

210 THIRD AVENUE SOUTH - WEST UNIT WINDOW SURVEY- FLOORS 2-5 AND WEST STOREFRONT ADDENDUM - FLOOR 1



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Cross 2 Design Group for True North Construction Management, Inc.



Diagram showing surveyed window locations on west elevation of 210 Third Avenue South.

- Area of rot / damage to frame or sash
- X Window Not Safely Operable

The Lofts Window Survey

Unit	Window ID	Size	Type	Interior Frame	Exterior Frame	Interior Wood Sill	Exterior Wood Sill	Sash	Weatherstrip	Sash stop	Glazing Stop	Glazing	Remarks
2A	W2A	21'-4" x 8'-1"	F/PT	OR, P	OR, P	C, P	PR, P, C		PR	PR, C	P	NO	Weatherstripping damaged at several operable sashes. Open joints in most operable sash sill conditions. Small amount of rot at pivot.
2C	W2C	21'-4" x 8'-1"	F/PT	OR	OR	P	PR,C, D,P	P	PR	PR,C,D	PR, C, P	NO	No sealant and Rot and severe checking at exterior sill trim All visible fasteners philips head screws Rot / damage at sash stops and rot near pivot. Some open joints present at sash
3A	W3A	21'-4" x 8'-1"	F/PT	OR, P	OR, P, C	P	PR, C, D, P		PR	P	PR, C	NO	Jamb damage, loose joints and fasteners in operable sash, weatherstripping damaged on most sashes, water staining noted between sashes, checking and some rot at lower jambs, staining from upper sash onto window frame

Unit	Window ID	Size	Type	Interior Frame	Exterior Frame	Interior Wood Sill	Exterior Wood Sill	Sash	Weatherstrip	Sash stop	Glazing Stop	Glazing	Remarks
3C	W3C	21'-4" x 8'-1"	F/PT	OR, P, C	OR, P,	P	PR, C, P	PR, C, P	PR		PR, C	NO	Overall photos of interior not accessible as drapery was not operable at the time of inspection. Weatherstripping damaged typically on the south and sill side of operable sashes. Checked sills. Rot at lower south portion of operable sashes.
4A	W4A	21'-4" x 8'-1"	F/PT	OR, P	OR, P	P	PR, C, P	PR, P	PR	PR, P	PR, P	NO	damaged sash stop on jambs, checked exterior wood sash damaged at multiple locations., damage mullion jambs
4C	W4C	21'-4" x 8'-1"	F/PT	OR, P	OR, P	P	PR, C, P	PR	PR	PR, C, D	PR, C, P	NO	exterior sill trim has some rot, heavily checked. Multiple sash stops heavily damaged.
5A	W5A	21'-4" x 8'-1"	F/PT	OR, P	OR, C, P	P	PR, C, P	P	PR	PR, C, P	PR, P, C	NO	Upper sash joints pulling apart. Trim, glazing and sash stops heavily weather checked. Minor damage at latch.

Unit	Window ID	Size	Type	Interior Frame	Exterior Frame	Interior Wood Sill	Exterior Wood Sill	Sash	Weatherstrip	Sash stop	Glazing Stop	Glazing	Remarks
5C	W5C	21'-4" x 8'-1"	F/PT	OR, P	OR, PR, C		PR, C, P	PR, C, P			PR, P, C	NO	Rot in mull / frame and S. Jamb stop., glazing stops, checked / rot in multiple sash and glazing stops. Damaged weatherstrips. Damage to horizontal frame between upper and lower sashes Interior repainted relatively recently

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STOREFRONTS

NORTH (208-210)	N	27'-10"x 16'-6"	F/SF	U	U	P, C, NO	P, C, NO	U	N/A	N/A	U/NO	NO	Condo entryway (210) and vacated ground floor unit (208). There was visible weather checking of the interior storefront sill stop in the 208 space. Multiple paint layers are visible in the texture of the brick mold and horizontal mullion beam. Interior upper molding appears to be relatively new / unaged / weathered, no paint layers are visible. Entries are inset with Stucco soffit.
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Unit	Window ID	Size	Type	Interior Frame	Exterior Frame	Interior Wood Sill	Exterior Wood Sill	Sash	Weatherstrip	Sash stop	Glazing Stop	Glazing	Remarks
SOUTH (212)	S	27'-10"x 16'-6"	F/SF	U	U	P, C, NO	P, C, NO	U	N/A	N/A	U/NO	NO	Greg Kucera Gallery (212). The brick mold surrounding the opening on the exterior was significantly weathered in appearance. Multiple paint layers are visible in the texture of the brick mold and horizontal mullion beam. Upper exterior and interior show multiple coats of paint / more weathering. Entries are inset with a stucco soffit.

Unit	Window ID	Size	Type	Interior Frame	Exterior Frame	Interior Wood Sill	Exterior Wood Sill	Sash	Weatherstrip	Sash stop	Glazing Stop	Glazing	Remarks
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Legend - Type

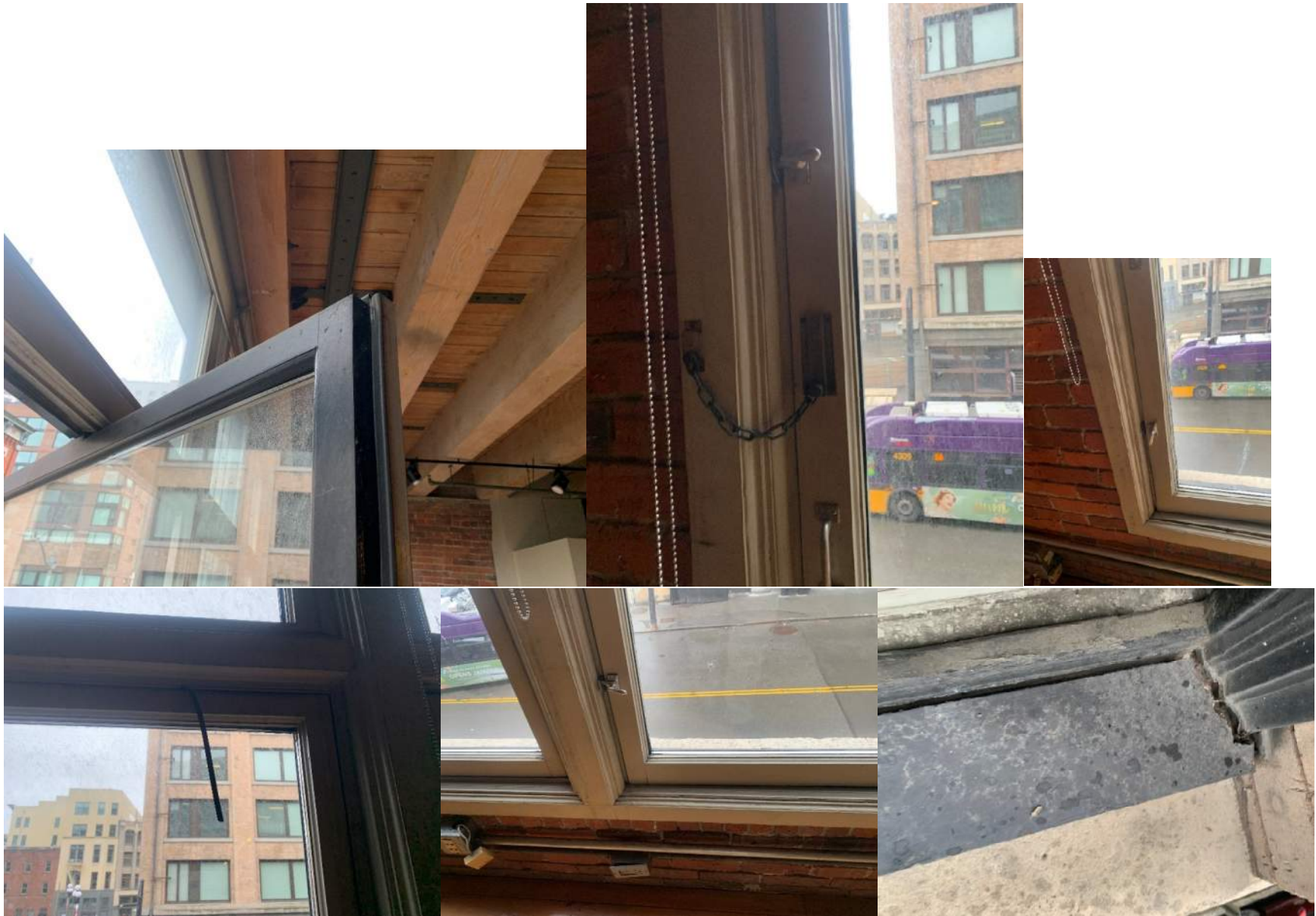
- F- Fixed Sash
- PT - Pivot Turn Sash
- SF - Storefront

Legend - Window Conditions:

- C - Checked or Cracked
- S- Sash Stops Broken or Missing
- P - Paint Peeling or Missing
- D - Possible Rot
- OR - Original
- U - Unknown
- PR - Poor
- PS - Partially Serviceable
- OP - Out of Plum
- NO - Not Original
- MM - Adjacent Mortar / Masonry Defects
- N/A - NOT APPLICABLE

UNIT 2A





Unit 2A: Upper photos showing typical conditions. Lower photos: showing damaged weatherstripping (L), (C) Interior view of vertical mullion and sill, (R) damaged to sill and exterior of window frame including weather checking and damage to sill trim.



Unit 2A: (L) damaged to sill and exterior of window frame. (C) Exterior wear at jamb. (R) Damage to sill trim.

UNIT 2C





Unit 2C: Upper photos – (L) Damage at sill and sash. (R) Damage to frame, and sash. Lower photos – (L) Damage at pivot hardware, Right damage at sill and frame.

UNIT 3A





Unit 3A – Upper row (L) weatherchecking at sill. (C) weatherchecking and peeling paint at sill. (R) peeling paint and damage at frame and sill.

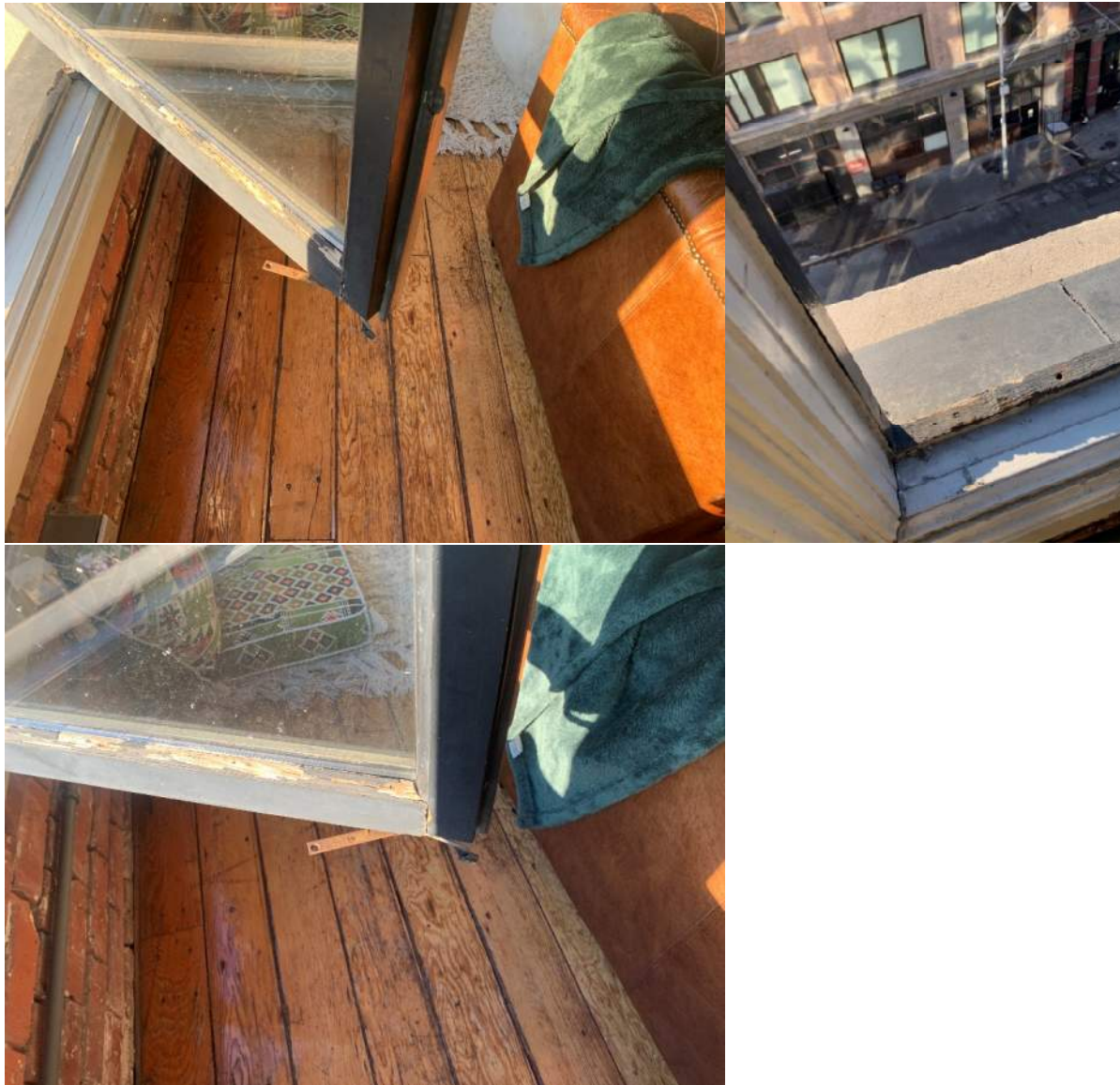
UNIT 3C



Unit 3C: Lower row – (L) open joints and paint damage, (C) paint damage (R) damage to weatherstripping.

UNIT 4A

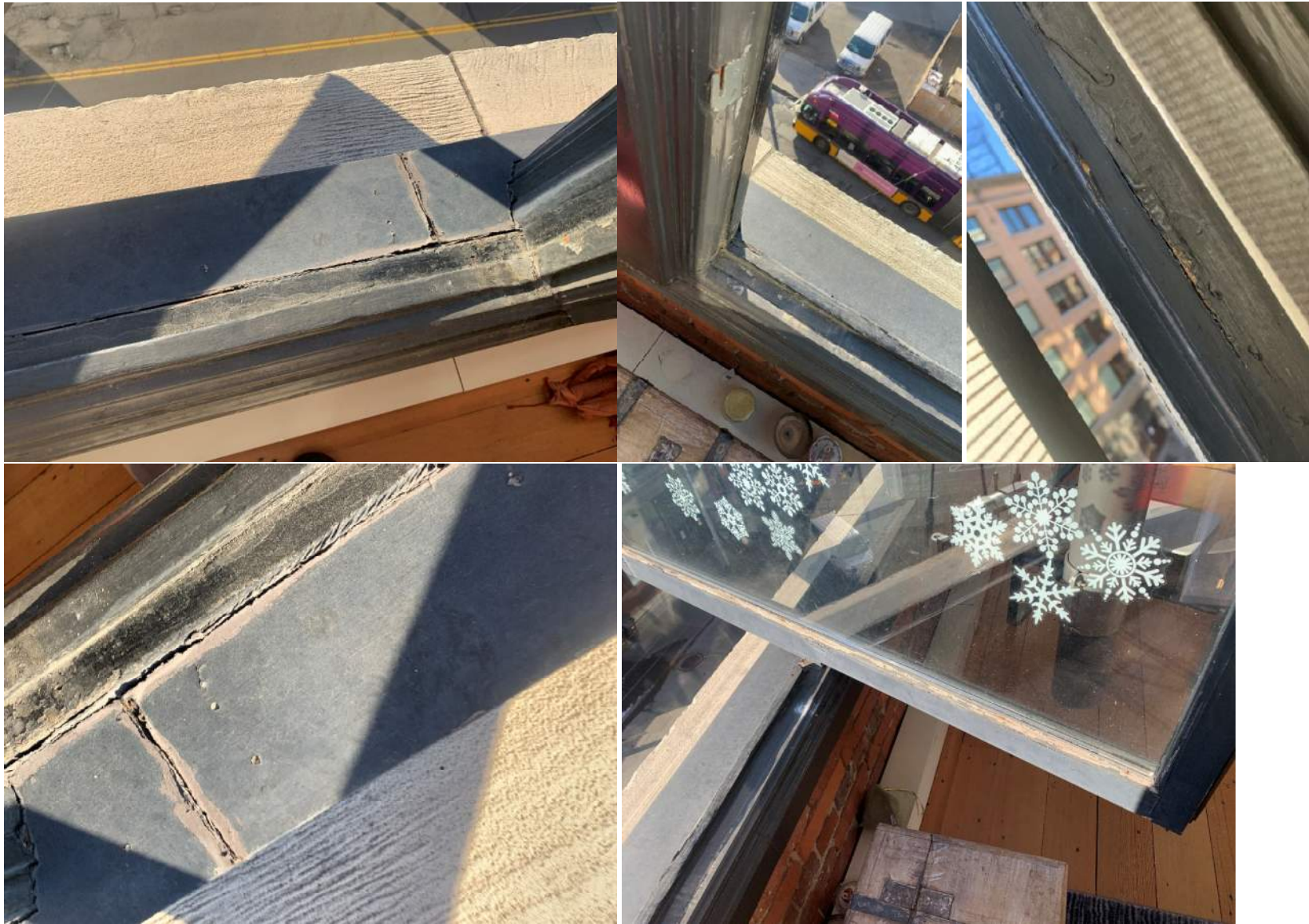




Unit 4A: (L) Upper and lower, loose joint in sash, damaged hardware, weatherchecking at sash and open joint (R) weatherchecking and damage / rot at sill.

UNIT 4C

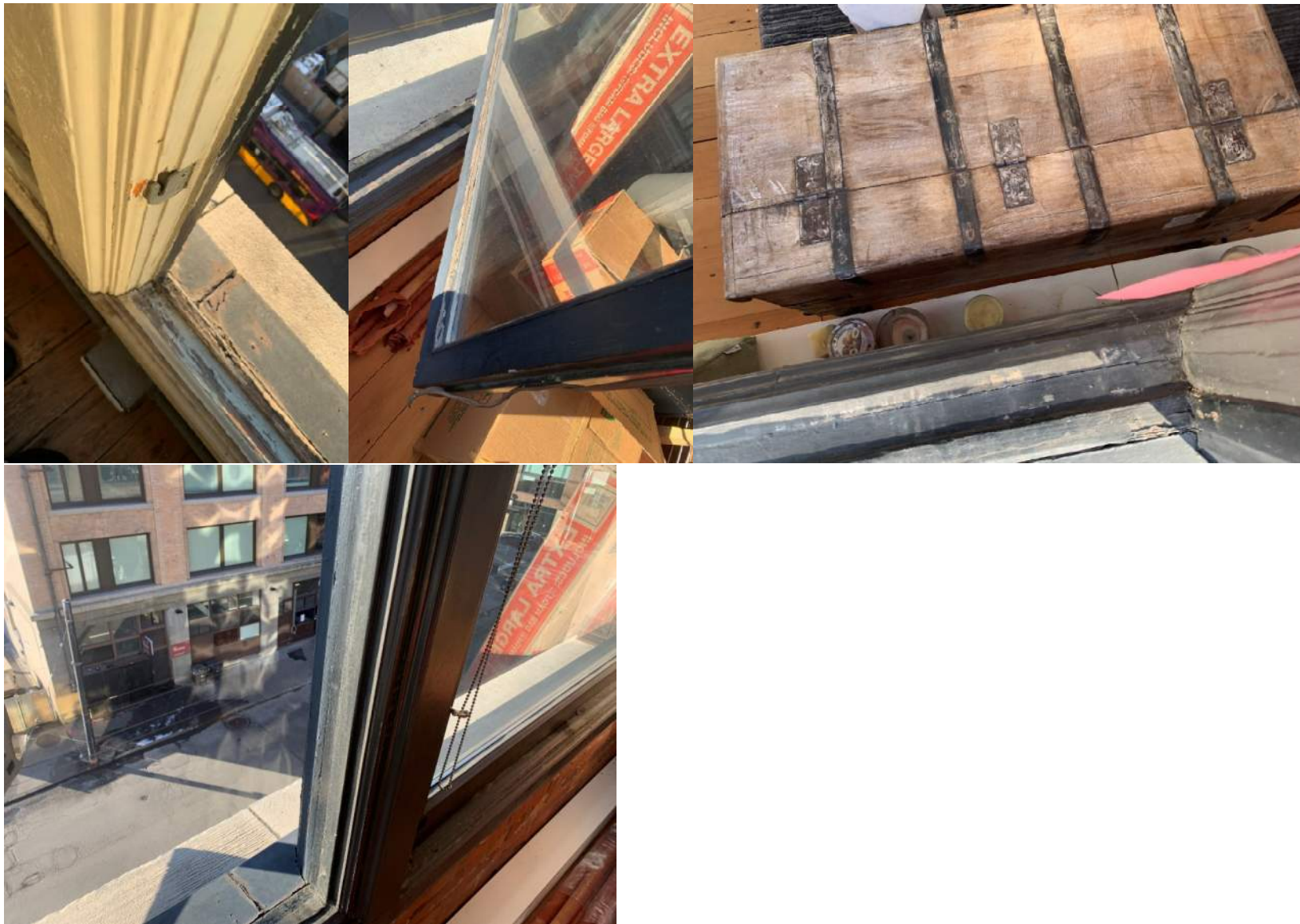




Unit 4C: Upper row typical damage to sill, frame and sash including open joints in the sash, weather checking and peeling paint. Lower row damage to sill trim and sash

UNIT 5A





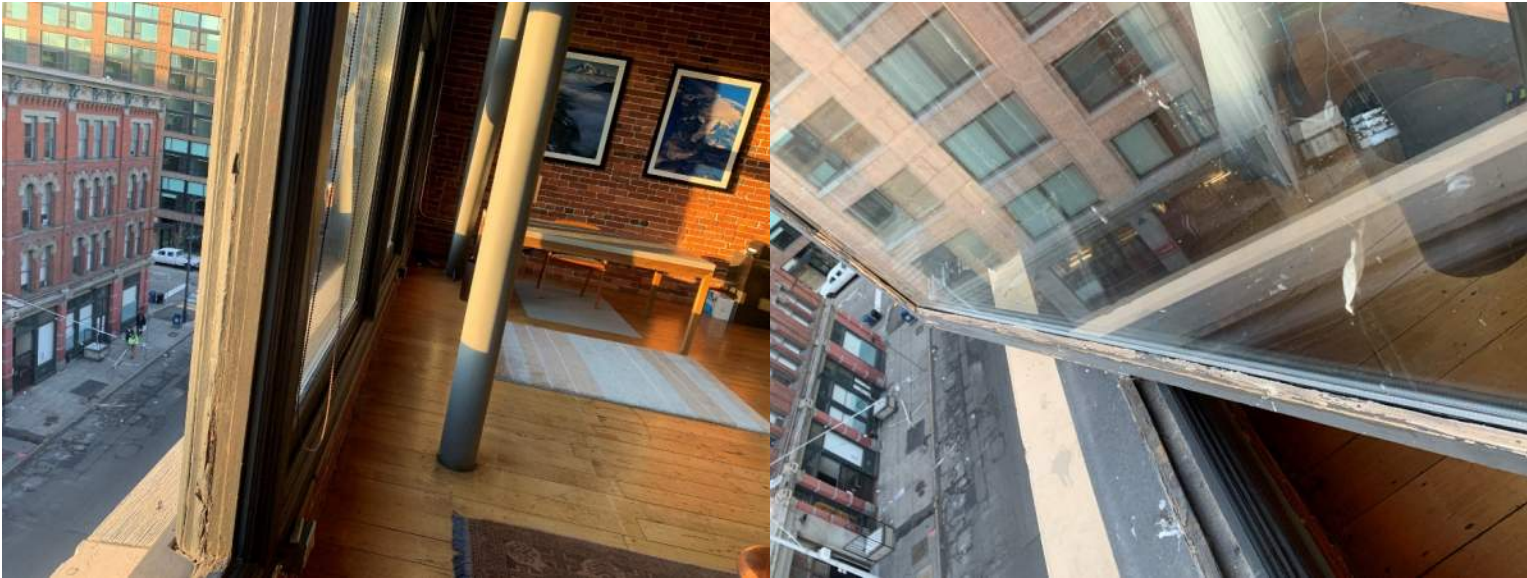
Unit 5A: Upper photos – (L) damage and weatherchecking at sill, (C) poor weatherstripping (R) Weather checking and damage sill. Lower photo: weatherchecking and related damage to sill and frame.

UNIT 5C





Unit 5C: photos showing checking and rot in sash and glazing stops particularly near the sill.



Unit 5C: photos showing rot and damage in frame mullion(L) and in the sash and sill ®



210 THIRD AVENUE SOUTH -STOREFRONT N (208-210)



North Storefront (208-210): Upper Left Photo - Weatherchecking and environmental damage at sill. Upper and lower right photos - weather checking at interior of storefront in unit 208.





South (212) : Upper Left – staining and related damage at upper sash / muntin’s. Upper Right – weathered brick at jamb and sill trim Lower Left – intersection of brick mold at jamb and horizontal mullion showing weathering .