



Window Restoration + Tuning Proposal

Date: 9/21/21

For:

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Company Mission:

Thoughtful Craftsmen's mission is to maintain the historic housing stock of Milwaukee and its older suburbs through comprehensive restoration that treats a home as a living organism composed of interconnected systems. Using the highest quality materials, applied and installed with a thoughtful eye to historical and architectural details, we endeavor to return homes to their original appearance in a way that will survive for decades to come.

Work Proposed:

Window Restoration + Tuning

We perform our window tuning on a time and materials basis in part because no two windows are the same, and because of the options you choose can greatly affect the time it takes to do each window. This approach allows you to start with a select window or windows and expand the project from there at your discretion. Several windows are highlighted in attached images and order form for budgeting purposes.

Job Description:

Window Restoration + Tuning

Remove windows to our facility in Shorewood for this restoration to take place to avoid mess and contaminants at your house. Once removed we may temporarily board up openings on request if work is to be performed in the colder months or for security purposes.

Paint will be removed taken to near bare wood. Once window is prepped accordingly, we clean any lingering debris, fill any gouges/ nail holes, prime, and paint with two coats premium paint. Color to be selected by owner. If current color not available we can do a color match. Remove and replace any deteriorated glazing.

Clean hardware original to the windows. If any windows have missing hardware we will replace to match original as closely as possible. We will confirm hardware with owner prior to ordering.

Replace any broken glass.

All windows glazing will be assessed and repaired where necessary, followed by an oil based primer and paint to match.

Rotten, severely dried out or weathered wood will be addressed with Abatron wood restoration epoxy.

If you would like more information on the product we use I have attached a link to a short video: https://www.youtube.com/watch?time_continue=17&v=2yGQMnmNK1Y

Re-glue any joinery that has begun separating

Windows that have been removed, once restored, we then reinstall and tune as necessary.

This will include: Affixing top sash fully up into its opening making sure top and bottom sash meeting rails line up and latch fully. Replacing sash cords and any missing stops.

Note: Trim “stops” removed to access window sashes, if painted, may need touch up painting upon completion. We may perform touch up painting or leave for owner.

Re-securing, re-placing or cleaning existing hardware.

Finally we recommend adding metal interlocking weatherstripping around the lower sash window and a vinyl gasket between the sash meeting rails.

Please identify which windows you’d like us to start with, you may expand the project to other windows throughout the home or change the scope of work as you see fit.

Windows you’d like to start restoration/tuning with:

Other Specifications:

Totals: Rough and non binding estimates for windows per the cursory inspection and form attached below:

Window 1 – 14 hrs.

Window 2 - 14 hrs.

Window 3 - 16 hrs.

Window 4 - 16 hrs.

Window 5 – 18 hrs.

Window 6 – 18 hrs.

All work including set up, removal, restoration, reinstallation, cleanup and travel to be performed at \$75/hr. plus the cost of all materials and expendable supplies.

To track our time and keep you informed, we complete and share with you daily time and materials logs and are happy to discuss the process, progress, and any options that arise as frequently as you would like.

AS REQUIRED BY WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON THE OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE BELOW SIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS/HER MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL CLAIMANTS ARE DULY PAID.

Proposal may be withdrawn if not accepted within 30 days. Scheduling is based on receipt of down payment.

Payment Schedule:

Non-refundable time-slot reservation retainer of \$250 due upon signing. (Will be deducted from final invoice.)

Time & materials work Invoiced and paid weekly as needed.

Payments due directly upon receipt of invoice.

1/2% interest per month on all payments 5 days overdue.

Scheduling is based on date of signed proposal and received down payment. For this, check is best and can be made out to Thoughtful Craftsmen and sent to P.O. Box 11537 Shorewood, WI 53211.

Authorized Signature, Thoughtful Craftsmen, LLC.

Jake Meils

9/21/21

I agree to these terms and authorize the work described above.

_____ Date _____ Owner/Agent
(Please sign one copy and return it to us).

Thank-you



WINDOW RESTORATION / TUNING

# / Location	Remove/ Reinstall	Paint/Stain Interior Removal + Reapplication		Paint/Stain Interior Removal + Reapplication		Glazing	Ropes	Align Meeting Rails	Hardware			Weather Stripping			Broken Glass	Re-Glue Joinery	Carpentry/ Epoxy Repairs	Jamb Stripping/ Re-finish	Trim "Stops" Touch Up Paint	Other	*Rough Time Estimates
		Strip	Feather	Strip	Feather				New	Clean	Re-Affix	Inter-locking	Vinyl Gasket	Spring Bronze							
1	2	1		1		1	1	.5	.5	1	2	.5		.5	1	2				new stops	14
2	2	1		1		1	1	.5	.5	1	2	.5		.5	1	2				new stops	14
3	2	2		2		1	1	.5	.5	1	2	.5		.5	1						16
4	2	3		3		1	1	.5	.5	1	2	.5			1						16
5	2	4		4		1	1	.5	.5	1	2	.5		.5	1						18
6	2	4		4		1	1	.5	.5	1	2	.5		.5	1						18

Note: Highlighted above are our best recommendations based on the cursory inspection and discussion. Ultimately you or the project manager may elect to approach any window in a different manner.

*All work to be performed on the basis of time and materials.