

LEONA CONDOMINIUMS REMEDIATION

916 QUEEN ANNE AVE. N, SEATTLE, WA 98109

WINDOW REPLACEMENT PROPOSAL



PROJECT INFORMATION

SITE ADDRESS

916 QUEEN ANNE AVE. N,
SEATTLE, WA 98109

LEGAL DESCRIPTION

3-4 4 KINNEARS G ADD SUPL

PARCEL NUMBER

4272000000

CODE INFORMATION

CODE:	SBC 2018, SEBC 2018, SEC 2018, AND ASCE 7-16
CONSTRUCTION TYPE:	TYPE V-A
OCCUPANCY:	RESIDENTIAL (R2), PARKING (S2) (NO CHANGE)
PARKING:	17 EXISTING SPACES (NO CHANGE)
DWELLING UNITS:	18 EXISTING UNITS (NO CHANGE)
FIRE SPRINKLERS:	FULLY SPRINKLERED (NO CHANGE)

PROJECT TEAM

OWNER/CLIENT

THE LEONA CONDOMINIUM OWNERS ASSOCIATION
916 QUEEN ANNE AVE N
SEATTLE, WA 98109

MELISSA STRATTON (EWING & CLARK, INC.)
mstratton@ewingandclark.com

ARCHITECT

OAC SERVICES, INC.
2200 1ST AVE S
SEATTLE, WA 98119

Grace Wong, AIA
gwong@oacsvcs.com

GENERAL NOTES

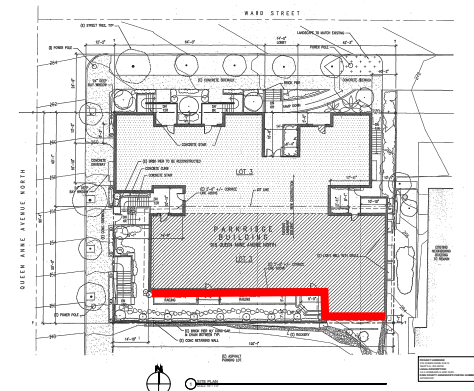
THE SURVEY OF WINDOWS AND DOORS AT THE LEONA CONDOS WERE COMPLETED IN APRIL 2021. MOST OF THE WINDOWS APPEAR TO HAVE DETERIORATED AND THE CONDITION OF THE WINDOWS/DOORS HAVE WORSEN FOR THE LAST TWO YEARS.

LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



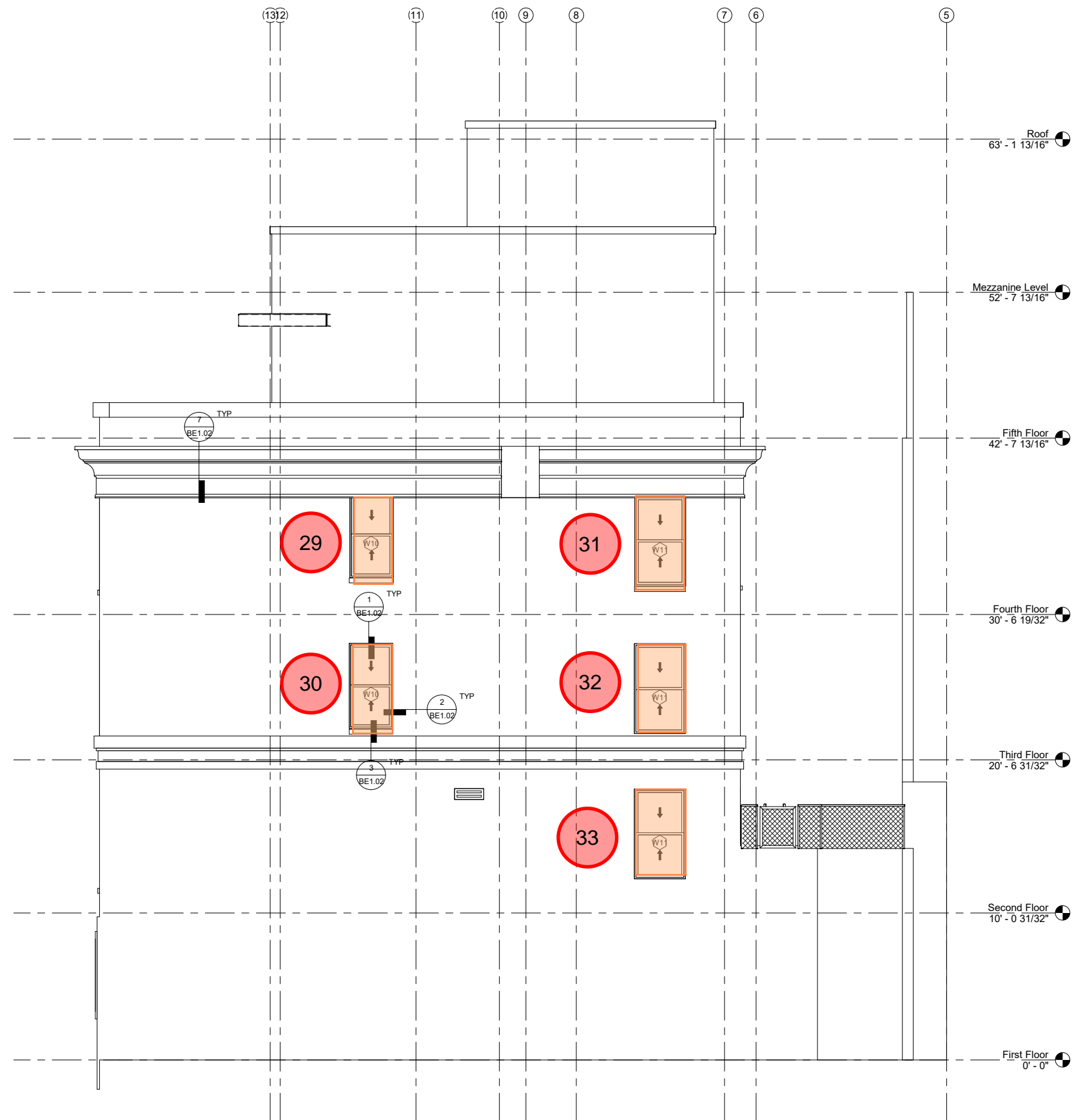
LEGEND:

- MODERATE UNIT CONDITION
- POOR UNIT CONDITION



① SOUTH ELEVATION
1/4" = 1'-0"

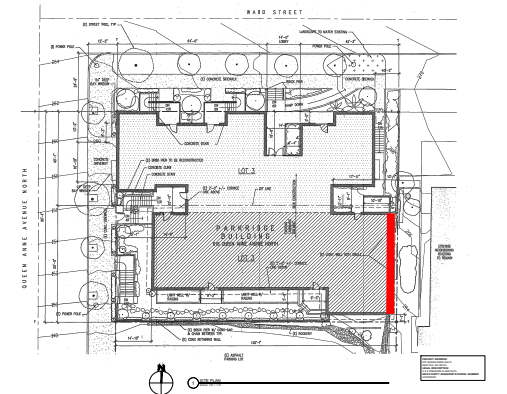
LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



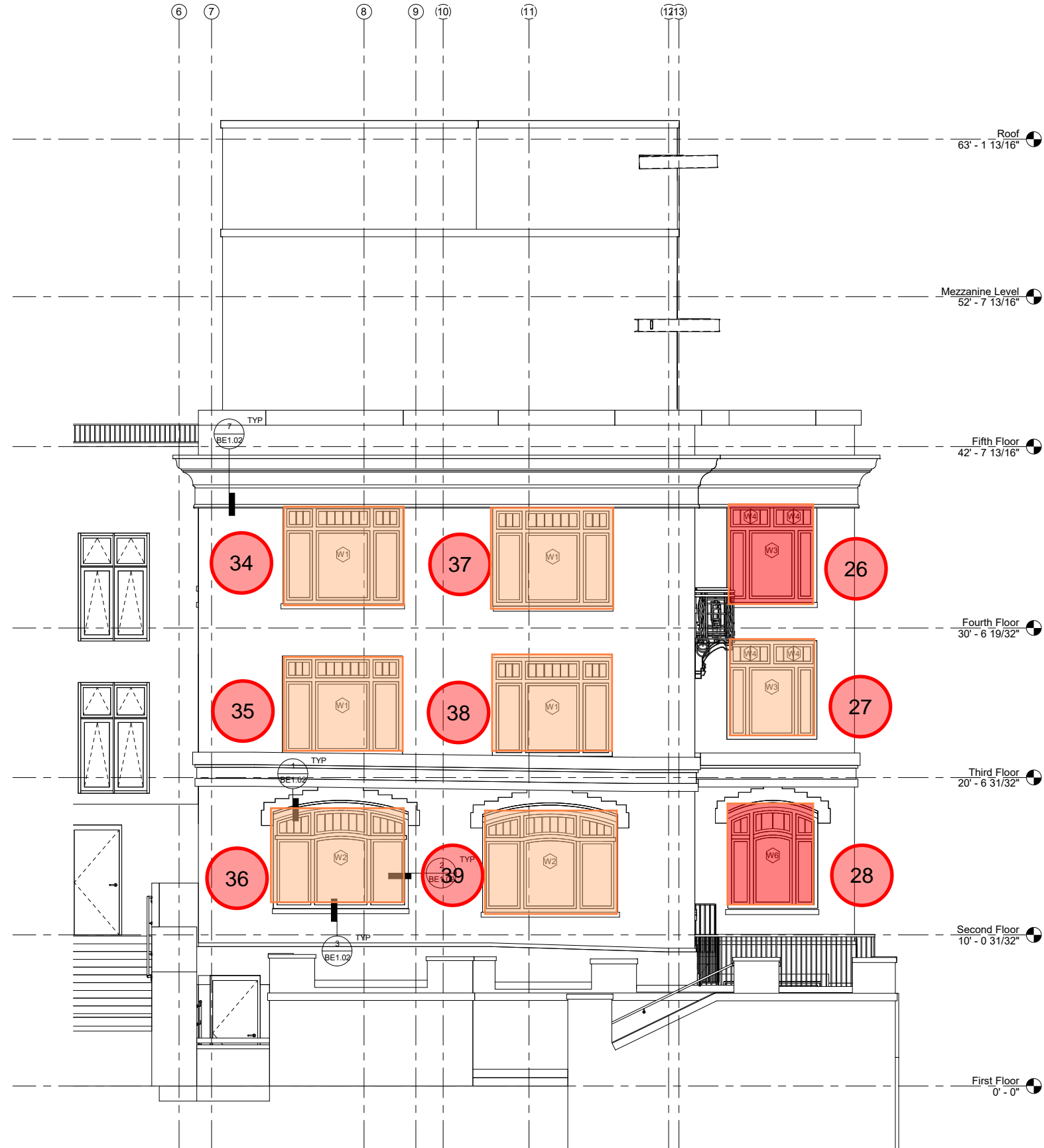
① EAST ELEVATION
1/4" = 1'-0"

LEGEND:

- MODERATE UNIT CONDITION
- POOR UNIT CONDITION

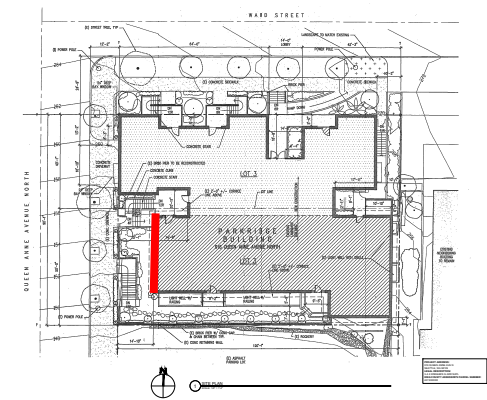


LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL

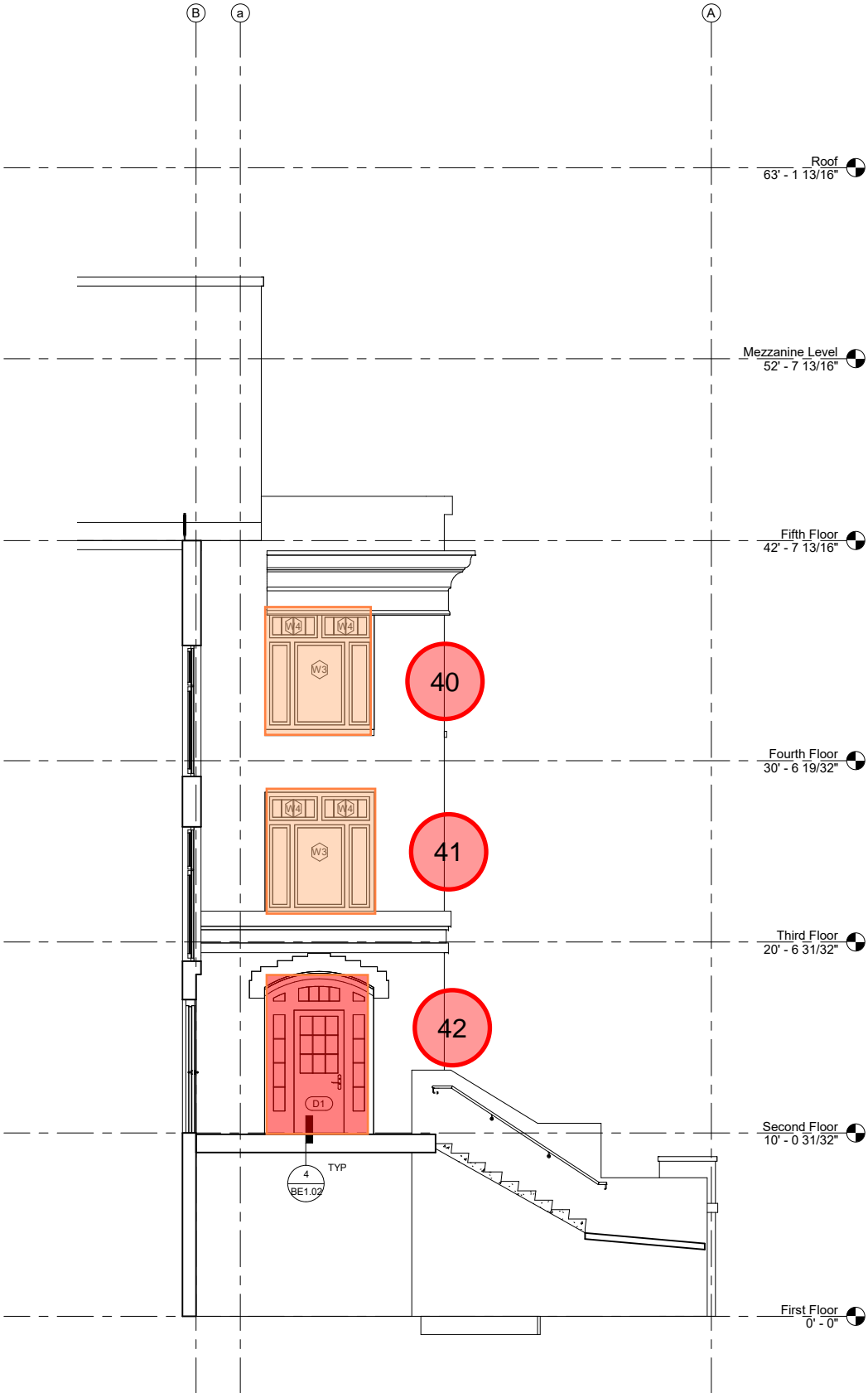


LEGEND:

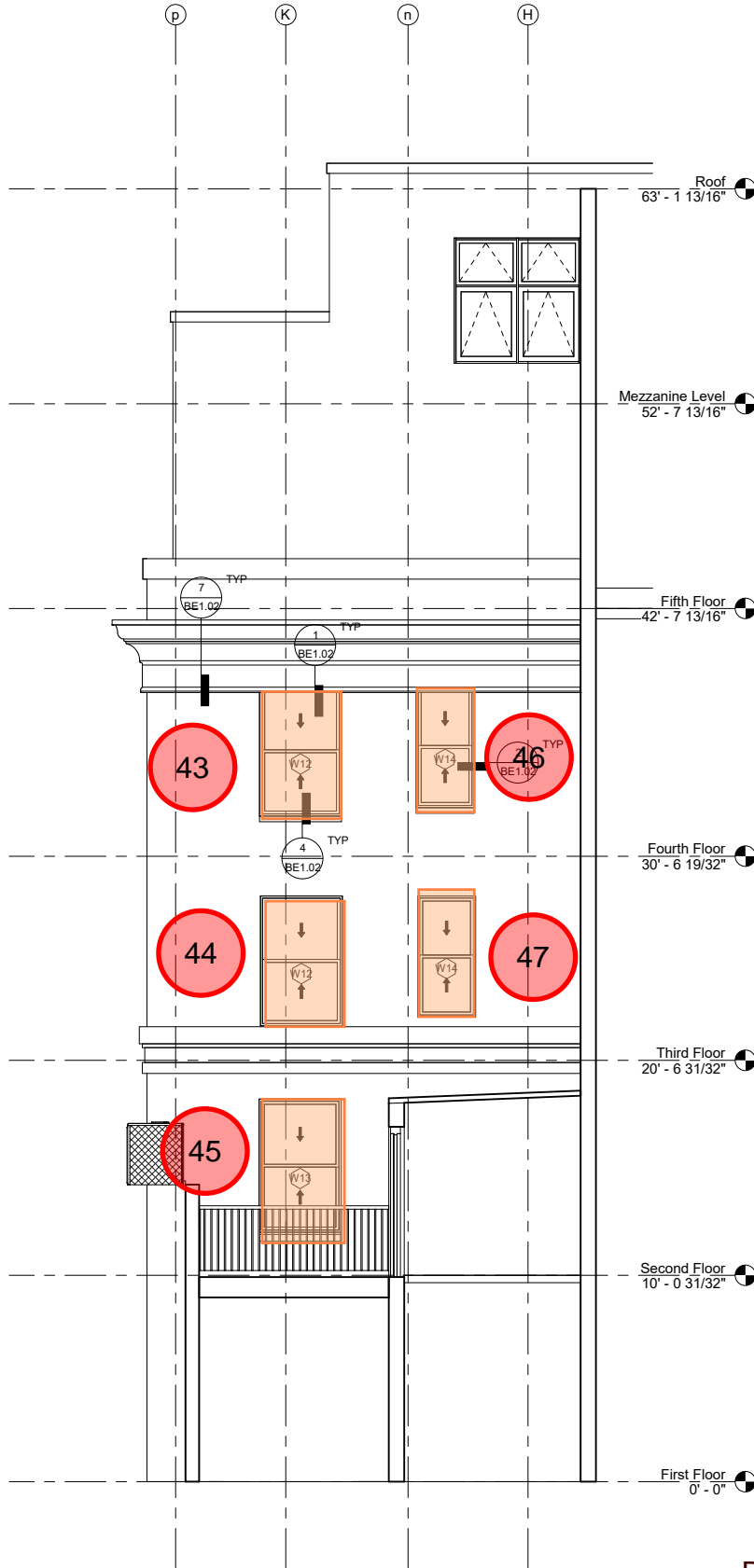
- MODERATE UNIT CONDITION
- POOR UNIT CONDITION



LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL

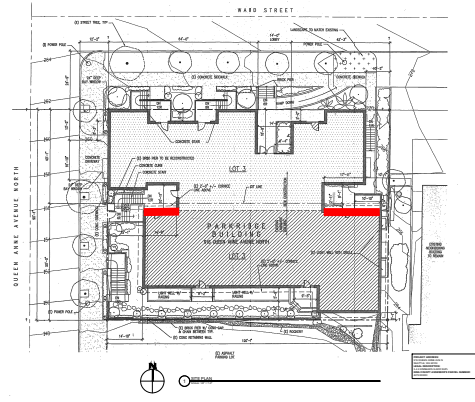


1 NORTH (WEST) ELEVATION
1/4" = 1'-0"

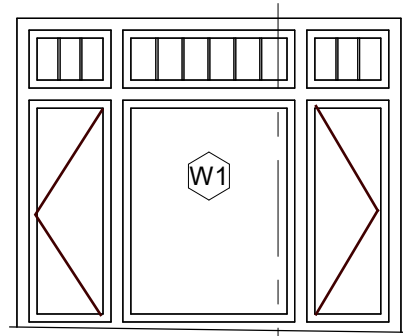


2 NORTH (EAST) ELEVATION
1/4" = 1'-0"

- LEGEND:**
- MODERATE UNIT CONDITION
 - POOR UNIT CONDITION



LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



Window Type: W1

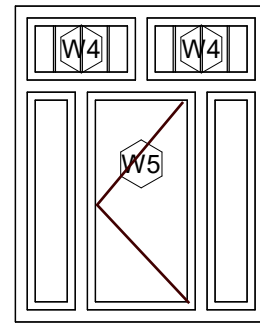
Quantity: 4 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 34,35,37,38

Elevations: West



Window Type: W5

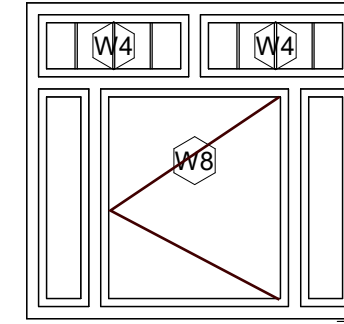
Quantity: 3 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 5,9,18

Elevations: South



Window Type: W8

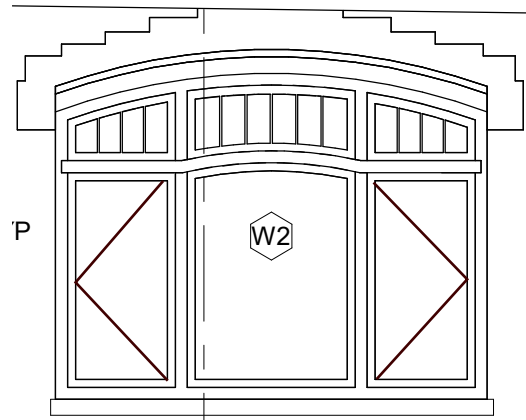
Quantity: 4 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 11,12,14,15

Elevations: South



Window Type: W2

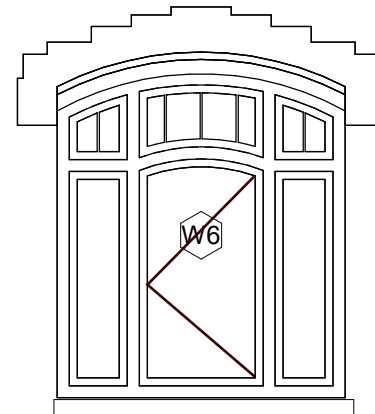
Quantity: 2 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 36,39

Elevations: West



Window Type: W6

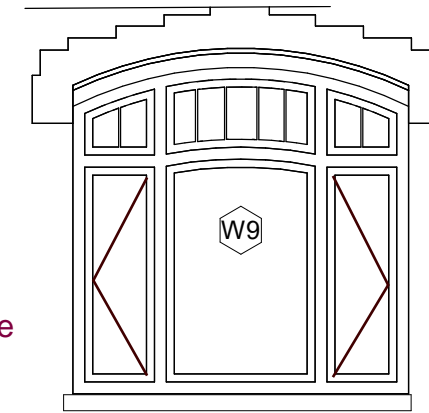
Quantity: 4 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 3,22,25,28

Elevations: South, West



Window Type: W9

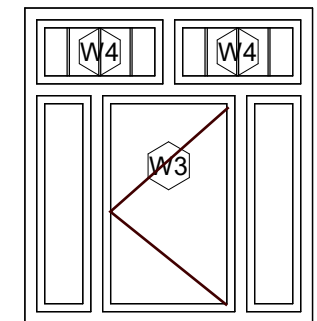
Quantity: 2 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 13,16

Elevations: South



Window Type: W3

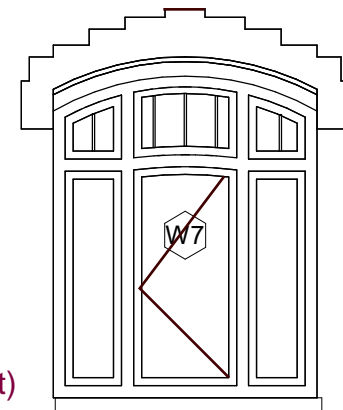
Quantity: 10 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 1,2,20,21,23,24,26,27,40,41

Elevations: West,South,North(West)



Window Type: W7

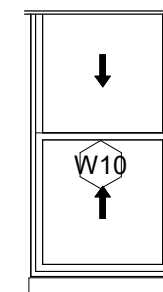
Quantity: 2 Units

Window Material: Wood

Operation: Fixed/Operable

Rough Opening: Per Schedule
Windows/Doors - 6,10

Elevations: South



Window Type: W10

Quantity: 2 Units

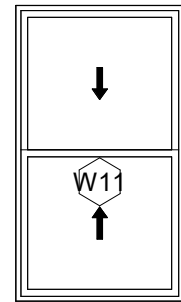
Window Material: Wood

Operation: Operable

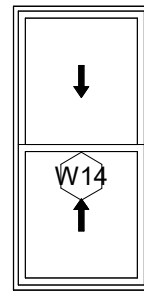
Rough Opening: Per Schedule
Windows/Doors - 29,30

Elevations: East

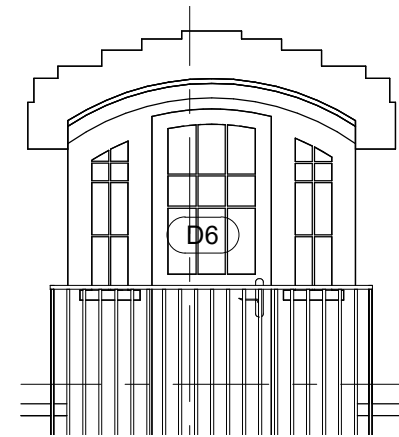
LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL



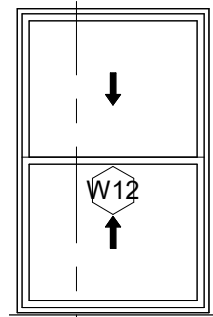
Window Type: W11
Quantity: 3 Units
Window Material: Wood
Operation: Operable
Rough Opening: Per Schedule Windows/Doors - 31,32,33
Elevations: East



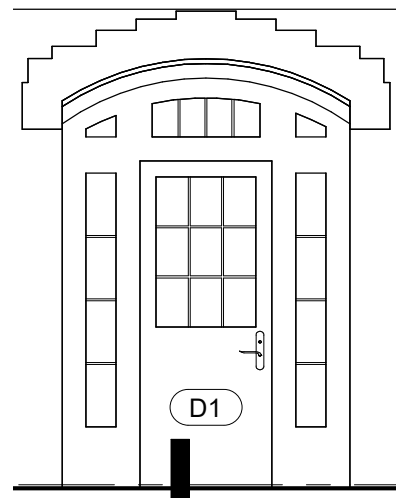
Window Type: W14
Quantity: 2 Units
Window Material: Wood
Operation: Operable
Rough Opening: Per Schedule Windows/Doors - 46,47
Elevations: North (East)



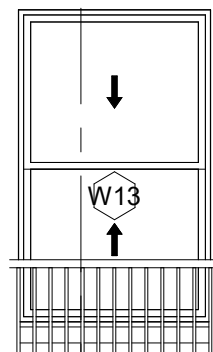
Window Types: D3,D6
Quantity: 2 Units
Window Material: Wood
Rough Opening: Per Schedule Windows/Doors - 7,16
Elevations: South



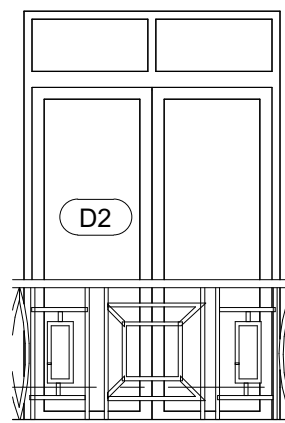
Window Type: W12
Quantity: 2 Units
Window Material: Wood
Operation: Operable
Rough Opening: Per Schedule Windows/Doors - 43,44
Elevations: North(East)



Door Type: D1
Quantity: 1 Unit
Window Material: Wood
Rough Opening: Per Schedule Windows/Doors - 42
Elevations: North (East)



Window Type: W13
Quantity: 1 Unit
Window Material: Wood
Operation: Operable
Rough Opening: Per Schedule Windows/Doors - 45
Elevations: North (East)



Door Types: D2,D4,D5
Quantity: 3 Units
Window Material: Wood
Rough Opening: Per Schedule Windows/Doors - 4,8,17
Elevations: South

LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL

ROUGH OPENING - WINDOWS/DOORS SCHEDULE

WINDOW or DOOR #	WIDTH BRICK OPENING			HEIGHT BRICK OPENING			QTY
	TOP	MIDDLE	BOTTO M	LEFT	CENTER	RIGHT	
1	72 1/4	72 1/8	72	77 1/2	77 5/8	77 1/2	1
2	72 1/4	72 1/4	72 1/4	78 1/4	78 1/4	78 1/4	
3	72 1/4	72 1/4	72 1/4	72 1/2	81 1/2	72 1/2	
4	63 3/4	63 1/2	63 3/4	102 1/2	102 7/8	102 1/2	
5	63 7/8	64	64 1/4	78 1/2	78 1/4	78 1/4	
6	66	66	66	72	82	72 1/8	
7	72 1/2	72 1/2	72 1/2	86 1/2	96 1/2	86 1/4	
8	64 1/4	64 1/4	64 1/4	101 5/8	101 1/2	101 1/2	
9	64 1/4	64 1/4	64 1/4	78	77 1/2	77 1/2	
10	65	65	65 1/2	72 1/2	82	72 1/2	
11	84 1/2	84 3/4	85	78	78	78	
12	84 1/2	84 1/2	84 1/2	78	78	78	
13	85 1/2	85 1/2	85 3/4	72 1/2	82 1/4	72 1/2	
14	84 1/2	84 3/4	84 1/2	78	78	78	
15	84 1/2	84 1/2	84 1/2	78	78	78	
16	86	85	85	71 3/4	81 1/2	72	
17	63 1/2	62 3/4	63	102	102 3/4	102 1/2	1
18	63 1/4	63	63 1/4	78 1/4	78 1/4	78 1/4	
19	72 1/2	72 1/2	72 3/8	78 1/2	88 1/2	78 1/2	
20	72 3/4	72 5/8	72 1/2	77 3/4	78 5/8	78	1
21	72 3/4	72 1/2	71 7/8	78	78	78	
22	73	73	73 1/4	72	81 1/4	71 1/4	
23	72 1/4	72	72	78	78	78	1
24	72 1/4	72	71 7/8	78	78	78	
25	72 1/2	72 1/2	72 1/2	72	81 1/2	72	
26	72 1/2	72 1/2	72 1/2	78 1/4	78 1/2	78 1/4	1
27	72	73	72 1/4	78 1/4	78 1/4	78 1/4	
28	73 1/4	73 1/4	73	71 5/8	81 1/4	71 5/8	
29	69 3/4	70	70 1/2	36	35 7/8	36	
30	69 7/8	70 1/2	70 1/4	36	35 7/16	35 3/4	
31	74	74	74	41 1/4	42	41 3/4	
32	75	74 1/4	74	42	41 1/4	41 7/8	
33	73 3/4	74	74 1/4	41 5/8	42	41 7/8	
34	97 1/4	97 1/4	97 1/4	78 3/8	78 3/8	78 3/8	
35	97 1/4	97 1/4	97 1/4	78 3/8	78 3/8	78 3/8	

LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL

ROUGH OPENING - WINDOWS/DOORS SCHEDULE

36	109	109	108 1/4	71 1/2	82	71 1/2	
37	97 1/4	97 1/4	97 1/4	78 3/8	78 3/8	78 3/8	1
38	97 1/4	97 1/4	97 1/4	78 3/8	78 3/8	78 3/8	
39	109 1/2	109	108 1/2	71 1/2	82	71 1/2	
40	72 1/4	72 1/4	72 1/4	78 1/4	78 1/4	78 1/4	
41	72 1/4	72 1/4	72 1/4	78 1/4	78 1/4	78 1/4	
42	72 1/4	72 1/2	72 3/4	95 7/8	95 7/8	95	
43	48	48 1/4	47 7/8	76 5/8	76 1/2	76	
44	47 3/4	48 1/4	47 1/2	76	77	76 1/4	
45	34	34	34	70 5/8	70 3/4	71	
46	34 1/4	34 1/4	34 7/8	71	72	71 1/4	
47	47 3/4	47 5/8	47 7/8	77 7/8	77 3/4	78	

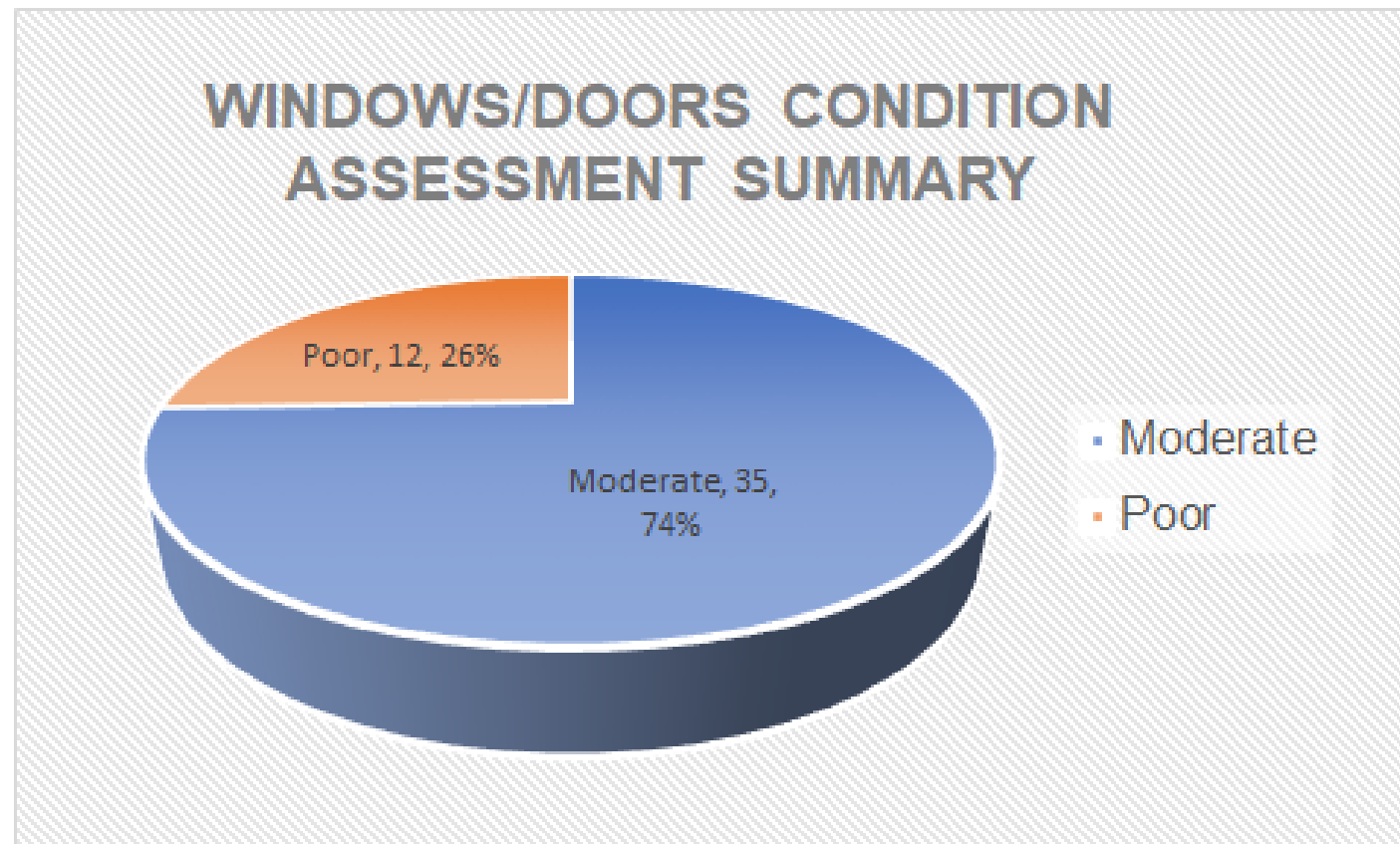
LEONA CONDO REMEDIATION AND WINDOW REPLACEMENT PROPOSAL

DEFICIENCIES OBSERVED AT ALL WINDOWS/DOORS UNITS

Surface Defect Conditions - Heavily deteriorated paint at sills and frame, deteriorated sealant at rough opening

Moderate Conditions - Cracking at frame and joints, separation at rough opening

Poor Conditions - Deteriorated frame, swelling, cracking and separation of joints between elements, corroded lintels



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 1

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 2

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 3

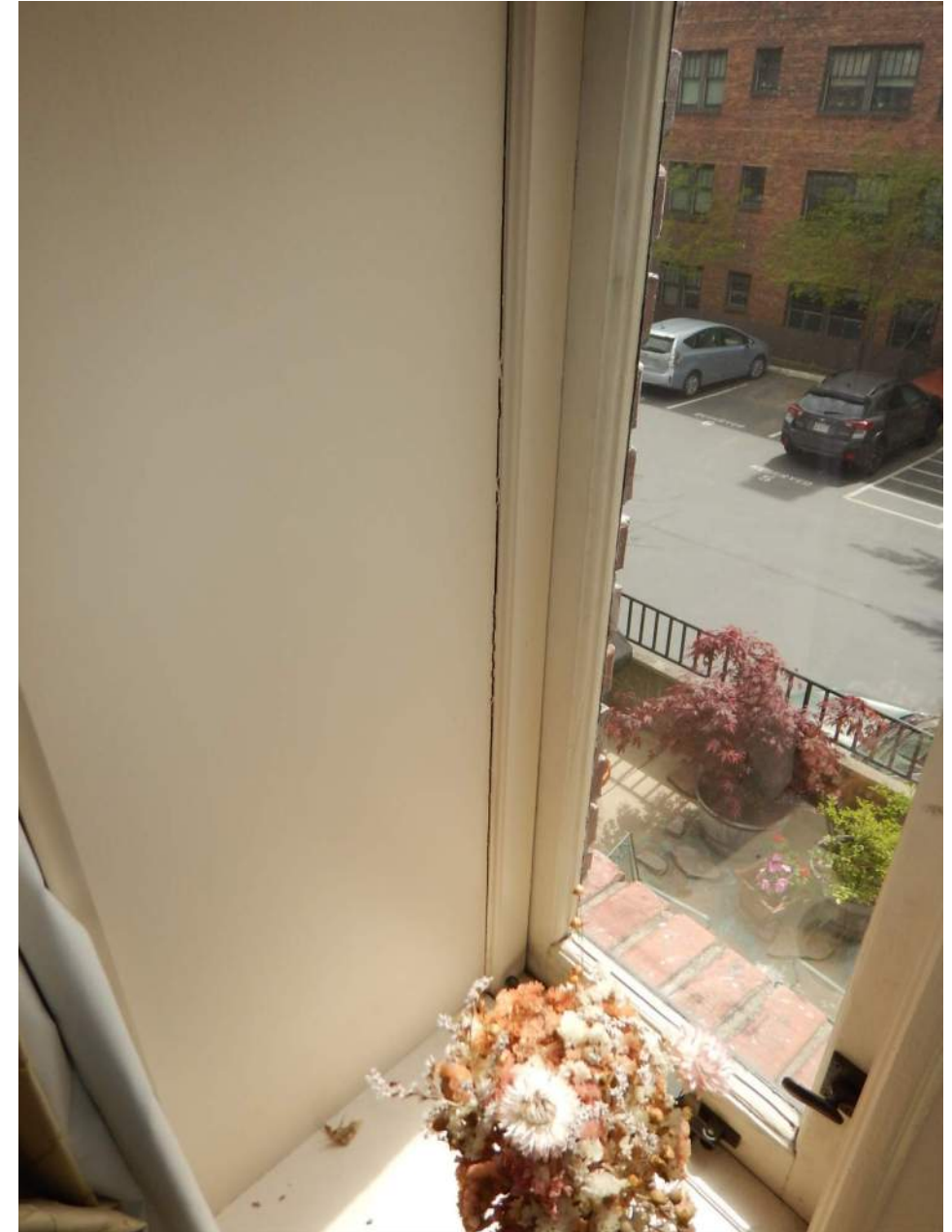
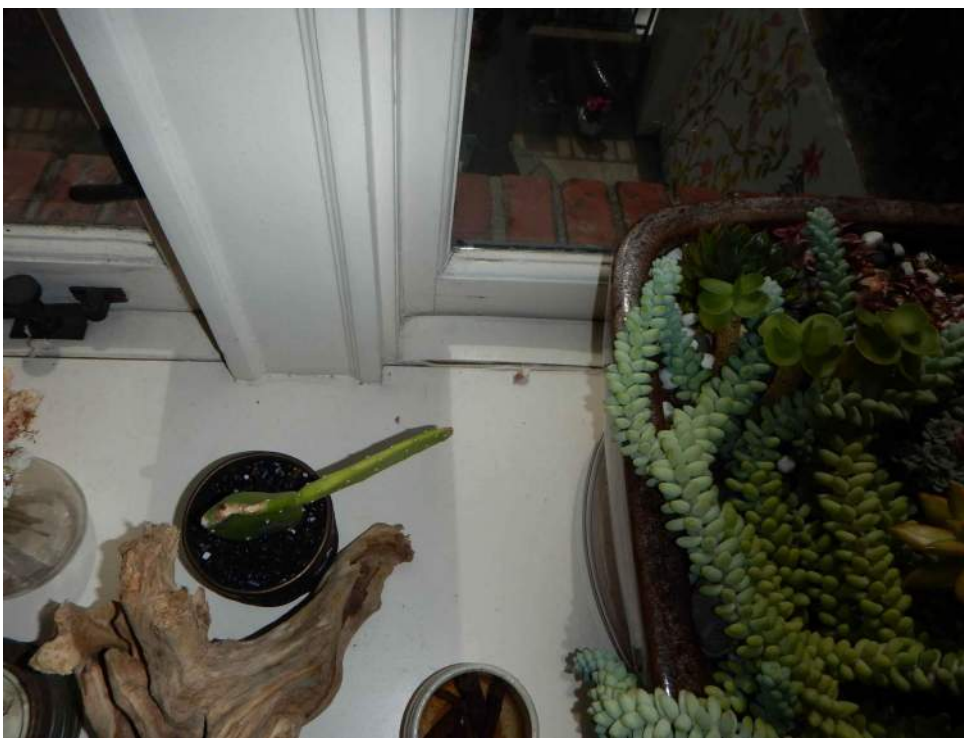
Type: W6

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

DOOR - 4

Type: D2

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 5

Type: W5

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 6

Type: W7

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

Door - 7

Type: D3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

DOOR - 8

Type: D4

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 9

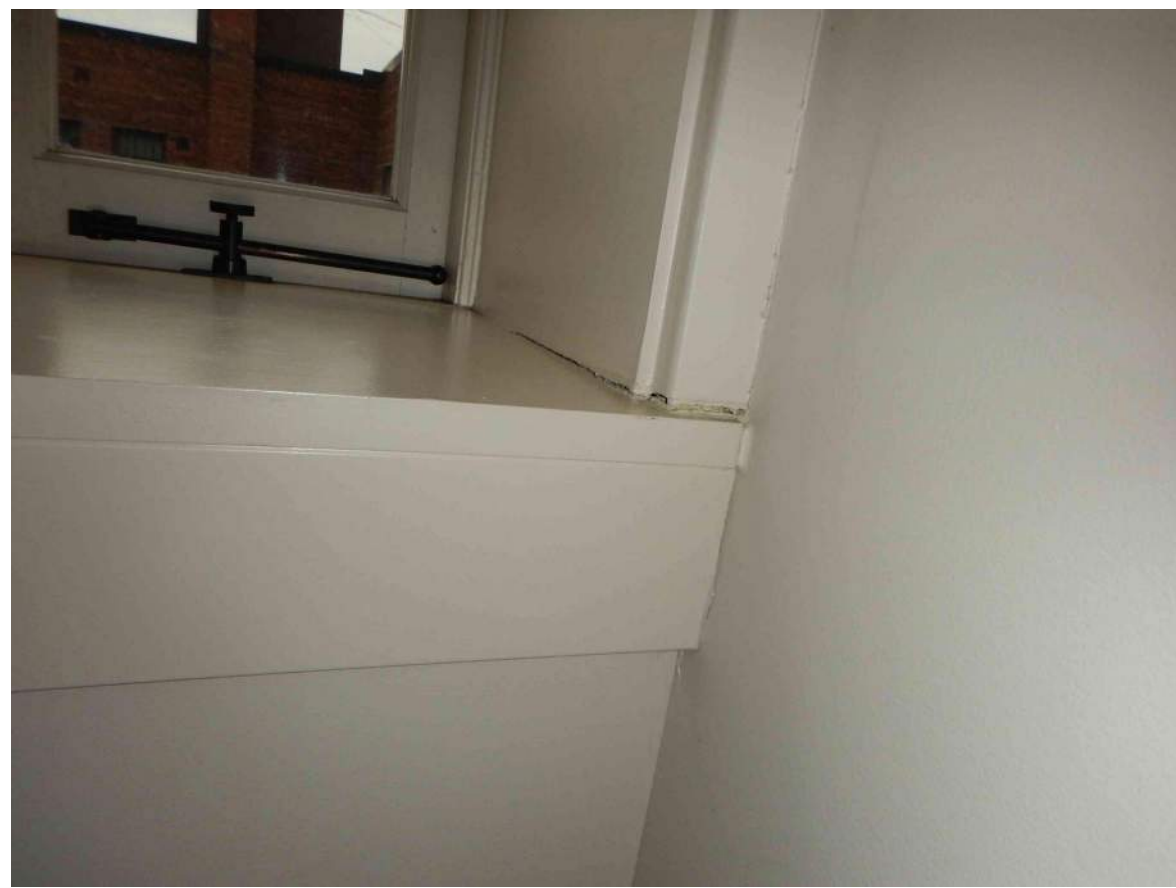
Type: W5

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 10

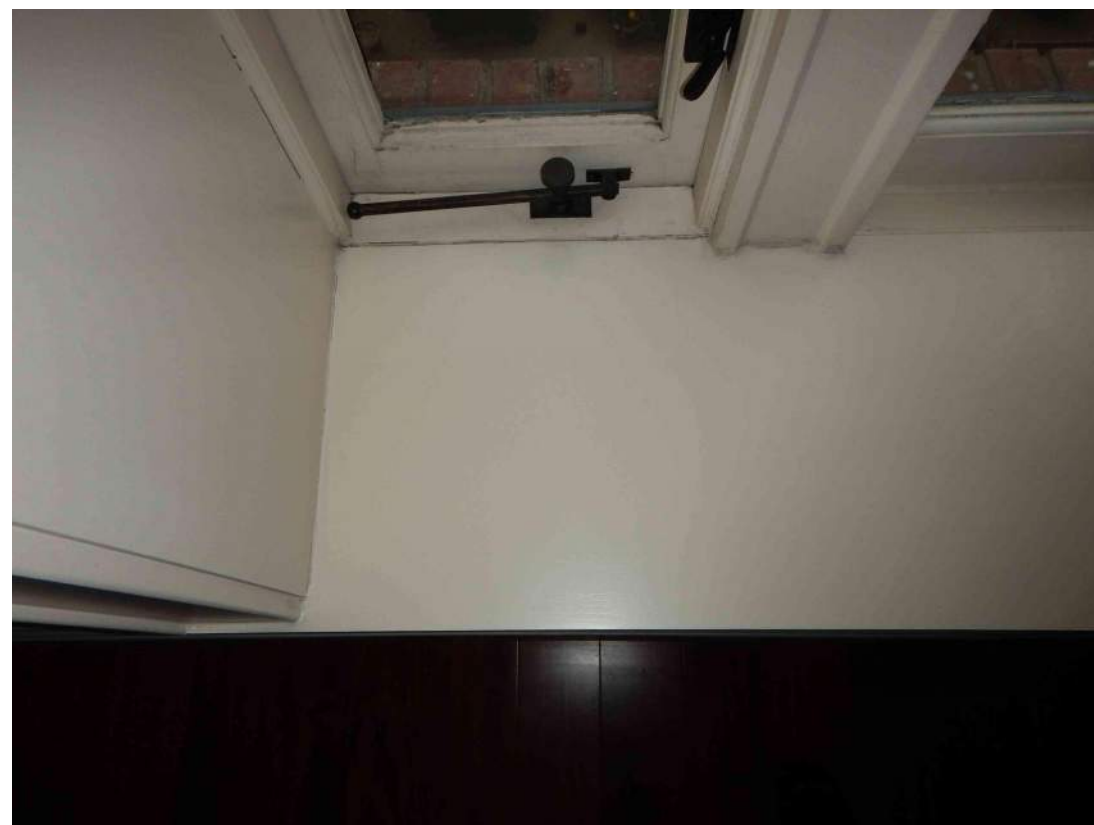
Type: W7

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 11

Type: W8

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 12

Type: W8

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

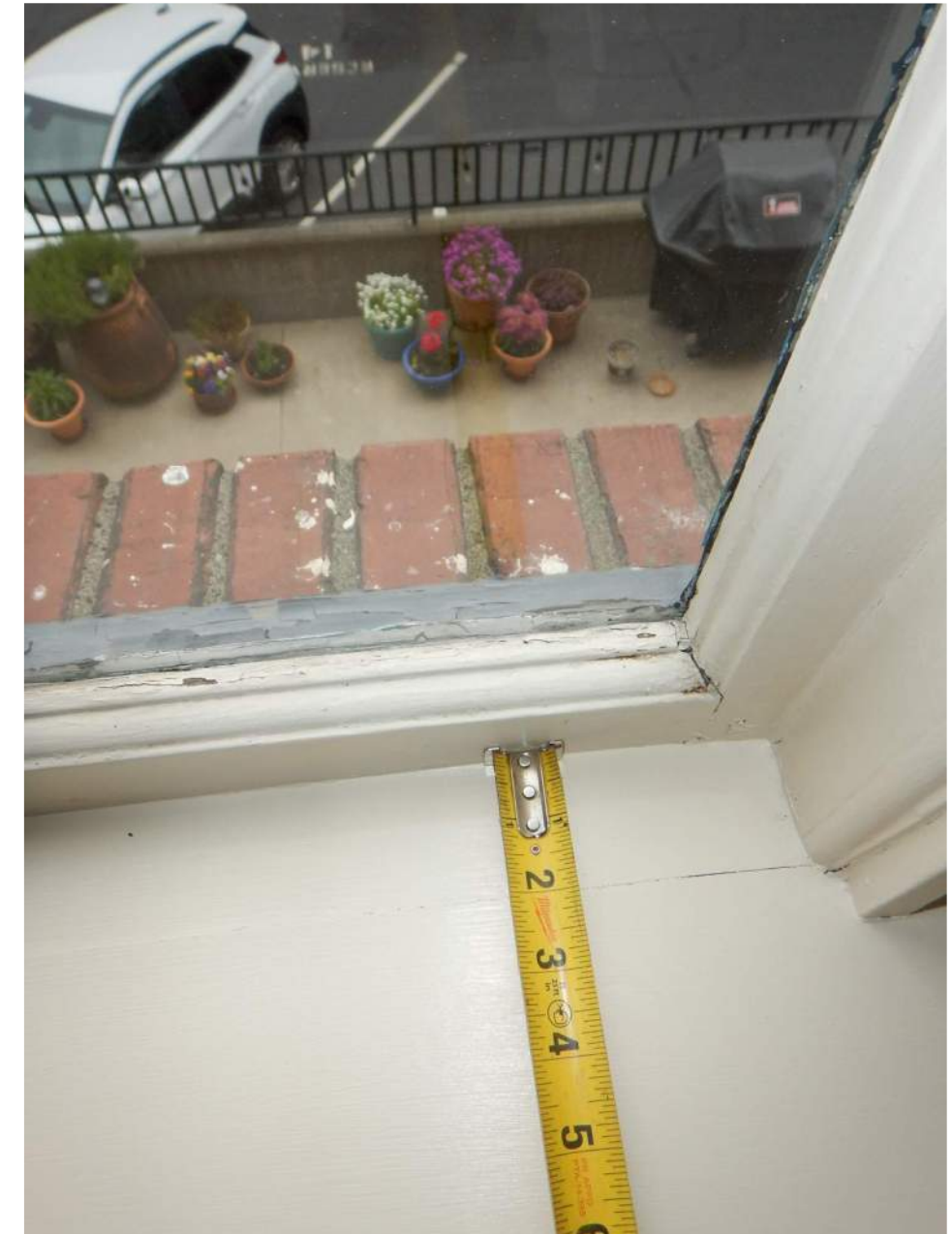
Type: W9

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 14

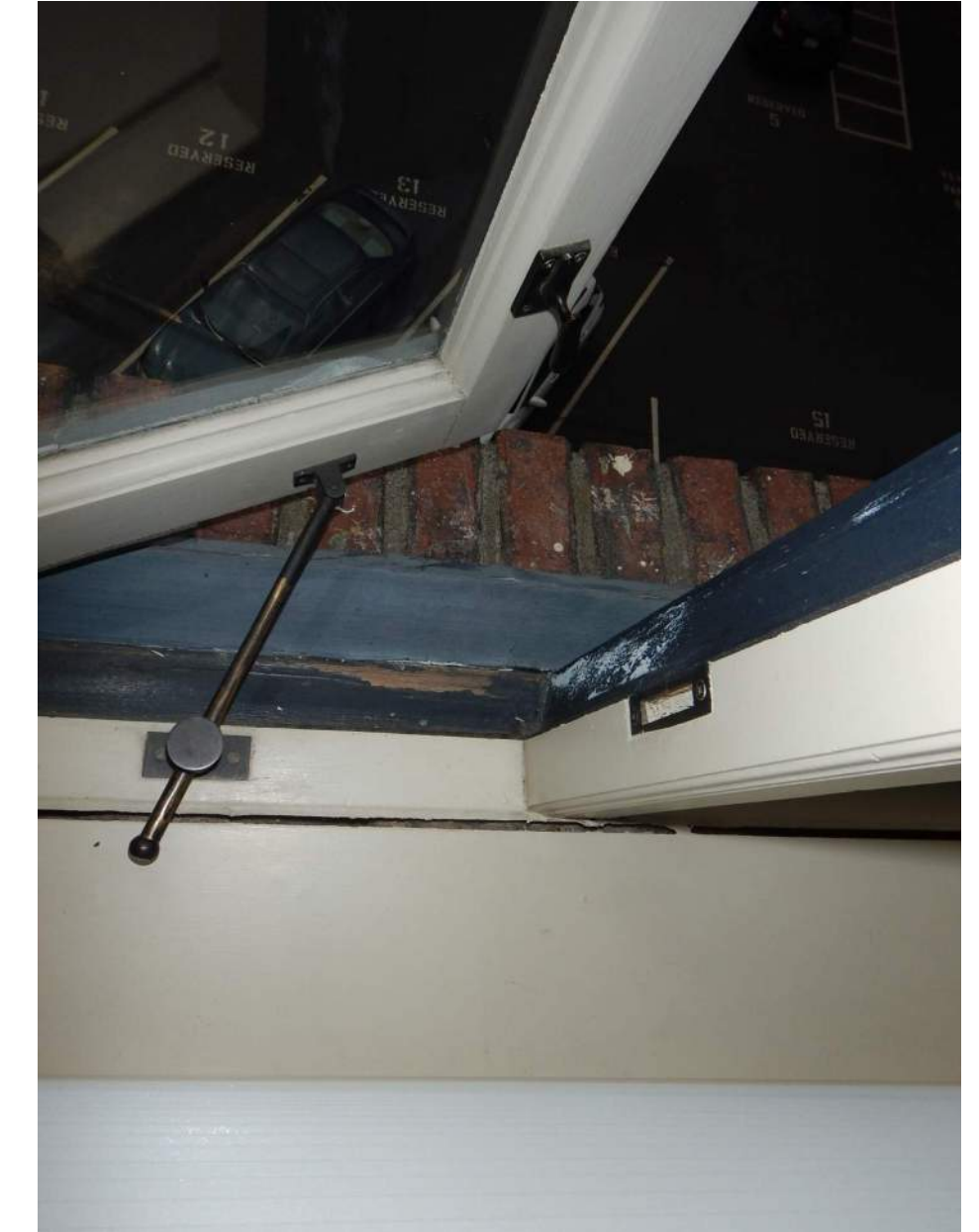
Type: W8

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 15

Type: W8

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 16

Type: W9

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

DOOR - 17

Type: D5

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 18

Type: W5

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

DOOR - 19

Type: D6

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 20

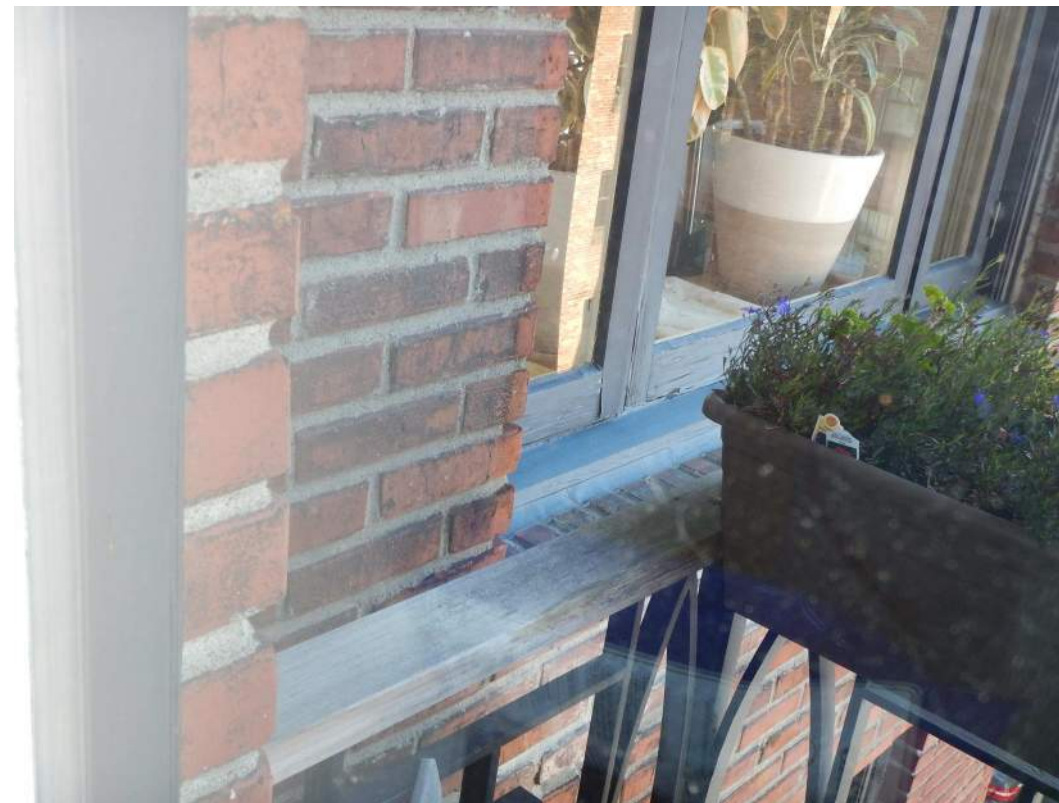
Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 21

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 22

Type: W6

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 23

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 24

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 25

Type: W6

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 26

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 27

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 28

Type: W6

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 29

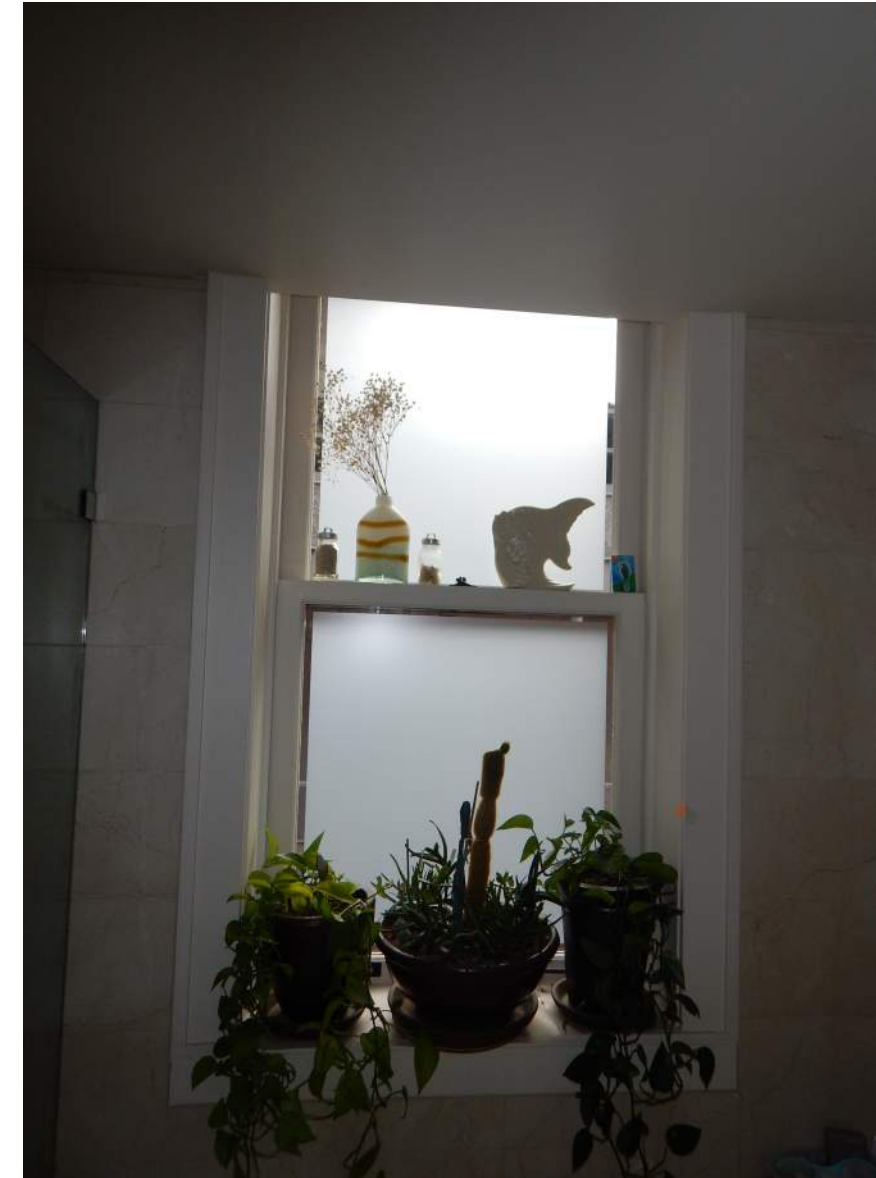
Type: W10

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 30

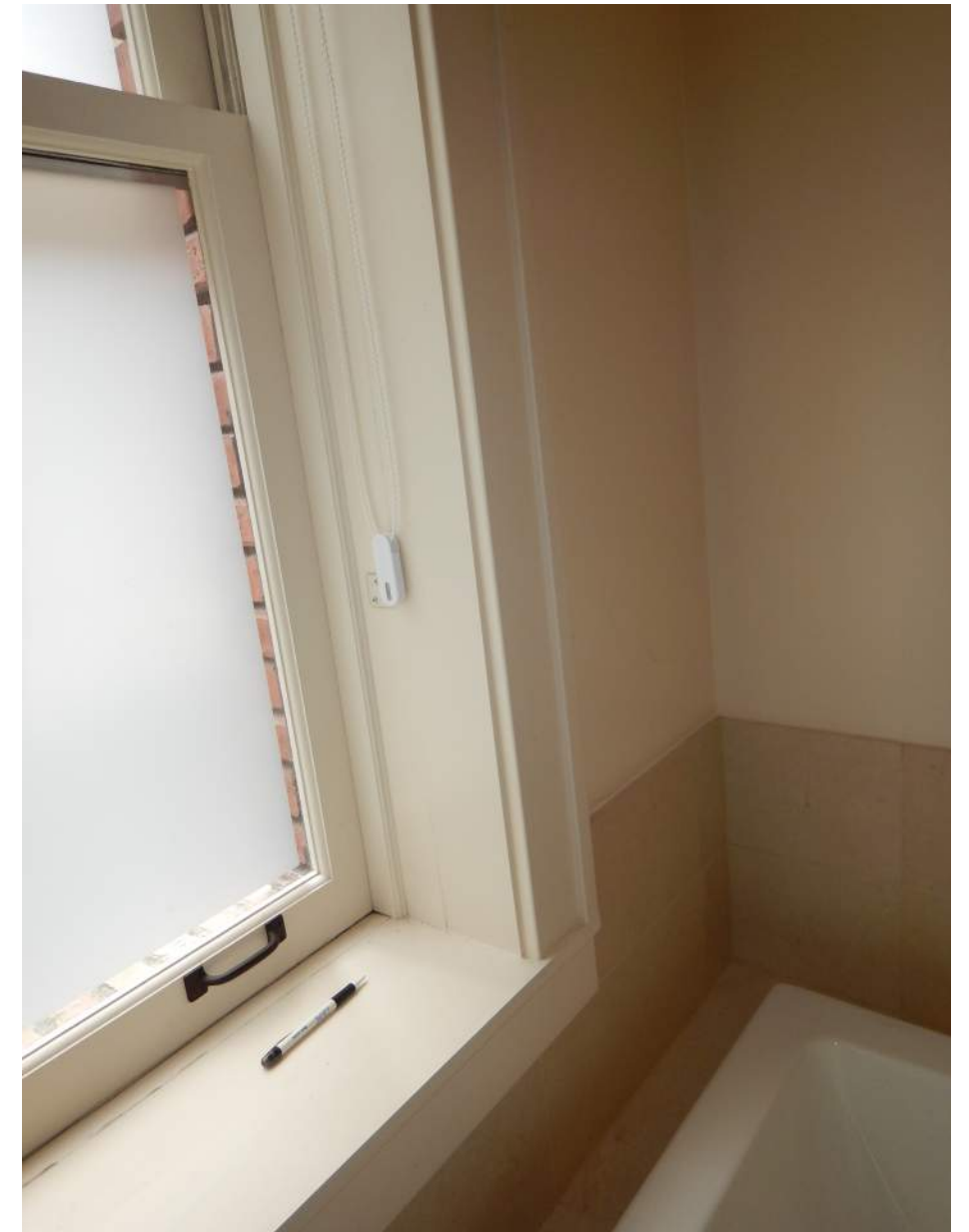
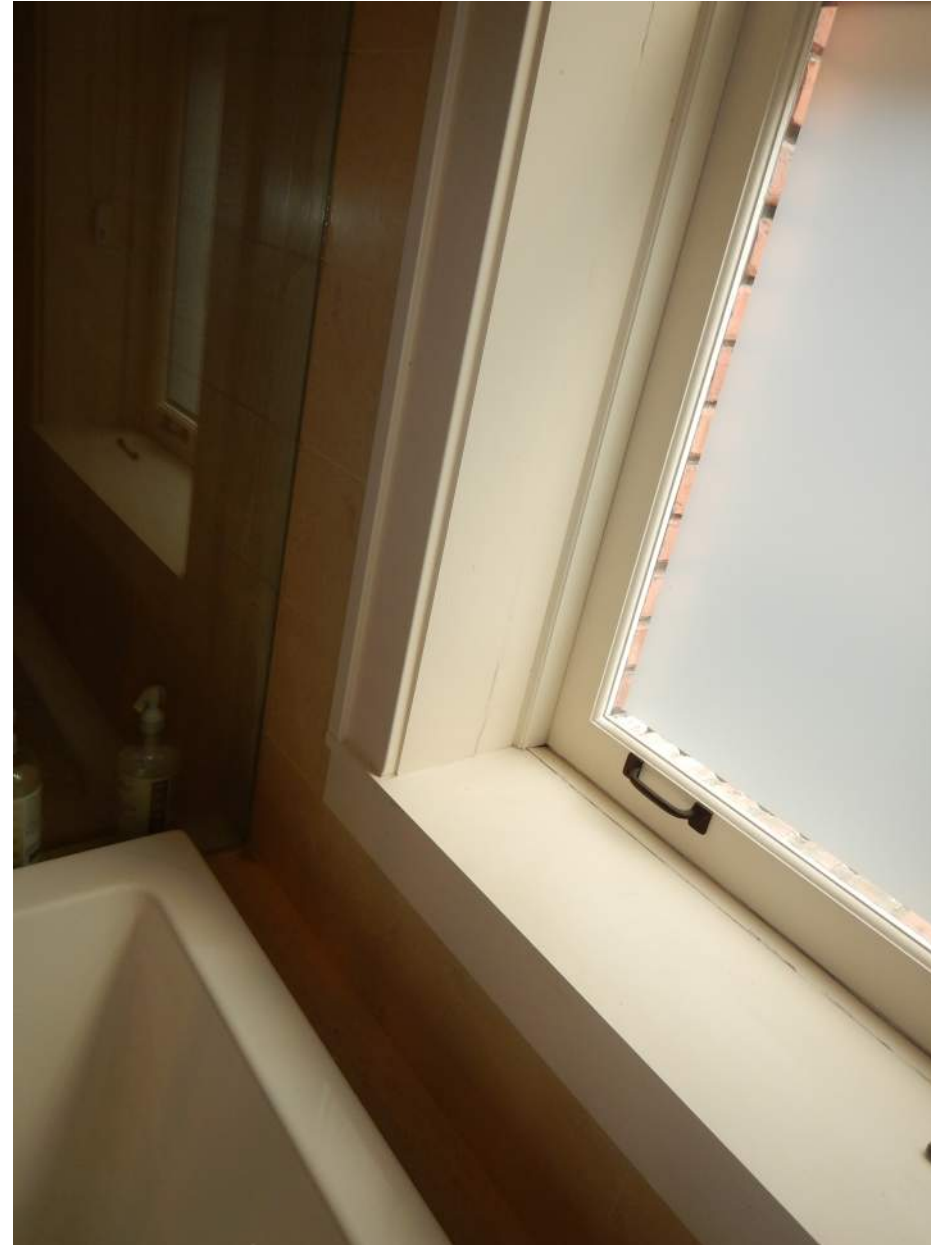
Type: W10

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 31

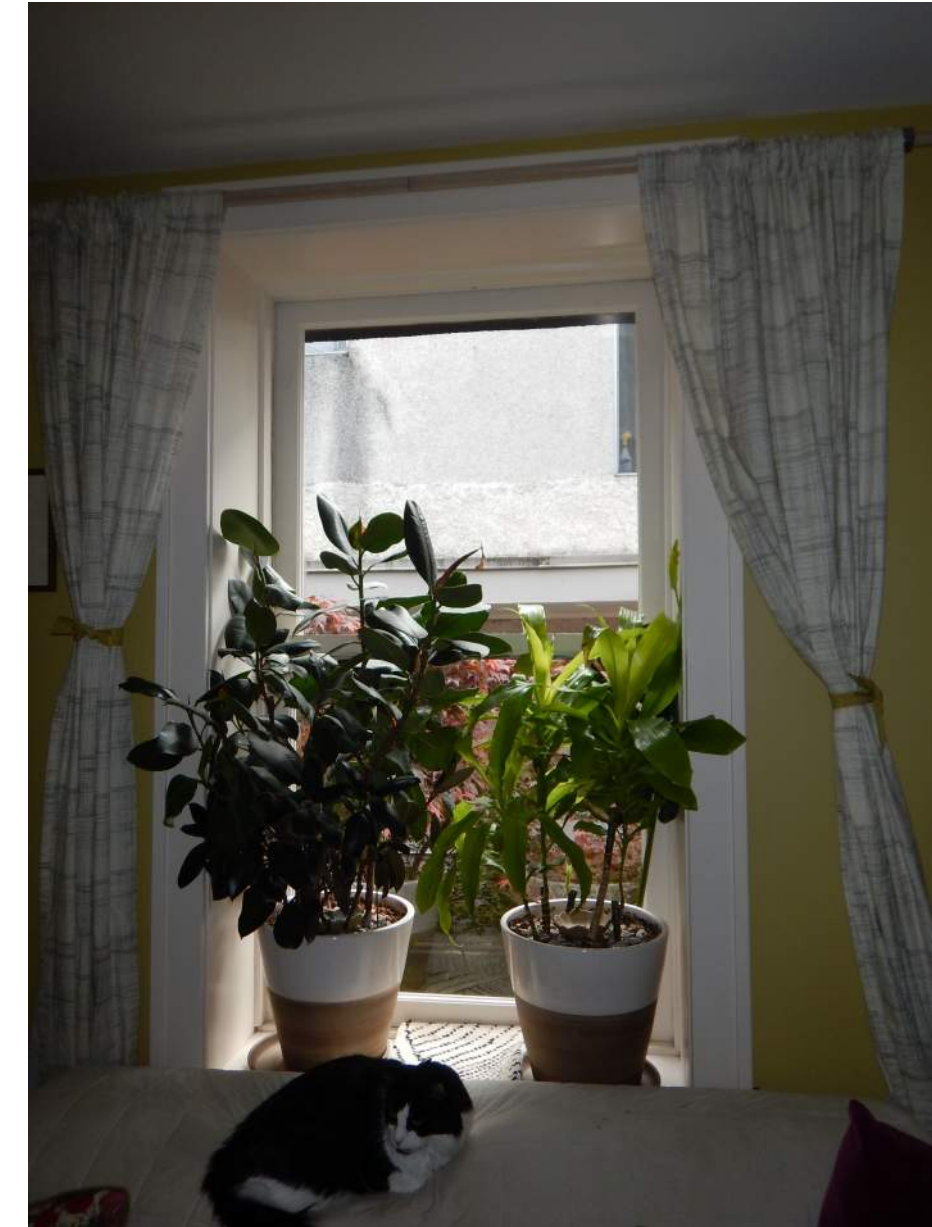
Type: W11

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 32

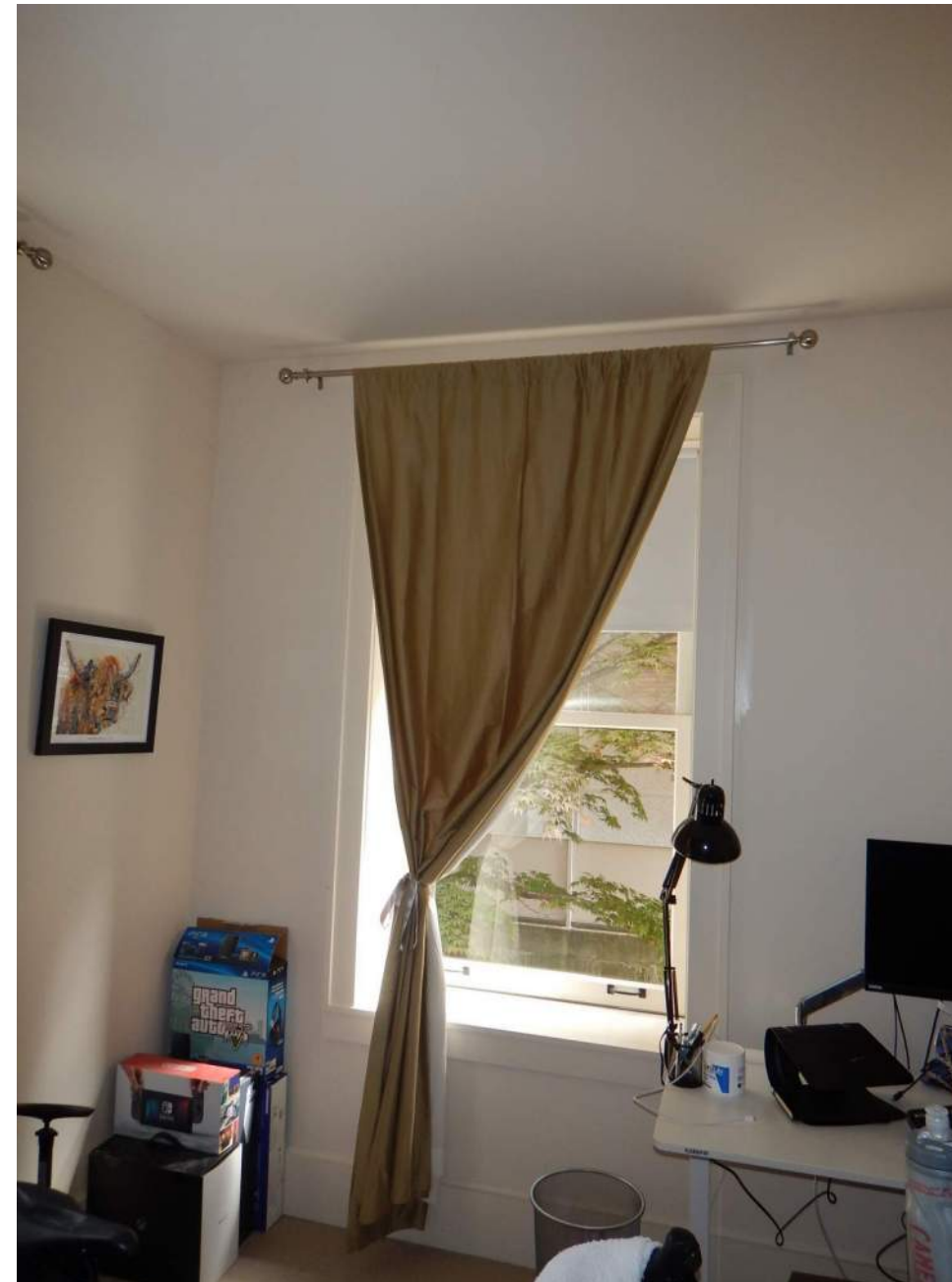
Type: W11

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 33

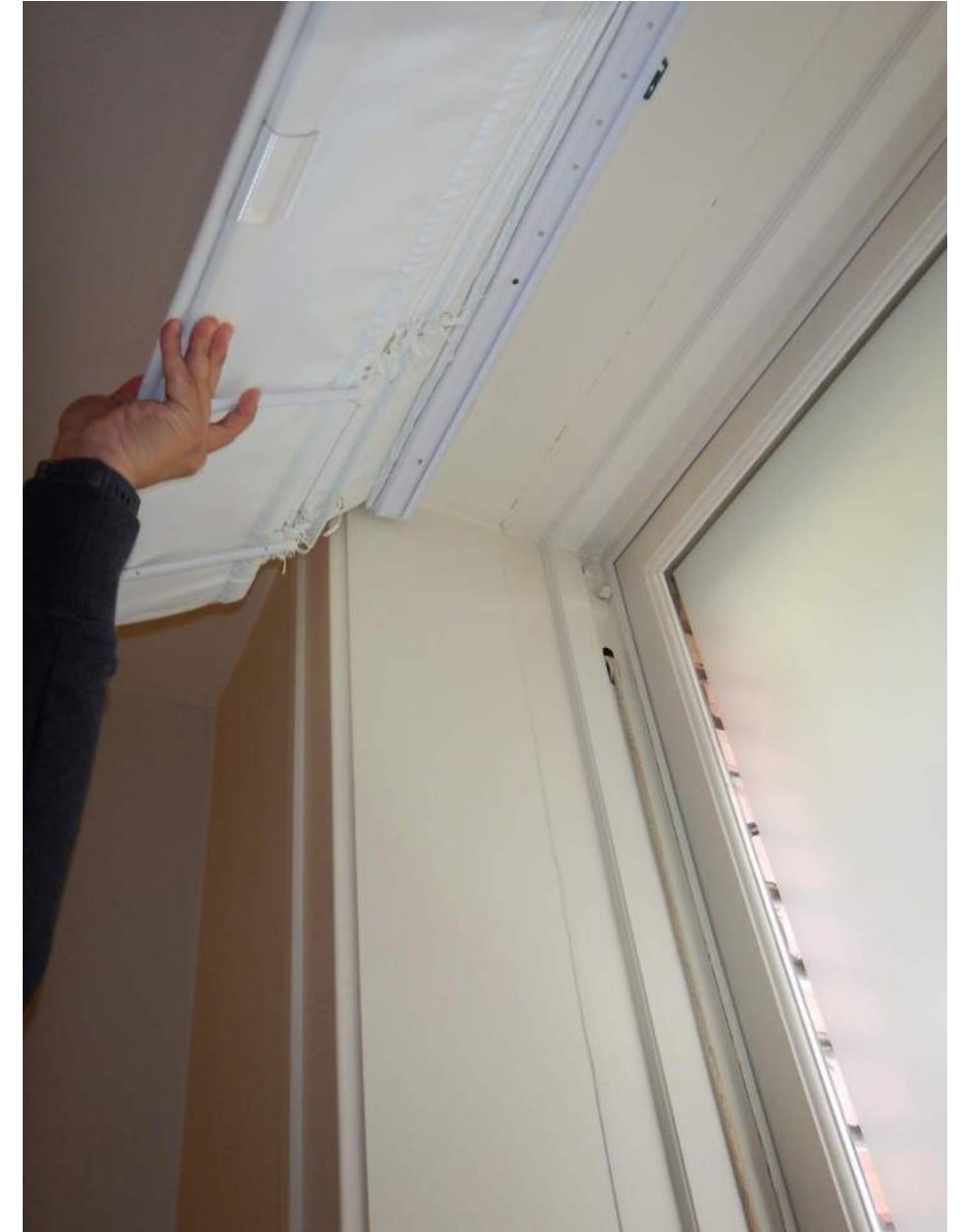
Type: W11

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 34

Type: W1

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 35

Type: W1

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 36

Type: W2

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 37

Type: W1

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate

LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 38

Type: W1

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 39

Type: W2

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 40

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 41

Type: W3

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

- 1. Deterioration at the Sash
- 2. Deterioration at the Frame
- 3. Deterioration at Exterior Paint
- 4. Corroded Lintel
- 5. Operation Difficulty
- 6. Lock damage/missing/not engaging
- 7. Water intrusion
- 8. Separation at joint
- 9. Separation at rail/stile/muntin
- 10. Swelling at sill
- 11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

DOOR - 42

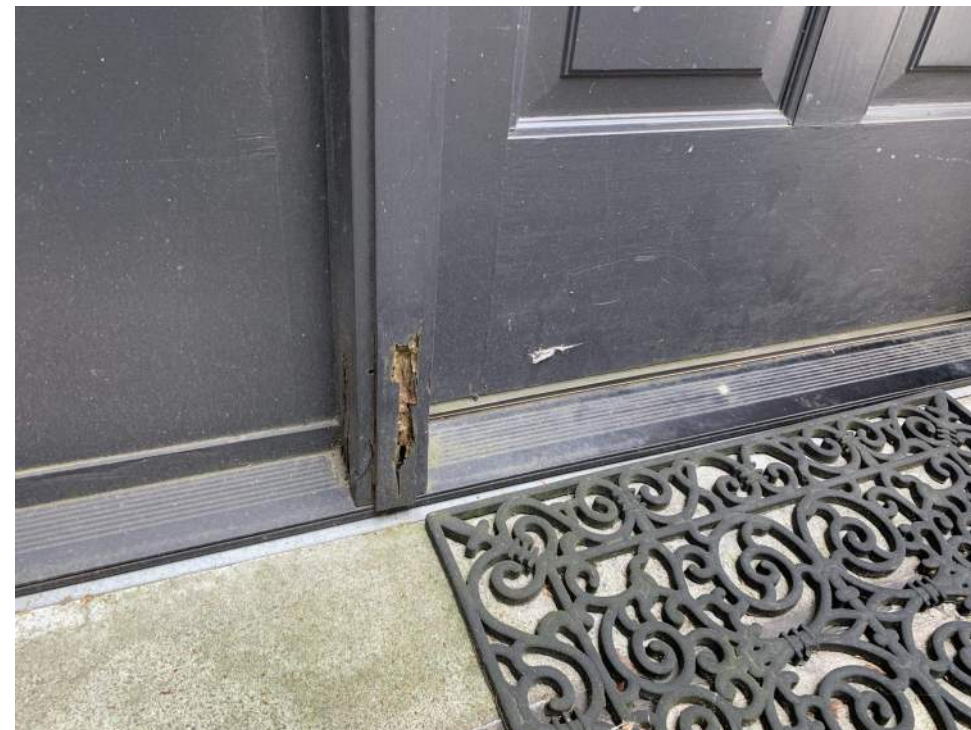
Type: D1

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Poor



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 43

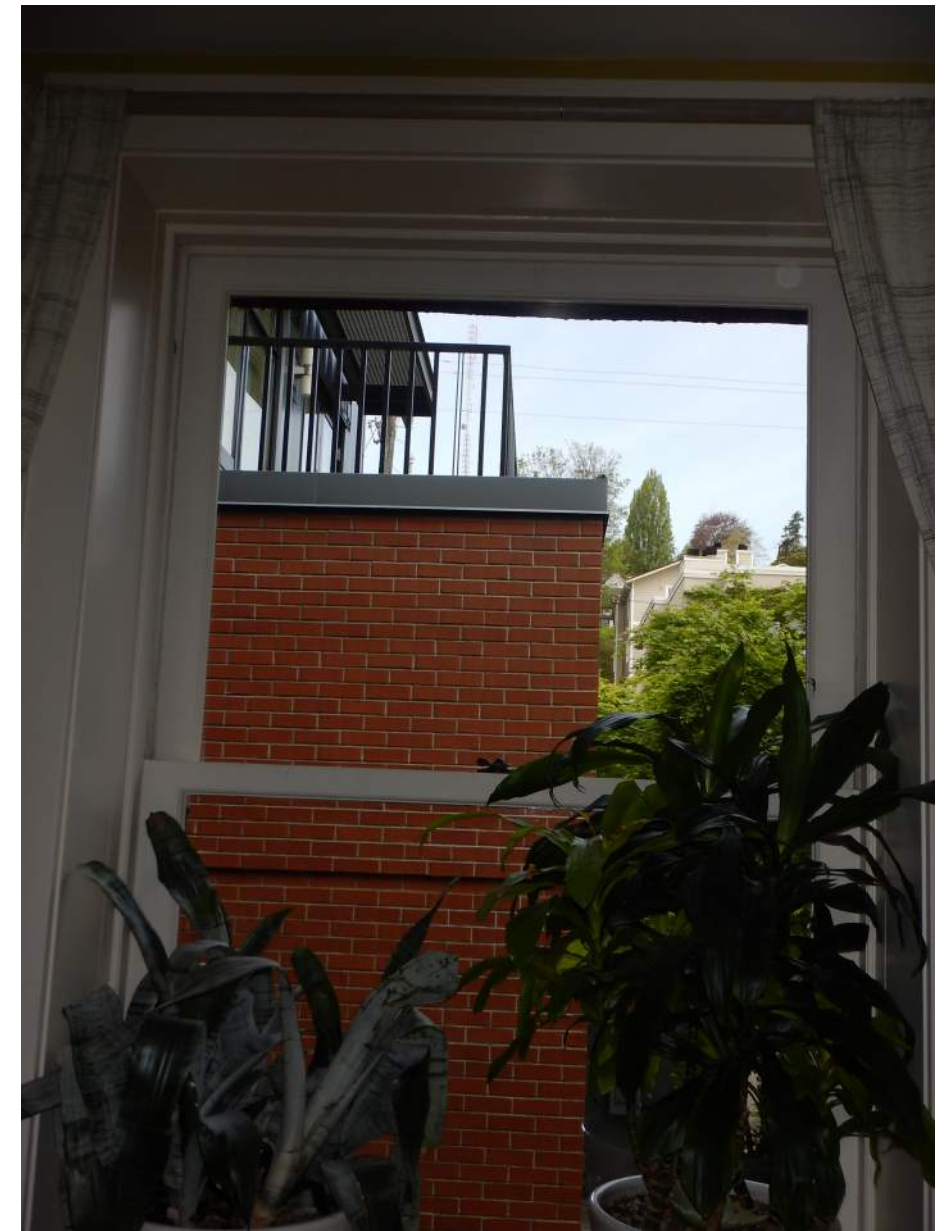
Type: W12

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 44

Type: W12

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 45

Type: W13

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 46

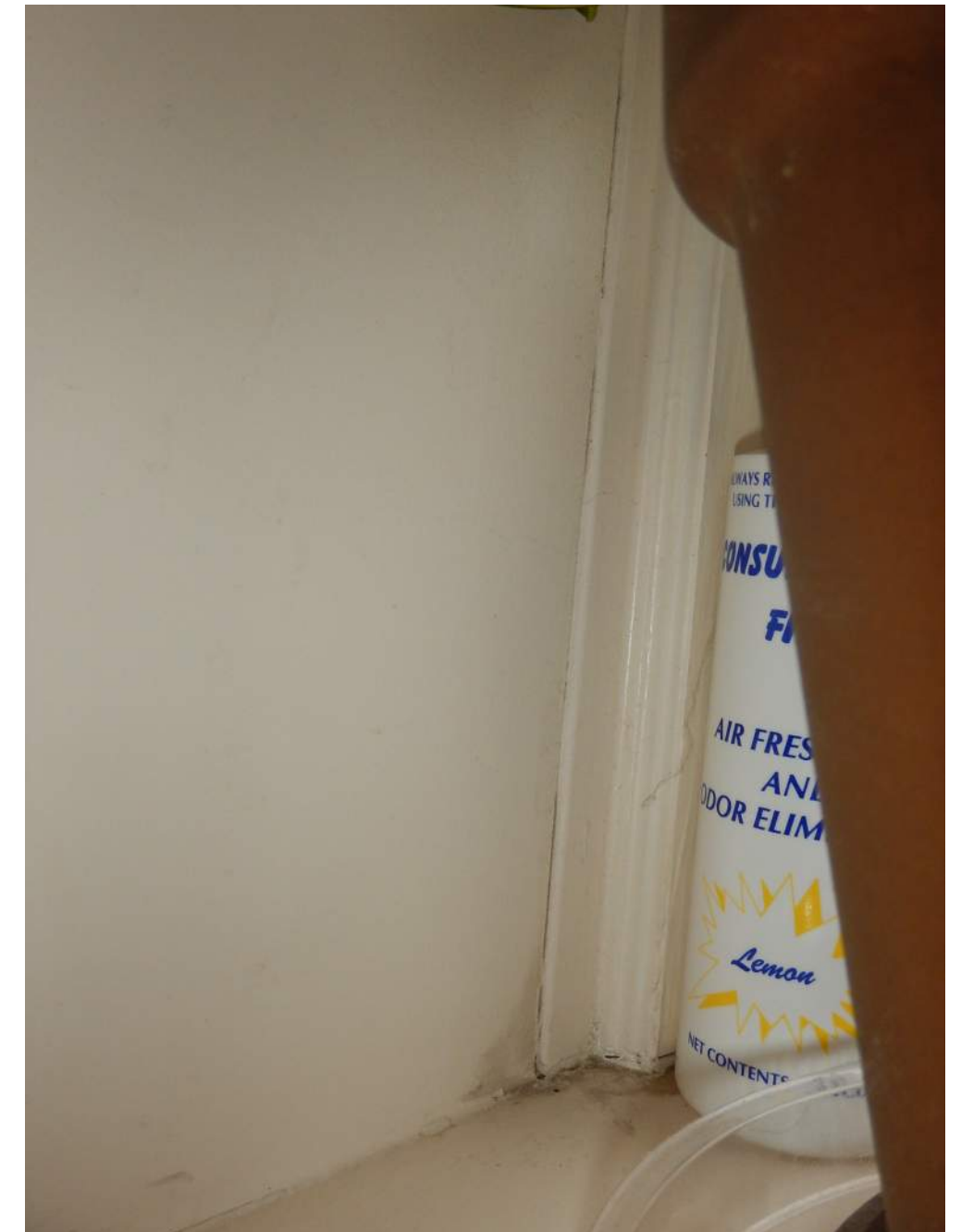
Type: W14

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate



LEONA REMEDIATION - Window Replacement Proposal

WINDOW - 47

Type: W14

Rough Opening Dimensions: Per
Windows/Doors Schedule

Observations:

1. Deterioration at the Sash
2. Deterioration at the Frame
3. Deterioration at Exterior Paint
4. Corroded Lintel
5. Operation Difficulty
6. Lock damage/missing/not engaging
7. Water intrusion
8. Separation at joint
9. Separation at rail/stile/muntin
10. Swelling at sill
11. Cracking of frame

Condition: Moderate

