

Birgfeld Window Assessment

512 Abeyta St



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Window Assessment Summary Birgfeld Residence

512 Abeyta St

July 31 2024

Overview:

The Residence at 512 Abeyta has a variety of windows that appear to have been installed at different time periods. There are a mix of steel wood and wood windows. W2 Window Sash is missing and only a storm sash is in place. Steel windows have been stuccoed in and painted to a point of dysfunction. Assed D2 But not D1 and D3 as they are new.

Recommendation: Restore W1, W2, W3, and W8 Repair wood as necessary Add Balances and Weatherstrip Replace W4, W5, W6, and W7. Restore D2 and Weatherize

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-



W1

D1

D1

North Elevation



W2

D2

South Elevation, East



D3

W2

East Elevation, South



South Elevation,



South West Elevation



W6

W4

West Elevation



North Elevation, West

WINDOW W1 - Office		
INFO	Description	8 Lite Double Casement
	Size	38"X42"
	Type	Casement
	Overall Condition	Good
SASH	Material	Wood
	Moulding Profile	Ogee
	Bottom Rail	Good Condition
	Rails and Stiles	Good Condition
	Mullions	Good Condition
	Shape	Good Condition
	Paint	Good Condition
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Good
	Threshold Condition	Fair
	Shape	Straight
	Exterior Trim and Stops	Good
	Paint Condition	Good
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Fair
	Locks	Fair
	Weatherstripping	N/A
Notes: Needs Sill Repair		



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

WINDOW W2 - Entry		
INFO	Description	2 lite Sliding Storm Sash
	Size	32"X36"
	Type	Sliding Storm Sash
	Overall Condition	Poor
SASH	Material	Aluminum
	Moulding Profile	Square
	Bottom Rail	Fair Condition
	Rails and Stiles	Fair Condition
	Mullions	Fair Condition
	Shape	Fair Condition
	Paint	Fair Condition
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Fair
	Threshold Condition	Poor
	Shape	Warped
	Exterior Trim and Stops	Poor
	Paint Condition	Poor
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Poor
	Locks	Poor
	Weatherstripping	N/A
Notes: Storm Sash No Sash Present Recommend Replacement		



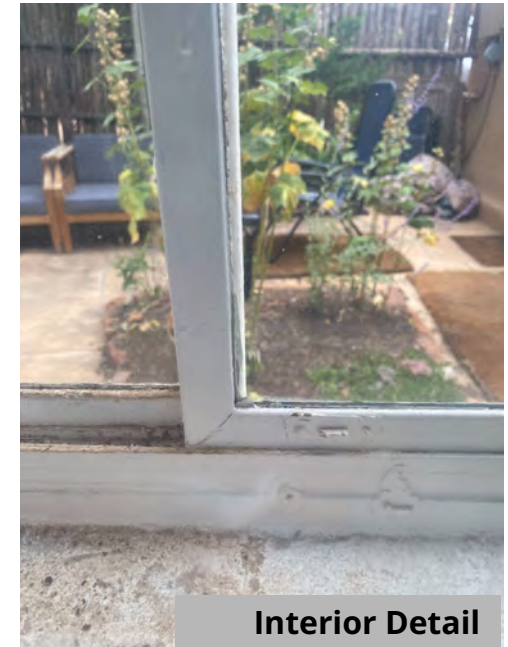
Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

WINDOW W3 - Kitchen		
INFO	Description	3 over 1 Lite
	Size	25"X36"
	Type	Single Hung
	Overall Condition	Good
SASH	Material	Wood
	Moulding Profile	Ogee
	Bottom Rail	Good Condition
	Rails and Stiles	Good Condition
	Mullions	Good Condition
	Shape	Good Condition
	Paint	Good Condition
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Good
	Threshold Condition	Fair
	Shape	Straight
	Exterior Trim and Stops	Good
	Paint Condition	Good
FUNCTION	Operators/Hinges	None
	Handel/Hardware	None
	Locks	Fair
	Weatherstripping	N/A
Notes: No Balances Painted Shut		



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

WINDOW W4 - Kitchen		
INFO	Description	(2) 3 over 1 Lite
	Size	50"X36"
	Type	Single Hungs
	Overall Condition	Fair
SASH	Material	Wood
	Moulding Profile	Ogee
	Bottom Rail	Poor Condition
	Rails and Stiles	Poor Condition
	Mullions	Fair Condition
	Shape	Warped
	Paint	Good Condition
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Good
	Threshold Condition	Fair
	Shape	Straight
	Exterior Trim and Stops	Poor
	Paint Condition	Poor
FUNCTION	Operators/Hinges	None
	Handel/Hardware	None
	Locks	Poor
	Weatherstripping	N/A
Notes: No Balances Painted Shut		



Exterior Elevation



Interior Elevation

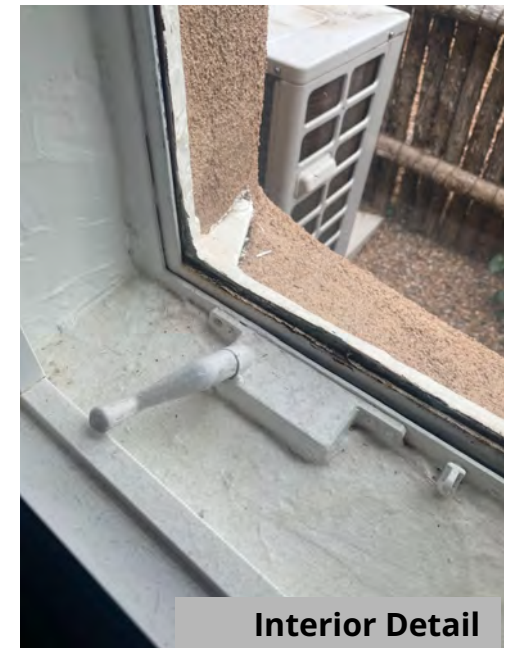
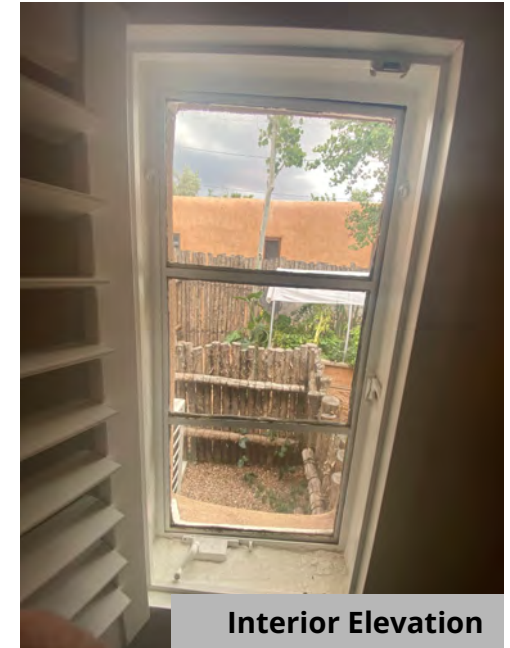


Exterior Detail



Interior Detail

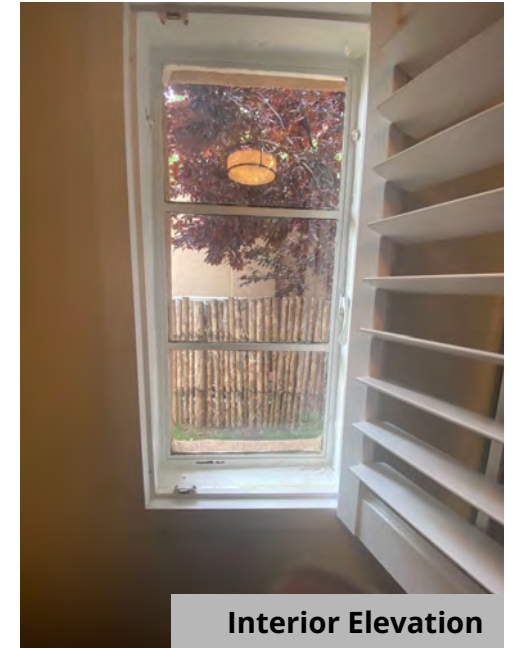
WINDOW W5 - Bedroom		
INFO	Description	3 Lite
	Size	18"X36"
	Type	Casement
	Overall Condition	Poor
SASH	Material	Steel
	Moulding Profile	Flat
	Bottom Rail	Fair Condition
	Rails and Stiles	Fair Condition
	Mullions	Fair Condition
	Shape	Straight
	Paint	Fair Condition
FRAME	Material	Steel
	Moulding Profile	Flat
	Jamb Condition	Fair Condition
	Threshold Condition	Fair Condition
	Shape	Straight
	Exterior Trim and Stops	None
	Paint Condition	Fair Condition
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Poor
	Locks	Poor
	Weatherstripping	N/A
Notes: Non Functional		



WINDOW W6 - Bedroom		
INFO	Description	3 Lite
	Size	18"X36"
	Type	Casement
	Overall Condition	Poor
SASH	Material	Steel
	Moulding Profile	Flat
	Bottom Rail	Fair Condition
	Rails and Stiles	Fair Condition
	Mullions	Fair Condition
	Shape	Straight
	Paint	Fair Condition
FRAME	Material	Steel
	Moulding Profile	Flat
	Jamb Condition	Fair Condition
	Threshold Condition	Fair Condition
	Shape	Straight
	Exterior Trim and Stops	None
	Paint Condition	Fair Condition
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Poor
	Locks	Poor
	Weatherstripping	N/A
Notes: Non Functional		



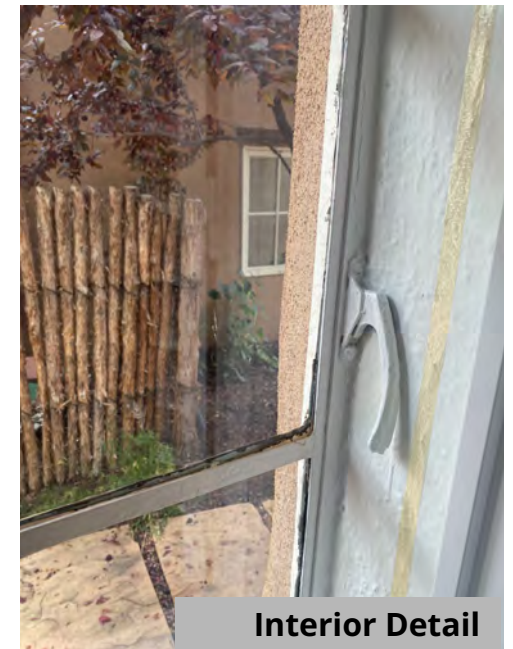
Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

WINDOW W7 - Bathroom		
INFO	Description	3 Lite
	Size	18"X36"
	Type	Casement
	Overall Condition	Poor
SASH	Material	Steel
	Moulding Profile	Flat
	Bottom Rail	Fair Condition
	Rails and Stiles	Fair Condition
	Mullions	Fair Condition
	Shape	Straight
	Paint	Fair Condition
FRAME	Material	Steel
	Moulding Profile	Flat
	Jamb Condition	Fair Condition
	Threshold Condition	Fair Condition
	Shape	Straight
	Exterior Trim and Stops	None
	Paint Condition	Fair Condition
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Poor
	Locks	Poor
	Weatherstripping	N/A
Notes: Non Functional		



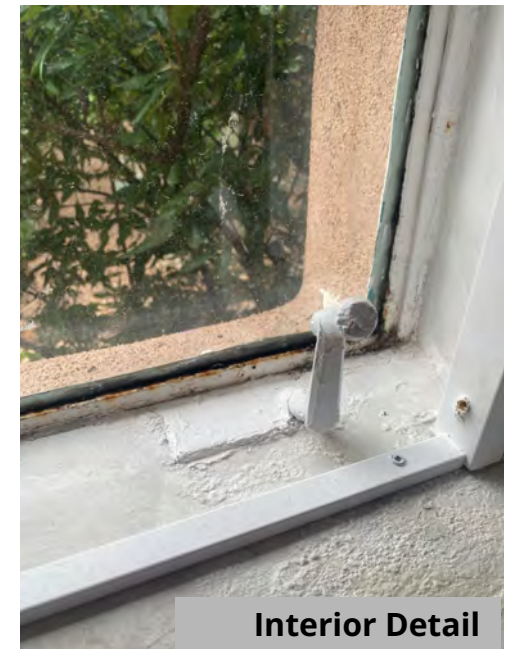
Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

WINDOW W8 - Living Room		
INFO	Description	8 Lite Double Casement
	Size	38"X42"
	Type	Casement
	Overall Condition	Good
SASH	Material	Wood
	Moulding Profile	Ogee
	Bottom Rail	Good Condition
	Rails and Stiles	Good Condition
	Mullions	Good Condition
	Shape	Good Condition
	Paint	Good Condition
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Good
	Threshold Condition	Fair
	Shape	Straight
	Exterior Trim and Stops	Good
	Paint Condition	Good
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Fair
	Locks	Fair
	Weatherstripping	N/A
Notes: Needs Sill Repair		



Exterior Elevation



Interior Elevation



Exterior Detail



Interior Detail

Door D2 Office		
INFO	Description	Single with Deco lite
	Size	32"X80"
	Type	Single Frame and Panel
	Overall Condition	Good
Panel	Material	Wood
	Moulding Profile	Raised Panel
	Bottom Rail	Good Condition
	Rails and Stiles	Good Condition
	Mullions	Good Condition
	Shape	Warped
	Paint	Good Condition
FRAME	Material	Wood
	Moulding Profile	Square
	Jamb Condition	Good
	Threshold Condition	Fair
	Shape	Straight
	Exterior Trim and Stops	Poor
	Paint Condition	Fair
FUNCTION	Operators/Hinges	Poor
	Handel/Hardware	Poor
	Locks	Poor
	Weatherstriping	N/A
Notes: Needs Refit and rehang		

