

Pafuth Residence Window Assessment

1295 Cerro Gordo



2351 Fox Rd. Suite #800, Santa Fe, NM
office@lightfootinc.com / Tel. 505-473-1097

Pafuth Residence Window Assessment Summary

1295 Cerro Gordo

April 20, 2026

Eclectic mix of Doors and Windows in original and non original openings.

The Entry door is modern and has been replaced in the 1990's. The bottom rail has been cut to a point that compromises the integrity of the door. The hardware is modern, inexpensive, unremarkable and worn out.

The Living room window is a series of sashes connected and fixed in place probably by nails and the opening is severely out of square and probably has been for some time. The window is cased in an adobe opening.

The Bedroom window is modern and unremarkable. It is installed in what is probably the original sized opening and most likely within the original trim.

Conditions Key

Symbol	Represents	Definition
E	Excellent	<p>Materials are in perfect or near perfect condition with only minor touch up work required if any at all.</p> <p>Overall condition may be Excellent with less that 30% of components being in Good condition or better.</p>
G	Good	<p>Materials are degraded 0% and require no stabilization. Materials are sound and stable and require little to no repair work to retain their integrity, they may be stained but are not degraded. Any repairs would only require non structural or cosmetic treatments. Finish and components could be worn or faded but are still in decent working condition.</p> <p>Overall condition may be Good with less that 30% of components being in Fair Condition or better.</p>
F	Fair	<p>Materials are degraded up to 30% and may require some stabilization or structural repair. Shrinkage or warping of materials is minimal enough where they would not need to be replaced. Finish beginning to fail and it is recommended it be refinished.</p> <p>Overall condition may be Fair with less that 30% of components being in Poor Condition or better.</p>
P	Poor	<p>Materials degraded beyond 30% and require stabilization or structural repair. Shrinkage or warping of materials is at a level where they need to be replaced. Finish beginning has failed or degraded completely. Materials and components in poor condition must be replaced.</p> <p>Overall condition of Poor requires replacement.</p>
%	Precedent of Degradation	Represents percent of a component that it is degraded or destroyed by damage and the percent of degradation or damage.

Material and Type Key

Material	
W	Wood
ST	Steel
AL	Aluminum
O	Other

Type	
SH	Single Hung
DH	Double Hung
C	Casement
HS	Horizontal Slider
FX	Fixed
PV	Pivot
H	Hopper
O	Other

-Note All Dimensions are Nominal-



D1

W4

South Elevation



W4

East Elevation

DOOR #D1 - Entry		
INFO	Description Vintage	½ Light 9 over 2 Raised panels wood door c 1990
	Size	36" X 72-¾"
	Type	Single Swing Door
	Overall Condition	Poor
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Good
	Threshold Condition	Poor Worn Aluminum
	Shape	Straight
	Exterior Trim & Stops	Good
	Paint	Good
SASH / PANEL	Material	Wood
	Moulding Profile	Ogee
	Bottom Rail Condition	Poor Cut to compromise integrity of the door.
	Rails and Stiles	Fair
	Mullions	Fair
	Shape	Good
	Glazing Putty & Paint	N/A
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Poor Worn
	Locks	Poor Worn
	Weatherstripping	Poor
<p>Notes: The door was replaced at some point and is not believed to be original to the Jamb</p> <p>Recommendations:</p> <ul style="list-style-type: none"> Replace Door Panel and extend jamb or replace Door and Jamb 		



Interior Elevation



Exterior Detail



Interior Detail

WINDOW #W3 - Bedroom

INFO	Description	1 over 1 Finger jointed Wood Double Hung
	Size	38" X 66"
	Type	Double Hung
	Overall Condition	Fair
FRAME	Material	Finger Jointed Wood
	Moulding Profile	Square
	Jamb Condition	Fair
	Threshold Condition	Fair
	Shape	Straight
	Exterior Trim & Stops	Poor
	Paint	Poor
SASH / PANEL	Material	Wood and Aluminum
	Moulding Profile	Square
	Bottom Rail Condition	Fair
	Rails and Stiles	Fair
	Mullions	N/A
	Shape	Straight
	Glazing Putty & Paint	None
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Fair
	Locks	Fair
	Weatherstripping	Poor

Notes:
Modern window made of finger jointed wood installed into what is most likely a historic window frame. The Mullions are an applied grill

Recommendations:

- Replace



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

WINDOW #W4 - Living Room		
INFO	Description	(3) 8 lt. Sashes Fixed
	Size	54" X 40" (3) 18" X 40"
	Type	Fixed
	Overall Condition	Poor
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Poor
	Stool Condition	Poor
	Shape	Straight
	Exterior Trim & Stops	Poor
	Paint	Poor
SASH / PANEL	Material	Wood
	Moulding Profile	Ogee
	Bottom Rail Condition	Poor
	Rails and Stiles	Poor
	Mullions	Fair
	Shape	Straight
	Glazing Putty & Paint	Poor
FUNCTION	Operators/Hinges	None
	Handel/Hardware	None
	Locks	None
	Weatherstripping	None
<p>Notes: Arrangement of 3 sashes fastened together and fixed. Exterior wood condition is severely degraded</p> <p>Recommendations:</p> <ul style="list-style-type: none"> • Replace 		



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

Pafuth Residence 1295 Cerro Gordo Window Condition Summary

Pafuth Residence 1295 Cerro Gordo Window Condition Summary																										
Opening Info				Frame									Sash							Function				Notes		
SYM	Location Room Name	Size	Description	Type	Overall Condition	Material	Moulding Profile	Jamb	Sill	Stool	Exterior Trim & Stops	Shape	Paint	Material	Moulding Profile	Bottom Rail	Rails & Stiles	Muntins & Mullions	Glazing Putty & Paint	Shape	Glass	Operators	Handles	Locks	Weatherstripping	
W3	Bed	38X66	1 over 1 Finger jointed Wood Double Hung	DH	F	W	Sq	P	P	P	P	F	P	W	Sq	F	F	N/A	N/A	F	F	P	F	F	p	Modern window made of finger jointed wood installed into what is most likely a historic window frame. The Mullions are an applied grill
W4	Living	54" X 40"	(3) 8 lt. Sashes Fixed	FX	P	W	Sq	P	G	P	P	F	P	W	Og	P	P	F	P	F	F	N/A	N/A	N/A	N/A	Arrangement of 3 sashes fastened together and fixed. Exterior wood condition is severely degraded



Pafuth Residence 1295 Cerro Gordo Door Condition Summary

Pafuth Residence 1295 Cerro Gordo Door Condition Summary																				Notes				
Opening Info				Panel								Frame						Function				Notes		
SYM	Location Room Name	Size W/H/THK	Description	Type	Overall Condition	Material	Moulding Profile	Bottom Rail	Rails & Stiles	Mullions	Shape	Paint	Material	Moulding Profile	Jamb	Threshold	Shape	Exterior Trim & Stops	Paint	Operators/Hinges	Handel/Hardware	Locks	Weatherstripping	Notes
D1	Entry	36x17x1-3/4	½ Light 9 over 2 Raised panels wood door c 1990	S	P	W	Og	P	G	G	G	N/A	W	Sq	G	P	G	G	G	P	P	P	P	The door was replaced at some point and is not believed to be original to the jamb

