

9.17 APPENDIX 17 WINDOW MAINTENANCE AND REPLACEMENT

(added 25 October 2011)

The Trustees have voted to discontinue the painting of wooden windows not replaced during the Envelope Project. These remaining wood windows are at least 23 years old with most sashes showing significant cracking. Many are no longer operable and come apart when operated frequently. Fortunately, the window trim was replaced with AZEC during the envelope project so that frequent trim painting is not necessary. While the wood sashes will become more unsightly over time, there is no immediate aesthetic need for replacement. At some point, however, it will be necessary to mandate replacement of visible windows in those cases where owners have not acted on a voluntary basis.

The Harvey representative, his lead installer and the other installer listed in our Handbook all concur with our current specs which maintain the appearance of the original windows. The Envelope replacement windows are somewhat different in appearance and there have been ongoing problems with the mitered trim. The Trustees understand that we could offer owners the option of installing their replacement windows with the same appearance as the Envelope windows (subject to materials availability) but more extensive interior finish would be required adding approximately \$200 to the installation cost per window (there is also more interior sill space with this option). In any event, we are faced with the unavoidable prospect of having windows with different trim.

Residents should be aware that both contractors offer limited interior finish work but do not paint the new interior trim.