

Window Replacement Overview

Overview Photos



Picture One: Front View (North Facing)



Picture Two: Side View (East Facing)



Picture Three: Side View (West Facing)



Picture Four: Back View (South Facing)

Section One



Note: This section contains sample photos of the 32 windows that the previous owner sealed shut. Picture five displays a set of typical double hung windows with this issue.



Note: Sealant has filled the weight box of the windows. You can see in the photo that the person has injected sealant into the weight boxes in addition to around the opening to the pulley. This weight system is inoperable.

Section One

Note: Sealant has filled the seam between the windows. This photo shows the seam between the two double hung windows. There are three areas of sealant depicted by the colored lines. The yellow is found along the side between the frame and window. The red is between the two double hung windows. The blue fills the gap where the rope connects the bottom window to the pulley. This sealant prevents either of the windows from opening



Section One

Note: A second example where sealant has filled out seams of window. This photo shows the seam between the two double hung windows. There are three areas of sealant depicted by the colored lines. The yellow is found along the side between the frame and window (note the sealant is painted in this photo). The red is between the two double hung windows. The blue fills the gap where the rope connects the bottom window to the pulley – in this example the owner used also insulation to stuff the seams. This sealant and insulation prevents either of the windows from opening. As indicated in the description section – 32 of the 40 windows exhibit these features.



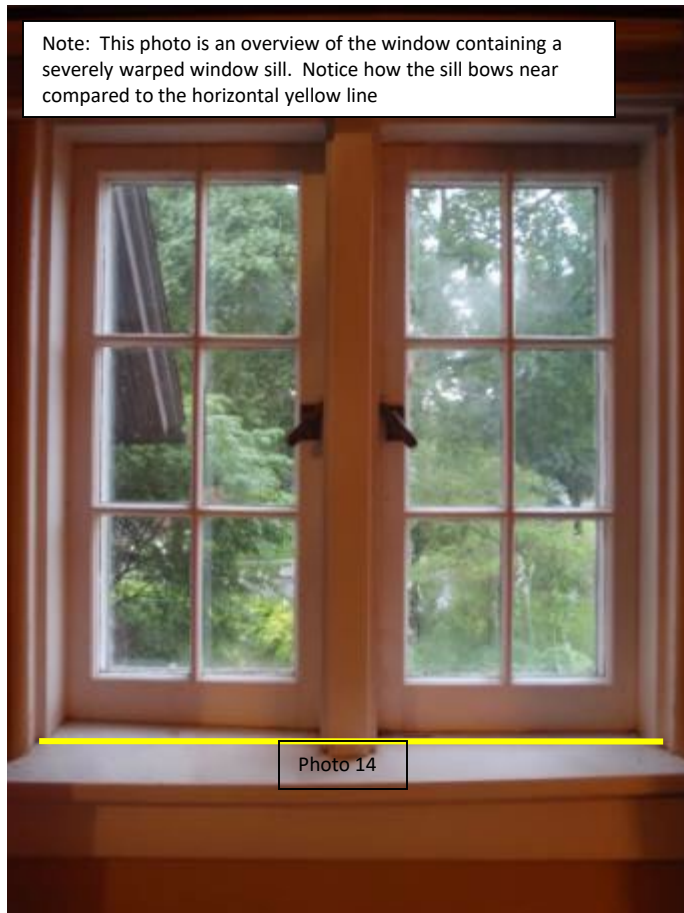
Section Two



Section Two



Section Three



Section Three



Note: This photo shows the wood rot from the water damage that has been painted. Again the yellow line indicates where sealant has been applied. However this windows could not open regardless of sealant due to the warped window sill.

Section Four

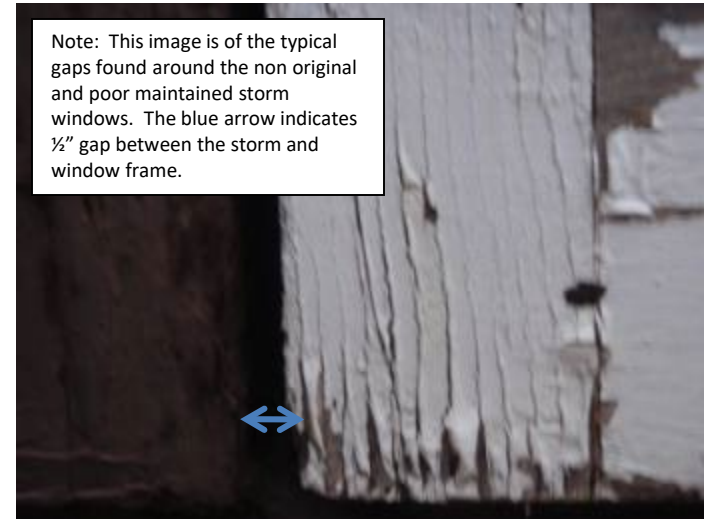


Note: This photo shows the overall poor condition of the storm windows in addition to the use of “non-original” storm windows. The window on the far left appears original while the other two are mismatched.

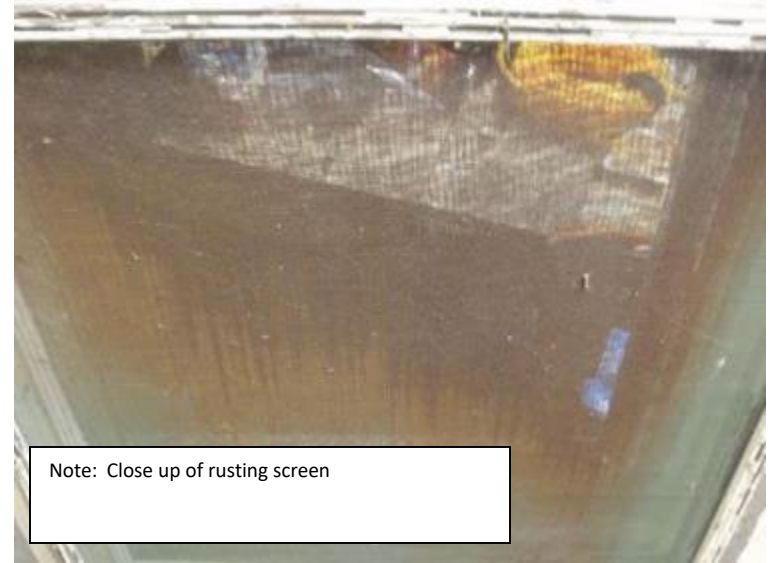


Note: This photo is of the interior of picture sixteen. You can see clearly below the green line how the first two storm windows on the left do not align with the interior windows.

Section Four



Section Five



Section Five





Note: The first three photos show examples of locations that the contractor will wrap with a brown aluminum to seal the window. Note this will only occur on the lower (first) lower level, where the exterior is brick.



Note: Close up of window set in brick that will have a brown exterior wrap.



These last 10 windows shown in green will be updated as part of the quote provided process

All other windows in these images have been replaced.

The windows will consist of the same style: Pella Architecture Series. This series provides wood on the interior, fully divided light, aluminum white on the exterior and used commonly on all historic projects and approved for that usage.

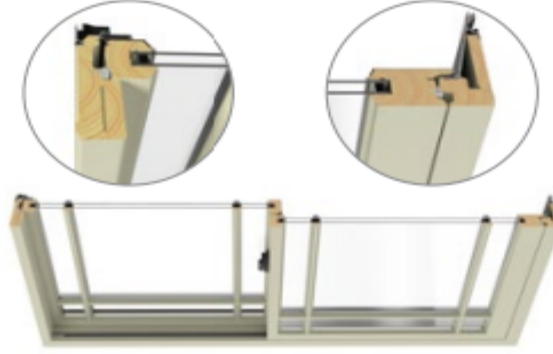
Pella® Architect Series®

Traditional Wood & Clad/Wood



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior







Double-Hung Exterior



- **Designed with distinguished details**
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**
Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- **Authentic look of true divided light**
Pella's Integral Light Technology® grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- **Interior finish options**
From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Fine interiors are available in a variety of paint and stain colors.
- **Beautiful hardware**
Choose from Pella's collection of rich patinas and other timeless finishes.
- **Optional integrated security sensors**
Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR® certified¹**
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.¹
- **Long-lasting durability**
Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **Best limited lifetime warranty²**
Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.²
- **Testing beyond requirements**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Windows Quote

  									
414 329-1200									
Name: Flood, Brian									
Address: 301 Windsor Dr. Waukesha, WI 53186									
Phone: 608-438-9203								brianjamesflood@gmail.com	
									
ITEM	LOCATION/Description:	QTY	Pella Architect						
1	Front Windows	2	\$6,059	\$0	\$0	\$0	\$0	\$0	\$0
2	Front Transoms	2	\$5,331	\$0	\$0	\$0	\$0	\$0	\$0
3	Side Living and Dining	5	\$13,038	\$0	\$0	\$0	\$0	\$0	\$0
4	Kitchen	1	\$2,381	\$0	\$0	\$0	\$0	\$0	\$0
5	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Windows		10							
Subtotal:			\$26,808	\$0	\$0	\$0	\$0	\$0	\$0
Sale Discount:			-\$1,340	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE
Cash/Check Discount:		2%	-\$509	\$0	\$0	\$0	\$0	\$0	\$0
Final Price:			\$24,958	\$0	\$0	\$0	\$0	\$0	\$0
<p>NOTES:</p> <p>1) This includes product, delivery, installation, and removal of old units.</p> <p>2) Installation is Pocket Fits like previous installs</p> <p>3) Includes Full Screens, brown hardware with spoon locks and standard Pella Paint from factory.</p> <p>4) ILT grids included every where except 5 lower sashes on side of home. To add grids on two lower living room add \$786.00</p> <p>5) To add ILT's to all lowers add \$1964.00</p> <p>Quote is valid for up to 30 days from date of quote. However, due to current supply conditions, HomeTowne reserves the right to adjust any quote due to supplier increase. We will do our best to notify you as soon as we are notified. This may fall within the 30 day window.</p> <p>6) To do custom paint to match it would add about \$1200.00</p>									

301 Windsor Roof Repair

3D Render of Roof



Images of the house



Water Leak above window



Here you can see
cracking and bubbling of
the paint



Bedroom One



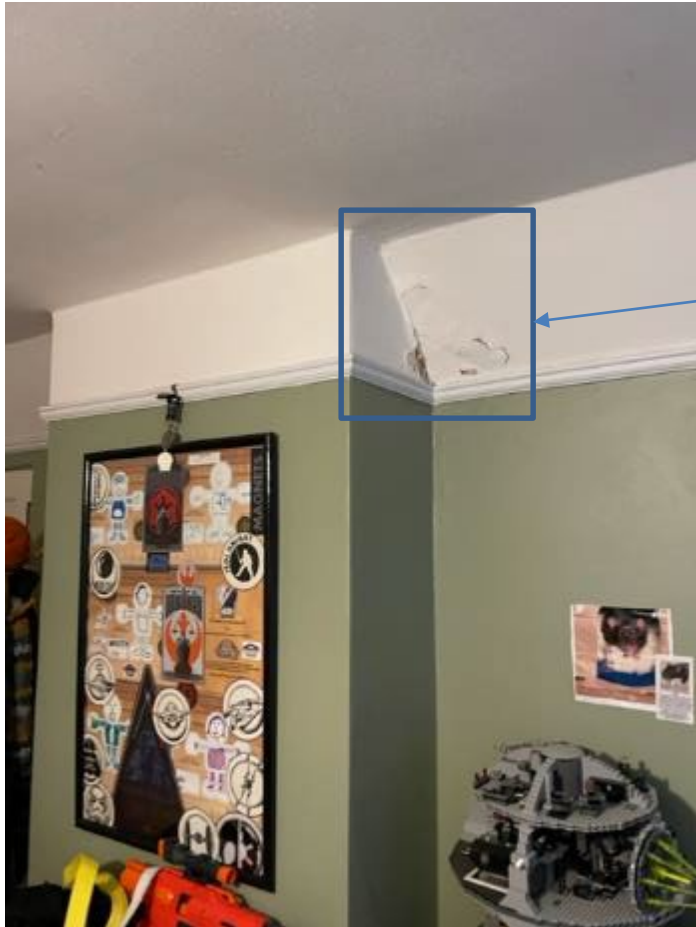
Here you can see
discoloration on from
water damage

Bedroom Two



Here there is water damage and discoloration. This location is near a vent stack where the roof is leaking

Bedroom Two



This area is at the chimney and we are seeing major leaking down the wall causing plaster to degrade

Bedroom Three



Here there is water damage and discoloration. This is quickly getting worse and we are moving quickly to put in a quick fix before a new roof is installed

600 Windrow
4 windows (Shore 6) 11.6 for L+H in front
windows
→ edge



Engler

ROOFING & SIDING INC.

all to be added

W273 S4561 Saylesville
Waukesha, WI 53188

→ 24' x 24' (no. 12)

EST. 1942

80—Years Family Owned

Roof Consultant & Inspection GAF & CertainTeed Materials Historical Restoration/Copper Details Removal & Re-roofing-Steep/Flat Roofing Gutters-Downspouts-Flashing LP Smartside Materials	* Established 1942 * 262-547-4558	Moisture—Fire Damage Disposal & Specialized Equipment Quality Approved, Certified and Licensed Anglo's List & BBB State Registered Corporation Dwelling Contractor Certification
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We Take Pride With Our Quality Expert Workmanship!

ESTIMATE SUBMITTED TO:

Brian & Kimberly Flood
301 Windsor Drive
Waukesha, WI 53186

Use the interior
page

September 11, 2022

This quote was especially prepared for Brian and Kimberly Flood.

- Work to be completed on residential house roof.
- Existing roof system beginning stages of replacement; approx. 2 years life expectancy left.
- Temporary repairs could be made to stop leaking at present.

REMOVAL

- The existing materials to be totally removed down to the wood decking.
- No debris will be dropped on the ground and will be placed in our refuse dispenser immediately upon removal from roof to maintain a clean environment. The asphalt will be recycled.

DECKING

- Inspect and evaluate existing wood decking for deterioration and not replace as needed if any.
- 1 x 8" board joining roof shingles may have to be removed and replaced for proper aluminum clad flashing to be installed against vertical wall to obtain a water tight seal at the walls.

UNDERLAYMENT

- GAF Deck Armor Cool Surface Synthetic Breathable Underlayment will be applied over existing decking for additional vapor barrier protection; this provides padding and added insulation for new shingles. Underlayment will be nailed in place with 1" cap nails.
- Titanium PSU-30 Synthetic Self Adhered Roofing Underlayment High and Low Temp's 3' wide rain, water, wind and ice barrier to be installed at valleys, gutter lines, chimney, saddle, walls and small flat sections above windows to

12
12
protect against water backup, ice dams and blowing rain.

FLASHINGS

- Lead soil pipe flashings (1) 4" to be installed.
- 16 oz. copper chimney flashings custom fabricated to be installed on all sides with rig let cut into brick with Quad Sealant secured in place with rivets and cement anchors.
- Color clad aluminum flashing to be custom fabricated and installed at all gutter lines 3" x 4" and 1" x 3" gable edge flashings. Color: Brown
- One layer of plastic roof cement to be installed at all gutter lines/rake edges before installing new shingles.
- Valleys standing seam 16 oz. copper custom fabricated 24" in width will be installed.
- Small flat sections above windows custom fabricated 16 oz. copper with 1" extension over windows.
- Install diverter above flat sections to divert water to either side of windows. Diverter to be installed on steep slope.

VENTING

- A total of (7) Master Flow 50 net sq. in. slant back louvered color clad painted aluminum enamel/roof vents with screens to be installed for ventilation; to replace existing vents. Color: Brown
- (1) Master Flow bathroom 4" slant back louvered painted enamel clapper vent. Color: Brown

NAILS & FASTENERS

- Nails will be galvanized with a 3/8" head and grip shank and 1-1/2" in length, all shingles are hand-nailed most recommended over power air nailing.
- All necessary sealing and bonding, where needed, will be completed with Neoprene sealant.

GUTTERS & DOWNSPOUTS

- All existing gutter work to be re-pitched if needed and re-anchored.
- All gutters to be cleaned from all debris.

WARRANTIES

- Engler Roofing & Siding Warranty: 12 years on all workmanship defects from the installation date. Transferable Warranty
- CertainTeed limited 10 year warranty for material if roof becomes defective and after 10 years the shingles will be prorated. Transferable Warranty

Note:

- Above all windows and window headers install painted LP Smartside siding panel over existing wood header.
- New LP Smartside siding panel to be sealed and anchored to existing wood.
- Color to match existing color scheme which is brown.

***HAVE US PROTECT YOUR INVESTMENT WITH
WAUKESHA'S MOST RECOMMENDED & FINEST ROOFING CONTRACTOR IN THE INDUSTRY***

COSTS ARE AS FOLLOWS:

- Components needed for CertainTeed Integrity Roofing System before shingles are installed for an approved roof installation. Removal & Disposal • GAF Deck Armor Cool Surface Synthetic Breathable Moisture Resistant Underlayment • Winter Guard™ Leak Ice Barrier • Attic Ventilation • Gutter Apron Flashings • Rake Edge Flashings • Valleys • Chimney Flashings • Underlayment and Shingle Fasteners • Starter Strips with Plastic Roof Cement Adhesive • Window Detail

Material, Installation & Labor Cost: Included

SHINGLE INSTALLATION

- The shingles and components of your roof will be installed per the ASTM roofing standards and CertainTeed steep slope Profiled Roofing Guide. This job requires a lot of detail per the ASTM roofing standards.

Shingle Cost including material, installation and labor:

- CertainTeed North Gate ClimateFlex
Classic shades and dimensional appearance of natural wood or slate, Class 4 impact resistance, greater cold-weather flexibility, increased ductile properties, increased granule adhesion, enhanced crack resistance and shrink resistance.
130 mph wind resistance
Wgt. per Sq. #255

Price: \$ 41,320.00

OR

- CertainTeed Belmont Luxury Designer Lifetime Shingle
Layered construction and blended coloration includes rich hues and high contrast shadow lines to give the appearance of natural slate, Class A fire resistant; Class 4 hail impact resistance. Weather flexibility, increased ductile properties, granule adhesion and enhanced crack resistance
130 mph wind resistance
Wgt. per Sq. #250

Price: \$ 41,320.00

Note: The Northgate and Belmont shingles qualify for a reduction on your homeowners insurance premium.

- Includes CertainTeed Cedar Crest™ Premium Ridge Cap Shingles • Fiberglass Asphalt Design • 12" Width • 8" Exposure • Triple Thickness • Massive Design • Upscale Look


JW Engler Roofing & Siding Corp.®

Thank you for contacting Engler Roofing & Siding Corp. We appreciate the opportunity to provide you with an estimate, proposal, and our expertise for all of your roofing and siding needs. We look forward doing business with you.

**HAVE US PROTECT YOUR INVESTMENT WITH
W/ A KRESHA'S MOST RECOMMENDED & FINEST ROOFING CONTRACTOR IN THE INDUSTRY**

CertainTeed
SAINT-GOBAIN

Engler
ROOFING & SIDING

W27354561 Saylesville Road
Waukesha, WI 53189

NORTHGATE® ClimateFlex®

Designer Roofing Shingles



BETTER PLIABILITY AND
GRANULE ADHESION



HIGHEST INDUSTRY-RATED
IMPACT PROTECTION



ENDURES WEATHERING AND
COLD-WEATHER EXTREMES



LIFETIME
LIMITED WARRANTY



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representation throughout this publication.

NorthGate ClimateFlex | Shown in Max Def Driftwood

NORTHGATE® ClimateFlex® COLOR PALETTE



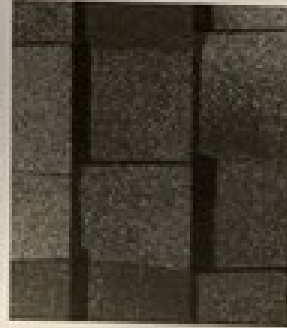
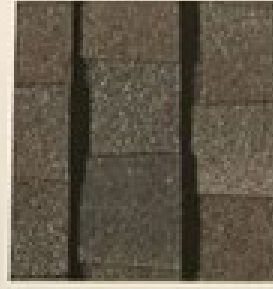
Max Def Burnt Sienna



Max Def Driftwood



Max Def Heather Blend



Max Def Granite Gray



Max Def Moine Black



Max Def Pewter



Max Def Resawn Shake



Max Def Weathered Wood



Max Def Hunter Green



Silver Birch color: Product of 2008-0000

Using Max
Defen Resawn
Shake

Nail Trak®

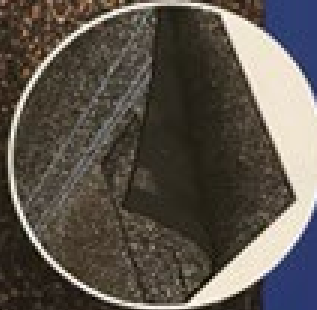
Fast, Accurate, Visible



1-1/2" extra-wide nailing area
improves efficiency and accuracy

QuadraBond

Advanced Layering



An industry-leading four steps
of our Quadra-Bond adhesive
for durability

WIDER, SAFER, PROVEN

For more than fifteen years, contractors have used NailTrak to install shingles with speed, accuracy, and confidence. With a nailing area three times wider than that of a typical laminate shingle, NailTrak helps ensure each shingle is installed per manufacturer's specifications.

NorthGate ClimateFlex shingles also feature CertainTeed's specially formulated Quadra-Bond™

adhesive, which laminates shingle layers at an industry-leading four points for superior resistance to delamination.

Together, our NailTrak and Quadra-Bond technologies deliver the strength and durability that gives homeowners greater peace of mind that their home and possessions are protected.

StreakFighter®

Algae Resistance

HELP MAINTAIN THE NATURAL BEAUTY OF YOUR ROOF

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America.

CertainTeed's StreakFighter technology uses the natural anti-algae properties of copper-containing surface granules to help prevent algae from forming on shingles, reducing the need for costly and time-consuming algae cleaning and maintenance while helping your roof maintain its curb appeal for 32 years to come.



Ceramic coating

Mineral core

Copper layer

Diagram for illustrative purposes only.

CertaSeal™

Uplift Protection

CertaSeal™ is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry.

It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Trust your home to NORTHGATE® **ClimateFlex**

Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life.

That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.



HIGH-QUALITY,
RELIABLE CHOICE

+



INDUSTRY-BEST
WARRANTY

+



CENTURY OF TRUSTED
PERFORMANCE

=

PEACE OF MIND

Our dedication to making the highest quality roofing systems continues to earn the respect of top building professionals.



NORTHGATE ClimateFlex® | Shown in Max Coat House finish

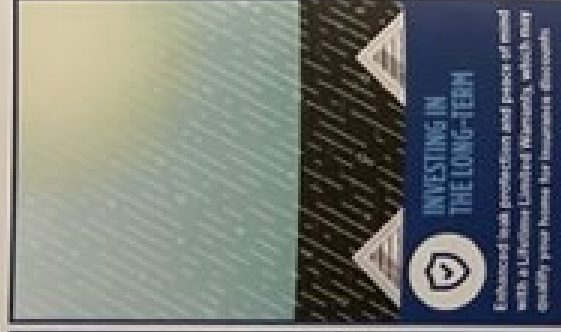
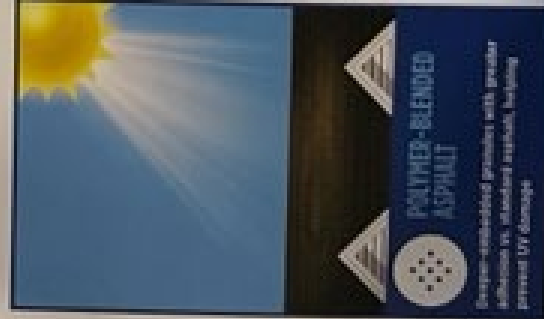
Technology that protects
the beauty of your roof and
strengthens its performance.



ClimateFlex®

Outstanding durability. Featuring the latest advances in polymer science, CertainTeed's ClimateFlex technology works at a molecular level to make shingles strong and pliable. The rubber-like qualities of the ClimateFlex asphalt formula provides each shingle with improved hail resistance, cold-weather flexibility, and granule adhesion.

With NorthGate ClimateFlex, you give your home the curb appeal of designer roofing and the protective resilience of polymer-modified asphalt, all backed by CertainTeed's manufacturer warranty - the most comprehensive and valued warranty in the industry.



Strength with Style

NORTHGATE® ClimateFlex®

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensionality of natural wood or slate

(For U.S. building code compliance, see product specification sheets.)

**CERTAINTED PRODUCTS ARE TESTED TO
ENSURE THE HIGHEST QUALITY AND COMPLY
WITH THE FOLLOWING INDUSTRY STANDARDS:**

FIRE RESISTANCE

- ✓ UL Q480A
- ✓ UL, certified to meet ASTM E0808 Type 1

WIND RESISTANCE

- ✓ UL, certified to meet ASTM E0808 Type 1
- ✓ ASTM D2062 Class 1
- ✓ ASTM E1592 Class 4

TEAR RESISTANCE

- ✓ UL, certified to meet ASTM E5462
- ✓ CSA standard A213.5

IMPACT RESISTANCE

- ✓ UL, Certified to meet UL 2708 Class 4

QUALITY STANDARDS

- ✓ ICC-ES ESR-1088 & ESR-1027

WARRANTY

- ✓ Lifetime limited transferable warranty against manufacturing defects in residential applications
- ✓ 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- ✓ "Stained glass" 15-year algae-resistance warranty
- ✓ 10-year SunGuard® protection
- ✓ 5-year 100 mph wind-resistance warranty
- ✓ Wind warranty upgrade to 120 mph available. Certainted starter and Certaintedrip and ridge required.

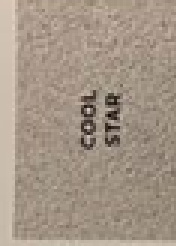


Color Companion Products for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



WEATHERED
WOOD



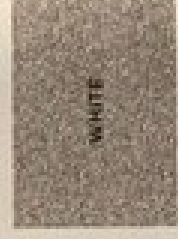
COOL
STAR



NOISE
BLACK



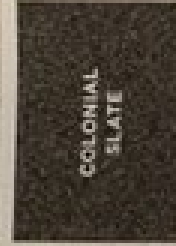
HEATHER
BLEND



WHITE



BURNT
SIENNA



COLONIAL
SLATE



RESAWN
SHAKE



MOJAVE
TAN

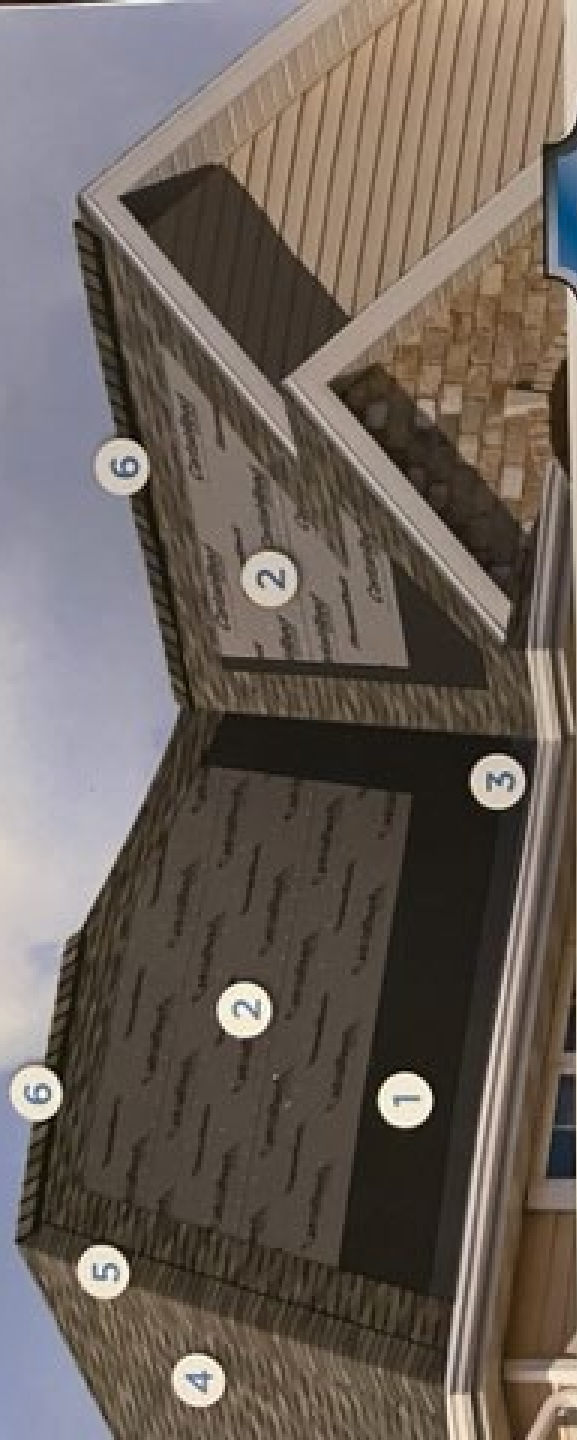


TERRACOTTA

Add a Little Accent to Your Roof

For a finishing touch to cap hips and ridges, use 12" Shadow Ridge **ClimateFlex** — available in colors to match your NorthGate **ClimateFlex** shingles.





Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.



1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

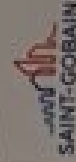
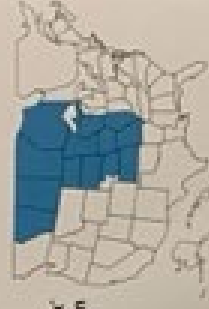
Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at:

certainteed.com/roofing



CertainTeed

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