

From: Scala, Mary Joy
Sent: Wednesday, April 20, 2016 4:30 PM
To: 'Kathryn Mintz'
Subject: BAR Action - April 19, 2016 - 1022 Grove Street

April 20, 2016

Kathryn L. Mintz
1022 Grove Street
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 16-04-01
1022 Grove Street
Tax Parcel 230039000
Kathryn L. Mintz, Owner/Applicant
Replace deteriorating windows, install storm window and screens

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 19, 2016. The following action was taken:

Schwartz moved to find that the proposed window replacement satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted using the aluminum-clad wood windows, with the recommendation of looking into the size of the muntins [to match the dimensions of the existing window muntins as closely as possible and using SDL's with exterior and interior affixed muntins with spacer bars]. Also, the storm windows should not be put back. Keesecker seconded. The motion passed (7-1, with Miller opposed).

This certificate of appropriateness shall expire in 18 months (October 15, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 19, 2016**



Certificate of Appropriateness Application

BAR 16-04-01

1022 Grove Street

Tax Parcel 230039000

Kathryn L. Mintz, Owner/Applicant

Replace deteriorating windows, install storm window and screens

Background

This property is designated an Individually Protected Property. The Fifeville-Tonsler historic district is listed on the National and Virginia Registers. The house was built ca. 1891. The historic survey, conducted in 1978, is attached. Photos from 1978 and 1994 are attached, which show the original house with rear chimney, original rear wing, and the original (enclosed) rear porch.

At some point in recent years, the enclosed rear porch was replaced with a slightly larger, one story addition with aluminum siding and plywood foundation. The original rear wing was also covered in aluminum siding, a window changed to a kitchen door, and the roof changed from metal to shingles.

Following the 2014 approval, the rear wing was sheathed in board and batten, and a chimney was removed.

August 19, 2014 - The BAR approved (7-0) the application with the following modifications: a window to be added in the kitchen with drawings to be submitted to staff for administrative approval, and the third volume in the rear to be sheathed with board and batten.

Application

The August 2014 application included the following changes:

- Straighten the structure; reinforce footings and walls;
- Remove the existing chimney (partial demolition) and stucco over the notch in the rear wall;
- Repair the roof with shingles to match;
- Replace existing aluminum siding on the rear addition with board and battens;
- All existing windows and doors will remain.

The property has changed hands, and the current owner is requesting to replace five – 6/6 windows: two on the front, two on the side, and one in the rear. The windows do not operate and are mold-infested. The applicant has two quotes for either vinyl or aluminum-clad replacement sashes.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for Rehabilitations

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) Replace historic components of a window that are beyond repair with matching components.*
- 7) Replace entire windows only when they are missing or beyond repair.*
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) Reconstruction should be based on physical evidence or old photographs.*

- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) *Storm windows should not damage or obscure the windows and frames.*
- 18) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer....*

Discussion and Recommendations

The house is representative of the typical historic housing of this neighborhood, and has a charming scale. Regarding any window replacement, the BAR should determine:

- (1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and
- (2) If appropriate, then what type of replacement window is permitted in each specific case. In general,
 - Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. Vinyl windows are rarely permitted.
 - The pattern of lights should match the existing pattern in most cases, and the dimensions of the window, sashes, and muntins should match the original as closely as possible.
 - All existing exterior window trim must be retained.
 - The glass must be clear.

In this case, the existing windows may be original. In staff opinion, the proposed aluminum-clad window replacement is appropriate.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacement satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or with the following modifications...).



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Kathryn L. Mintz Applicant Name _____
Project Name/Description _____ Parcel Number 2300 22000 38 Map 23
Project Property Address 1022 Grove Street Charlottesville 22903

Applicant Information

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature _____ Date _____

Property Owner Information (if not applicant)

Address: Kathryn L. Mintz
125 Crystal Terrace Santa Cruz CA
Email: mintz.kathryn@gmail.com
Phone: (W) _____ (C) 831 818-4678

Print Name _____ Date _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Kathryn L. Mintz 3/2/2016
Signature _____ Date _____
Kathryn L. Mintz 3/2/2016
Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): Replace windows due to mold infestation and deterioration of material. Install storm and screens to improve energy efficiency.

List All Attachments (see reverse side for submittal requirements):
Dodson Glass proposal with product specification sheets. Photos of mold growths on the windows.

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	



DODSON

GLASS & MIRROR INC

For All Your Glass Needs!

1309 B SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901
PH. 434-973-7534 FAX 434-973-7651

PROPOSAL

No. _____

Page No. 1 of 1 Pages

PROPOSAL SUBMITTED TO ELLEN MINTZ		PHONE 831-227-8053	DATE 1/26/16
STREET		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION 1022 GROVE ST, C'VILLE, 22903	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

SUPPLY AND INSTALL (4) B.F. RICH WHITE VINYL HORIZON

REPLACEMENT WINDOWS. LOW E GLASS WITH ARGON. 3/4" CONTOUR GRIDS
IN A 6 OVER 6 CONFIGURATION. COMES WITH HALF SCREENS.

TOTAL INSTALLED COST: \$ 1,404.59

SUPPLY AND INSTALL (4) JELD-WEN CLAD WINDOWS. WHITE EXTERIOR,

PRIMED INTERIOR, WHITE HARDWARE, LOW E GLASS WITH ARGON. 7/8" BEADED SDL
GRIDS, 6 OVER 6 CONFIGURATION. WHITE SCREEN.

TOTAL INSTALLED COST: \$ 3,834.73

SUPPLY AND INSTALL (4) WEST WINDOW TRIPLE TRACK WHITE STORM WINDOWS: \$ 926.09

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

TOTAL INSTALLED COST _____ dollars (\$ _____).

Payment to be made as follows:

50% DUE UPON ACCEPTANCE

BALANCE DUE UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____ JODY POWELL

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

----- Forwarded message -----

From: Bryan Holt <Bryan@dodsonglass.com>

Date: Mon, Mar 21, 2016 at 2:59 PM

Subject: Windows

To: mintz.ellen@gmail.com

Hi Ellen!

I have attached a spec sheet for the Jeld-wen windows we quoted, as well as the Jeld-wen warranty.

We determined that it is not feasible to repair the windows, thereby only leaving the option of replacing them. The new windows going in will be as close the existing size as possible; there will not be any opening changes.

Hope this helps!

Thanks again,

Bryan A. Holt
Dodson Glass & Mirror Inc.
1309 B Seminole Trail
Charlottesville VA 22901
[\(434\) 973-7534](tel:(434)973-7534)
[\(434\) 973-7651](tel:(434)973-7651)(fax)

QUOTE BY: bholt
SOLD TO: ELLEN MONTZ

QUOTE #: JMDC01253
SHIP TO:

PG#:
Ship Via: Ground/Next Truck

PROJECT NAME:
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line 1

Rough Opening: 35 1/4 X 55 1/4



Measured from Exterior Sashes 1/4" x 2"

Frame Size : 34 1/2 X 54 1/2
 Silestone Clad Double Hung, AuraLast Film
 Concealed Jambliner Brilliant White Exterior,
 Primed Interior,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb,
 Standard Double Hung, No Finger Provs, White Jambliner,
 White Hardware,
 US National-WDMA/ASTM PG 35,
 Insulated Low-E 366 Anhealed Glass, Neat, Preserve Film, Standard
 Spacer, Argon Filled, Traditional Glz Ed,
 7/8" Bead SDL w/Perm Wood Tradtl, Bead Int BAR, Brilliant White
 SDL, Light Bronze Shadow Bar, Colonial Air Lite(s) 3 Wide 2 High
 Top 2 High Bln,
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.696, (To
 Calculate True Window or Patio Door Depth Add 1-3/4" To Specified
 Jamb Width).
 Clear Opening:30.7w/ 23.5h 5 st

 U-Factor: 0.29, SHGC: 0.38, VLT: 0.43, Energy Rating: 13.00, CFM:
 JEL-N-680-00902-00002
 PFI 2015.3.2.1590707 5.277 (12/06/15) JWH

Total Units: 4



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



Window & Patio Door Limited Warranty

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **February 1, 2014** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Clear Glass	Vinyl	Aluminum (except Summit)	Summit Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	as long as you own and occupy your residence	10 years	1 year
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	2 years	1 year
Skilled Labor ² Coverage	2 years	2 years	1 year	No coverage
Transferability - this length of coverage applies if you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	Non-transferable	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard [®] Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Spontaneous Glass Breakage	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass for one year. (Spontaneous breakage occurs when the glass develops a crack without sign of impact.)
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to vinyl Products ordered with the "RS" glass package. Not covered: damage attributable to acts of nature (e.g., fire, hurricane, etc.), civil disorders, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

Continued on next page

Special Coverages (continued)

Finish Options	Coverage	Notes
Clear Finish on Wood Products	Kymor™ 20 years Polyester 10 years Anodized 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change*
Factory applied Select Finish™ Exterior Finishes on Wood Products	10 years, 5 years at 100%, 30% thereafter	Coverage is for failure of adhesion, peeling, checking, flaking, cracking, or blistering.
	5 years	Coverage is for exhibiting excessive chalk, fade or color change†
Factory Interior Finish on Vinyl Products	1 year	Coverage is for peeling, chalking, or cracking. Should the factory interior finish be proven defective within this time period we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish conditions only. Standard factory applied primer is not a finish coat.
Colored Exterior and Combined Interior or Vinyl Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change†. This coverage does not extend to discoloration, which, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.
Other Special Coverages	Coverage	Notes
Anti-Leak Protection for Wood Products	Owner-Occupied Single-Family Residence as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial 20 years	
Custom Fiberglass Door Sidel	As long as you own and occupy your residence	
Factory Refinish on Custom Fiberglass Doors	5 years	Should the factory refinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractors Roll Screens	5 years	
Accidental Screen Damage	Same as the Best Product Coverage above (Owner-Occupied or Commercial)	Applies to Bravo, Primo and Open Replacement window and patio door product lines. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling.

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States	In Eastern Canada	In Western Canada	In Ontario, Canada
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1525 Klemm Falls, GA 31601	JELD-WEN Service Department 90 rue Industrielle Saint-Appollinaire, Quebec Canada G0S 2E0	JELD-WEN Service Department 550 Munro Avenue Winnipeg, Manitoba Canada R2K 4H2	JELD-WEN Windows Toronto Attn: Warranty Claims 20 Stone Ridge Road Vaughan, Ontario Canada L4R 3G9
Phone:	888-4WHELP0 888-694-3578	800-463-1230	888-643-5617 204-628-9120	800-840-2714 905-265-3700
Fax:	810-254-5954	889-264-1100	204-628-1072	905-265-3714
E-mail:	adhwarranty@jeld-wen.com		warranty@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us			

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HOW TO GET ASSISTANCE (CONTINUED)

We can respond quickly and efficiently if you provide the following:
a) product identification (from the original order/invoice, spacer code, permanent label), or the window identification number found on corner of glass; b) how to contact you; c) the address where the product can be inspected; and d) a description of the apparent problem and the product (photographs are helpful).

Product Purchase Date: _____

Order Number: _____

What We Will Do

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is accepted, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product. Replacement components/products are warranted for the balance of the original product warranty or 30 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip, natural weathering of surfaces, variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification of the Product (e.g. customer applied tints or films, paint finishes, security systems)
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquakes, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiber/glass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/ resources; for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELD-WEN installation instructions (note, see www.jeld-wen.com/ for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.

- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. (Note: superficial mold/mildew does not indicate wood decay)

JELD-WEN is also not liable for:

- Glass breakage (except as specifically covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Slight expansion or contraction of product components due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity; consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.

Continued on next page

- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Labor and materials for repairing or refitting defective or the removal or disposal of defective product(s) (over exceeding the time periods specified above).
- Incidental or consequential damage. Some defect remedies do not allow the exclusion or limitation or recovery of consequential damages, so this may not apply to you.

Important legal information – Please read this carefully. It affects your rights.

This limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose for the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the terms and coverage of presenting any claim therein shall be the same as, that provided in the express warranty stated herein. This limited Warranty document gives you specific legal rights, and you may have other rights that vary from state to state or province to province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. Resolution of these disputes resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

The distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

"JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada, but separate United Collection warranty or our Export Warranty for applicable coverage on products used outside the United States and Canada.

"Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct production-related problems.

"Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedure specified in ASTM D4213. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) ΔE units, calculated in accordance with ASTM D2244, paragraph 5.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

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QUOTE BY: lshoff

QUOTE #: JMDC01253

SOLD TO: ELLEN MINTZ

SHIP TO:

PO#:

PROJECT NAME:

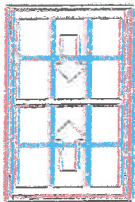
REFERENCE:

Ship Via: Ground/West Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-1

Rough Opening: 35 1/4 X 55 1/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 34 1/2 X 54 1/2
 Silestone Clad Double Hung, Auralast Pine,
 Concealed Jambliner Brilliant White Exterior,
 Primed Interior,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb,
 Standard Double Hung, No Finger Plows, White Jambliner,
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard
 Spacer, Argon Filled, Traditional Glz Bd,
 7/8" Bead SDL w/Perm Wood Trad'l, Bead Int BAR, Brilliant White
 SDL, Light Bronze Shadow Bar, Colonial Air Lite(s) 3 Wide 2 High
 Top 2 High Btm,
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.698, (To
 Calculate True Window or Patio Door Depth Add 1-1/4" To Specified
 Jamb Width).
 Clear Opening:30.7w, 23.6h, 5 sf
 REV 2015.3.2.1293/POV 6.276 (19/22/15) MW

4

Total Units:

4



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

WEST WINDOW CORPORATION

P O DRAWER 3071

MARTINSVILLE, VA 24115

Phone 276-638-2394

Fax 276-638-2300

QUOTE - QT161091

Job Name: WF-TRIPLE TRACK

Bid For: (Billing Address)

DODSON GLASS/MIR. INC.

1309-B SEMINOLE TRAIL

CHARLOTTESVIL, VA 22901

Business 4349737534

Fax 4349737651

Ship To Address:

1309-B SEMINOLE TRAIL

CHARLOTTESVIL, VA 22901

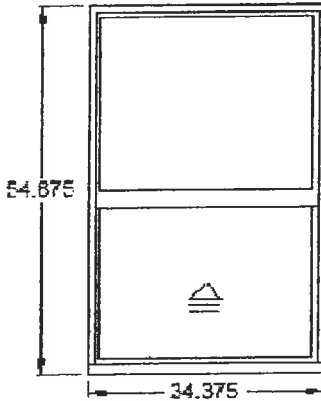
Cust #: 003809

Req Date:

Route Code: NWV

Line	Qty	Description	Each	Total
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1	4	42SW-3 TRACK TILT WEST LANCER		
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Unit Size: ROUGH OPENING SIZE
34 1/2
55 1/8
Meeting Rail: 28 1/4

Series & Color: 42SW
WHITE
Glass: CLEAR
SSB
Screen: HALF SCREEN
DARK FIBERGLASS
Other Options: WITH SILL EXPANDER
Data Version: 9/21/2015 018

(1) Customer is responsible for compliance to all building codes and specifications. (2) Customer is responsible for correct measurements. In certain cases, West Window may require installation of some selected sizes to insure proper fit before processing the entire order. (3) This proposal is subject to revision if not accepted within thirty (30) days after date of quote.

DODSON GLASS & MIRROR INC

1309 B SEMINOLE TRAIL

Phone 434 973 7534

Fax 14349737651

BFRich

Windows & Doors

QUOTE - QT033968

Job Name: Mintz

Bid For: (Billing Address)

DODSON GLASS & MIRROR INC

1309 B SEMINOLE TRAIL

CHARLOTTESVILLE, VA 22901

Business 434 973 7534

Fax 14349737651

Ship To Address:

1309 B SEMINOLE TRAIL

CHARLOTTESVILLE, VA 22901

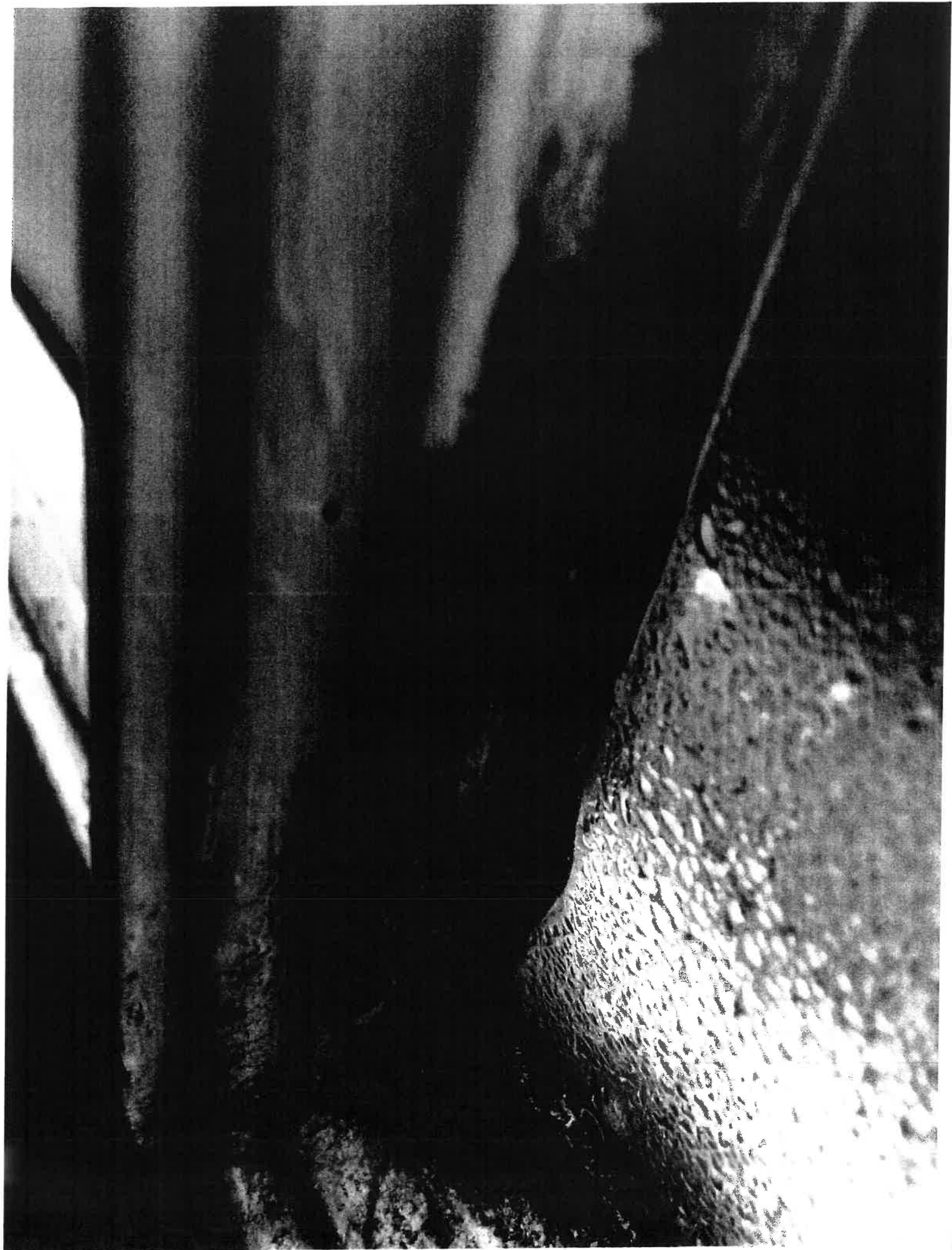
Cust #: 023530

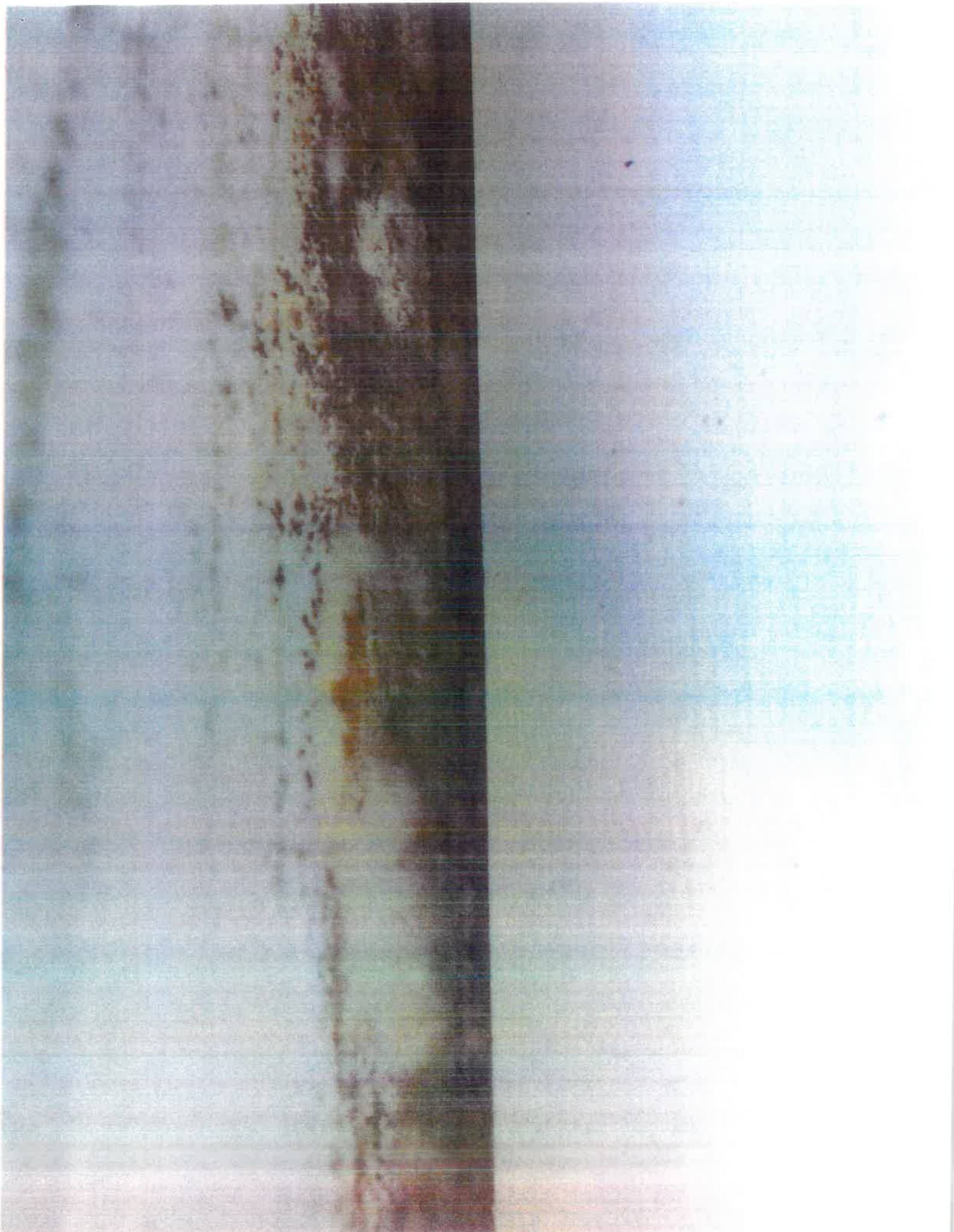
Req Date:

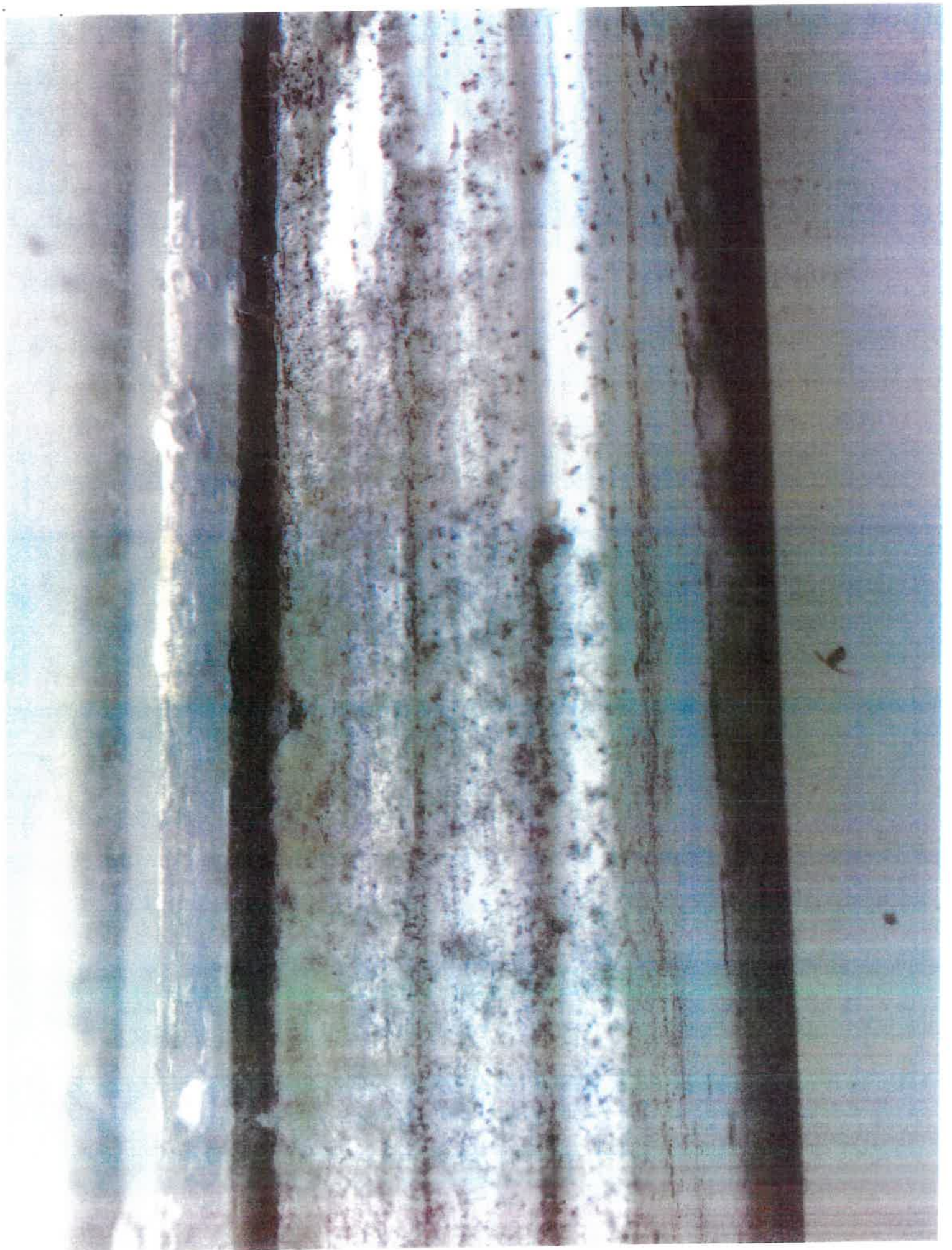
Route Code:

Line	Qty	Description	Each	Total
1	4	DH-VINYL DOUBLE HUNG		
		Dimensions: WIDTH (IN/CO)=34.5 HEIGHT (IN/CO)=54.5 EXACT MANUFACTURED SIZE		
		Specifications: HORIZON REPLACEMENT EUROPEAN WHITE NFRC CPD (1)=18-00069-00002 NFRC CPD (2)=18-00069-00002		
		Glass: SOFT COAT LOW E/CLEAR ARGON FILLED SOFT COAT LOW E/CLEAR (BOT)		
		Grids: 6 LITE (2 VERT 1 HORZ) (TOP) 3/4" CONTOUR GRID MATL (TOP) 6 LITE (2 VERT 1 HORZ) (BOT) 3/4" CONTOUR GRID MATL (BOT)		
		Screen: HALF SCREEN (ALUMINUM FRAME) BETTERVUE FIBERGLASS SCREEN WIRE		



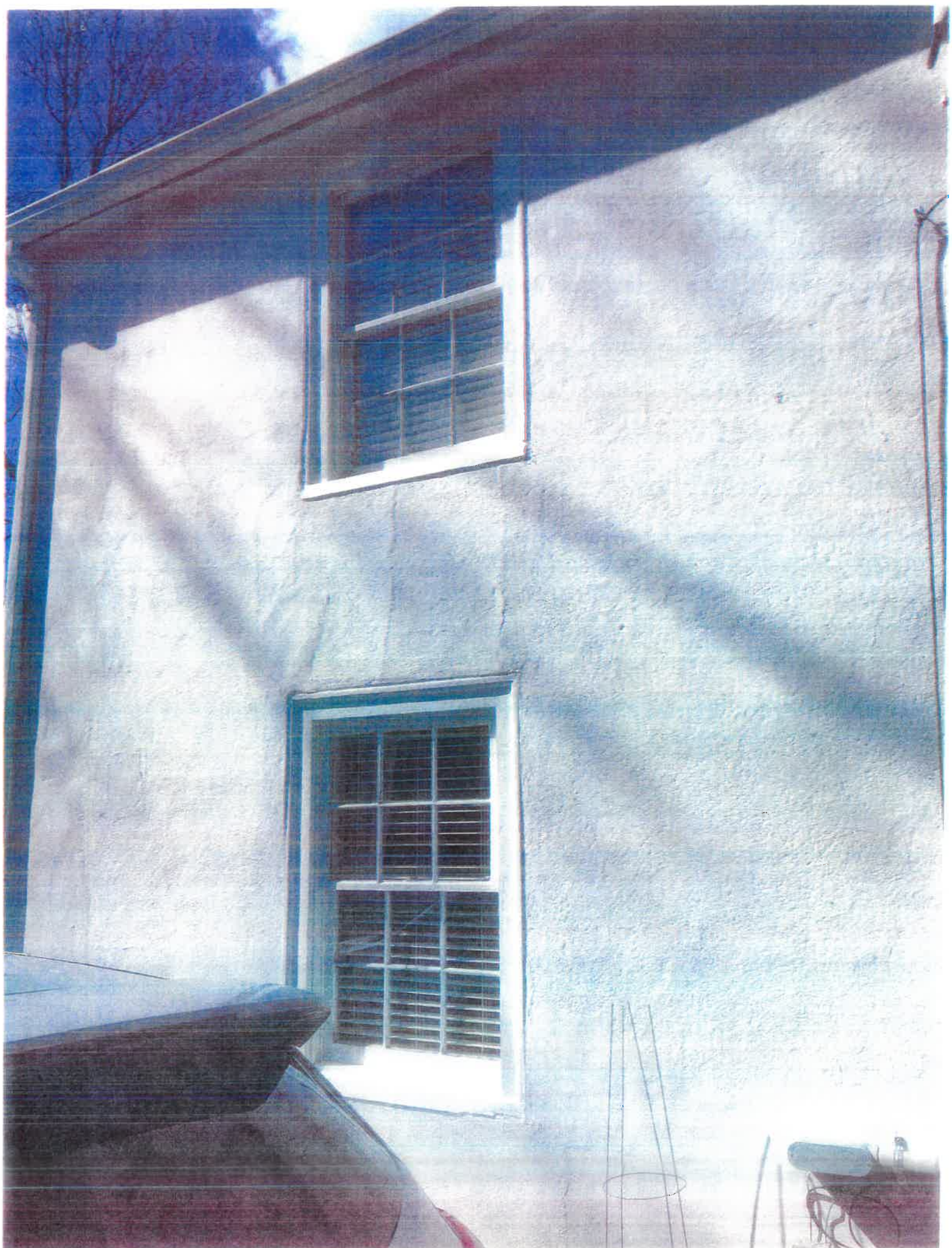


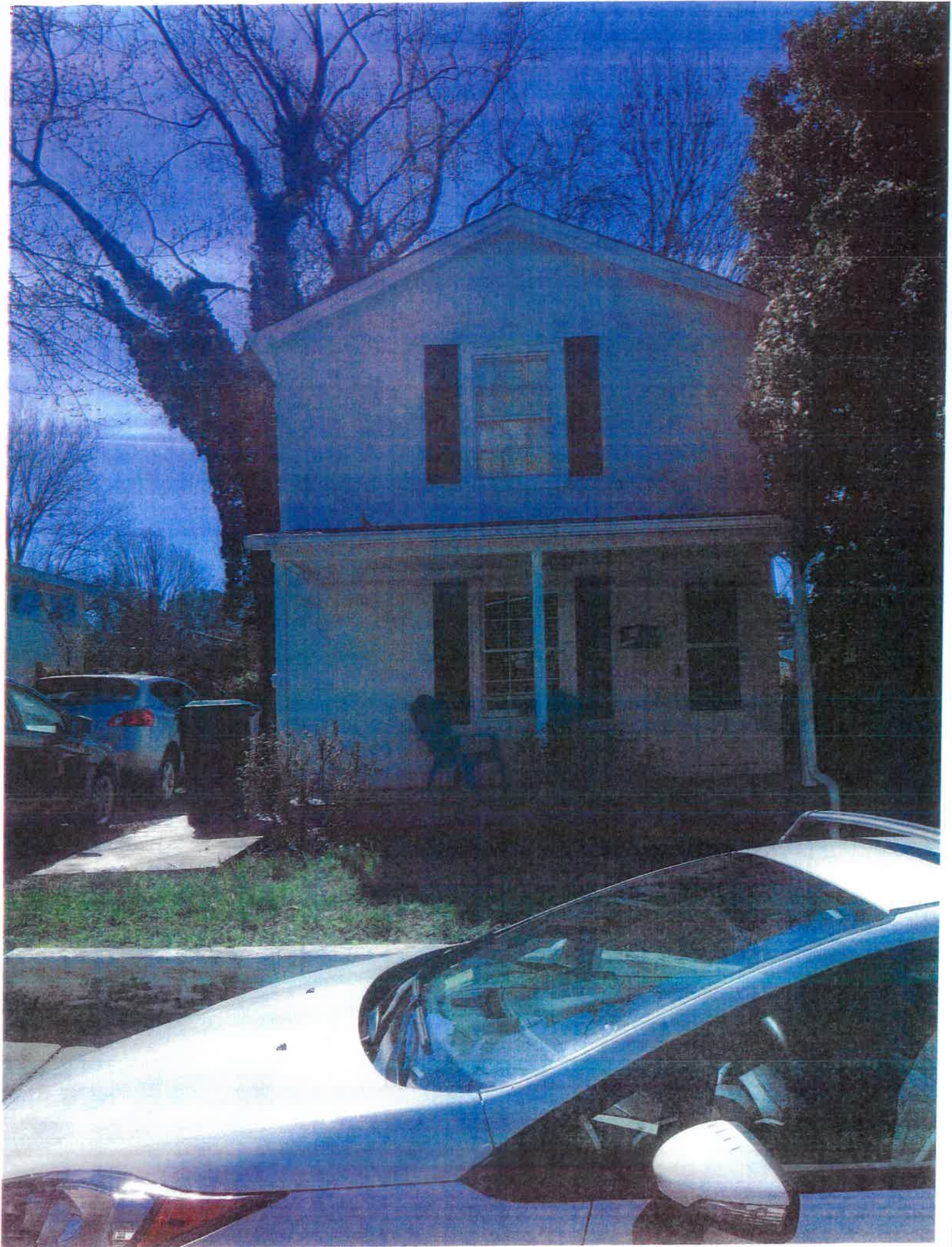


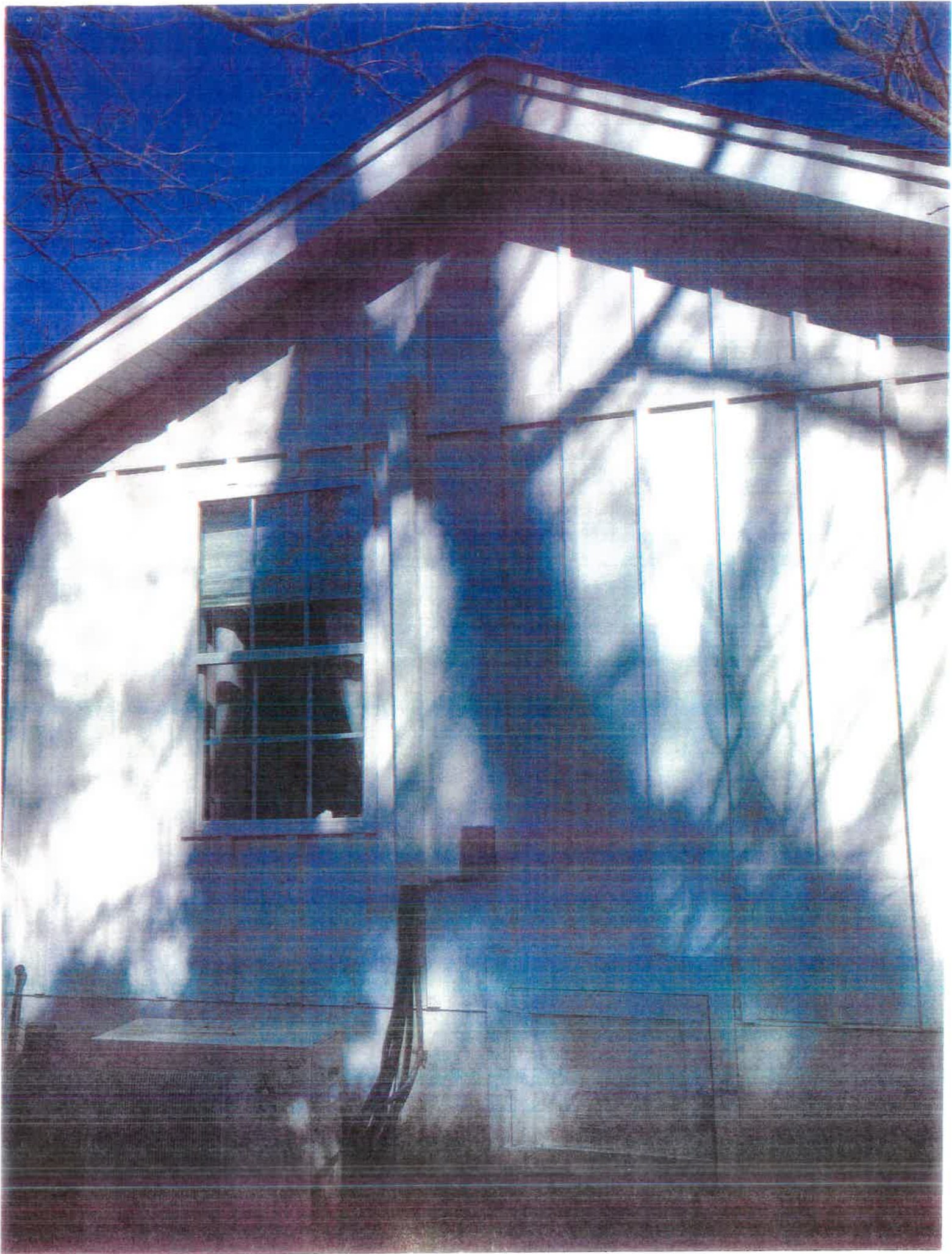








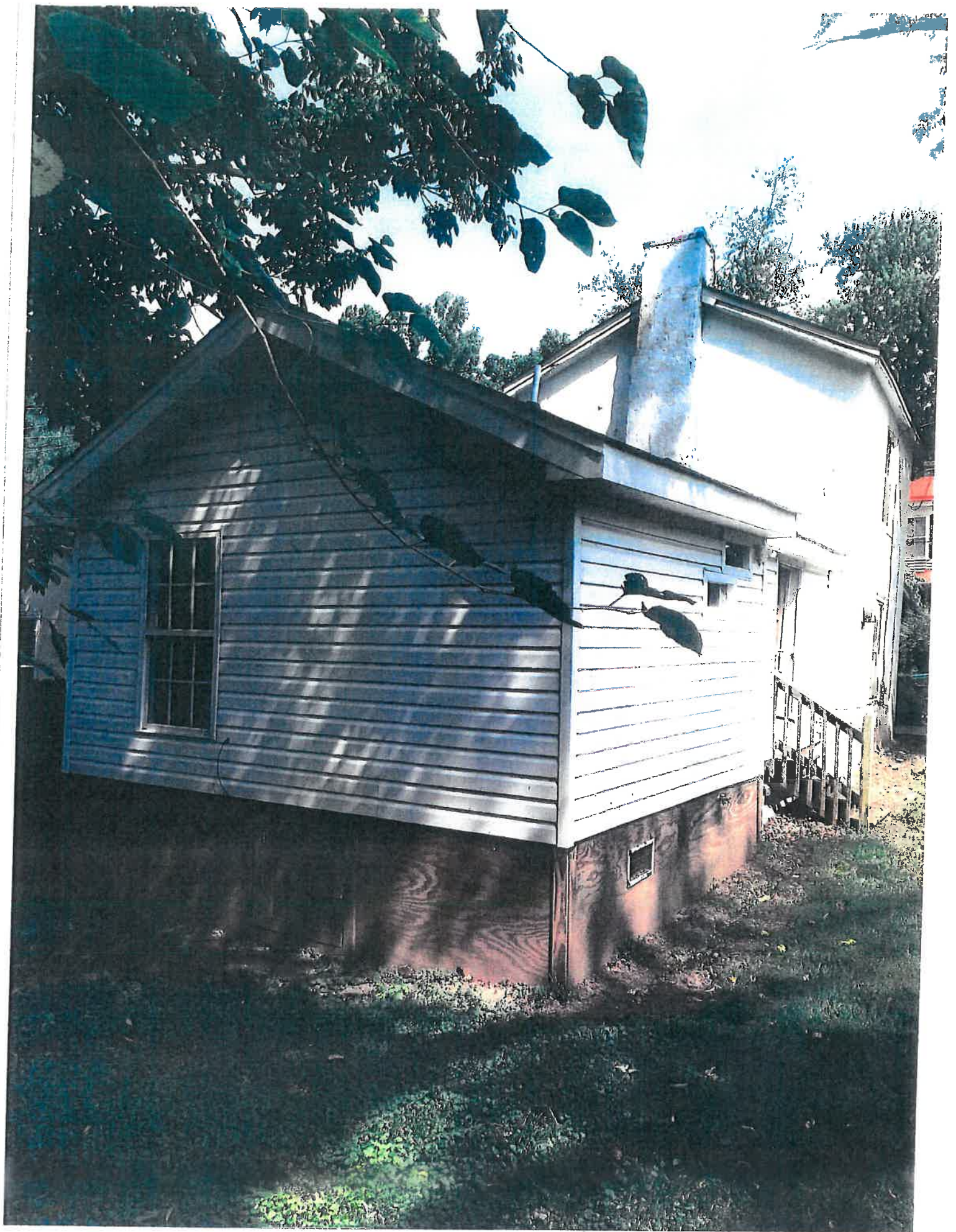






1022 Grove St Left Side

August 2014



August 2014