HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO:	**2020-122**
ADDRESS:	533 E CARSON
LEGAL DESCRIPTION:	NCB 993 BLK 3 LOT S 96.91 FT 7 (ARB 7C)
ZONING:	MF-33, H
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
APPLICANT:	Mary Jo Vargas/VARGAS MARY JOSEPHINE
OWNER:	Mary Jo Vargas/VARGAS MARY JOSEPHINE
TYPE OF WORK:	Siding and window replacement
APPLICATION RECEIVED:	March 04, 2020
60-DAY REVIEW:	May 03, 2020
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the 117 wood lap siding on the enclosed front porch with smooth Hardie siding.
2. Replace the 105 wood lap siding on the rear addition with smooth Hardie siding.
3. Install smooth Hardie siding where original siding has been missing after fire damage (Muncey wall plane on historic structure; intact wood siding is to remain).
4. Replace wood windows in non-original porch enclosure and rear addition with new wood windows.
5. Install a new wood window where original window has been missing after fire damage (Muncey wall plane on historic structure).

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6.Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile

of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Sashes must be equal in size.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

FINDINGS:

a. The primary historic structure at 533 E Carson was constructed circa 1920, first appears on the 1951 Sanborn map, and contributes to the Government Hill Historic District. The two-story multi-family structure features a wraparound porch and an enclosed balcony, a standing seam metal roof with wood shingled gable faces, wood sash windows, and a variety of wood and aluminum siding.
b. PROPERTY HISTORY – In 2009, the property underwent complete interior and exterior renovations. In 2017, the structure was subjected to fire damage, and foundation and electrical work was performed subsequently. The applicant has identified to following non-historic features: a balcony enclosure, a combination of four (4) siding profiles, and brick chimney removal. The structure features approximately 7% original wood siding, 10% 117 siding, 13% 105 siding, and 70% aluminum-clad wood siding.
c. SIDING REPLACEMENT – The applicant has proposed to replace existing wood siding on the non-original porch enclosure and rear addition with smooth Hardie lap siding. While composite materials have been used for non-original features, staff finds that intact wood siding should not be replaced for less conforming materials. Staff finds that wholesale replacement of all siding with new composition siding is inconsistent with the Guidelines for Exterior Maintenance and Alterations 2.A.i through iii. Staff finds that installing wood siding that matches the historic profile is the most appropriate treatment for the restoration of the structure. If the exact historic profile cannot be obtained or custom milled, a comparable wood profile such as 105 or 117 may be considered, whereas aluminum or composite materials should be avoided on historic wall planes.
d. WOOD WINDOW REPLACEMENT – The applicant has proposed to replace seven (7) wood windows on the front porch enclosure, five (5) wood windows on the rear addition, and one (1) missing at the area of fire damage on historic structure with new wood window matching in size and configuration (PELLA Architect series). Per the *Standard Specifications for Original Wood Window Replacement - Scope of Repair:* When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. Staff finds that only one (1) missing window (Window E) is eligible for wholesale replacement. The other intact windows are found to be repairable, where the applicant may replace missing or deteriorate elements such as individual sashes or casing, instead of discarding the complete historic window system. For window(s) found to be completely missing or beyond repair, staff finds that the submitted window product (PELLA Architect series) is generally consistent with *Standard Specifications for Original Wood Window Replacement.*

RECOMMENDATION:

Staff does not recommend approval of items 1, 2, and 3 based on finding c. All existing wood siding should be restored in place, and any completely missing or fired damaged areas should feature wood lap siding that matches the historic profile.

Staff does not recommend approval of item 4. window replacement on the porch enclosure and rear addition. The wood windows are found to be repairable. All window repair and replacement must adhere to *Standard Specifications for Original Wood Window Replacement.*

Staff recommends approval of item 5. installing a new wood window where the original window is completely missing after fire damage. All window repair and replacement must adhere to *Standard Specifications for Original Wood Window Replacement.*

533 E Carson

January 10, 2020

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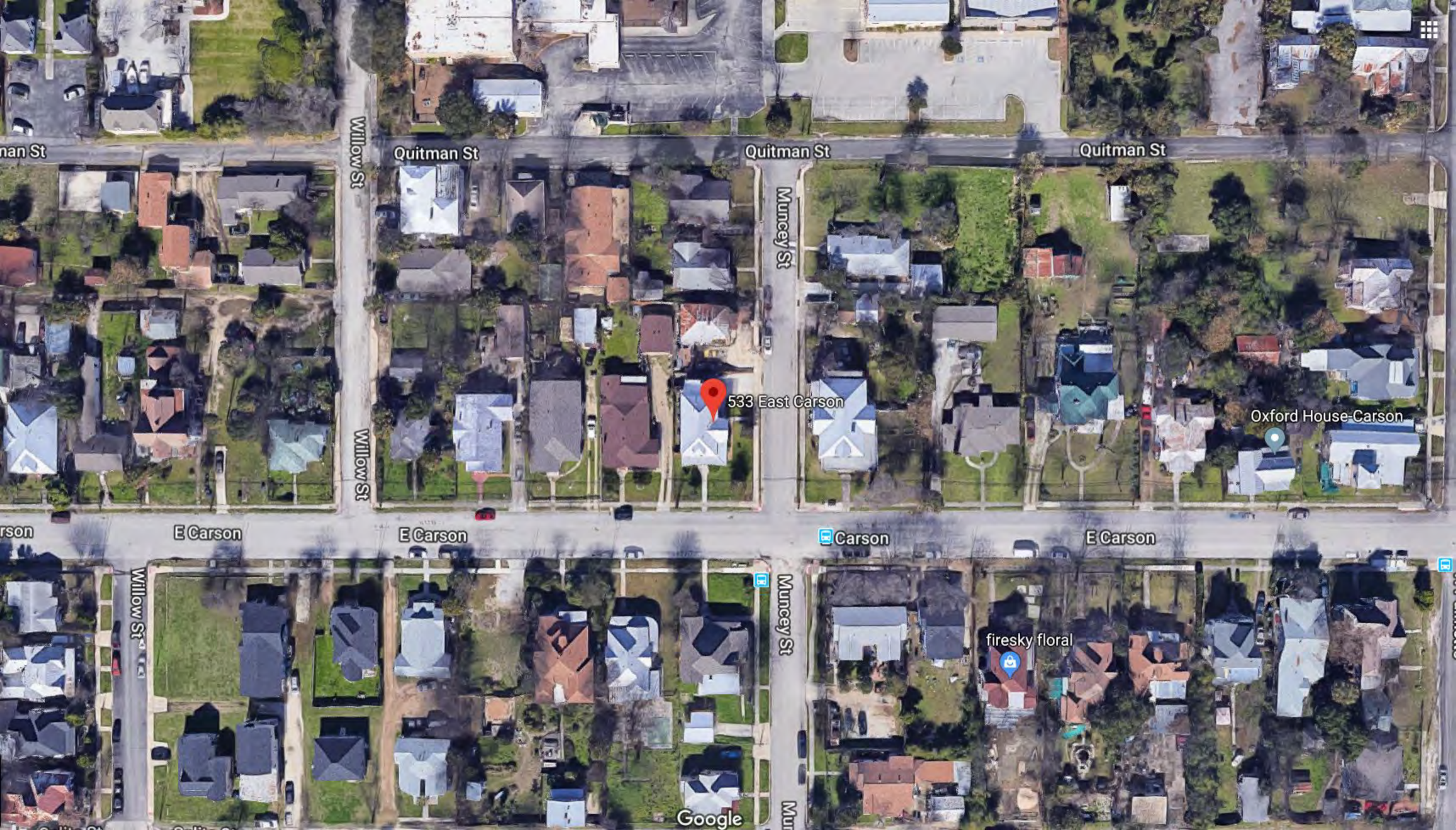
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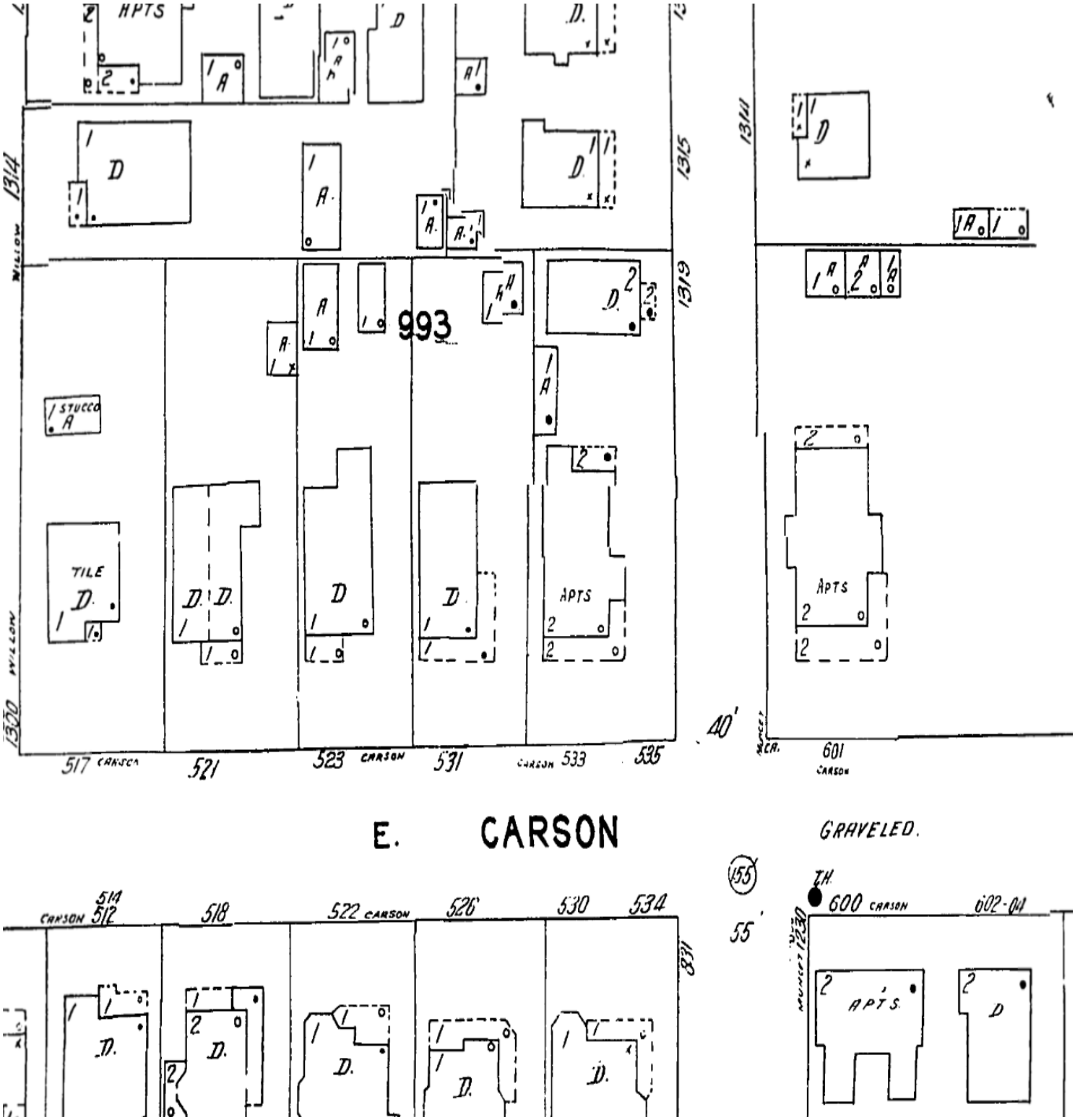
ProQuest® Digital Sanborn Maps, 1867–1970

San Antonio 1911-Mar. 1951 vol. 2, 1912-Jan. 1951, Sheet 181



DESIGN REVIEW COMMITTEE (DRC) - site visit notes - February 26, 2020

HISTORIC AND DESIGN REVIEW COMMISSION – DESIGN REVIEW COMMITT

DRC MEMBERS PRESENT: GRUBE, GIBBS APPLICANT PRESENT: MARY JO VARGAS

STAFF PRESENT: PHAM

MEETING LOCATION: GM SITE

533 E CARSON

- GRUBE FINDS THAT HISTORIC SIDING SHOULD BE maintained, if not replaced in kind

- APPLICANT SHOULD CONSIDER HISTORIC TAX CREDIT TO MITIGATE COST OF APPROPRIATE WINDOWS & SIDING (wood)

2/26/2020

Huy Pham (OHP)

REVISED SCOPE OF WORK - submitted March 6, 2020

From: mjovargas <mjovargas@aol.com>
Sent: Friday, March 06, 2020 11:18 AM
To: Huy Pham (OHP)
Subject: RE: [EXTERNAL] RE: 533 E Carson - reapply

I would like to request:

1. The non-original historic enclosed front patio be approved for replacement with smooth composite siding,

2. The non-historic rear addition be approved for replacement with smooth composite siding,

3. The eastside of the property facing Muncey only where the wood has been destroyed, be replaced with smooth composite siding and the areas with aluminum would remain.

4. All windows in Items 1 and 2 above, the non-original historic portion of the property, be replaced consistent with profile window requirements of the Office of Historic Preservation.

5. Replacement of 2 windows in Unit 1, Bedroom - window that is completely gone and the one next to it with the Pella Architect Series

Mary Jo
Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

533 East Carson
San Antonio, TX 78208

There are three requests presented for consideration and approval:

BACKGROUND

Built in 1920, the property has had multiple additions and was converted from a single family dwelling to a 4-plex with community bathrooms and rented out rooms. The upstairs front porch along with the back porches were enclosed to provide more living space. The siding on the upper front was done in waterfall siding and the back addition was completed in a 105 type siding. The east and west side of the property has aluminum 105 type siding.

In 2009, the property underwent a complete renovation that included:
- Clearing out outstanding electrical permits
- Completion of major foundation work to level the property
- Installation of central heat and air conditioning in 4 units
- Updating kitchens with new cabinetry, appliances and fixtures in 4 units
- Updating all bathrooms with new cabinetry and fixtures in 4 units
- Installation of ¾" oak flooring in all rooms and vinyl in wet areas
- Exterior paint and siding repair

Since the March 2017 fire, the following major repairs have been made:
- Electrical work including replacing breaker box and upgrades to comply with current building codes
- Foundation work was completed and included replacement of floor joints and perimeter beams.

Delays in repairs have occurred due to insurance issues, building code updates and more recently a finding of lead base contamination that requires remediation. This issue has become more complicated as there is smoke damage to the wall cavities which needs to be smoke sealed and the damage to the original wood siding from the previous fire was further exasperated by the 2017 fire. Proper remediation (for health and safety reasons) requires removal of the aluminum siding on both the east and west side of the property to correctly smoke seal cavities.

Since the property has been remodeled many times over the years and has sustained two major fires, it has lost its original design and most of its original fabric. For example:
- The upstairs porch is enclosed
- There are four types of siding; 7% original siding, 10% waterfall siding; 13% 105 siding and 70% aluminum siding
- There are no round columns, capitals (abacus) or bases on the porch
- Brick fireplace was removed

I. SIDING REPLACEMENT REQUEST

Currently there are four types of siding; 7% original siding, 10% waterfall siding; 13% 105 siding and 70% aluminum siding with an estimated surface area of 3,710 sqft.

Four Options were considered.

Siding - total of 3,710 sqft

	Option 1	Option 2	Option 3	Option 4
Remediation to keep original siding without smoke sealing wall cavities or installing insulation	$ 29,845			
Milled siding - 820/sqft @ $5.08/sqft		$ 4,166		
Milled wood siding for all sides @ $5.08/sqft			$ 18,847	
Colonial siding for all sides @ $2.10/sqft				$ 7,791
Patch siding on east side of property with milled siding - 820/sqft @ $5.08/sqft				$ 4,166
Estimated Total	$ 34,011	$ 18,847	$ 7,791	$ 4,166

Options 1 thru 4 do not include labor, setup, paint, house wrap or additional materials.

ANALYSIS:

Option 1. A quote to remediate the siding was received. It included removal of all lead based paint for $29,845. The cost to mill approximately 820 sqft of siding to replace the fire damaged siding on the east side of property is $4,166 for a total $34,011. It is reasonable to anticipate this estimate to increase once the siding is removed knowing that the property has sustained two major fires. In addition, it would not be prudent to remove the original aged siding to smoke seal the wall cavities and insulate the walls only to further damage the siding.

Option 2. Milled wood siding is over twice the cost of composite siding, requires constant costly maintenance and does not have the weather, insect, and rot resistance ratings that a composite material has. Replacing the siding would address health and safety concerns, provide access to smoke seal the wall cavities and install insulation.

Option 3. Colonial style smooth composite lap siding has the design of the era which is in keeping with the spirit of the historic district. It requires considerably less maintenance and withstands extreme weather conditions such as hail, wind and rain better than wood siding, as well as being insect and rot resistant and is over $10,000 less in price. Replacing the siding would address health and safety concerns, provide access to smoke seal the wall cavities and install insulation.

Option 4. Patch the fire damage area. This does nothing to safe guard the health or safety of tenants or guests, nor does not it improve the look or energy efficiency of the property.

My goal is to provide a healthy and safe home that is clean, aesthetically appealing, energy efficient and to be able to do this in a cost effective manner that eliminates the patch work of siding and is in keeping with the design of that era.

Justification for requesting consideration and approval of colonial style smooth composite siding is:

1. Eliminates the patch work of siding, 70% aluminum, 13% 105 siding, 10% waterfall siding and 7% original siding; and has the appearance of the siding used in 1920’s residential construction

2. Cost of siding materials: Milled wood $18,847 versus $7,791 for colonial style smooth composite lap siding
3. Maintenance costs are significantly lower with composite siding compared to wood siding
4. Composite siding is more durable in terms of wood rot, insect infestation, and better rated for withstanding weather conditions such as hail, wind and water damage, as well as being fire resistant.
5. The property is no longer a single family dwelling and its best use is now a multi-family dwelling which is consistent with other properties in the area
6. This property has been remodeled so much that it has lost its original design and most of its original fabric

REQUEST: Approve colonial style smooth composite lap siding as provided below:

1. Remove all siding
2. Smoke seal wall cavities
3. Insulate exterior walls with R13 insulation
4. Install 7/16th OSB underlayment
5. Install house wrap
6. Install colonial style smooth composite lap siding according to manufacturer's instructions

II. REPLACEMENT WINDOW REQUEST

In 2009 all windows were repaired. With the fire in 2017, one window (3'x7') on the east side of the property was destroyed in the fire. Several other windows (3'x7') windows sustained damage as a result of fire suppression activities. On October 1, 2019 all windows were inspected for lead base paint and the cost to remediate them was $15,600. This includes the exterior, interior and re-glazing 16 windows (32 sides of windows) at a cost of $975 per window, but does not include the cost to repair, prime or paint any of these windows.

Pella makes an Architect, single hung, 35.5 X 84 wood window that is primed, with sash panel and insulated dual low-e that costs $907 per window. This window is in keeping with the architectural design of the era while insuring the safety and health of occupants by eliminating any lead based contaminants found in the existing original windows that are:

- Window damaged beyond repair by the fire – 1 window
- Windows that sustained damage as a result of fire suppression and are in need of major repair – 9 windows
- Windows that need to be remediated – 2 windows

Based on health and safety issues, cost, along with being energy efficient windows that would not require constant maintenance and repair, I am requesting consideration and approval to replace 12 (3'x7') windows with energy efficient Pella wood windows of the same look and size as the original windows.

III. REMOVAL OF NON-ORIGINAL WINDOWS

The upstairs porch was enclosed to provide more living space and not part of the original structure. There is one 2'x3' window on the west side and two 2'x3' windows on the east side of this enclosure. Consideration and approval is requested to remove two (2'x3') windows, one on the west side of the property along with one window closest to the front of the property on the east side. The windows are identified with blue frames in the last set of pictures provided.

533 E Carson

Windows and Original Siding

January 16, 2020

13 Windows 3’X7’

- Request: Replace 13 windows with Architect, single hung, 35.5 x 84 wood window, with sash panel, and insulated dual low-e window manufactured by Pella

Reasons for Replacement

- Health and safety of tenants
  - 2 ½ year old child lived in Unit 3 from October 2010 to July 2016 (6 years)
  - 6 year old child lived in Unit 1 from January 2014 to March 2017 (3 years)
- Estimated cost for lead paint remediation is $15,600
  - Does not include repairing and painting windows

Reasons for Replacement, cont.

- Summary
  - Based on health and safety issues
  - Cost of remediation
  - Cost of repairs and painting
  - Benefits of energy efficiency
  - Proposed wood windows have the same look and size as the original windows
  - Overall cost to purchase and install 13 - 4 panel wood Architect windows by Pella is less

Location of Windows

- Unit I
  - Living Room
    - Window A – Requires lead paint remediation and repair This is a double hung window and if replaced, it would be replaced with a 4 panel Architect Pella wood window
    - Window B – Requires lead paint remediation and repair
  - Bedroom 1
    - Window C – Requires lead paint remediation and repair
    - Window D – Requires lead paint remediation and repair
    - Window E – Burned and destroyed during fire suppression activities
  - Bedroom 2
    - Window F – Requires lead paint remediation and repair

Location of Windows, cont.

- Unit II
  - Living Room
    - Window G – Requires lead paint remediation and repair
- Unit III
  - Bedroom I
    - Window H – Requires lead paint remediation and repair
    - Window I – Requires lead paint remediation and repair
    - Window J – Requires lead paint remediation and repair
  - Living Room
    - Window K – Requires lead paint remediation and repair

Location of Windows, cont.

- Unit IV
  - Living Room
    - Window L - Requires lead paint remediation and repair
    - Window M - Requires lead paint remediation and repair

Exterior Location of Windows

Exterior Location of Windows, cont.

Exterior Location of Windows, cont.

Exterior Location of Windows, cont.

Unit I, Living Kitchen Window A

Faces front of property, requires lead paint remediation. If replaced, a 4 panel wood Pella window would be used.

Unit I, Living Room, Window B

Requires lead paint remediation and repairs.

Unit I, Bedroom 1, Window C

Requires lead paint remediation and repairs.

Unit I, Bedroom 1, Windows

Windows D and E of Unit I, Bedroom 1

Unit I, Bedroom 1, Window D

Requires lead paint remediation and repairs.

Unit I, Bedroom 1, Window E

Window burned and damaged during fire suppression activities.

Unit I, Bedroom 2, Window F

Requires lead paint remediation and repairs. Next two slides provide closer view of window.

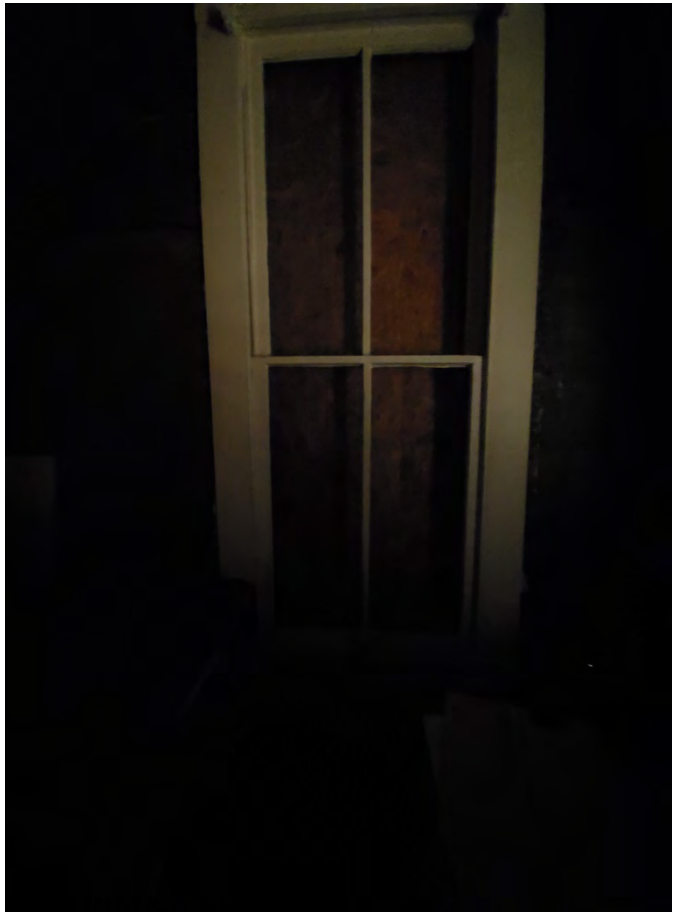
Unit I, Bedroom 2, Window F, cont.

Requires lead paint remediation and repairs.

Unit I, Bedroom 2, Window F, cont.

Requires lead paint remediation and repairs.

Unit II, Living Room, Window G



Requires lead paint remediation and repairs.

Unit III, Bedroom 1, Windows

Windows from right to left are H, I and J

Unit III, Bedroom 1, Window H

Requires lead paint remediation and repairs.

Unit III, Bedroom 1, Window H

Use of foam between windows to reduce air drafts.

Unit III, Bedroom 1, Window I

Requires lead paint remediation and repairs.

Unit III, Bedroom 1, Window J

Requires lead paint remediation and repairs.

Unit III, Bedroom 1, Window J

Exterior window requires lead paint remediation and repairs.

Unit III, Living Room Window K

Requires lead paint remediation and repairs.

Unit III, Living Room Window K

Closer inspection of window shows flacking and use of foam strips to reduce air drafts.

Unit IV, Living Room Windows

Windows from right to left are L and M

Unit IV, Living Room Window L

Requires lead paint remediation and repairs.

Unit IV, Living Room Window M

Requires lead paint remediation and repairs.

Unit IV, Living Room Windows

Exterior windows L and M, requires lead paint remediation and repairs.

Unit IV, Living Room Window L

Exterior window, requires lead paint remediation and repairs.

Unit IV, Living Room Window M

Exterior window requires lead paint remediation and repairs.

Exterior, East Side of Property

Exterior, East Side of Property

The extent of the fire damage is evident when the aluminum siding is peeled back. The east side of the property had aluminum, except for the second story portion above the porch. A picture of this area can be seen in the next slide.

Exterior, East Side of Property

Upstairs area above the porch was enclosed using waterfall siding.

Exterior, West Side of Property

The west side of the property has aluminum siding except for the enclosed upstairs portion of the porch, which is finished in waterfall siding.

Picture of Original Siding

Left sided of the front door.

Picture of Original Siding

Original siding is located on the front of the property and requires lead paint remediation and repairs.

533 E Carson

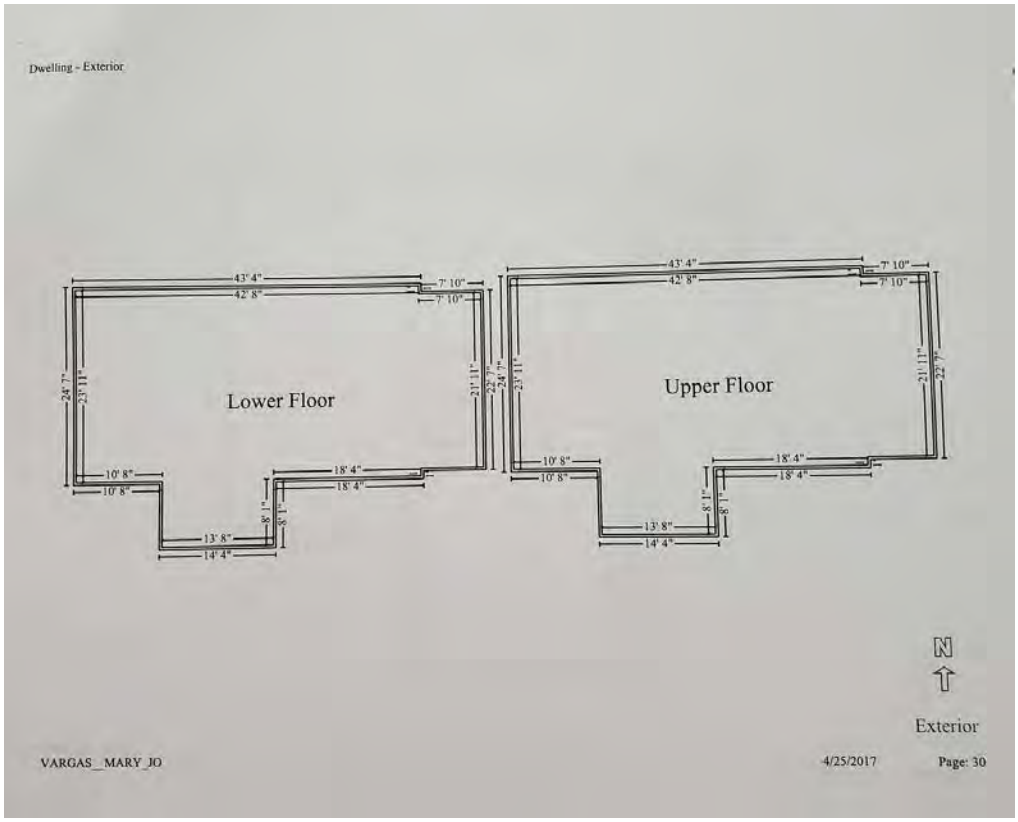
Proposed:

- **Smooth composite lap siding**
- **12 – 4 panel 3’ x7’ Architectural Wood Windows by Pella (Replace current (1) – 3’ x 7’ double hung window on the left side of the front porch with 4 panel architectural wood window)**
- **Eliminate 2 upstairs windows above the porch on the right and left side of the property (2.75’ x 5’) These windows have been eliminated in this diagram.**

533 E Carson


533 E Carson
Share
View


533 E Carson
Share
View

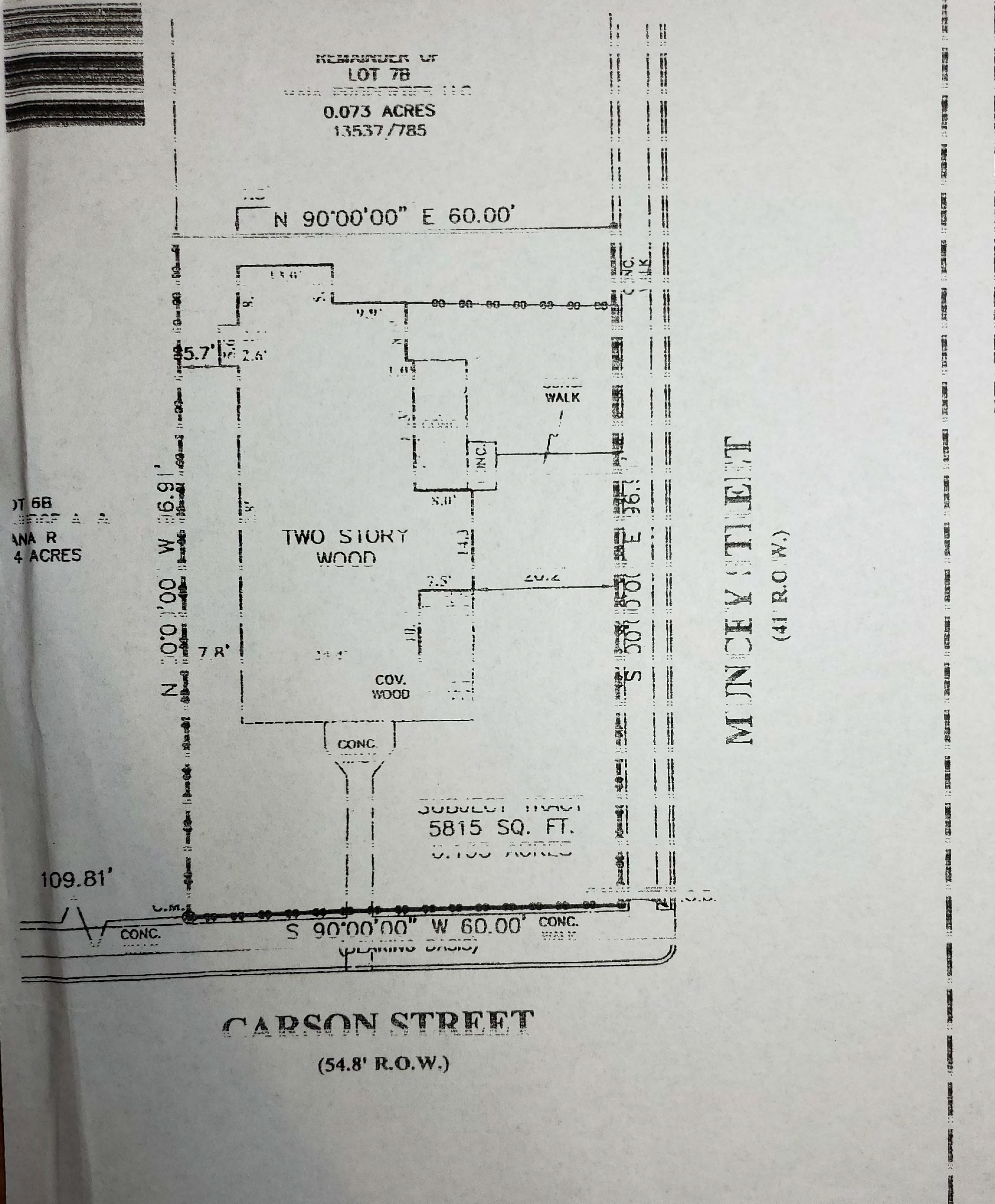


533 E Carson, exterior dimensions of the property

Front of property with waterfall siding, enclosed upper porch, no columns-capitals or bases on porch.

Back side of property with 105 wood siding installed in 2009. Has not weather very well.

Below, east side of property with waterfall siding on the top left side and the rest aluminum siding.



As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. [illegible], Panel No. [illegible], [illegible]. This flood zone identification is this surveyor's Zone(s) X and IS NOT in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state of local officials, and which may not agree with the [illegible]. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. [illegible]

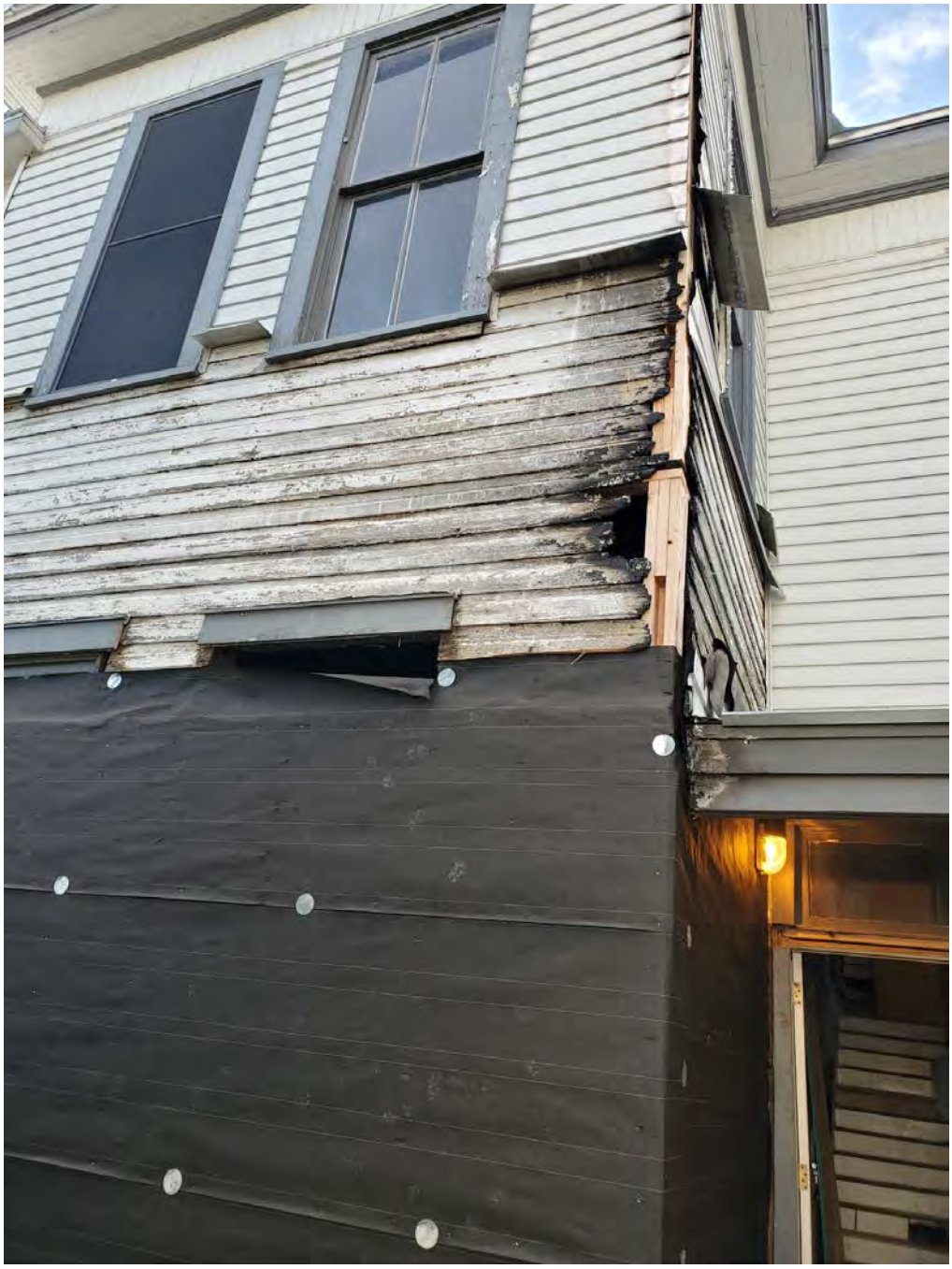
Aluminum siding on the east side of the property

Aluminum siding on the left with 105 wood siding on the right, picture is of the Northeast back corner of the property.

Damage to aluminum siding does not appear to be extensive. Fire went through attic and out of gable.

Above and below pictures shows how extensive the wood siding was fire damaged once the aluminum siding was removed.

View from inside the attic looking through the gable on the eawest side of the property.



Fire damaged wall cavities that were removed.

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Illustration of composite lap siding

Hail damage in 2013

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Illustration of composite lap siding

Illustration of composite siding.

Remove non original windows on enclosed front porch on west side and east side of property as identified below in blue boxes.

This section consists of window pictures and the original wood siding.

1. The first picture is where the 4 panel 3'X7" wood window was destroyed in the fire.

2. Pictures of other windows show water damage from fire suppression activities. Remediation is needed to remove lead based paint that is flacking off. The estimated cost of remediation is $15,600. This does not include needed repairs and painting the windows. An additional estimated cost of XXXXX

   Remediation of these windows is of great importance for the health and safety of the tenants. There was a 2 ½ year old child that lived in Unit 3 from October 2010 through July 2016 (6 years) and a 6 year old child that lived in Unit 1 from January 2014 to March 2017 (3 years).

3. Pictures of the exterior portion of the windows.

4. The last three pictures are of the original wood siding on the front porch area. This area represents approximately 7% of the total property.


APA
40/20

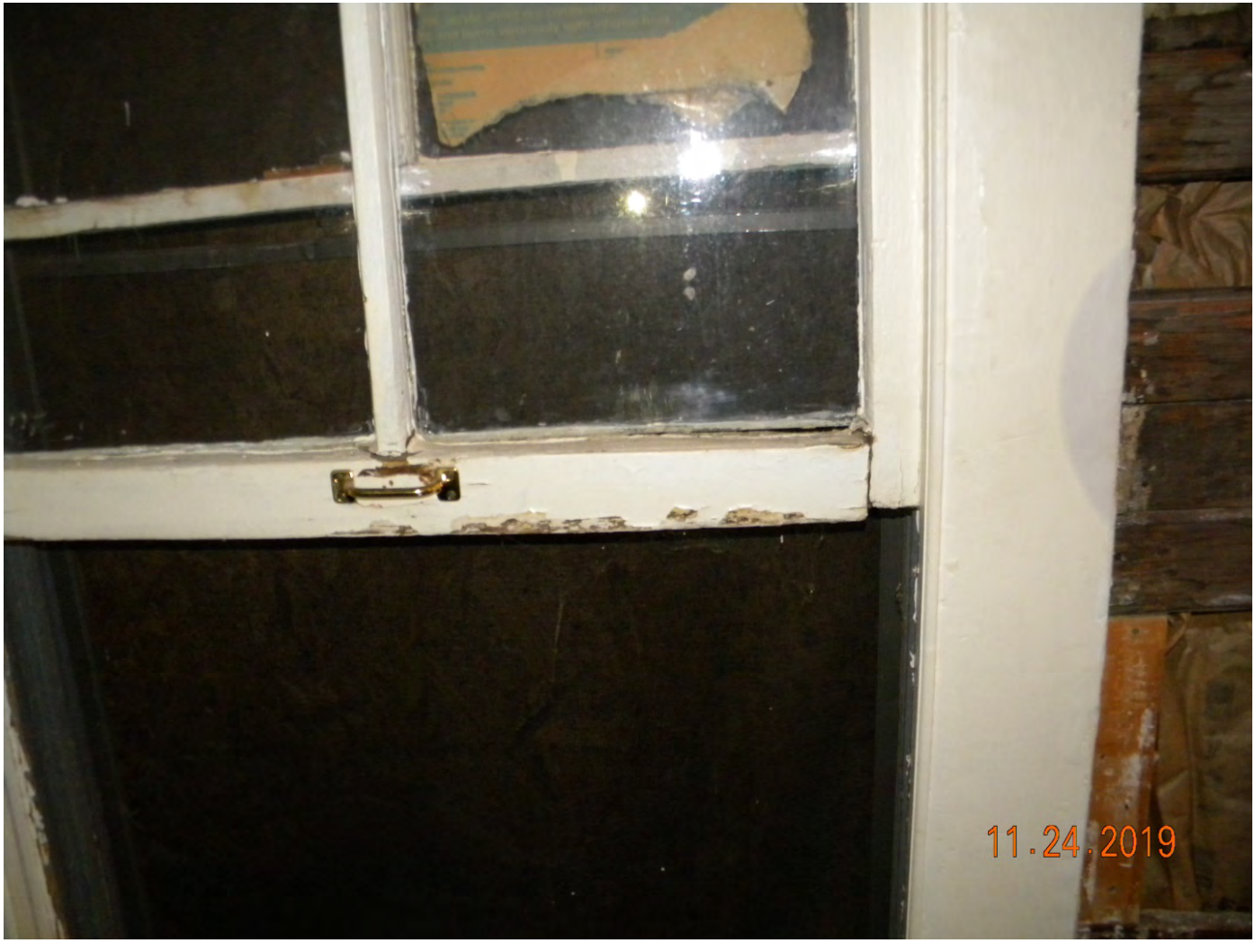

11.24.2019


11.24.2019


11.24.2019


11.24.2019


11.24.2019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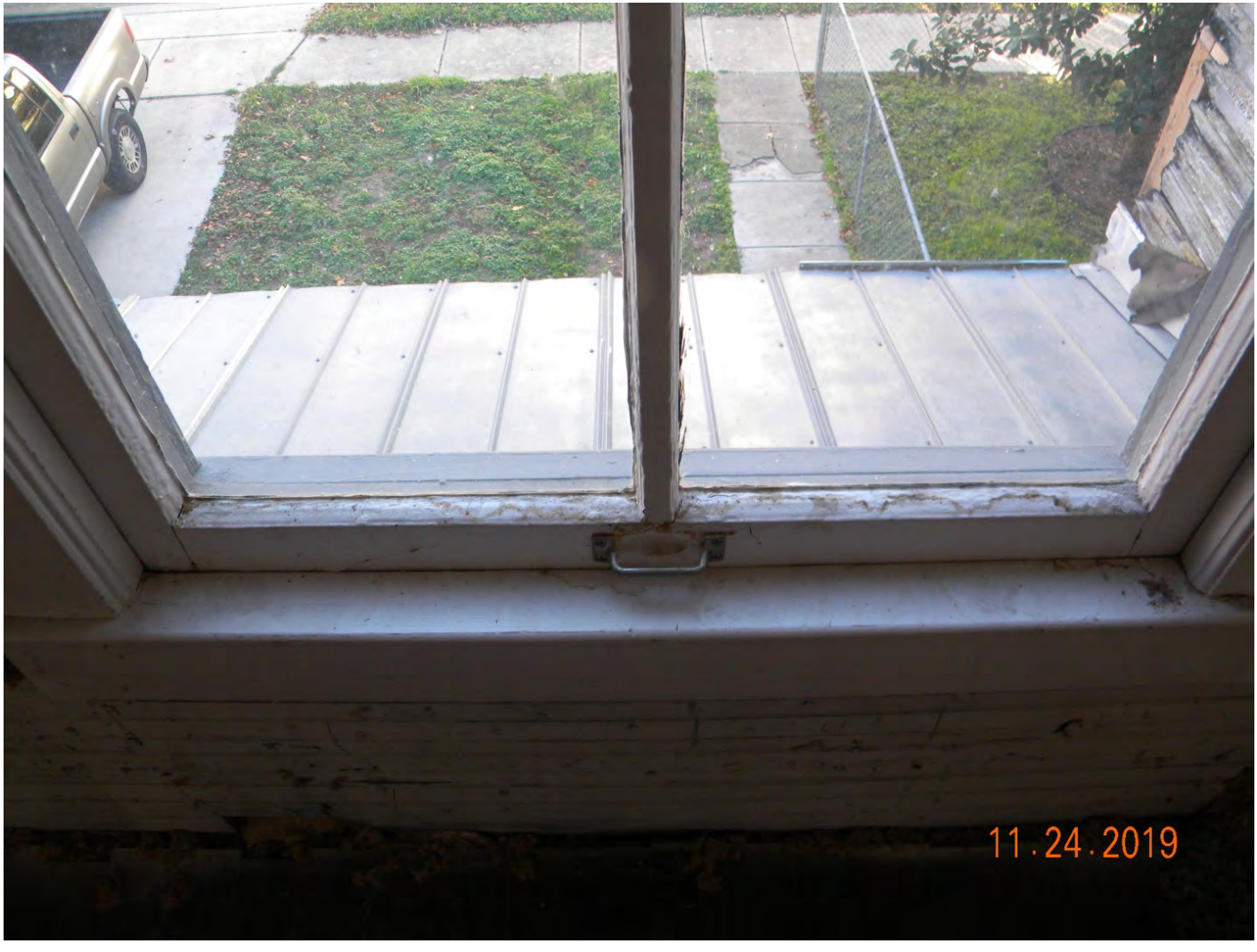
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STOP


11.24.2019


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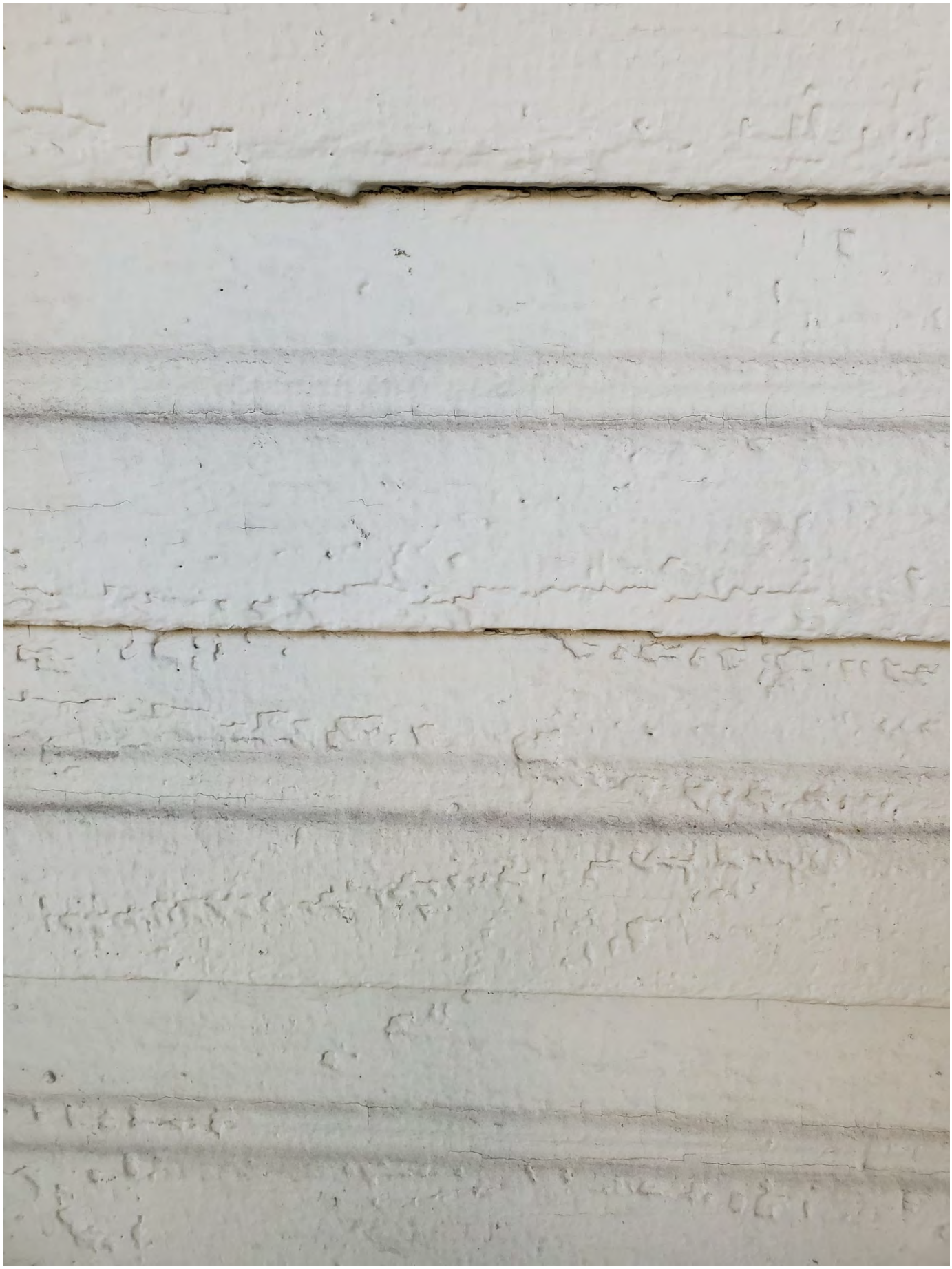


JamesHardie **Complete Measurements**

533 E Carson
San Antonio, TX 78208

VIEW 3D MODEL

533 E Carson, San Antonio, TX
SUMMARY

Areas	Siding	Other
Facades	2947 ft²	61 ft²
Openings	611 ft²	0 ft²
Trims*	151 ft²	343 ft²
Unknown (no photos)*	0 ft²	0 ft²
Total	3709 ft²	404 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	35	5
Tops Length	176′ 2″	-
Sills Length	120′ 7″	-
Sides Length	598′ 7″	7′ 2″
Total Perimeter	895′ 4″	7′ 2″

Siding Waste Factor*	Area	Squares
Zero Waste	3098 ft²	31
+10%	3412 ft²	34¼
+18%	3655 ft²	36¾
With Openings	3709 ft²	37¼
Openings +10%	4084 ft²	41
Openings +18%	4378 ft²	44

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Trim	Siding	Other
Level Starter	263′ 1″	8′ 7″
Sloped Trim	27′ 3″	-
Vertical Trim	93′ 8″	7′ 2″

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	332′ 4″	-	-
Level Frieze Board	110′ 10″	1′ 1″	439 ft²
Rakes Fascia	73′ 1″	-	-
Sloped Frieze Board	49′ 4″	4′ 10″	199 ft²

Corners	Siding	Other
Inside Qty	8	-
Inside Length	97′ 11″	-
Outside Qty	6	-
Outside Length	77′ 2″	-

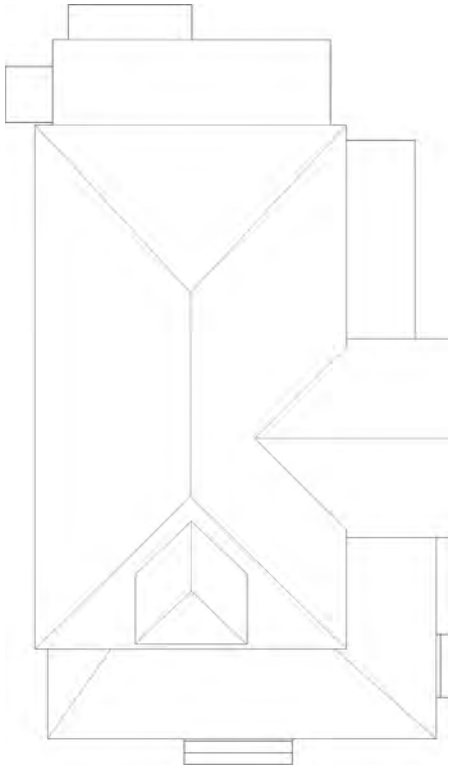
Accessories	Siding	Other
Shutter Qty	4	0
Shutter Area	29 ft²	0 ft²
Vents Qty	1	0
Vents Area	9 ft²	0 ft²

533 E Carson, San Antonio, TX
ROOF SUMMARY

Roof	Area	Total	Length
Roof facets	2726 ft²	20	-
Ridges / Hips	-	15	174′ 2″
Valleys	-	4	40′ 10″
Rakes	-	11	73′ 1″
Eaves	-	22	332′ 4″
Flashing	-	15	106′ 3″
Step Flashing	-	10	35′ 10″
Drip Edge/Perimeter	-	-	405′ 5″

Roof Pitch*	Area	Percentage
8/12	1997 ft²	73.24%
2/12	438 ft²	16.08%
4/12	237 ft²	8.71%
7/12	29 ft²	1.05%

* Only top 4 values shown. Reference Roof Pitch page for all values.



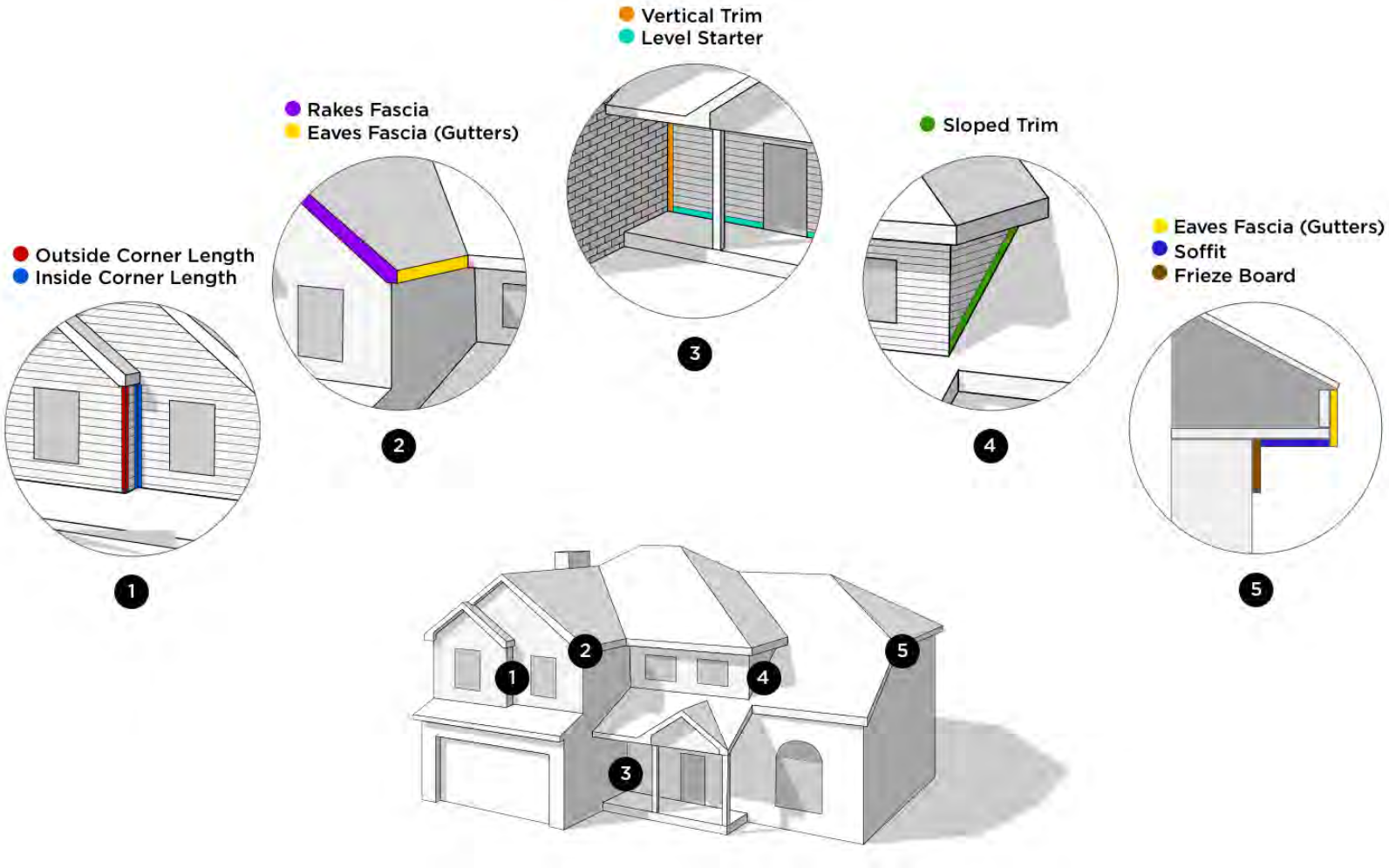
Waste Factor Calculation

	Zero Waste	+5%	+10%	+15%	+20%
Area	2726 ft²	2862 ft²	2999 ft²	3135 ft²	3271 ft²
Squares	27⅓	28⅔	30	31⅔	33

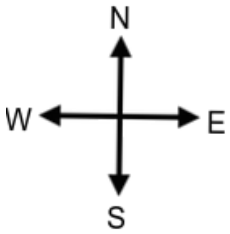
The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials.

533 E Carson, San Antonio, TX

MEASUREMENT KEY



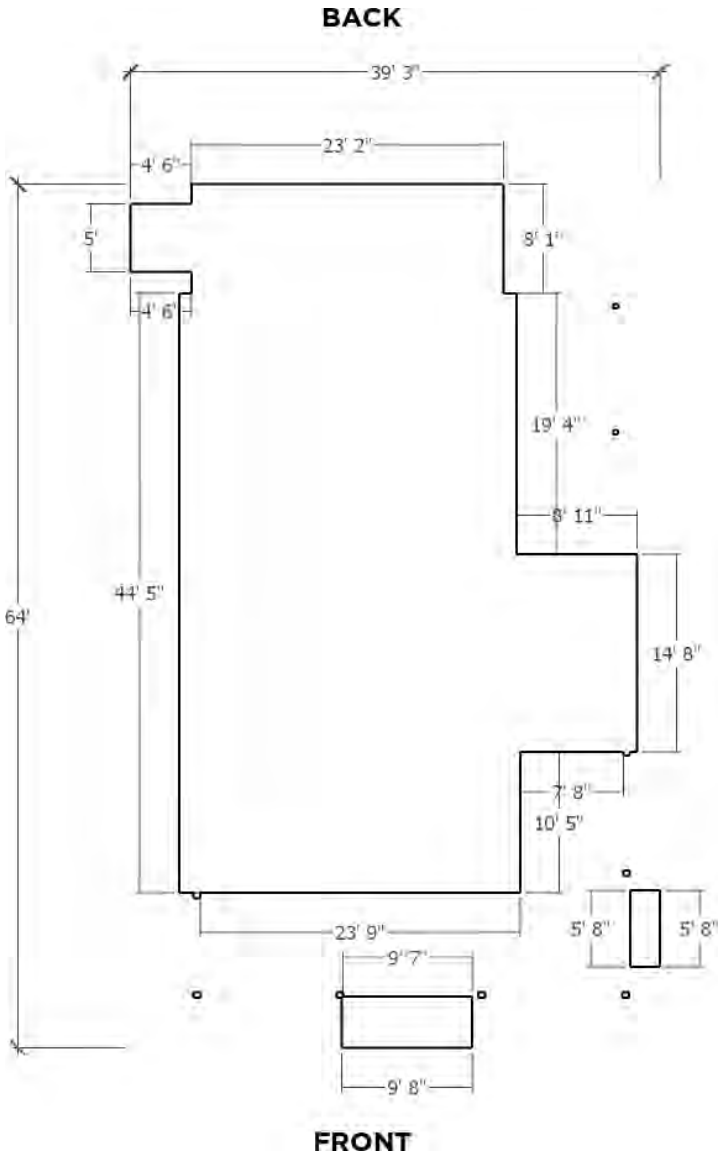
533 E Carson, San Antonio, TX
FOOTPRINT



Number of Stories: >1

Footprint Perimeter: 238′ 1″

Footprint Area: 1505 ft²



533 E Carson, San Antonio, TX
GUTTER SYSTEM

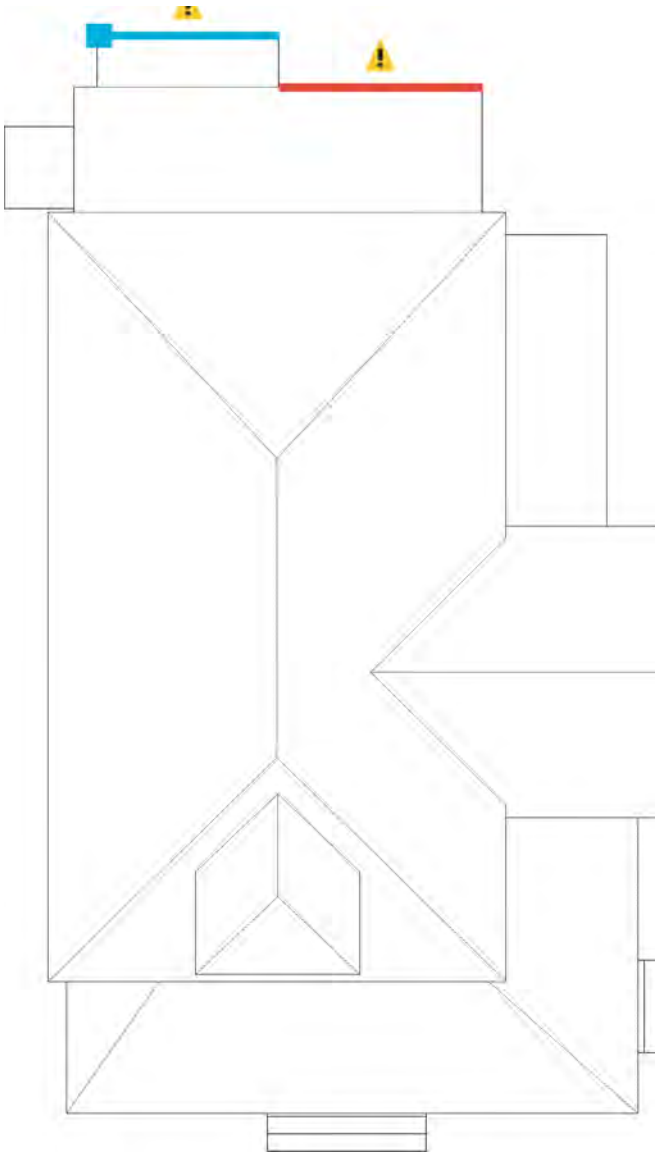
Gutters

	Gutter	Length	Sections
	Group 1	13′	1
	Group 2	12′	1
	Total	24′	2

Downspouts

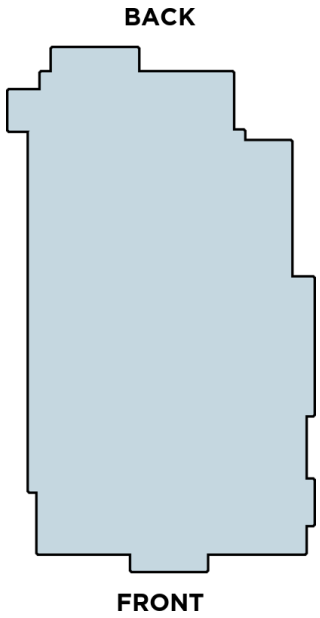
	Downspout	Length	Count
	Group 2	26′	1
	Total	26′	1

Gutter section above 20′ from ground



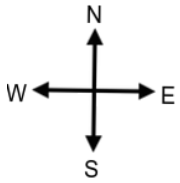
533 E Carson, San Antonio, TX

SIDING PER ELEVATION



FRONT			RIGHT			LEFT			BACK		
SI-1	-	8 ft²	SI-9	-	85 ft²	SI-25	-	132 ft²	SI-20	-	98 ft²
SI-2	-	151 ft²	SI-10	-	6 ft²	SI-26	-	37 ft²	SI-21	-	15 ft²
SI-3	-	3 ft²	SI-12	-	118 ft²	SI-27	-	815 ft²	SI-22	-	15 ft²
SI-4	-	5 ft²	SI-14	-	195 ft²	SI-28	-	6 ft²	SI-23	-	413 ft²
SI-5	-	2 ft²	SI-15	-	151 ft²	SI-29	-	61 ft²	SI-24	-	35 ft²
SI-6	-	3 ft²	SI-16	-	31 ft²						
SI-7	-	171 ft²	SI-17	-	151 ft²						
SI-8	-	2 ft²	SI-19	-	141 ft²						
SI-11	-	57 ft²									
SI-13	-	5 ft²									
SI-18	-	35 ft²									
442 ft²			**878 ft²**			**1,051 ft²**			**576 ft²**		

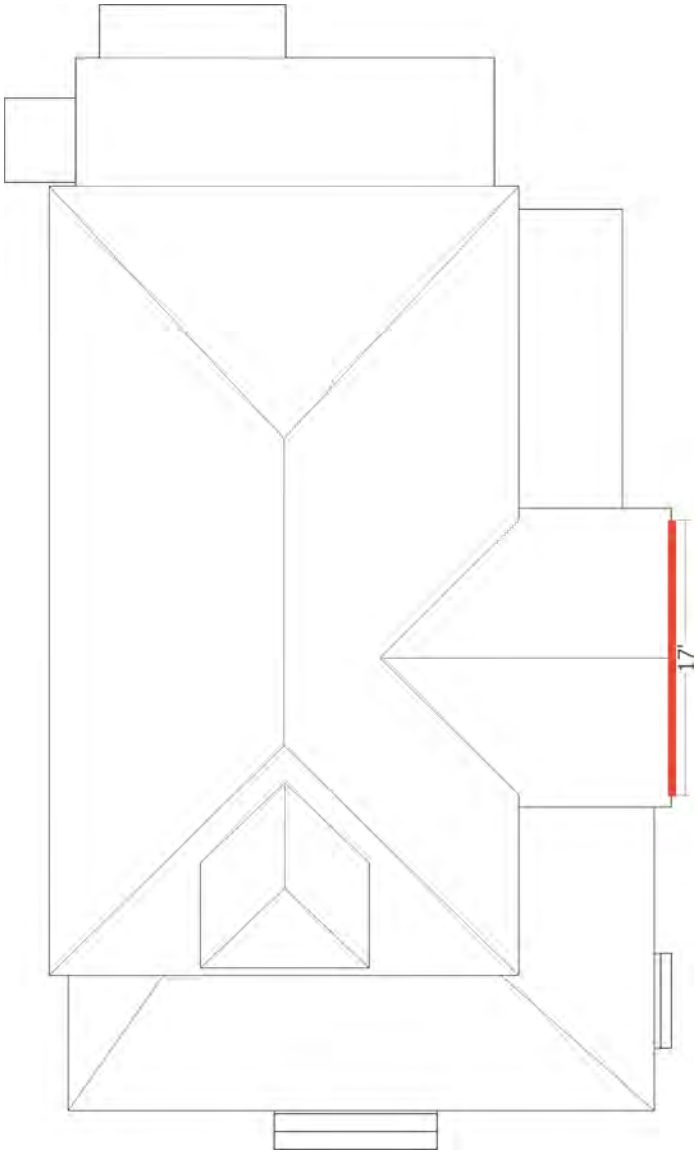
Number of Stories: >1



533 E Carson, San Antonio, TX

GABLE CORNICES

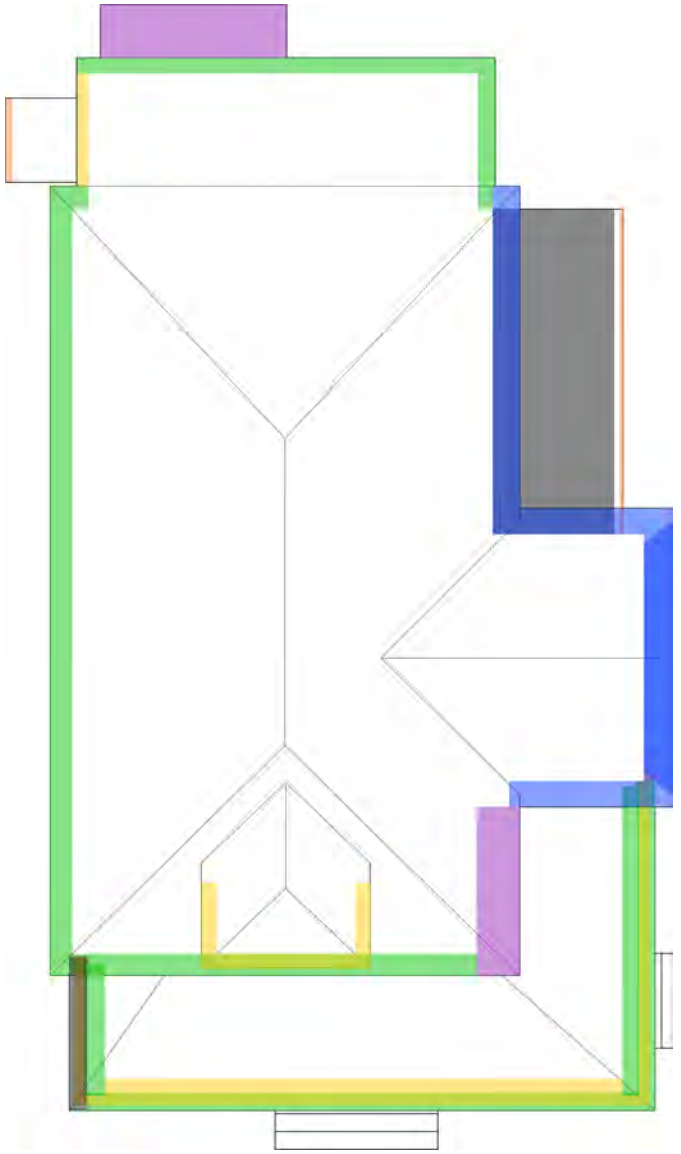
Cornice Strips	Length	Count	
Strips Story 1	17′	1	
Total	**17′**	**1**	



533 E Carson, San Antonio, TX

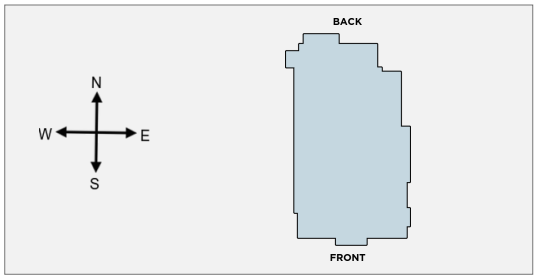
SOFFIT

	Type	Depth	# Facets	Total Length	Total Area
	eave	1″ - 6″	6	26′ 5″	7 ft^2
	rake	1″ - 6″	1	2″	0 ft^2
	eave	12″ - 18″	9	176′ 2″	205 ft^2
	rake	12″ - 18″	1	7′ 9″	8 ft^2
	eave	6″ - 12″	7	110′ 3″	80 ft^2
	rake	6″ - 12″	1	7′ 9″	5 ft^2
	eave	24″ - 48″	2	21′ 1″	61 ft^2
	rake	> 48″	2	8′ 7″	155 ft^2
	eave	18″ - 24″	4	53′ 10″	86 ft^2
	rake	18″ - 24″	2	19′ 8″	30 ft^2
			Totals	**431′ 7″**	**637 ft^2**



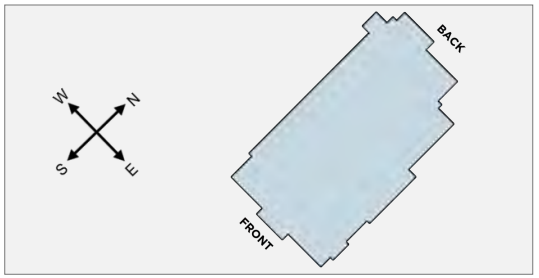
533 E Carson, San Antonio, TX

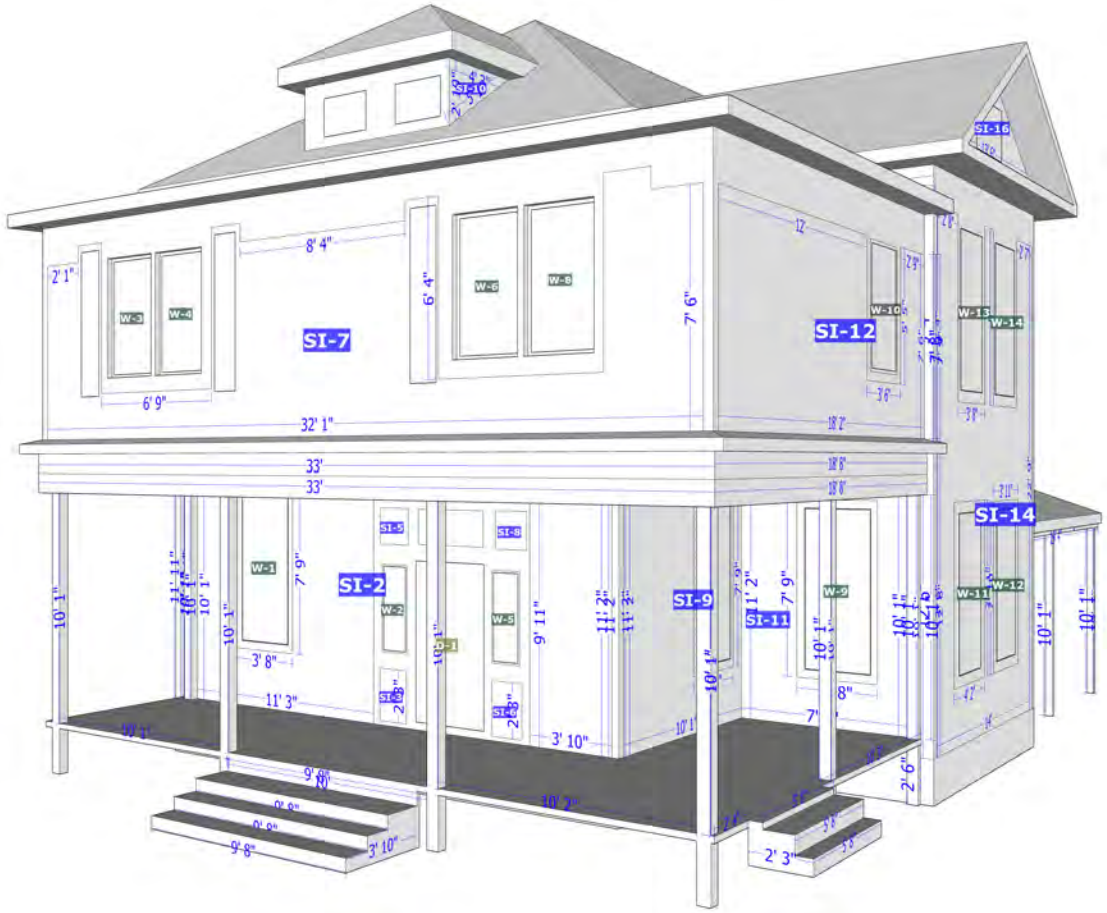
FRONT



533 E Carson, San Antonio, TX

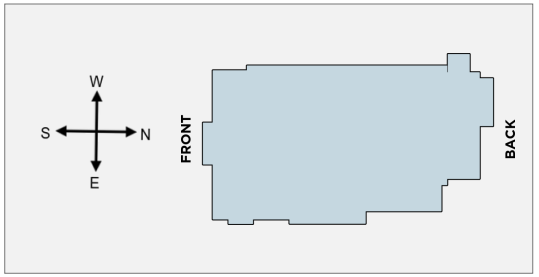
FRONT-RIGHT





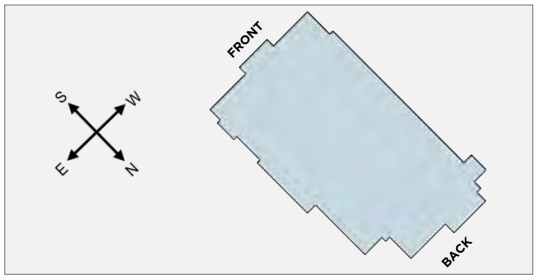
533 E Carson, San Antonio, TX

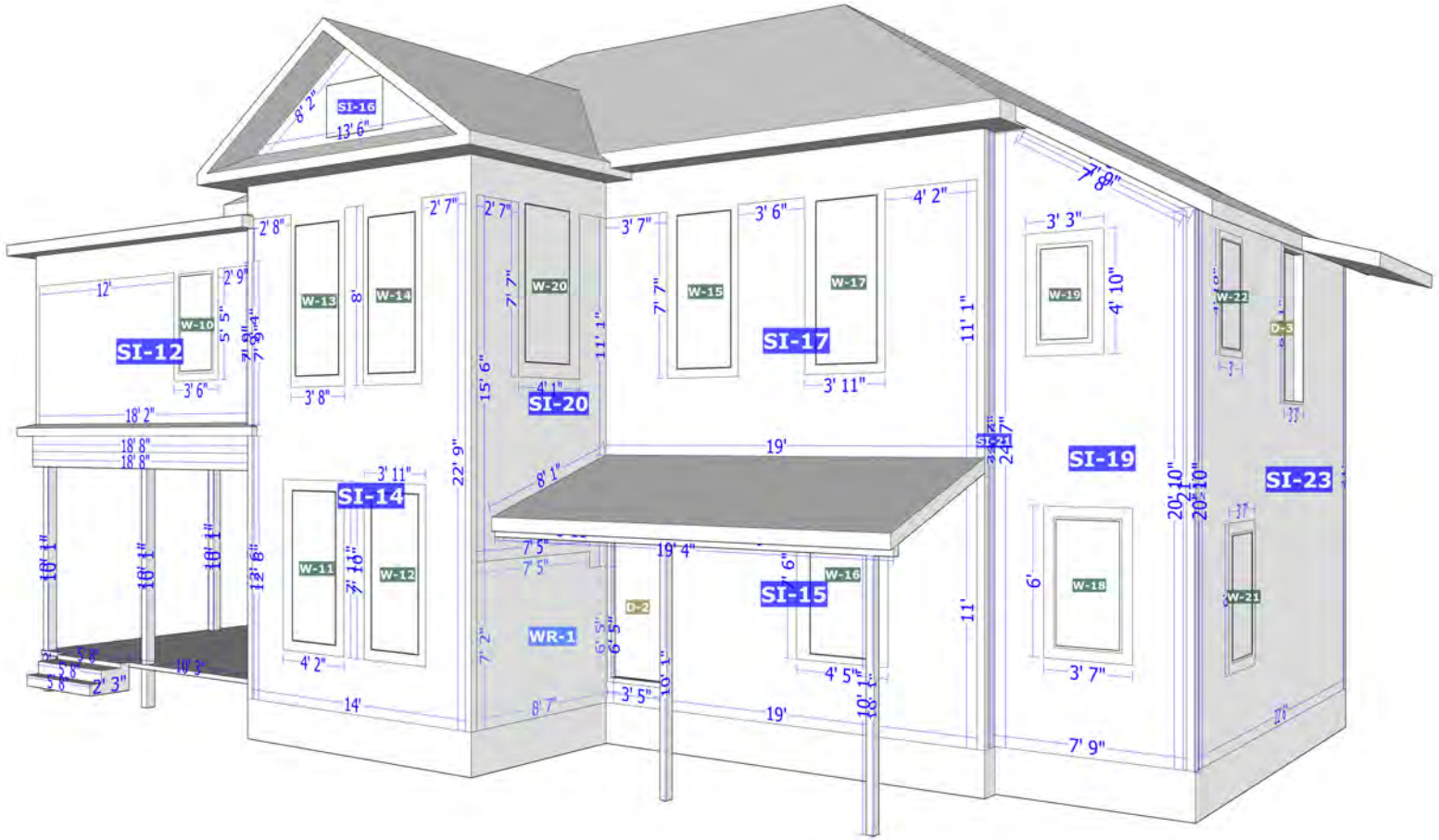
RIGHT



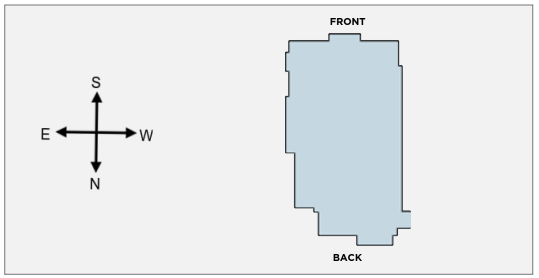
533 E Carson, San Antonio, TX

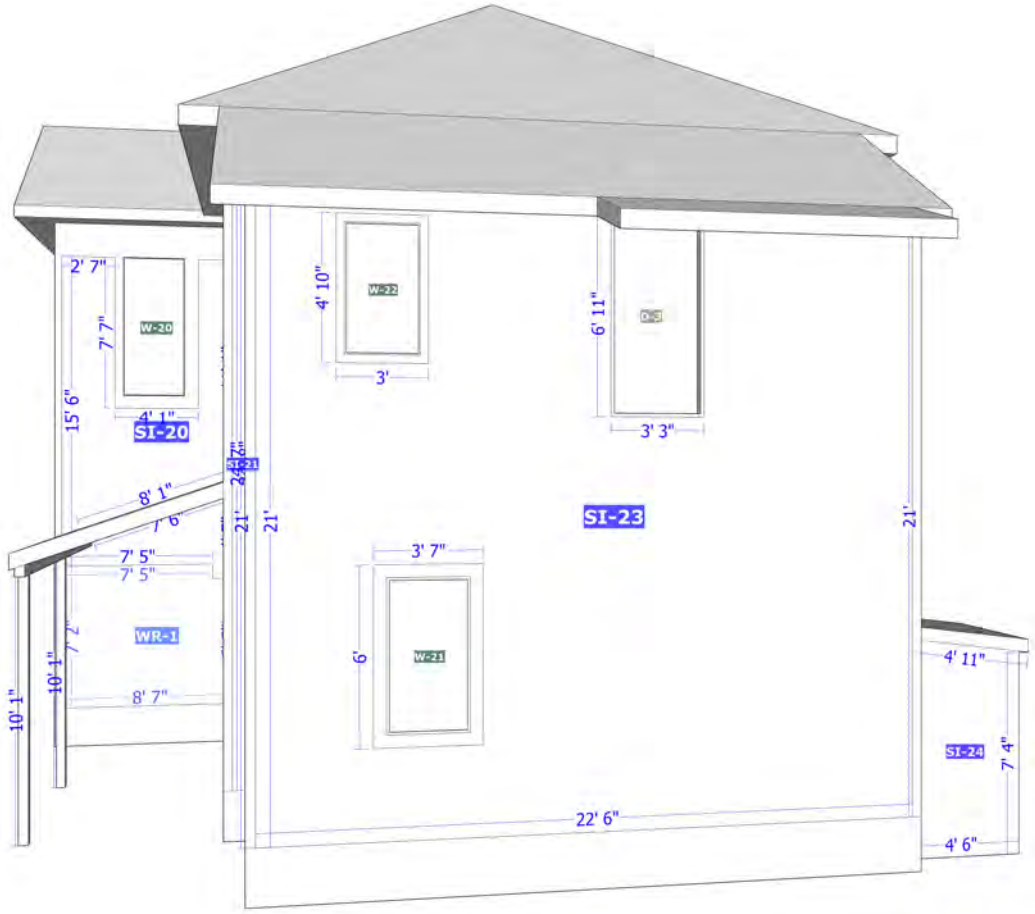
RIGHT-BACK





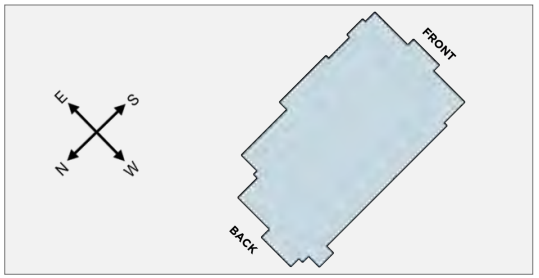
533 E Carson, San Antonio, TX
BACK





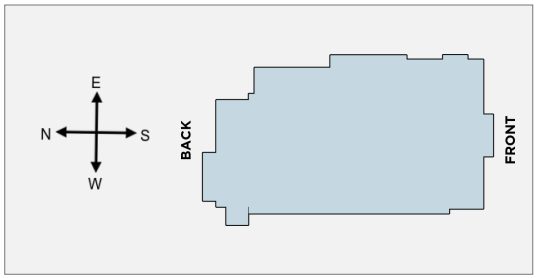
533 E Carson, San Antonio, TX

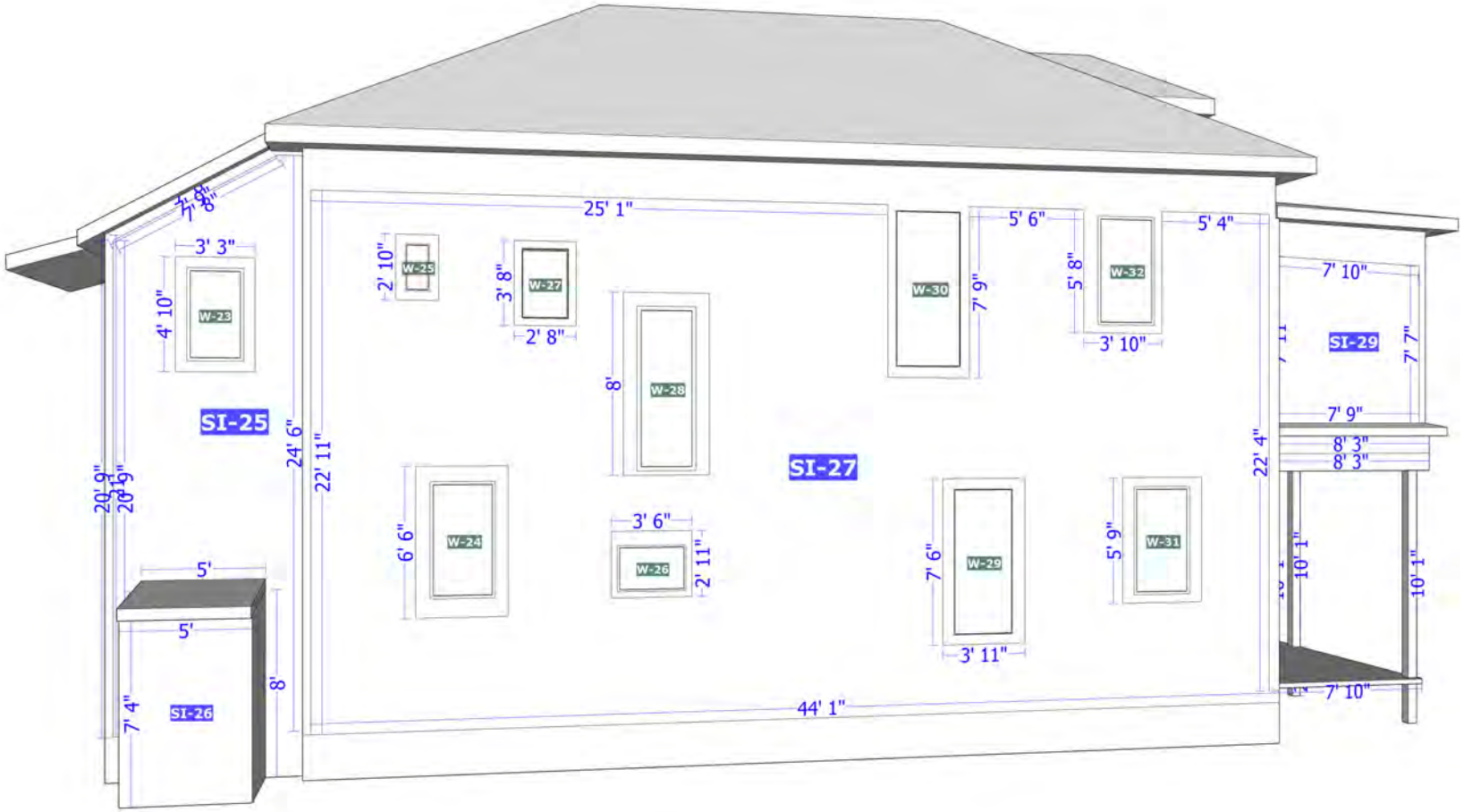
BACK-LEFT



533 E Carson, San Antonio, TX

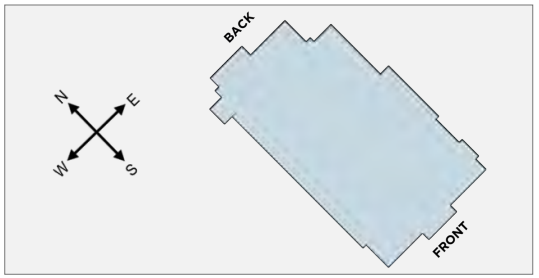
LEFT

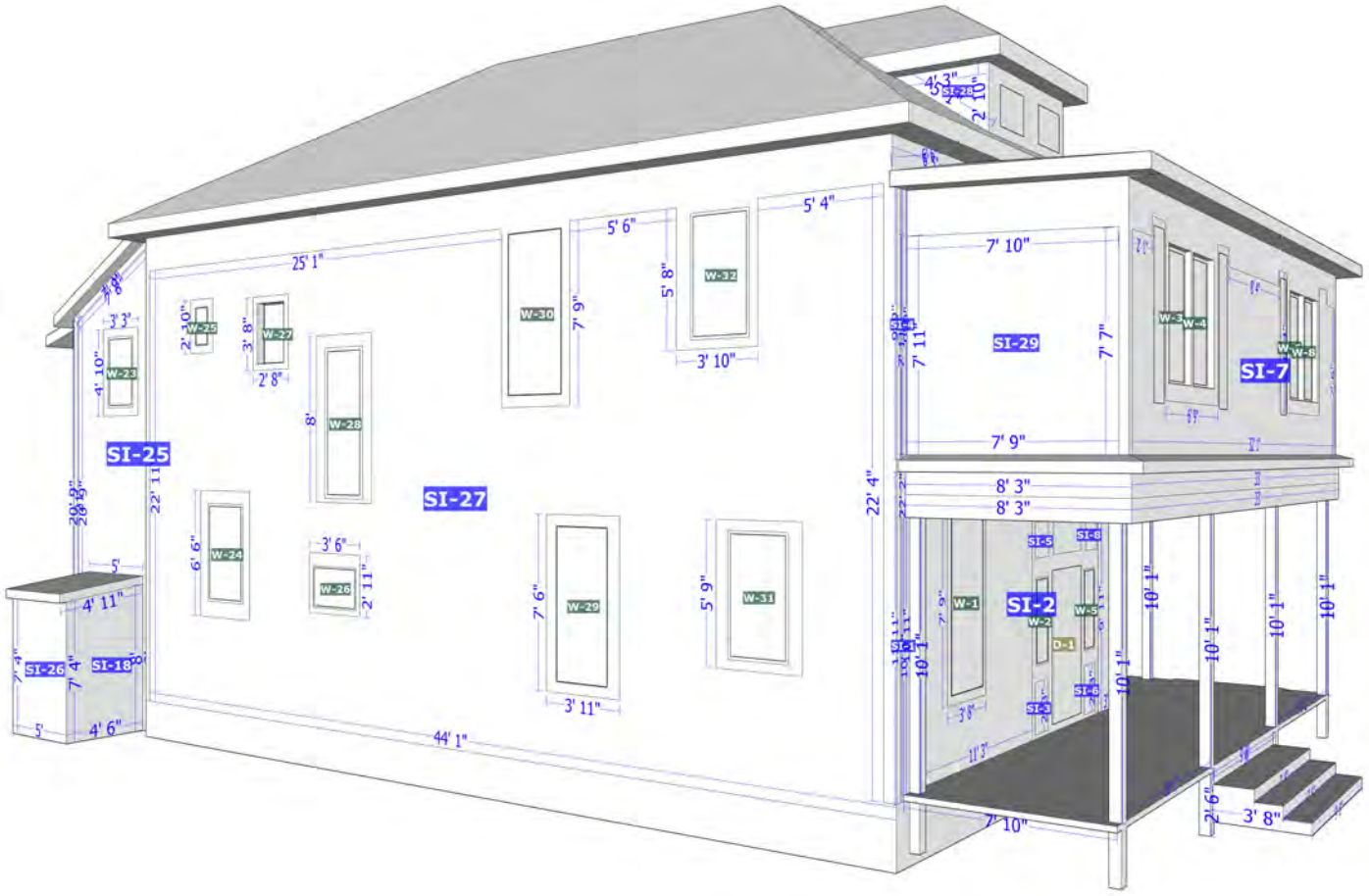




533 E Carson, San Antonio, TX

LEFT-FRONT





Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	8 ft^2	0	0	0	0	0
SI-2	151 ft^2	0	1	4	0	0
SI-3	3 ft^2	0	0	0	0	0
SI-4	5 ft^2	1	0	0	0	0
SI-5	2 ft^2	0	0	0	0	0
SI-6	3 ft^2	0	0	0	0	0
SI-7	171 ft^2	0	0	5	4	0
SI-8	2 ft^2	0	0	0	0	0
SI-9	85 ft^2	1	1	1	0	0
SI-10	6 ft^2	0	0	0	0	0
SI-11	57 ft^2	1	0	1	0	0
SI-12	118 ft^2	0	1	0	0	0
SI-13	5 ft^2	0	0	0	0	0
SI-14	195 ft^2	0	1	7	0	0
SI-15	151 ft^2	1	0	2	0	0
SI-16	31 ft^2	0	0	0	0	1

Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-17	151 ft^2	1	0	0	0	0
SI-18	35 ft^2	1	1	0	0	0
SI-19	141 ft^2	1	1	2	0	0
SI-20	98 ft^2	2	0	0	0	0
SI-21	15 ft^2	1	0	0	0	0
SI-22	15 ft^2	1	0	0	0	0
SI-23	413 ft^2	0	2	3	0	0
SI-24	35 ft^2	1	1	0	0	0
SI-25	132 ft^2	3	1	1	0	0
SI-26	37 ft^2	0	2	0	0	0
SI-27	815 ft^2	0	0	9	0	0
SI-28	6 ft^2	0	0	0	0	0
SI-29	61 ft^2	1	0	0	0	0
Total	2947 ft^2	16	12	35	4	1

Wrap

Facade	Area	Openings	Shutters	Vents
WR-1	61 ft^2	0	0	0
Total	61 ft^2	0	0	0

Facades

		Trim			Corners		Roofline		Openings		
Facade	Area	Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	8 ft^2	9″	-	11′ 11″	-	-	9″	-	-	-	-
SI-2	151 ft^2	15′ 1″	-	11′ 2″	-	11′ 2″	23′ 5″	-	11′ 11″	3′ 8″	35′ 4″
SI-3	3 ft^2	-	-	-	-	-	-	-	-	3′	4′ 7″
SI-4	5 ft^2	-	6″	-	7′ 11″	-	6″	-	-	-	1′ 8″
SI-5	2 ft^2	-	-	-	-	-	-	-	3′ 2″	-	3′ 2″
SI-6	3 ft^2	-	-	-	-	-	-	-	-	3′	4′ 7″
SI-7	171 ft^2	32′ 1″	-	-	-	-	-	-	18′ 7″	13′ 5″	43′ 4″
SI-8	2 ft^2	-	-	-	-	-	-	-	3′ 2″	-	3′ 2″
SI-9	85 ft^2	10′ 1″	-	-	11′ 2″	11′ 2″	10′ 1″	-	3′ 8″	3′ 8″	15′ 5″
SI-10	6 ft^2	-	5′ 1″	2′ 10″	-	-	4′ 3″	-	-	-	-
SI-11	57 ft^2	7′ 8″	-	11′ 2″	11′ 2″	-	7′ 8″	-	3′ 8″	3′ 8″	15′ 5″
SI-12	118 ft^2	18′ 2″	-	-	-	9′ 4″	-	-	14′ 9″	3′ 6″	18′ 5″
SI-13	5 ft^2	-	8′ 1″	-	-	-	8′	-	-	-	1′ 4″
SI-14	195 ft^2	14′	4″	14′ 11″	-	9′ 4″	9″	-	14′ 7″	15′ 5″	86′ 6″
SI-15	151 ft^2	19′	-	6′ 5″	4′ 7″	-	19′	-	7′ 11″	7′ 11″	40′ 5″

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Facades

		Trim			Corners		Roofline		Openings		
Facade	**Area**	**Level Starter**	**Sloped**	**Vertical**	**Inside**	**Outside**	**Level Frieze Board**	**Sloped Frieze Board**	**Tops**	**Sills**	**Sides**
SI-16	31 ft²	13′ 6″	-	-	-	-	-	16′ 3″	-	-	-
SI-17	151 ft²	19′	-	-	11′ 1″	-	-	-	11′ 2″	7′ 10″	41′ 5″
SI-18	35 ft²	4′ 6″	-	-	8′	7′ 4″	5″	4′ 11″	-	-	-
SI-19	141 ft²	7′ 9″	-	-	24′ 7″	21′	1′ 4″	7′ 9″	6′ 10″	6′ 10″	21′ 8″
SI-20	98 ft²	8′ 7″	8′ 1″	2′ 1″	15′ 8″	-	-	7′ 9″	4′ 6″	4′ 1″	30′ 9″
SI-21	15 ft²	7″	-	1″	24′ 7″	-	7″	-	-	-	24′ 8″
SI-22	15 ft²	7″	-	24′ 10″	24′ 6″	-	7″	-	-	-	-
SI-23	413 ft²	22′ 6″	-	-	-	41′ 11″	22′ 6″	-	9′ 10″	9′ 10″	35′ 6″
SI-24	35 ft²	4′ 6″	-	1′ 11″	6′ 1″	7′ 4″	5″	4′ 11″	-	-	-
SI-25	132 ft²	7′ 9″	-	2′ 10″	38′ 6″	21′	1′ 4″	7′ 9″	3′ 3″	3′ 3″	9′ 8″
SI-26	37 ft²	5′	-	-	-	14′ 8″	5′	-	-	-	-
SI-27	815 ft²	44′ 1″	-	7″	-	-	-	-	59′ 4″	31′ 7″	146′ 3″
SI-28	6 ft²	-	5′ 1″	2′ 10″	-	-	4′ 3″	-	-	-	-
SI-29	61 ft²	7′ 9″	-	-	7′ 11″	-	-	-	-	-	15′ 5″
Total*	2948 ft²	263′ 1″	27′ 3″	93′ 8″	97′ 11″	77′ 2″	110′ 10″	49′ 4″	176′ 2″	120′ 7″	598′ 7″

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Waste Factor Calculation

Facade	Zero Waste	+10%	+18%	With Openings	Openings +10%	Openings +18%
SI-1	8 ft^2	9 ft^2	9 ft^2	8 ft^2	9 ft^2	9 ft^2
SI-2	151 ft^2	166 ft^2	178 ft^2	214 ft^2	235 ft^2	253 ft^2
SI-3	3 ft^2	3 ft^2	4 ft^2	3 ft^2	3 ft^2	4 ft^2
SI-4	5 ft^2	6 ft^2	6 ft^2	5 ft^2	6 ft^2	6 ft^2
SI-5	2 ft^2	2 ft^2	2 ft^2	2 ft^2	2 ft^2	2 ft^2
SI-6	3 ft^2	3 ft^2	4 ft^2	3 ft^2	3 ft^2	4 ft^2
SI-7	171 ft^2	188 ft^2	202 ft^2	246 ft^2	271 ft^2	290 ft^2
SI-8	2 ft^2	2 ft^2	2 ft^2	2 ft^2	2 ft^2	2 ft^2
SI-9	85 ft^2	94 ft^2	100 ft^2	109 ft^2	120 ft^2	129 ft^2
SI-10	6 ft^2	7 ft^2	7 ft^2	6 ft^2	7 ft^2	7 ft^2
SI-11	57 ft^2	63 ft^2	67 ft^2	81 ft^2	89 ft^2	96 ft^2
SI-12	118 ft^2	130 ft^2	139 ft^2	118 ft^2	130 ft^2	139 ft^2
SI-13	5 ft^2	6 ft^2	6 ft^2	5 ft^2	6 ft^2	6 ft^2
SI-14	195 ft^2	215 ft^2	230 ft^2	363 ft^2	399 ft^2	428 ft^2
SI-15	151 ft^2	166 ft^2	178 ft^2	195 ft^2	215 ft^2	230 ft^2

*The first three rows of the Siding Waste Factor table are calculated using the total ft^2 of siding facades, ft^2 of trim touching siding, and ft^2 of unknowns touching siding.

Waste Factor Calculation

Facade	Zero Waste	+10%	+18%	With Openings	Openings +10%	Openings +18%
SI-16	31 ft^2	34 ft^2	37 ft^2	31 ft^2	34 ft^2	37 ft^2
SI-17	151 ft^2	166 ft^2	178 ft^2	151 ft^2	166 ft^2	178 ft^2
SI-18	35 ft^2	39 ft^2	41 ft^2	35 ft^2	39 ft^2	41 ft^2
SI-19	141 ft^2	155 ft^2	166 ft^2	166 ft^2	183 ft^2	196 ft^2
SI-20	98 ft^2	108 ft^2	116 ft^2	98 ft^2	108 ft^2	116 ft^2
SI-21	15 ft^2	17 ft^2	18 ft^2	15 ft^2	17 ft^2	18 ft^2
SI-22	15 ft^2	17 ft^2	18 ft^2	15 ft^2	17 ft^2	18 ft^2
SI-23	413 ft^2	454 ft^2	487 ft^2	461 ft^2	507 ft^2	544 ft^2
SI-24	35 ft^2	39 ft^2	41 ft^2	35 ft^2	39 ft^2	41 ft^2
SI-25	132 ft^2	145 ft^2	156 ft^2	142 ft^2	156 ft^2	168 ft^2
SI-26	37 ft^2	41 ft^2	44 ft^2	37 ft^2	41 ft^2	44 ft^2
SI-27	815 ft^2	897 ft^2	962 ft^2	945 ft^2	1040 ft^2	1115 ft^2
SI-28	6 ft^2	7 ft^2	7 ft^2	6 ft^2	7 ft^2	7 ft^2
SI-29	61 ft^2	67 ft^2	72 ft^2	61 ft^2	67 ft^2	72 ft^2
Trims	151 ft^2	166 ft^2	178 ft^2	151 ft^2	166 ft^2	178 ft^2

*The first three rows of the Siding Waste Factor table are calculated using the total ft^2 of siding facades, ft^2 of trim touching siding, and ft^2 of unknowns touching siding.

Waste Factor Calculation

Facade	Zero Waste	+10%	+18%	With Openings	Openings +10%	Openings +18%
Total	3098 ft^2	3412 ft^2	3655 ft^2	3709 ft^2	4084 ft^2	4378 ft^2

*The first three rows of the Siding Waste Factor table are calculated using the total ft^2 of siding facades, ft^2 of trim touching siding, and ft^2 of unknowns touching siding.

The table above provides the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

533 E Carson, San Antonio, TX
OPENINGS

Windows

Opening	Width x Height	United Inches	Area
W-1	40″ x 88″	128″	24 ft^2
W-2	20″ x 49″	68″	7 ft^2
W-3	35″ x 62″	97″	15 ft^2
W-4	35″ x 62″	97″	15 ft^2
W-5	20″ x 49″	68″	7 ft^2
W-6	35″ x 62″	97″	15 ft^2
W-7	40″ x 88″	128″	24 ft^2
W-8	35″ x 62″	97″	15 ft^2
W-9	40″ x 88″	128″	24 ft^2
W-10	35″ x 62″	97″	15 ft^2
W-11	40″ x 88″	128″	24 ft^2
W-12	40″ x 88″	128″	24 ft^2
W-13	40″ x 88″	128″	24 ft^2
W-14	40″ x 88″	128″	24 ft^2
W-15	40″ x 88″	128″	24 ft^2
W-16	40″ x 88″	128″	24 ft^2
W-17	40″ x 88″	128″	24 ft^2

Doors

Opening	Width x Height	Area
D-1	43″ x 82″	25 ft^2
D-1 Entire	43″ x 82″	25 ft^2
D-2	36″ x 82″	20 ft^2
D-3	36″ x 80″	20 ft^2
Total	-	65 ft^2

***Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)**

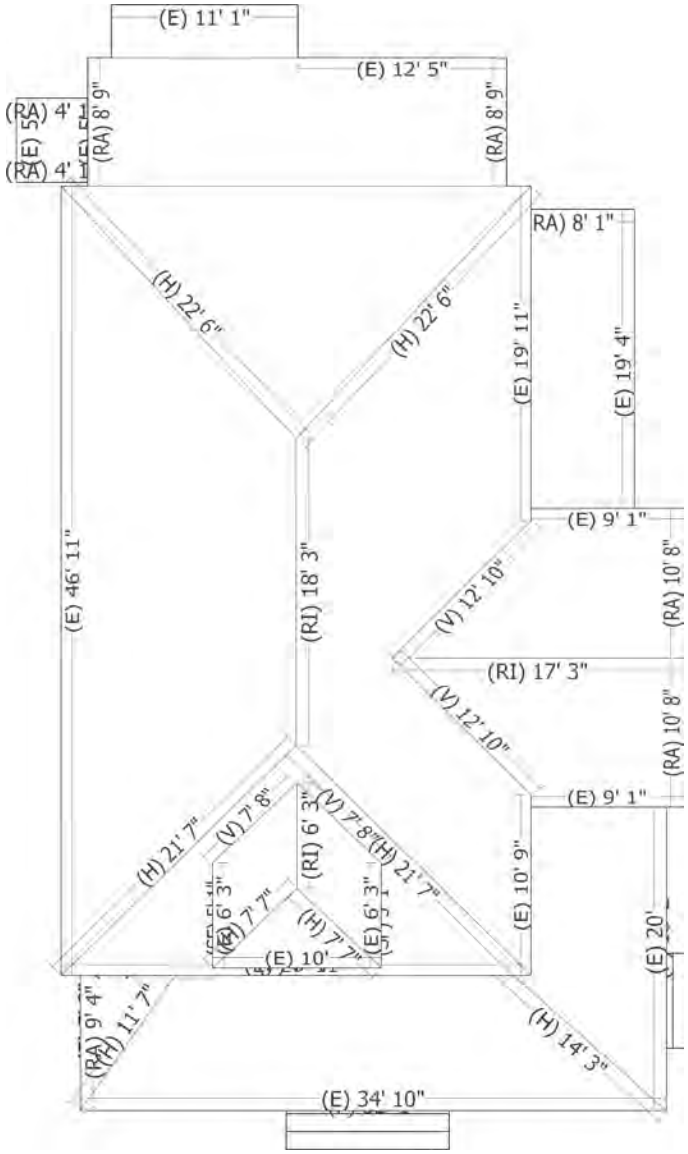
Windows (cont.)

Opening	Width x Height	United Inches	Area
W-18	35″ x 62″	97″	15 ft^2
W-19	29″ x 48″	77″	10 ft^2
W-20	40″ x 88″	128″	24 ft^2
W-21	35″ x 62″	97″	15 ft^2
W-22	33″ x 55″	89″	13 ft^2
W-23	29″ x 48″	77″	10 ft^2
W-24	35″ x 62″	97″	15 ft^2
W-25	16″ x 28″	43″	3 ft^2
W-26	39″ x 27″	66″	7 ft^2
W-27	28″ x 40″	68″	8 ft^2
W-28	32″ x 87″	119″	19 ft^2
W-29	40″ x 88″	128″	24 ft^2
W-30	40″ x 88″	128″	24 ft^2
W-31	35″ x 62″	97″	15 ft^2
W-32	35″ x 62″	97″	15 ft^2
Total	-	3309″	546 ft^2

533 E Carson, San Antonio, TX
ROOF MEASUREMENTS

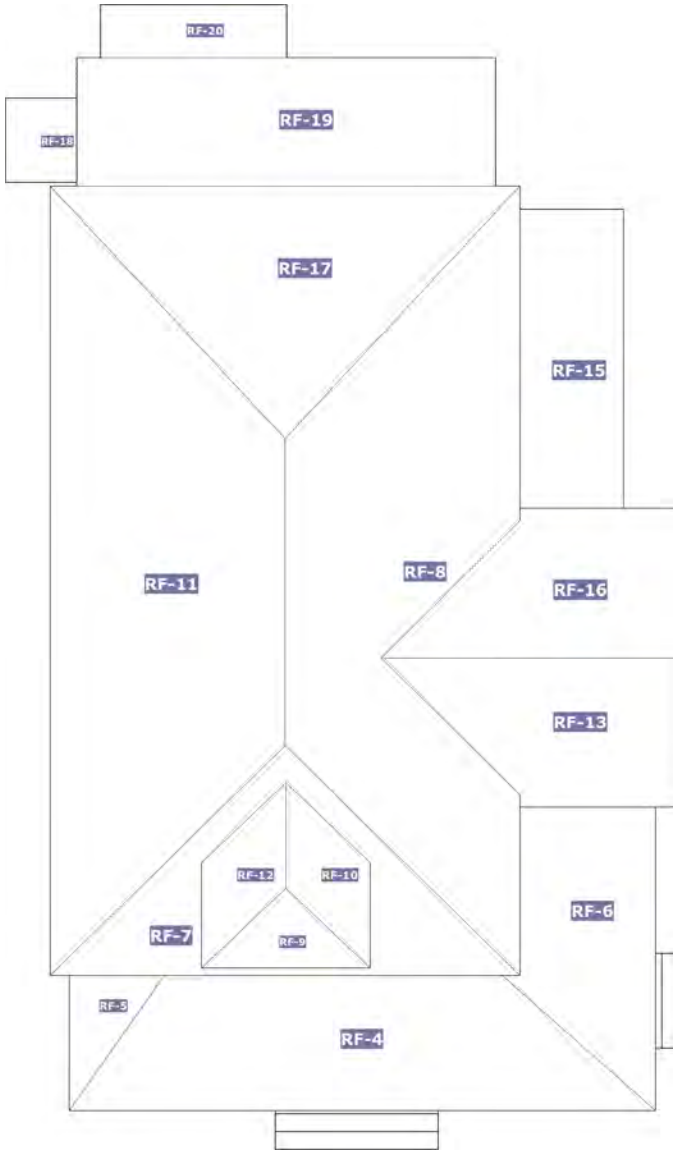
Roof	Length
Ridges (RI)	41′ 9″
Hips (H)	132′ 4″
Valleys (V)	40′ 10″
Rakes (RA)	73′ 1″
Eaves (E)	332′ 4″
Flashing (F)*	106′ 3″
Step Flashing (SF)*	35′ 10″
Transition Line (TL)	-

*Flashing and Step Flashing information are better accessible on the 3D reconstruction for this job



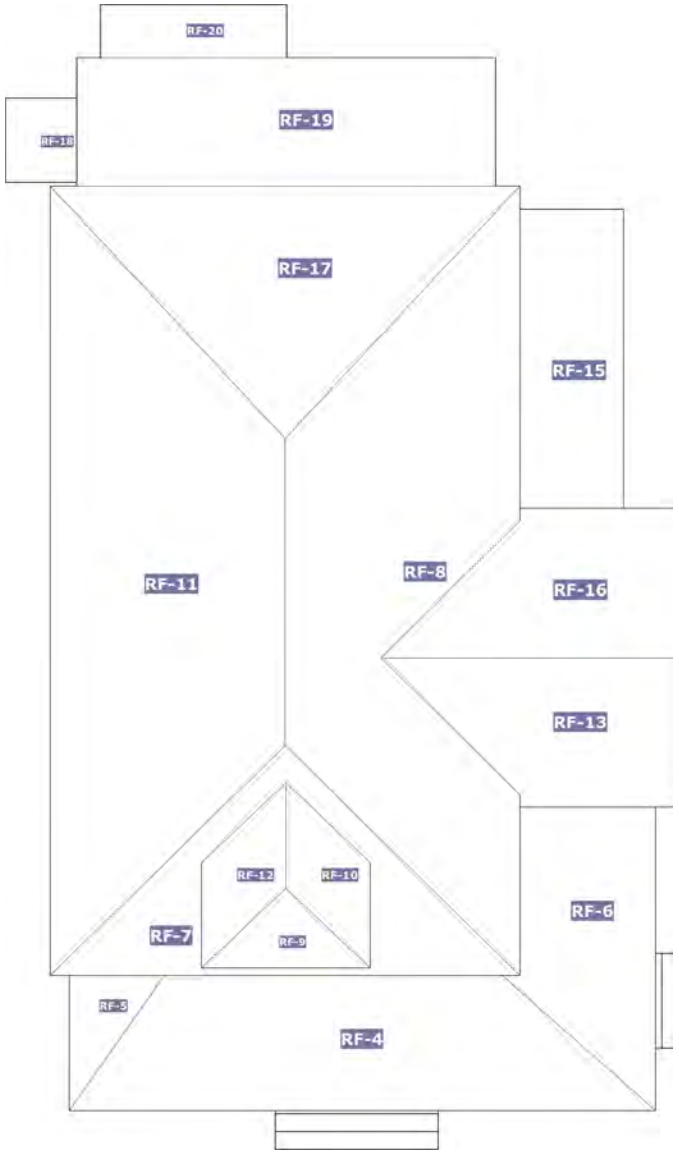
533 E Carson, San Antonio, TX
ROOF FACETS

Facet	Area	Pitch
RF-1	24 ft^2	4/12
RF-2	6 ft^2	4/12
RF-3	14 ft^2	4/12
RF-4	250 ft^2	2/12
RF-5	31 ft^2	2/12
RF-6	157 ft^2	2/12
RF-7	145 ft^2	8/12
RF-8	465 ft^2	8/12
RF-9	29 ft^2	8/12
RF-10	37 ft^2	8/12
RF-11	545 ft^2	8/12
RF-12	37 ft^2	8/12



533 E Carson, San Antonio, TX
ROOF FACETS

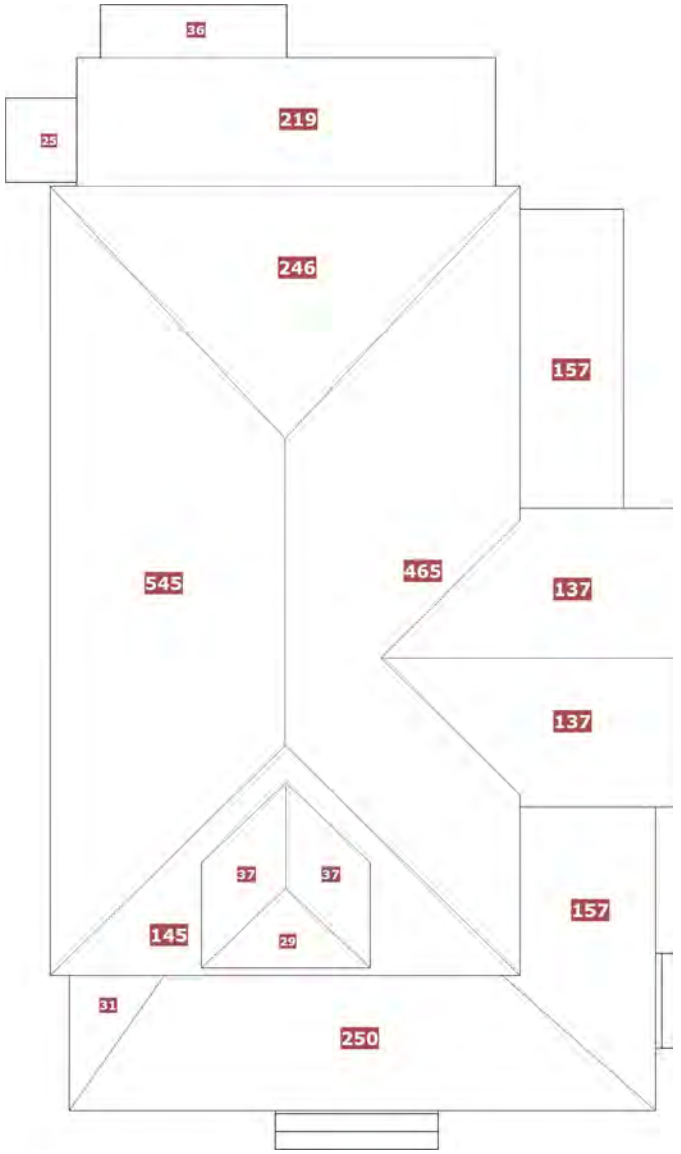
Facet	Area	Pitch
RF-13	137 ft^2	8/12
RF-14	29 ft^2	7/12
RF-15	157 ft^2	4/12
RF-16	137 ft^2	8/12
RF-17	246 ft^2	8/12
RF-18	25 ft^2	1/12
RF-19	219 ft^2	8/12
RF-20	36 ft^2	4/12



533 E Carson, San Antonio, TX

ROOF AREA

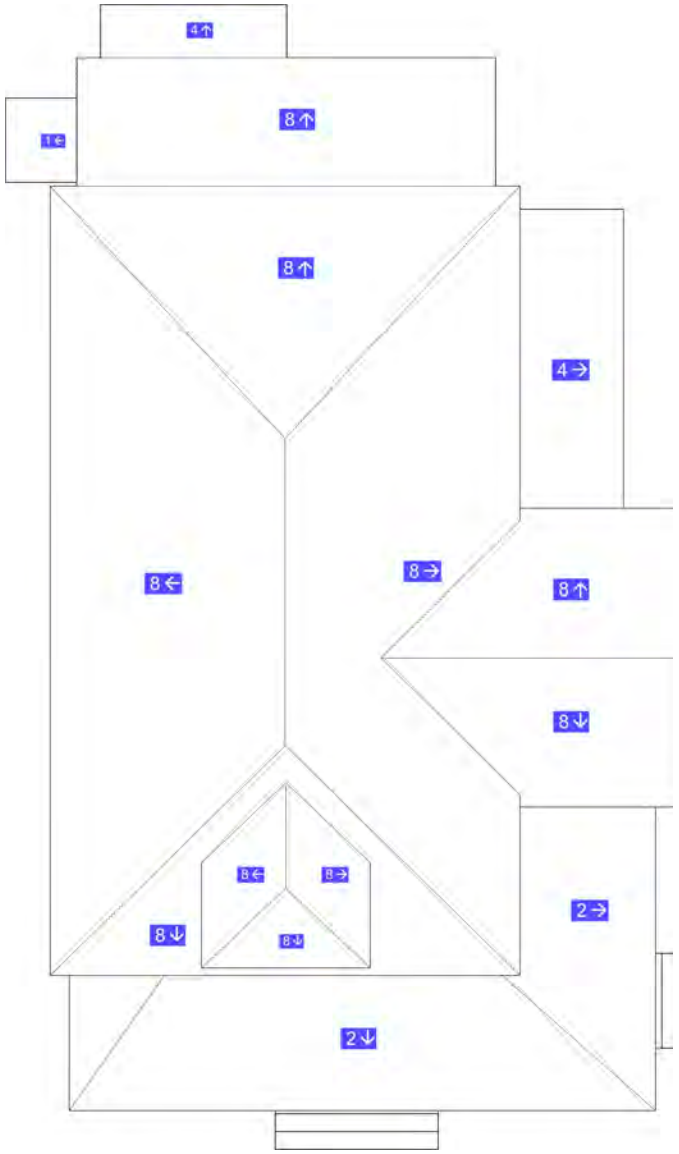
Roof	Facets	Total
Roof Facets	20	2726 ft^2



533 E Carson, San Antonio, TX

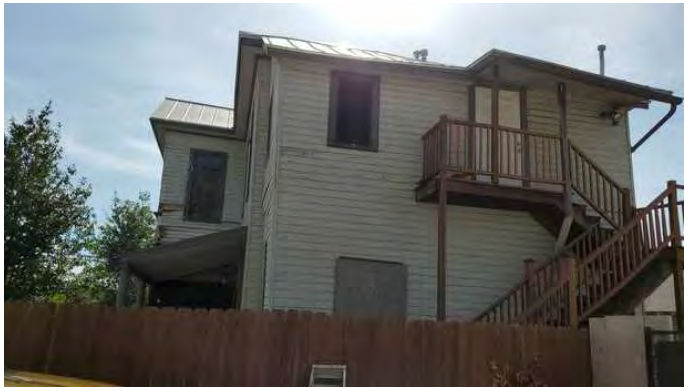
ROOF PITCH

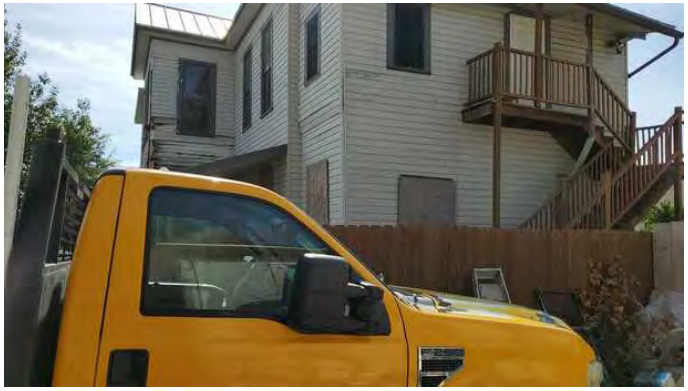
Roof Pitch	Area	Percentage
8/12	1997 ft^2	73.24%
2/12	438 ft^2	16.08%
4/12	237 ft^2	8.71%
7/12	29 ft^2	1.05%
1/12	25 ft^2	0.91%



533 E Carson, San Antonio, TX
PHOTOS

533 E Carson, San Antonio, TX
PHOTOS





533 E Carson, San Antonio, TX
PHOTOS

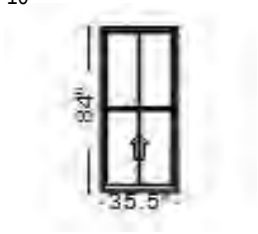
Contract - Detailed

Pella Window and Door Showroom of San Antonio
6510 Blanco Road
San Antonio, TX 78216
Phone: (210) 735-2030 **Fax:** (210) 735-3837

Sales Rep Name: Blok, Derek
Sales Rep Phone: 210-330-8788
Sales Rep Fax:
Sales Rep E-Mail: dblok@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
Randy Mendiola 533 E Carson St SAN ANTONIO, TX 78208 **Primary Phone:** (210) 4170967 **Mobile Phone:** **Fax Number:** **E-Mail:** randymendiola@hotmail.com **Contact Name:** **Great Plains #:** **Customer Number:** 1009321078 **Customer Account:** 1005421406	**Mendiola,Randy,533 E Carson St,San Antonio,TX,US,7** 533 E Carson St **Lot #** San Antonio, TX 78208 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** Mendiola,Randy,533 E Carson St,San Antonio,TX,US,7 **Order Number:** 775 **Quote Number:** **TBD** **Order Type:** Installed Sales **Wall Depth:** **Payment Terms:** **Tax Code:** SATGROUPTX **Cust Delivery Date:** None **Quoted Date:** 9/19/2019 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes	Qty
10		**Architect, Single Hung, 35.5 X 84**	12



Viewed From Exterior

PK #
2045

1: 35.584 Single Hung, Equal
Frame Size: 35 1/2 X 84
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Wood
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.44, CPD PEL-N-234-00302-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), White, White
Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 239".

Rough Opening: 36 - 1/4" X 84 - 3/4"

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:
U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

NO CHANGES, RETURNS OR CREDITS AFTER ORDER IS COMMITED.
TAILGATE DELIVERY CUSTOMER TO HELP UNLOAD(UNLESS OTHERWISE NOTED ON CONTRACT)
THIS DOES NOT USUALLY APPLY TO INSTALLED SALES. MAY APPLY TO D.I.Y CUSTOMERS

Customer Name (Please print)

Customer Signature

Date

Credit Card Approval Signature

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals	
Taxable Subtotal	$10,058.28
Sales Tax @ 8.25%	$829.81
Non-taxable Subtotal	$0.00
Total	$10,888.09
Deposit Received	
Amount Due	**$10,888.09**