

Artisan Renovations LLC

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Artisan Renovations
custom • designed • solutions

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.