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, L Handing, Low E Glass, Dark Bronze Lock Hardware Insect Screen, Dark Bronze Zone: Northern U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes					



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0006	2	100SHS2' 3 1/2" x 4' 5 1/2" (F/A)	Kitchen	\$ 355.90	\$ 711.80
RO Size = 2' 4" W x 4' 6" H Unit Size = 2' 3 1/2" W x 4' 5 1/2" H					
100 Series					
Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze					
Half Insect Screen, Dark Bronze					
Zone: Northern					
U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					



Viewed from Exterior

0007	1	100SHS2' 3 1/2" x 4' 5 1/2" (F/A)	Bathroom	\$ 355.90	\$ 355.90
RO Size = 2' 4" W x 4' 6" H Unit Size = 2' 3 1/2" W x 4' 5 1/2" H					
100 Series					
Unit, 1 3/8" Flange Setback, Dark Bronze/Dark Bronze, Low E Glass (Each Sash), Andersen 100 Series Hardware, Dark Bronze					
Half Insect Screen, Dark Bronze					
Zone: Northern					
U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No					

Customer Signature \_\_\_\_\_

Dealer Signature \_\_\_\_\_

Total Load Factor

2.105

Subtotal	\$ 5,634.06
Tax ( 6.000%)	\$ 338.04
Grand Total	\$ 5,972.10

\*\* All graphics viewed from the exterior

\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Item Qty Item Size (Operation) Location Unit Price Ext. Price



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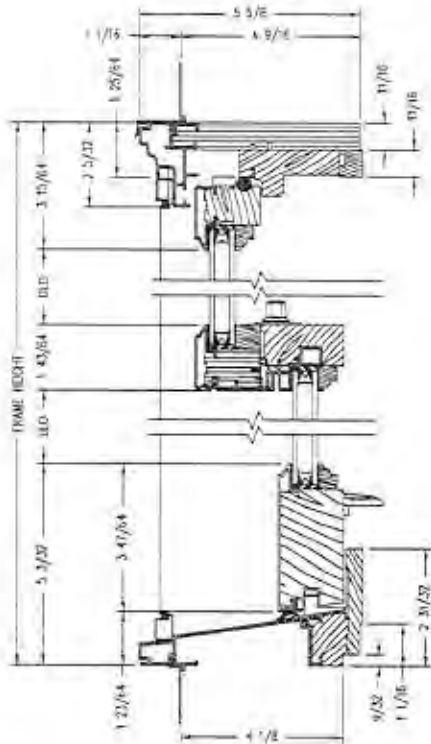
Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:

E-Series (aluminum-clad wood)

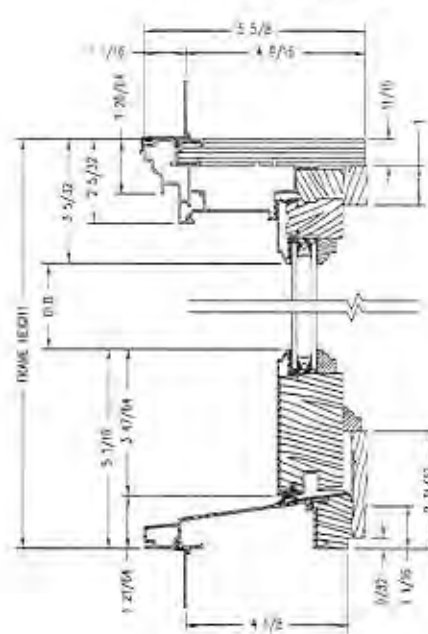
Double-Hung Windows

Double-Hung

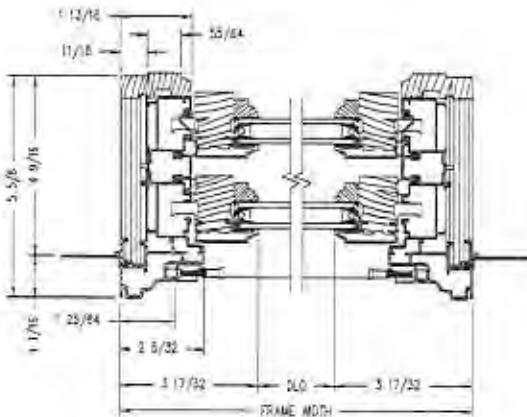


Vertical Section

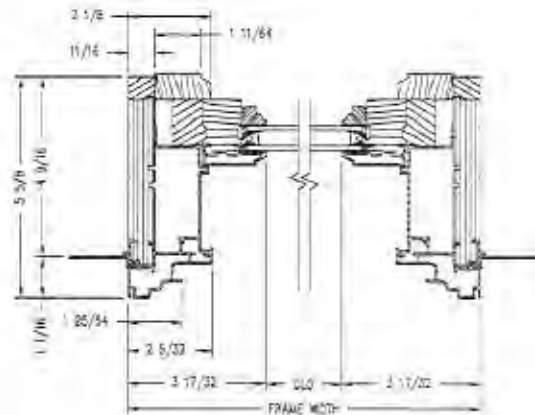
Double-Hung Picture



Vertical Section



Horizontal Section



Horizontal Section

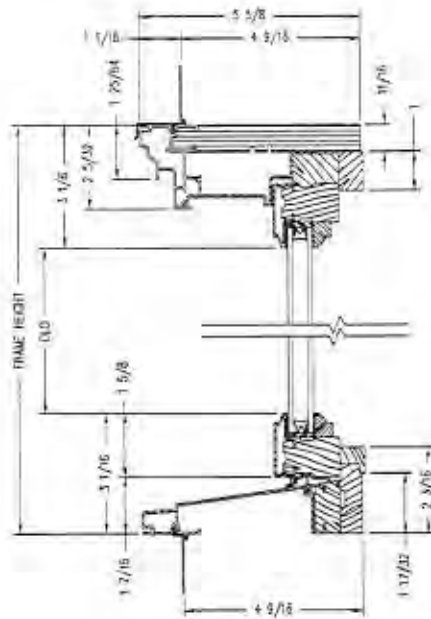
Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM)

ADDITIONAL CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL DEALER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

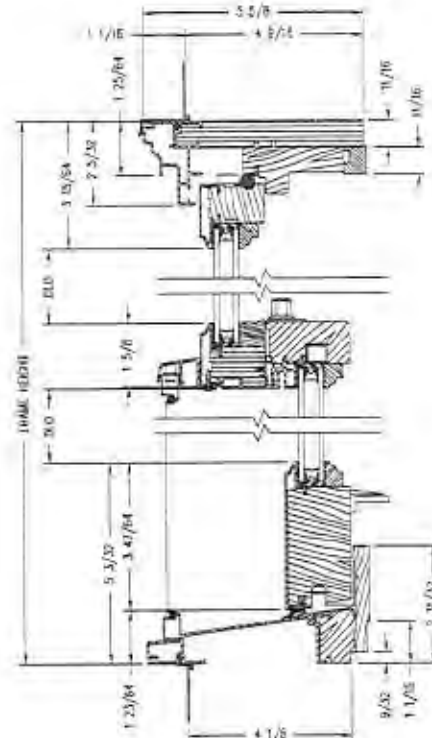
**Double-Hung Windows**

**Double-Hung Transom**

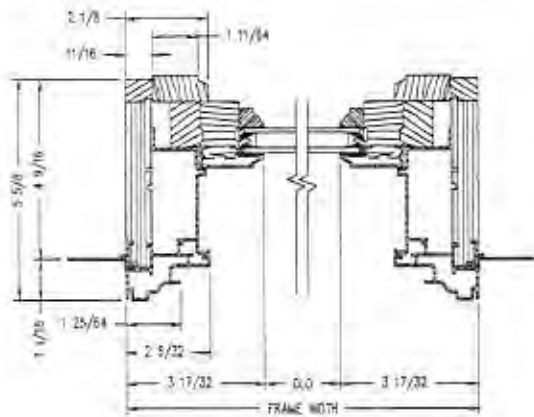


Vertical Section

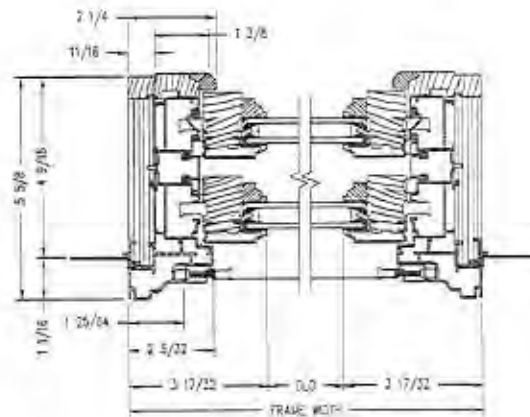
**Monumental Single-Hung**



Vertical Section



Horizontal Section



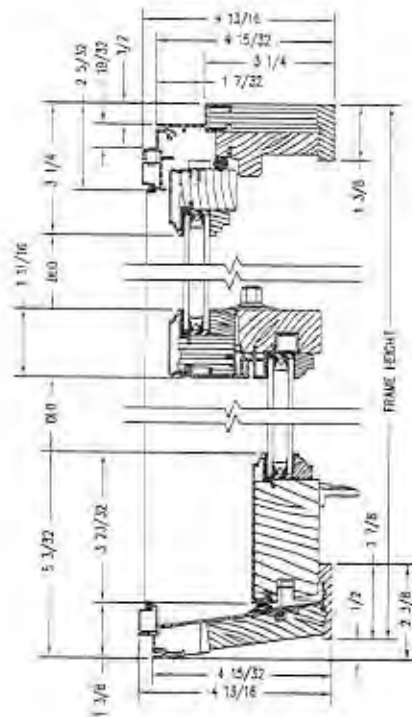
Horizontal Section

*Shown with ovolo (colonial) glass stops.*

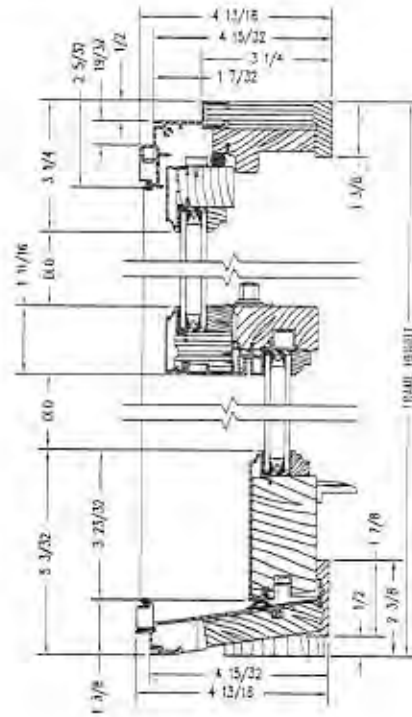
PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM)

ADDITIONAL CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL DEALER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

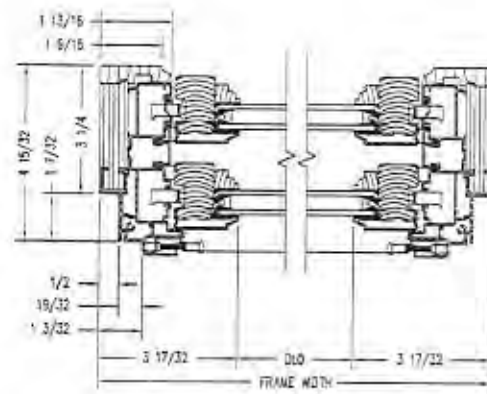
Double-Hung Insert Windows



Vertical Section  
(For angles 27 and greater)



Vertical Section  
(For all angles less than 27)



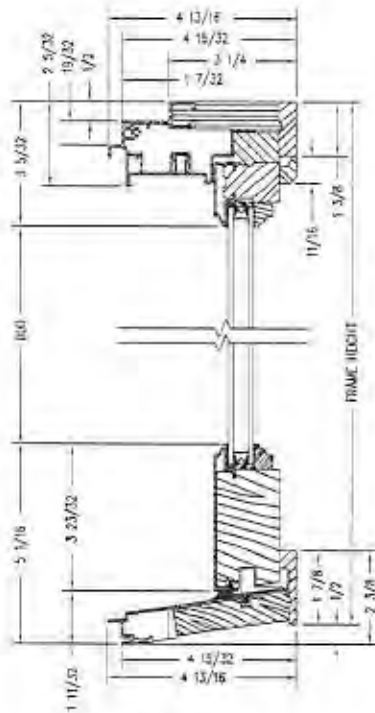
Horizontal Section

*Shown with ovolo (colossal) glass stops*

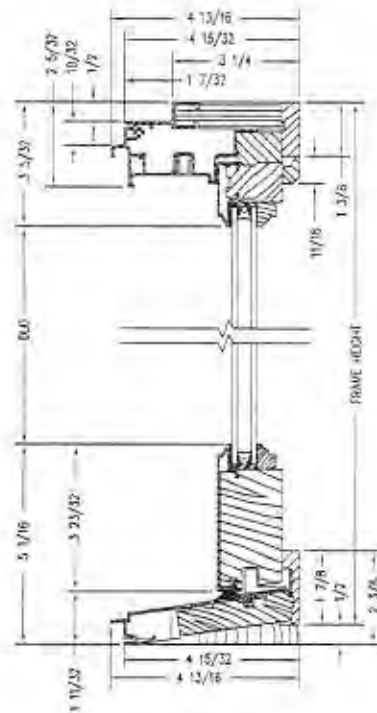
PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM)

ADDITIONAL CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL DEALER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

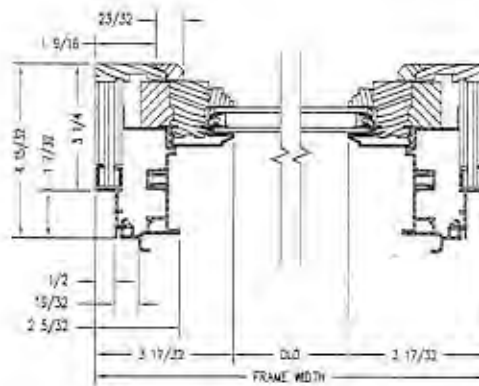
**Double-Hung Picture Insert Windows**



Vertical Section  
 (For all sizes 6" and greater)



Vertical Section  
 (For all sizes less than 6")



Horizontal Section

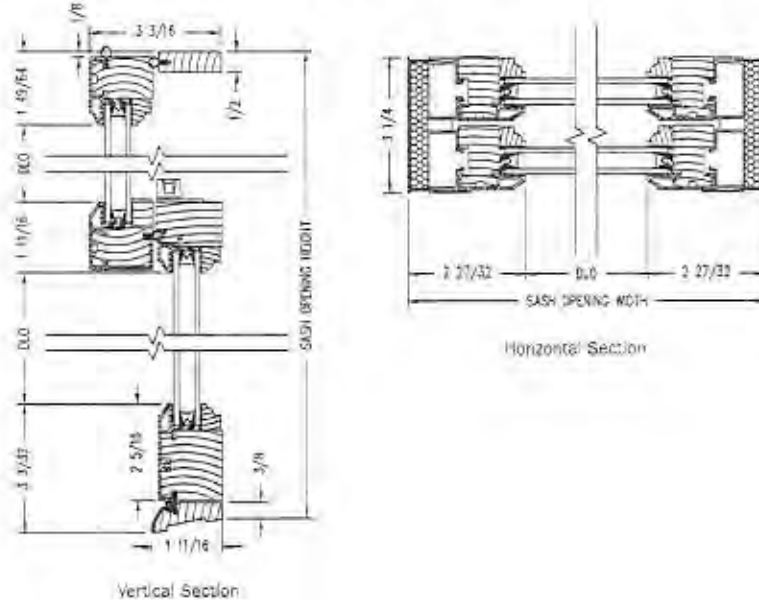
*Shown with ovolo (colonial) glass stops*

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM)

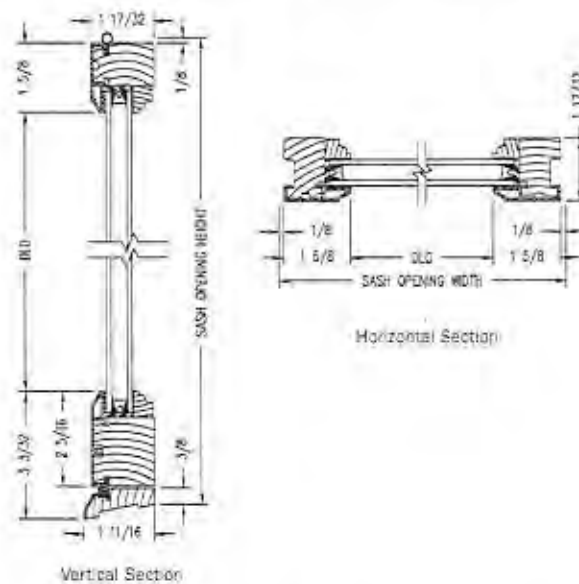
ADDITIONAL CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL DEALER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

Double-Hung Sash Replacement Kits

Double-Hung Sash Replacement



Double-Hung Picture Sash Replacement



*Shown with ovolo (colonial) glass stops.*

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM)

ADDITIONAL CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL DEALER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.





Andersen Windows - Abbreviated Quote Report



Project Name: Blue Heron Builders

Quote #: 714

Print Date: 06/27/2020

Quote Date: 06/26/2020

iQ Version: 20.0

Dealer:		Customer: 00 cash sales	
Sales Rep: Matt Kinsler		Billing	
Created By: Paul Ward		Address:	
		Phone:	
		Fax:	
		Contact:	
		Trade ID: 092809	
		Promotion Code:	



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	4	TCLDH2650 (Active/Active)	Main Floor - Living Room	\$ 588.18	\$ 2352.72

RO Size = 2' 6 1/2" W x 5' 0 1/2" H Unit Size = 2' 6" W x 5' 0" H

E-Series

Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb

Zone: Northern

U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No



0002	2	TCLDH2650 (Active/Active)	Main Floor - Dining Room	\$ 588.18	\$ 1176.36
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RO Size = 2' 6 1/2" W x 5' 0 1/2" H Unit Size = 2' 6" W x 5' 0" H

E-Series

Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb

Zone: Northern

U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0003	1	TCLDH3050 (Active/Active)	Main Floor - Dining Room	\$ 627.17	\$ 627.17

RO Size = 3' 0 1/2" W x 5' 0 1/2" H Unit Size = 3' 0" W x 5' 0" H

E-Series

Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb

Zone: Northern

U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No



0004	3	TCLDH2650 (Active/Active)	Main Floor - Bedrooms	\$ 588.18	\$ 1764.54
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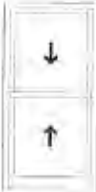
RO Size = 2' 6 1/2" W x 5' 0 1/2" H Unit Size = 2' 6" W x 5' 0" H

E-Series

Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb

Zone: Northern

U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0005	3	CAX 1' 6" x 2' 0" (Left)	Main Floor - Bedrooms	\$ 320.35	\$ 961.05

RO Size = 1' 6 1/2" W x 2' 0 1/2" H Unit Size = 1' 6" W x 2' 0" H

E-Series

Unit, Casement, Dark Bronze 2604, Pine w/Unfinished Interior, Left, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, Standard Hinge, Handle w/Cover Hardware, Bronze, Standard Lock, Rigid Vinyl w/Integral Vinyl Drip Cap, Black Weatherstrip, Bronze Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jambs  
BRZ LH HARDWARE KIT CSMT BAG W6204PKLKN2

Zone: Northern

U-Factor: 0.30, SHGC: 0.29, ENERGY STAR® Certified: No

0006	2	TCLDH2446 (Active/Active)	Main Floor - Kitchen	\$ 536.15	\$ 1072.30
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RO Size = 2' 4 1/2" W x 4' 6 1/2" H Unit Size = 2' 4" W x 4' 6" H

E-Series

Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jambs

Zone: Northern

U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0007	1	TCLDH2446 (Active/Active)	Main Floor - Bathroom	\$ 536.15	\$ 536.15
RO Size = 2' 4 1/2" W x 4' 6 1/2" H Unit Size = 2' 4" W x 4' 6" H E-Series Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jambs  Zone: Northern U-Factor: 0.31. SHGC: 0.30. ENERGY STAR® Certified: No					

0008	4	TCLDH2650 (Active/Active)	Upper Floor - Living Room	\$ 588.18	\$ 2352.72
RO Size = 2' 6 1/2" W x 5' 0 1/2" H Unit Size = 2' 6" W x 5' 0" H E-Series Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jambs  Zone: Northern U-Factor: 0.31. SHGC: 0.30. ENERGY STAR® Certified: No					

0009	2	TCLDH2650 (Active/Active)	Upper Floor - Dining Room	\$ 588.18	\$ 1176.36
RO Size = 2' 6 1/2" W x 5' 0 1/2" H Unit Size = 2' 6" W x 5' 0" H E-Series Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jambs  Zone: Northern U-Factor: 0.31. SHGC: 0.30. ENERGY STAR® Certified: No					

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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0010	1	TCLDH3050 (Active/Active)	Upper Floor - Dining Room	\$ 627.17	\$ 627.17
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RO Size = 3' 0 1/2" W x 5' 0 1/2" H Unit Size = 3' 0" W x 5' 0" H

E-Series

Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jambs

Zone: Northern

U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No



0011	3	TCLDH2650 (Active/Active)	Upper Floor - Bedrooms	\$ 588.18	\$ 1764.54
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RO Size = 2' 6 1/2" W x 5' 0 1/2" H Unit Size = 2' 6" W x 5' 0" H

E-Series

Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jambs

Zone: Northern

U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0012	3	CAX 1' 6" x 2' 0" (Left)	Upper Floor - Bedrooms	\$ 320.35	\$ 961.05
RO Size = 1' 6 1/2" W x 2' 0 1/2" H Unit Size = 1' 6" W x 2' 0" H					
E-Series					
Unit, Casement, Dark Bronze 2604, Pine w/Unfinished Interior, Left, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, Standard Hinge, Handle w/Cover Hardware, Bronze, Standard Lock, Rigid Vinyl w/Integral Vinyl Drip Cap, Black Weatherstrip, Bronze Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb					
BRZ LH HARDWARE KIT CSMT BAG W6204PKLKN2					

Zone: Northern  
U-Factor: 0.30, SHGC: 0.29, ENERGY STAR® Certified: No

0013	2	TCLDH2446 (Active/Active)	Upper Floor - Kitchen	\$ 536.15	\$ 1072.30
RO Size = 2' 4 1/2" W x 4' 6 1/2" H Unit Size = 2' 4" W x 4' 6" H					
E-Series					
Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb					

Zone: Northern  
U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0014	1	TCLDH2446 (Active/Active)	Upper Floor - Bathroom	\$ 536.15	\$ 536.15
RO Size = 2' 4 1/2" W x 4' 6 1/2" H Unit Size = 2' 4" W x 4' 6" H E-Series Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb Zone: Northern U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No					

0015	1	TCLDH2446 (Active/Active)	Back Stairwell	\$ 536.15	\$ 536.15
RO Size = 2' 4 1/2" W x 4' 6 1/2" H Unit Size = 2' 4" W x 4' 6" H E-Series Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb Zone: Northern U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No					

0016	1	TCLDH2646 (Active/Active)	Front Stairwell	\$ 549.12	\$ 549.12
RO Size = 2' 6 1/2" W x 4' 6 1/2" H Unit Size = 2' 6" W x 4' 6" H E-Series Unit, Double-Hung, Equal Sash, Dark Bronze 2604, Pine w/Unfinished Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) Bronze, Rigid Vinyl w/Integral Vinyl Drip Cap, Beige Jamb Liners w/Plastic Inserts, Dark Bronze 2604 Full Insect Screen w/Fiberglass Mesh, 5 1/4" Interior Extension Jamb Pine w/Unfinished Standard Complete Unit Extension Jamb Zone: Northern U-Factor: 0.31, SHGC: 0.30, ENERGY STAR® Certified: No					

Customer Signature \_\_\_\_\_

Total Load Factor

6.566

Subtotal	\$ 18,065.85
Tax ( 6.000%)	\$ 1,083.95
<b>Grand Total</b>	<b>\$ 19,149.80</b>

Dealer Signature \_\_\_\_\_

**\*\* All graphics viewed from the exterior**

**\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



**This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.**

Data is current as of November 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

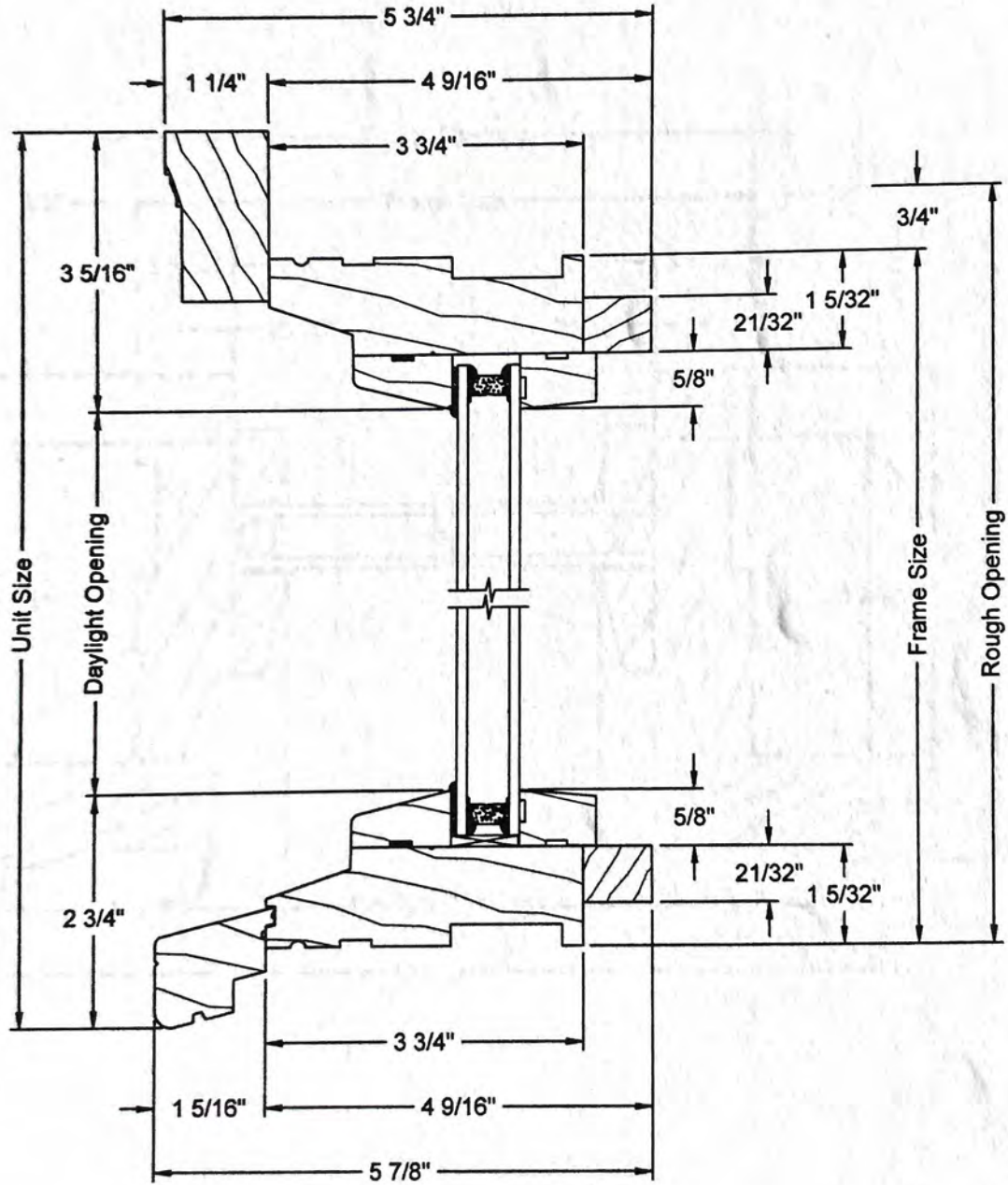
Project Comments: \_\_\_\_\_

**Quoting material only per sizes and quantities listed, offering Andersen standard product manufactured to its published specifications, excludes installation, misc. trim, fasteners, sealants, flashings, adjustments, distribution, storage & retention.**



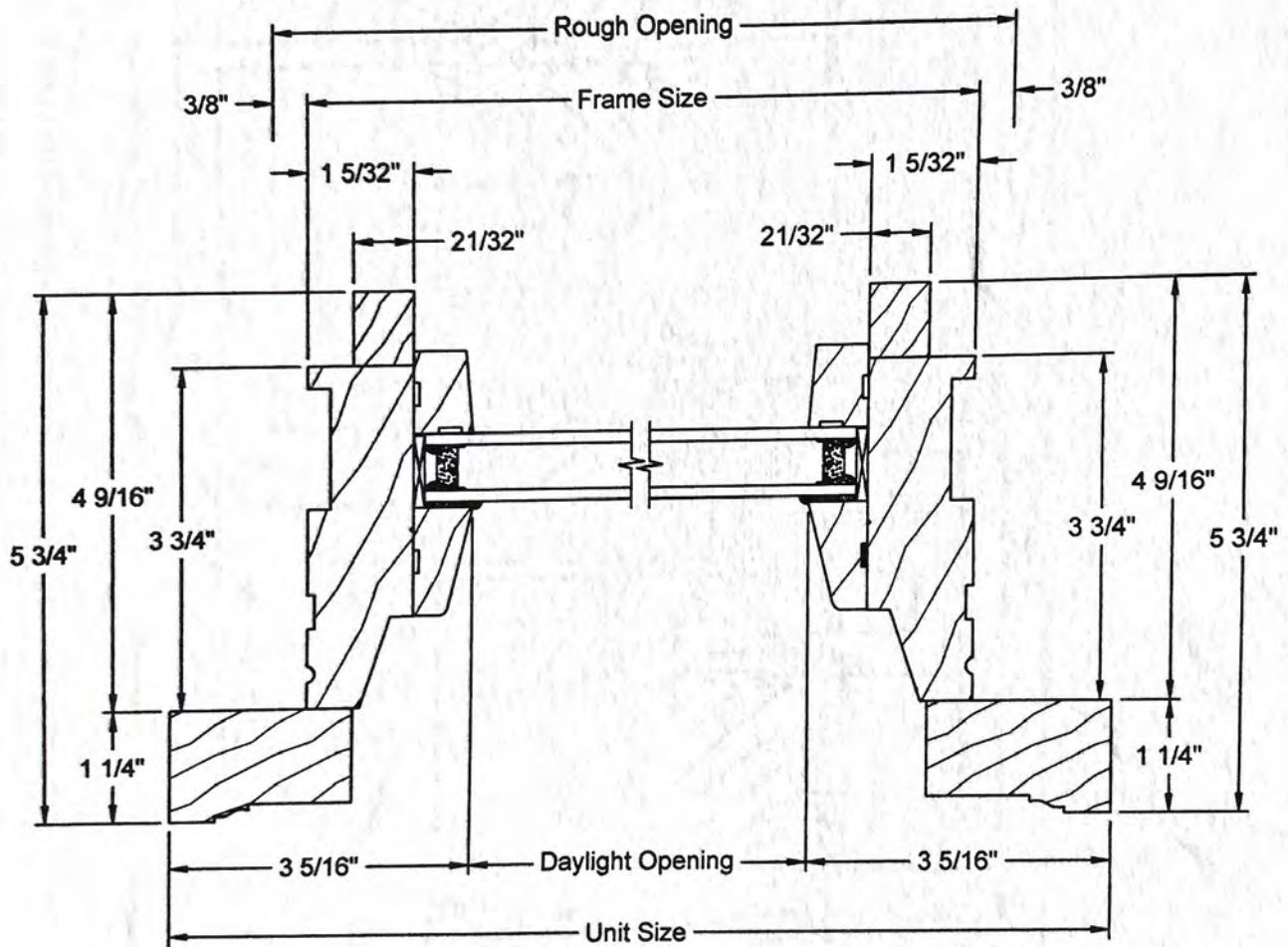


STANDARD - VERTICAL SECTION

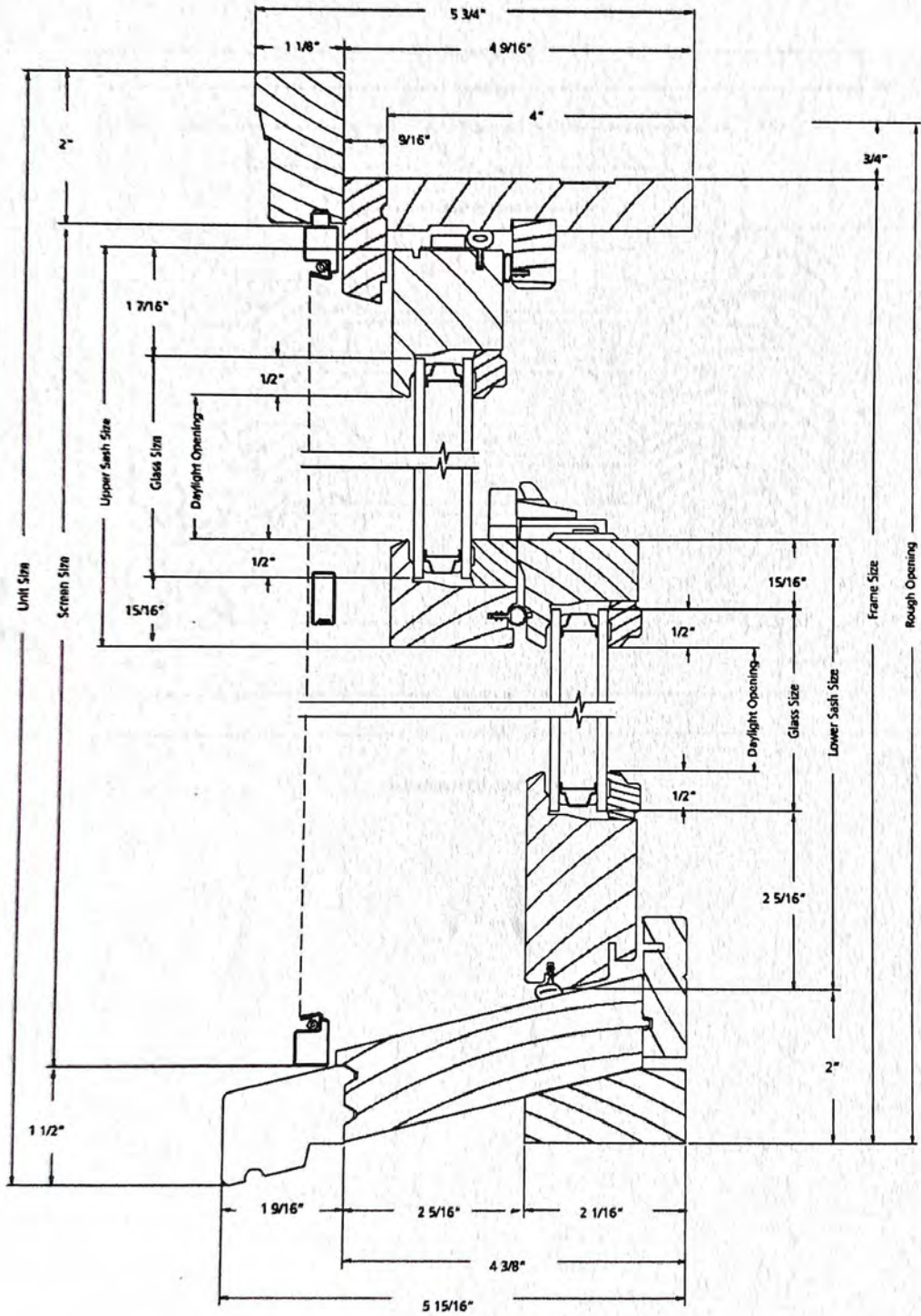




STANDARD - HORIZONTAL SECTION



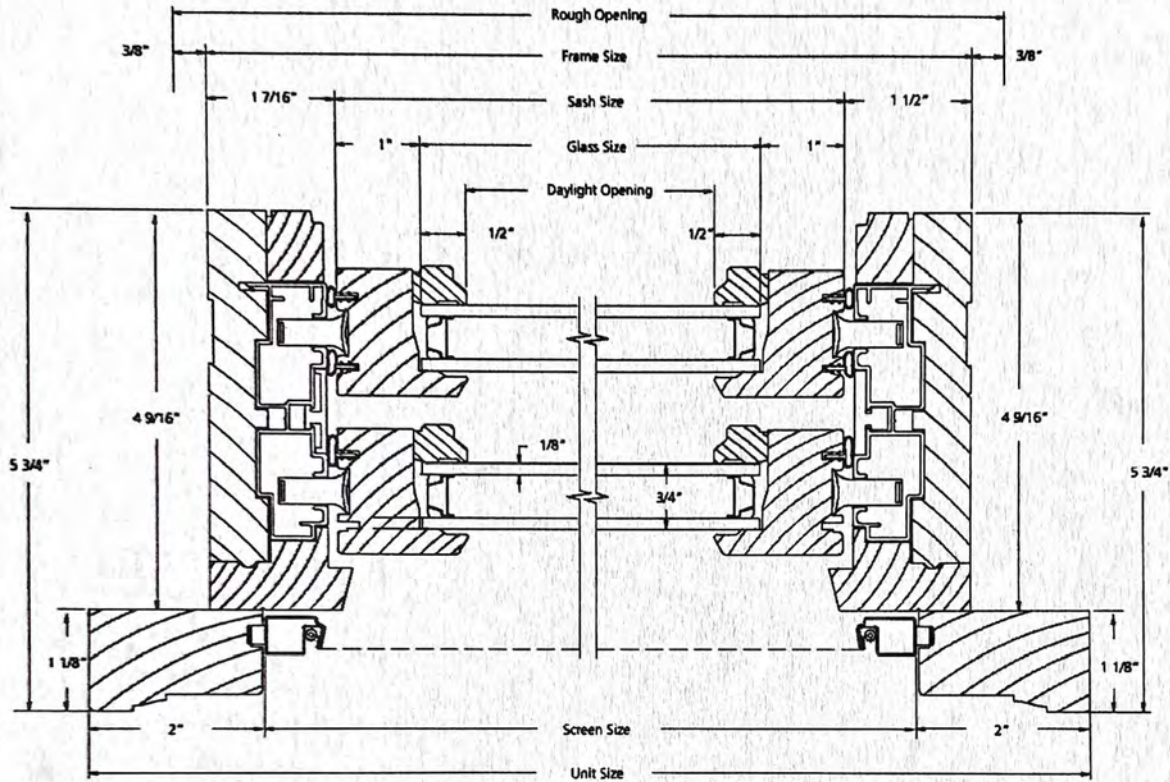
**1-WIDE UNIT**



**VERTICAL SECTION**

SCALE: 6" = 1'

**1-WIDE UNIT**



**HORIZONTAL SECTION**

SCALE: 6" = 1'

Paul Ward  
47255 Michigan Ave.



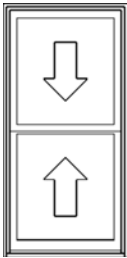
**QUOTE BY :** Paul Ward  
**SOLD TO :** Blue Heron Builders  
**PO# :**  
**Ship Via :** Ground

**QUOTE # :** JW2007012QW - Version 0  
**SHIP TO :**  
**PROJECT NAME :**  
**REFERENCE :**

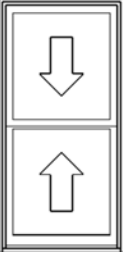
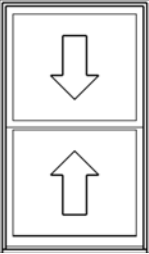
**U-Factor Weighted Average:** 0.29

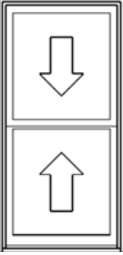
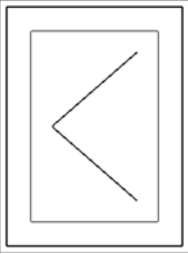
**SHGC Weighted Average:** 0.27

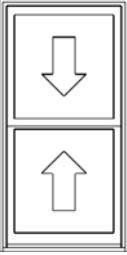
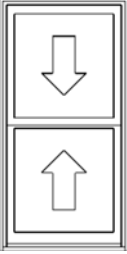
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Main Floor - Living Room Rough Opening : 30 1/8 X 60 3/4	SWD2960 Frame Size : 29 3/8 X 60 (Outside Casing Size: 32 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:25.6w, 26.4h, 4.7 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$523.50	4	\$2,094.00



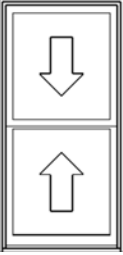
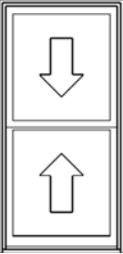
Viewed from Exterior. Standard

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Main Floor - Dining Room Rough Opening : 30 1/8 X 60 3/4	SWD2960 Frame Size : 29 3/8 X 60 (Outside Casing Size: 32 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:25.6w, 26.4h, 4.7 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$523.50	2	\$1,047.00
		Viewed from Exterior. Standard			
Line 3	Main Floor - Dining Room Rough Opening : 36 1/8 X 60 3/4	SWD3560 Frame Size : 35 3/8 X 60 (Outside Casing Size: 38 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:31.6w, 26.4h, 5.8 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$581.29	1	\$581.29
		Viewed from Exterior. Standard			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	Main Floor - Bedrooms Rough Opening : 30 1/8 X 60 3/4	SWD2960 Frame Size : 29 3/8 X 60 (Outside Casing Size: 32 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:25.6w, 26.4h, 4.7 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$523.50	3	\$1,570.50
	 Viewed from Exterior. Standard				
Line 5	Main Floor - Bedrooms Rough Opening : 18 3/4 X 24 3/4	SWC1824 Frame Size : 18 X 24 (Outside Casing Size: 21 X 26 7/16), Siteline Wood Casement, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Hinge Left, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:8.1w, 19.5h, 1.1 sf U-Factor: 0.28, SHGC: 0.25, VLT: 0.48, Energy Rating: 19.00, CR: 62.00, CPD: JEL-N-881-02759-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$302.47	3	\$907.41
	 Viewed from Exterior. Standard				

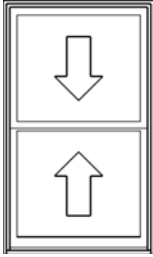
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	Main Floor - Kitchen Rough Opening : 28 1/8 X 54 3/4	Frame Size : 27 3/8 X 54 (Outside Casing Size: 30 X 56 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, GlassThick=0.698, Clear Opening:23.6w, 23.4h, 3.8 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$631.42	2	\$1,262.84
	 Viewed from Exterior. Standard				
Line 7	Main Floor - Bathroom Rough Opening : 28 1/8 X 54 3/4	Frame Size : 27 3/8 X 54 (Outside Casing Size: 30 X 56 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, GlassThick=0.698, Clear Opening:23.6w, 23.4h, 3.8 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$631.42	1	\$631.42
	 Viewed from Exterior. Standard				



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 8	Upper Floor - Living Room Rough Opening : 30 1/8 X 60 3/4	SWD2960 Frame Size : 29 3/8 X 60 (Outside Casing Size: 32 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:25.6w, 26.4h, 4.7 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$523.50	4	\$2,094.00
		Viewed from Exterior. Standard			
Line 9	Upper Floor - Dining Room Rough Opening : 30 1/8 X 60 3/4	SWD2960 Frame Size : 29 3/8 X 60 (Outside Casing Size: 32 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:25.6w, 26.4h, 4.7 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$523.50	2	\$1,047.00
		Viewed from Exterior. Standard			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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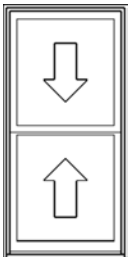
Line 10 Upper Floor - Dining Room  
Rough Opening : 36 1/8 X 60 3/4



Viewed from Exterior. Standard

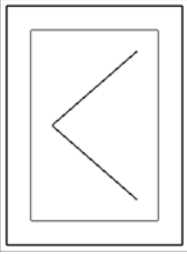
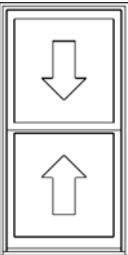
SWD3560  
 Frame Size : 35 3/8 X 60  
 (Outside Casing Size: 38 X 62 3/16),  
 Sitrine Wood Double Hung, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap,  
 5 1/4 Jamb, 4/4 Thick,  
 Standard Double Hung, Tan Jambliner, Concealed Jambliner  
 Chestnut Bronze Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,  
 BetterVue Mesh Brilliant White Screen,  
 Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
 GlassThick=0.698, Clear Opening:31.6w, 26.4h, 5.8 sf  
 U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00,  
 CPD: JEL-N-885-01789-00001  
 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW  
 \$581.29 1 \$581.29

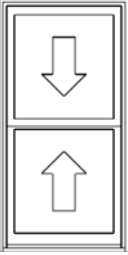
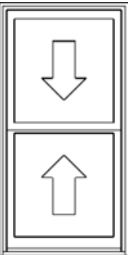
Line 11 Upper Floor - Bedrooms  
Rough Opening : 30 1/8 X 60 3/4



Viewed from Exterior. Standard

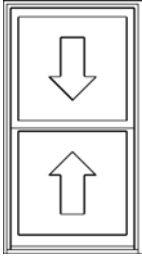
SWD2960  
 Frame Size : 29 3/8 X 60  
 (Outside Casing Size: 32 X 62 3/16),  
 Sitrine Wood Double Hung, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap,  
 5 1/4 Jamb, 4/4 Thick,  
 Standard Double Hung, Tan Jambliner, Concealed Jambliner  
 Chestnut Bronze Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,  
 BetterVue Mesh Brilliant White Screen,  
 Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
 GlassThick=0.698, Clear Opening:25.6w, 26.4h, 4.7 sf  
 U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00,  
 CPD: JEL-N-885-01789-00001  
 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW  
 \$523.50 3 \$1,570.50

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 12	Upper Floor - Bedrooms Rough Opening : 18 3/4 X 24 3/4	SWC1824 Frame Size : 18 X 24 (Outside Casing Size: 21 X 26 7/16), Siteline Wood Casement, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Hinge Left, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, GlassThick=0.698, Clear Opening:8.1w, 19.5h, 1.1 sf U-Factor: 0.28, SHGC: 0.25, VLT: 0.48, Energy Rating: 19.00, CR: 62.00, CPD: JEL-N-881-02759-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$302.47	3	\$907.41
	 Viewed from Exterior. Standard				
Line 13	Upper Floor - Kitchen Rough Opening : 28 1/8 X 54 3/4	Frame Size : 27 3/8 X 54 (Outside Casing Size: 30 X 56 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, GlassThick=0.698, Clear Opening:23.6w, 23.4h, 3.8 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$631.42	2	\$1,262.84
	 Viewed from Exterior. Standard				

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 14	Upper Floor - Bathroom Rough Opening : 28 1/8 X 54 3/4	Frame Size : 27 3/8 X 54 (Outside Casing Size: 30 X 56 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, GlassThick=0.698, Clear Opening:23.6w, 23.4h, 3.8 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$631.42	1	\$631.42
	 Viewed from Exterior. Standard				
Line 15	Back - Stairwell Rough Opening : 28 1/8 X 54 3/4	Frame Size : 27 3/8 X 54 (Outside Casing Size: 30 X 56 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, GlassThick=0.698, Clear Opening:23.6w, 23.4h, 3.8 sf U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00, CPD: JEL-N-885-01789-00001 PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW	\$631.42	1	\$631.42
	 Viewed from Exterior. Standard				

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 16      Front - Stairwell  
Rough Opening : 30 1/8 X 54 3/4




Viewed from Exterior. Standard

Frame Size : 29 3/8 X 54  
(Outside Casing Size: 32 X 56 3/16),  
Siteline Wood Double Hung, Auralast Pine,  
Primed Exterior,  
Natural Interior,  
Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap,  
5 1/4 Jamb, 4/4 Thick,  
Standard Double Hung, Tan Jambliner, Concealed Jambliner  
Chestnut Bronze Hardware,  
US National-WDMA/ASTM, PG 35,  
Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon  
Filled, Traditional Glz Bd,  
BetterVue Mesh Brilliant White Screen,  
Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
\*Custom-Height\*, GlassThick=0.698, Clear Opening:25.6w, 23.4h, 4.1 sf  
U-Factor: 0.29, SHGC: 0.27, VLT: 0.51, Energy Rating: 18.00, CR: 60.00,  
CPD: JEL-N-885-01789-00001  
PEV 2020.2.0.2990/PDV 6.289 (06/03/20)NW

\$566.99      1      \$566.99

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**Total:**      \$17,387.33  
**sales tax (6.00%):**      \$1,043.24  
**Net Total:**      \$18,430.57  
**Total Units:**      34

 Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.