

In closing, my professional opinion is as follows:

Windows 1, 2, 3 and 4 have been removed from the building. During the removal process the windows were destroyed.

Attached to my report are pictures of 4 sashes and 1 head jamb that were saved. These 4 sashes and head jamb have more than 40% rot and most of the glazing either cracked or missing.

Included is a picture of the 4 openings without the windows in place.

The openings show spray foam insulation around the windows that resulted in moisture damage and the moisture damage is a contributing factor to the window deterioration. Due to the damage from moisture seeping into the interior, the interior plaster has been compromised. Water stains can be seen on the stucco.

At this point with the 4 windows being removed and only a few pieces left, my suggestion is to replace the windows in like and kind to the windows that have been previously replaced in the other areas, to follow the historic requirements.

Clad/wood simulated divided light, color to match the replaced windows. Sizes to match the windows that were removed.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra H. Ratterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION. PUTTY GLAZE INTACT. ONLY COSMETIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS. PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% – 40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE. PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED. PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR.

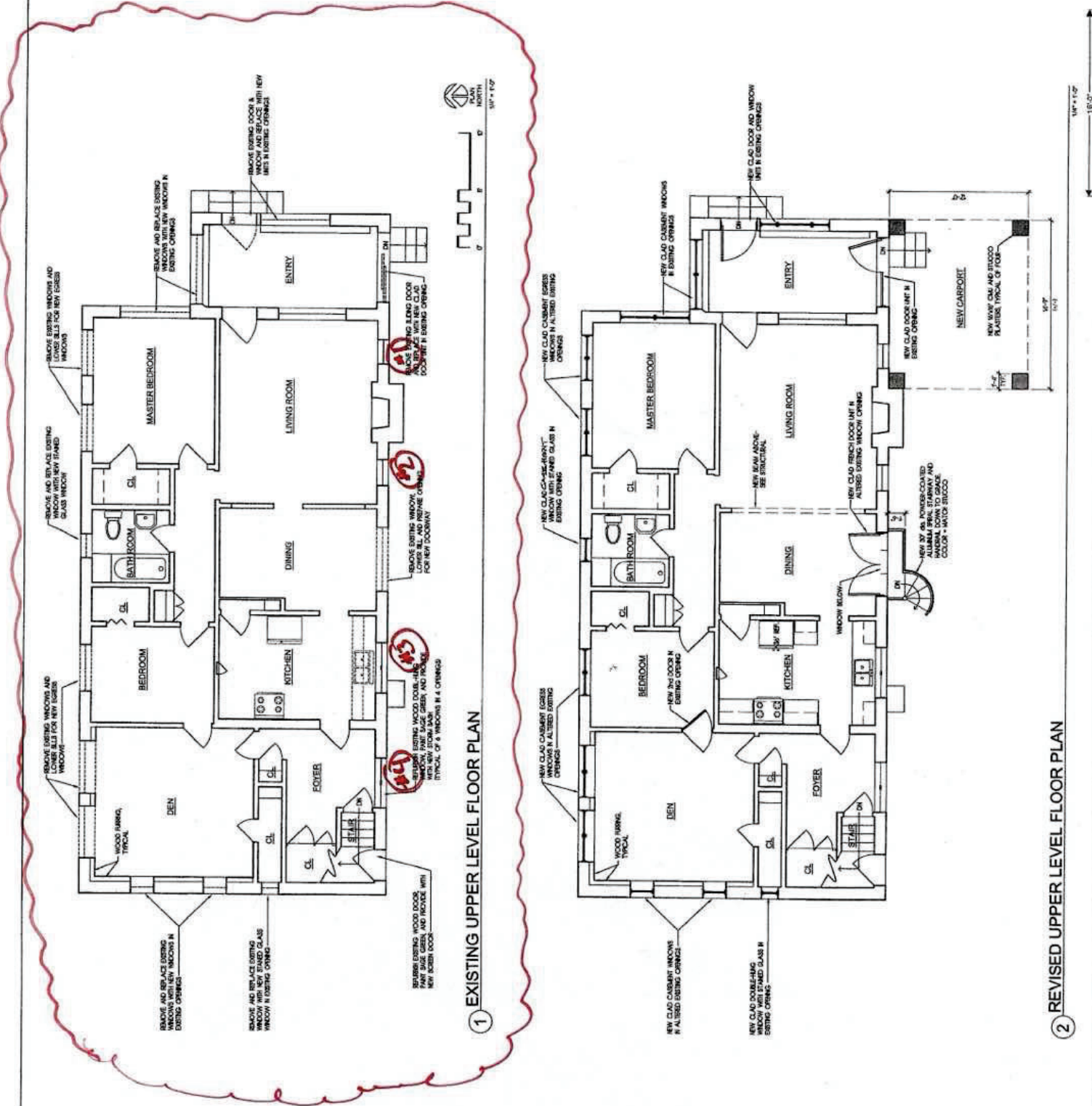
NOTES:

NLS
9/15/15

DATE	15 SEPT
REVISIONS	
SHEET TITLE	EXISTING & REVISED UPPER LEVEL FLOOR PLAN
SHEET	

NEW ADDITIONS, ALTERATIONS, AND YARDWALLS AT

ANDREW LYONS LLC
DESIGN AND DRAFTING LLC



1 EXISTING UPPER LEVEL FLOOR PLAN

2 REVISED UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

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1/4" = 1'-0"

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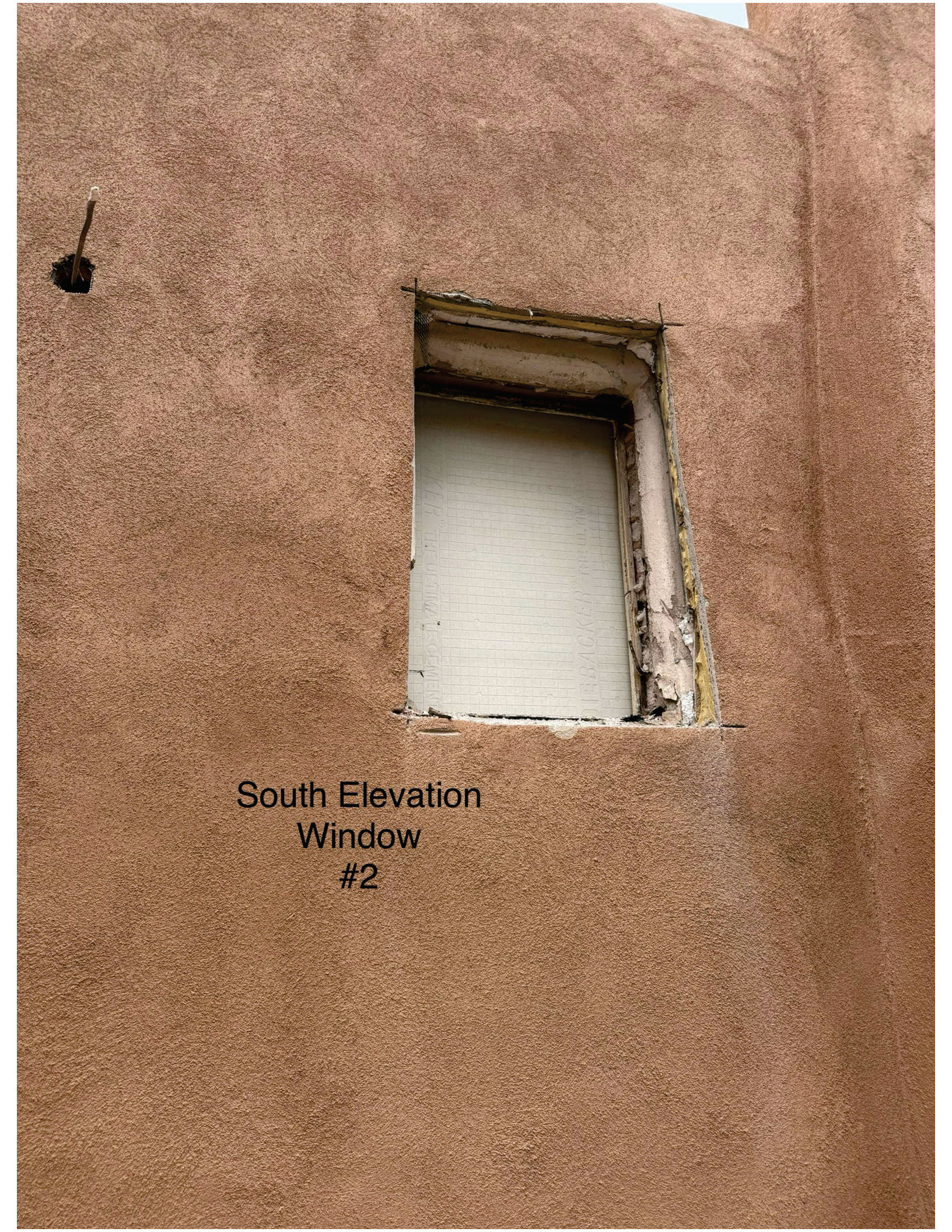
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



South Elevation
Window #1



South Elevation
Window
#2



South
Elevation
Window
#3



South
Elevation
Window
#4



Window #4

Window #3

Window #2


Water leakage from above window in the wall

Window #1

Water leakage from above window in the wall



800 Gildersleeve
window sashes
remains



800 Gildersleeve
Window sashes
and head jamb
remains

Window #4

Window #2

Window #3

Window #1



South Facing Elevation



Window #1



Window #2



Window #3



Window #4