

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-133
ADDRESS: 1118 NOLAN ST
LEGAL DESCRIPTION: NCB 1668 BLK L LOT E, 46 FT OF 6
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Tim Riley
OWNER: ASSI SARA
TYPE OF WORK: Replacement of wood windows with vinyl windows
APPLICATION RECEIVED: March 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install nine (9) Andersen 400 Series Woodwright windows. Same size, shape, location and appearance as the existing windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Original Wood Window Replacement

- i. **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- ii. **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

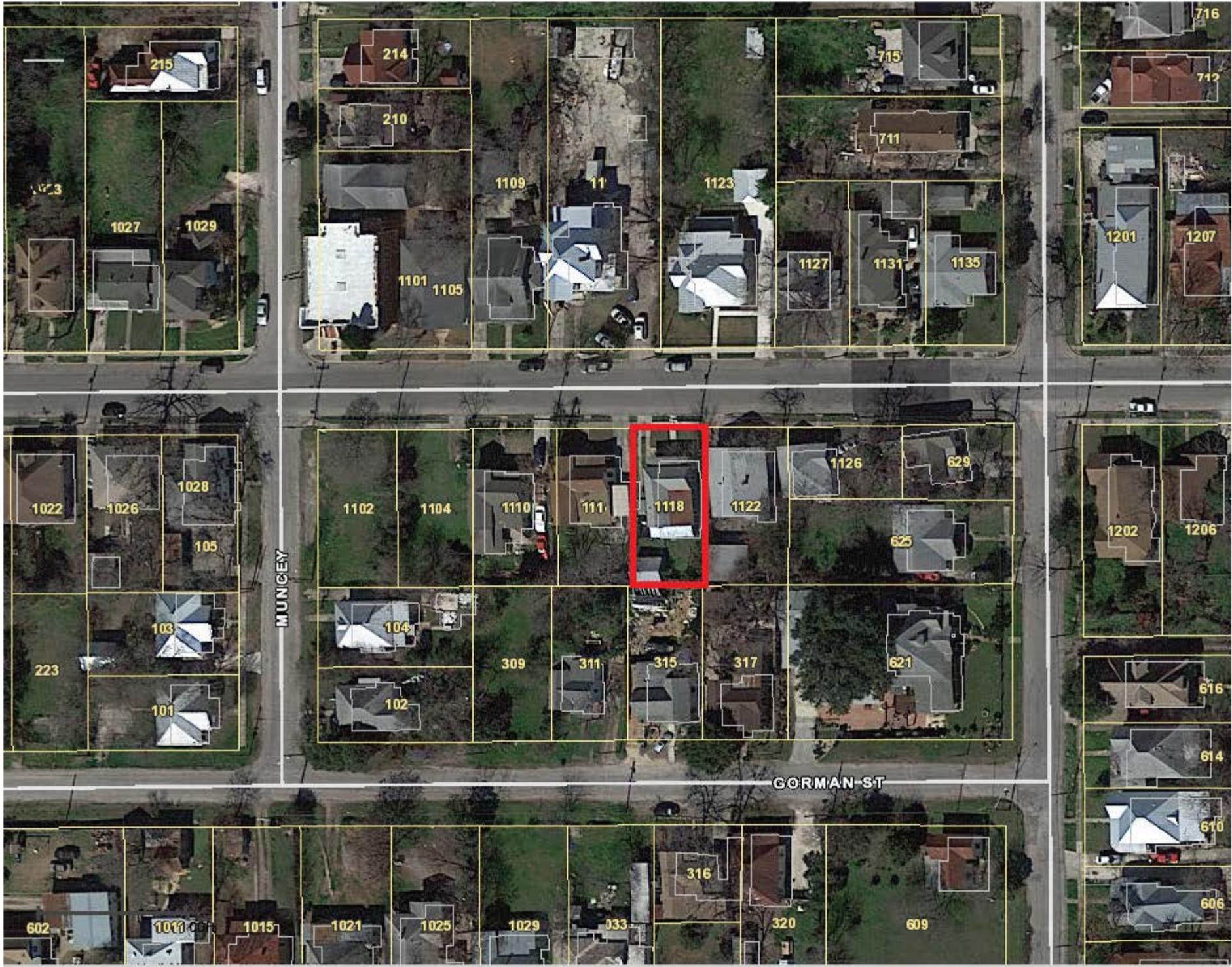
- iii. MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- iv. SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- v. DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- vi. TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vii. GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- viii. COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- ix. INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- x. FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The structure located at 1118 Nolan is located within the Dignowity Hills Historic District and was constructed circa 1930. At this time, the applicant is requesting a Certificate of Appropriateness for approval to install nine (9) Andersen 400 Series Woodwright windows to replace the existing wood windows. The existing wood windows predominately feature a four over four profile.
- b. WINDOW REPLACEMENT – At the time of staff's review, the applicant had not confirmed a time for OHP staff to perform a site visit to inspect windows. Per the submitted photos, OHP staff does not find the proposed windows to be in a state that is beyond repair. Staff finds that the existing wood windows should be repaired, in-kind. Additionally, the proposed material, vinyl, is not a consistent replacement material, per the Guidelines and Staff's Standards for Replacement Windows.
- c. PREVIOUS REVIEW & DRC- The request was reviewed on Wednesday, March 23, 2022, DRC Meeting. The commission recommended replacements be in-kind. The applicant agreed to attempt to make contact for pricing on the wood replacement windows. The applicant would like to replace the original wood windows with replacement wood windows. While replacement wood windows are more appropriate than vinyl, staff finds that the original wood windows are in a state that can be repaired.

RECOMMENDATION:

Staff does not recommend approval based on findings a and b. Staff recommends the applicant repair the existing, wood windows.



1118 Nolan St. San Antonio, TX 78202

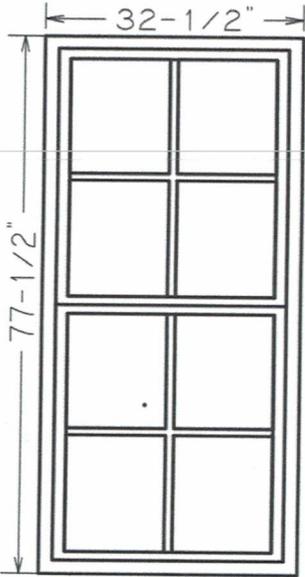
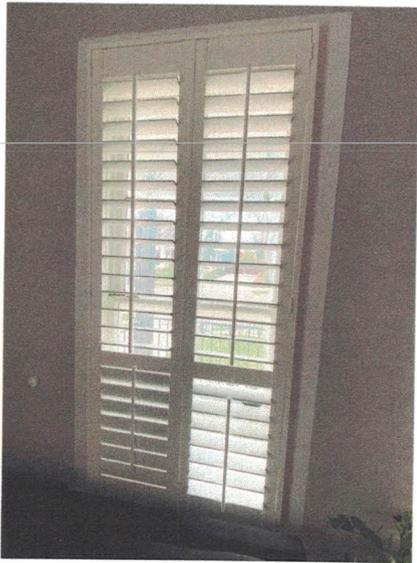
Scope of Work: Install nine (9) Simonton 6500 Series windows. Same size, shape, and location as the existing windows. Window grids will match existing windows.



**Sara Assi
1118 Nolan Street
San Antonio TX 78202**

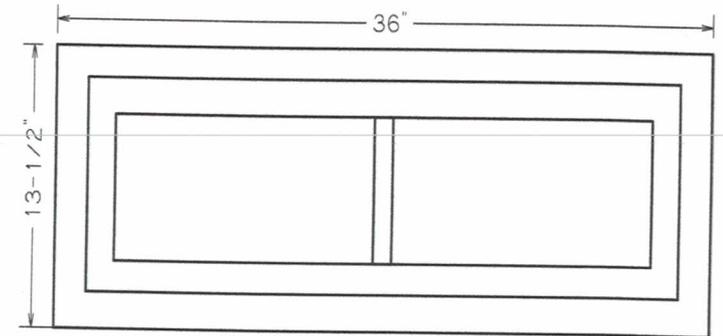


1st Floor Living Room #1



1	1st/LIV/Windows
<p>Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I</p>	

1st Floor Entry #2

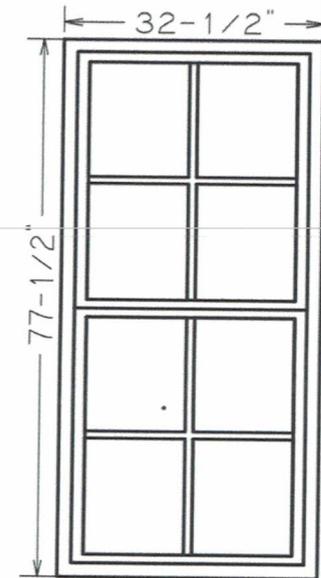


2

1st/ENTRY/Windows

Simonton 6500, Picture Window, White Int. Finish, White Ext. Finish, Width 36, Height 14, Width + Height 50, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard Tempered Glass Full, New Exterior Casing / Replace Rotted Wood F&I, Metal Out / Vinyl Flange Window Removal, New Exterior Fiber Cement Casing F&I

1st Office #3

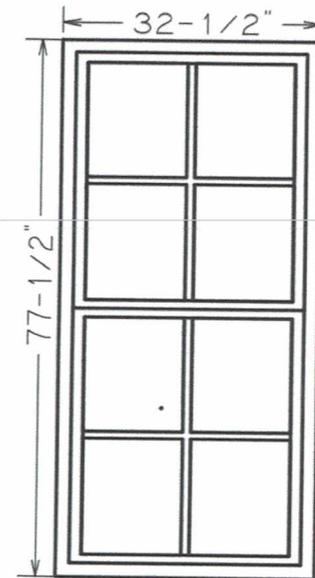
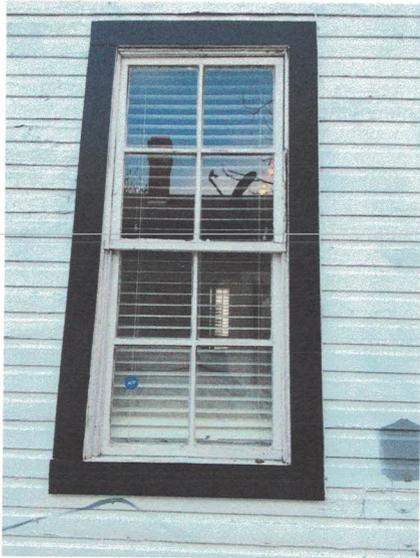


3

1st/OFC/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I

1st Office #4

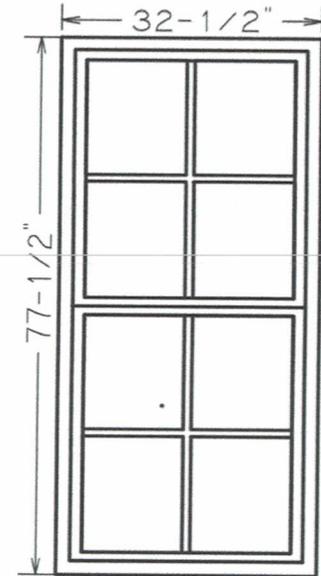
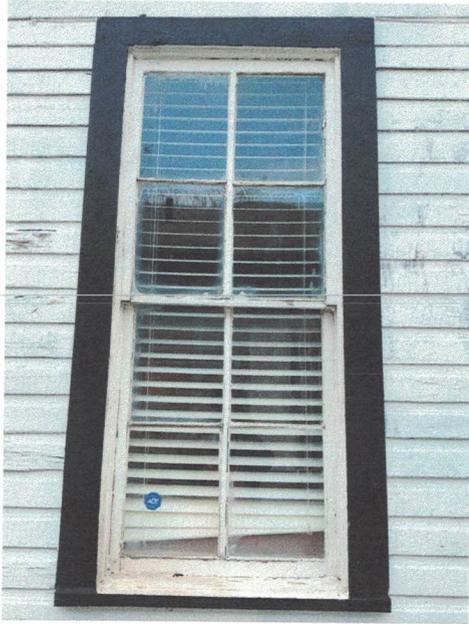


4

1st/OFC/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I

1st Bedroom #1 #5

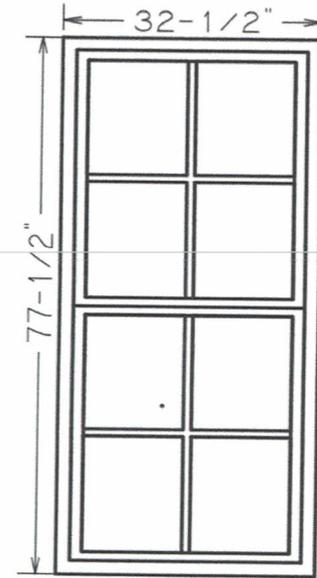
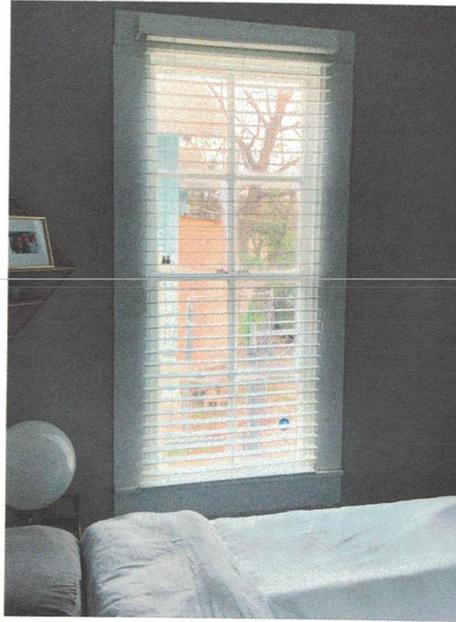
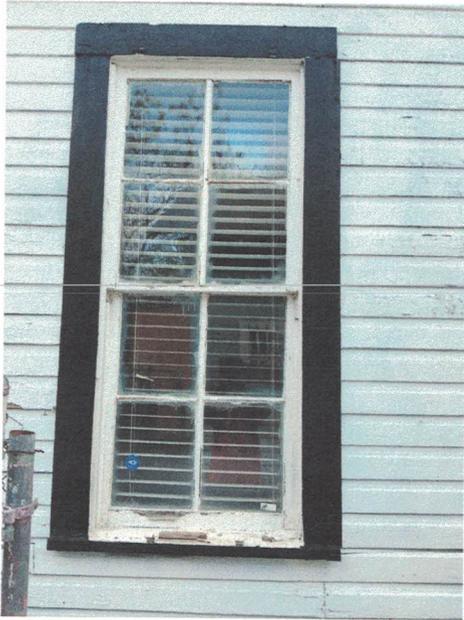


5

1st/BED1/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I

1st Floor Bedroom Room #6

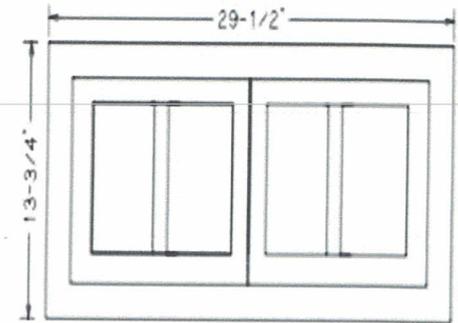
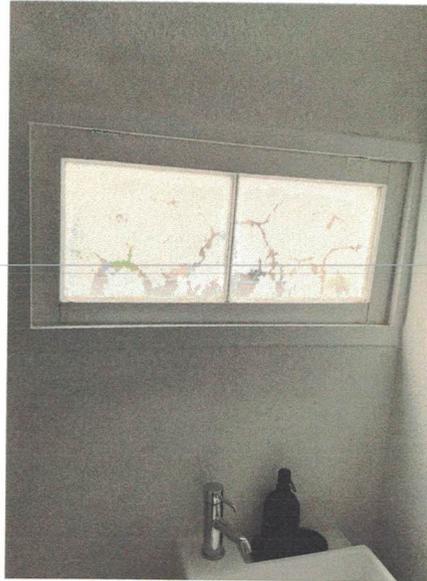
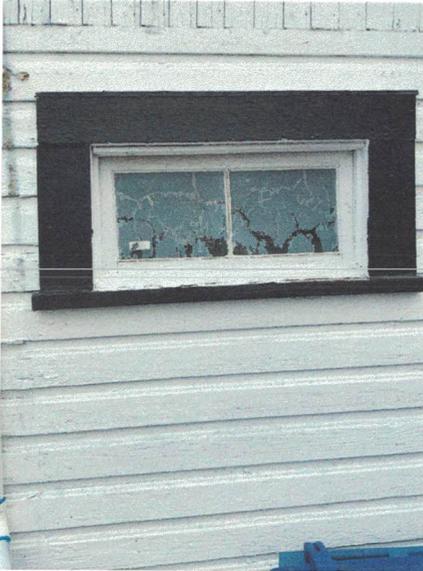


6

1st/BED1/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I

1st Floor Bathroom #7

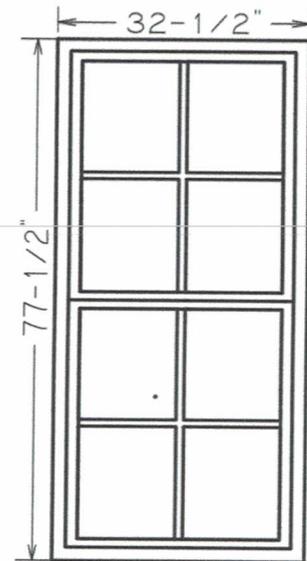
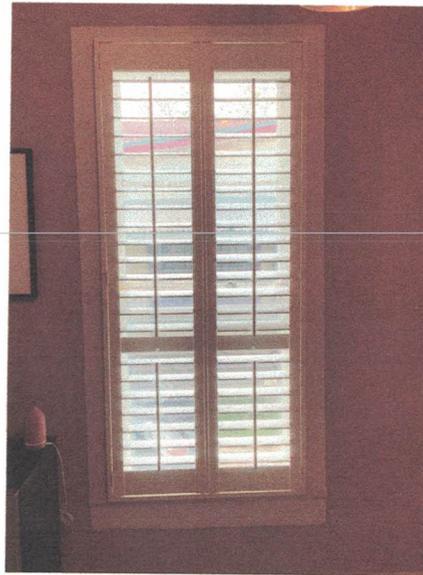
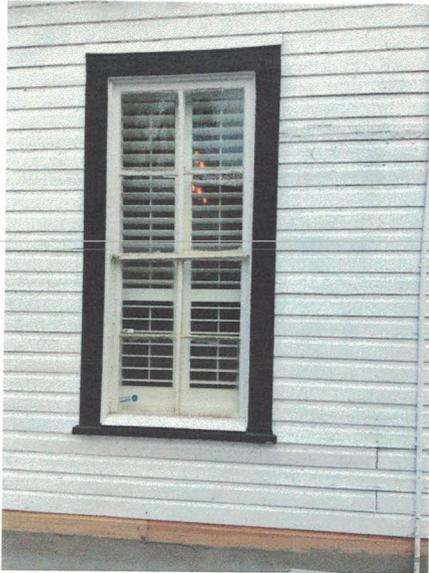


7

1st/BATH/Windows

Simonton 6500, Picture Window, White Int. Finish, White Ext. Finish, Width 30, Height 15, Width + Height 45, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, New Exterior Fiber Cement Casing F&I

1st Floor Dinning Room #8

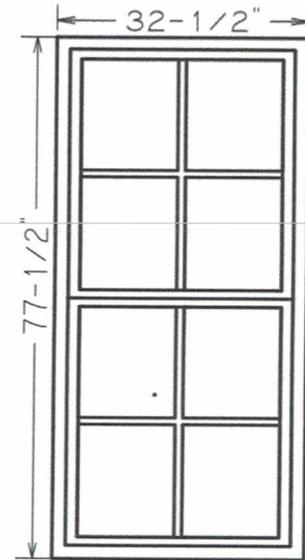


8

1st/DINE/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Fiber Cement Casing F&I, New Exterior Casing / Replace Rotted Wood F&I

1st Floor Living Room #9

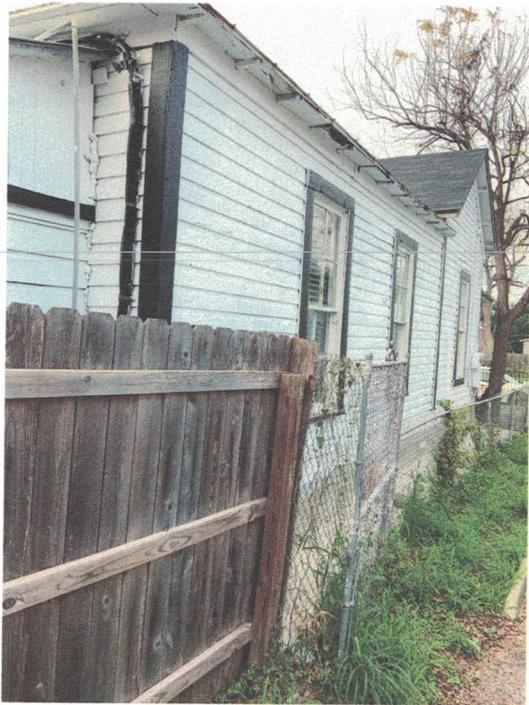


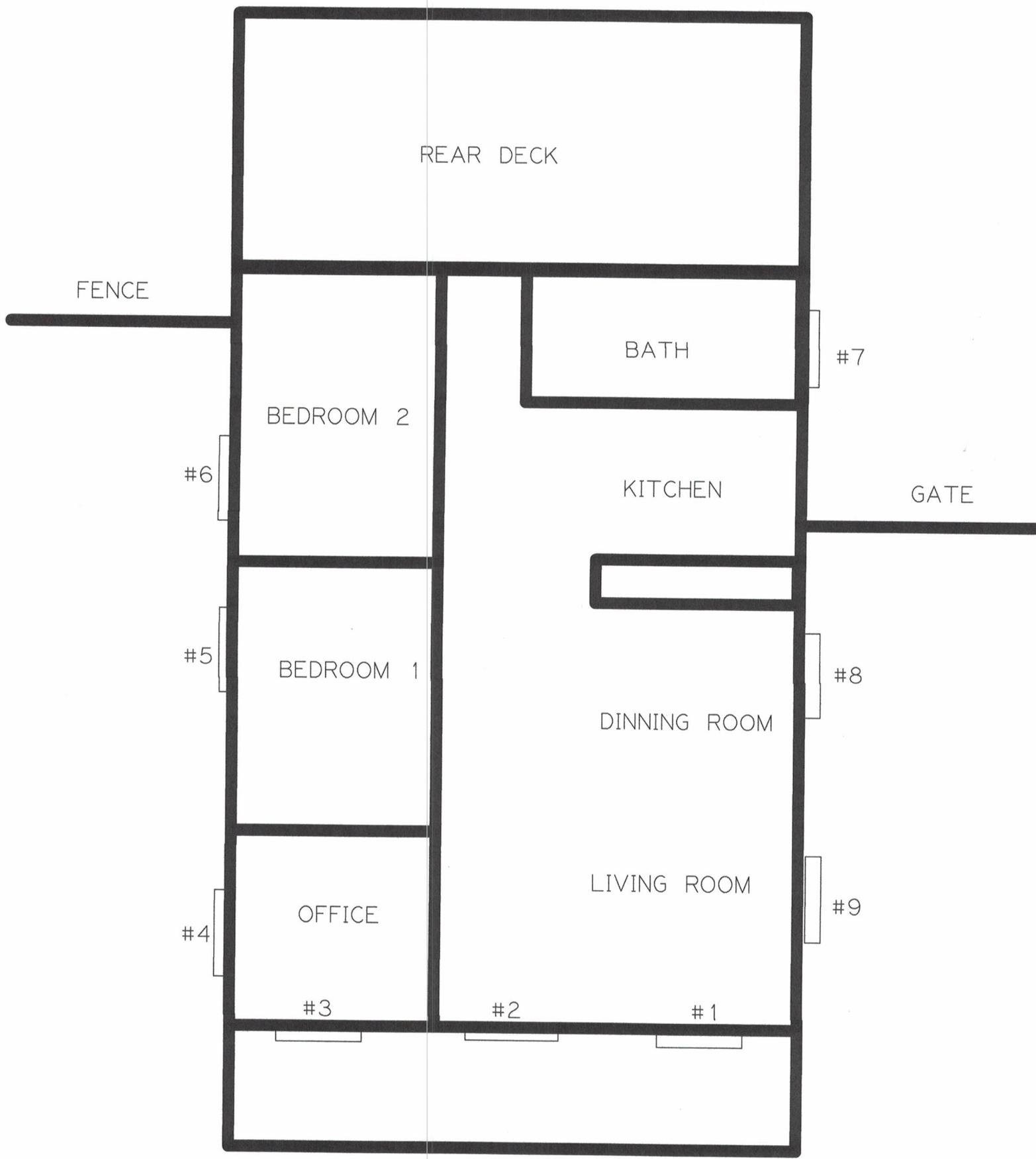
9

1st/LIV/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Fiber Cement Casing F&I, New Exterior Casing / Replace Rotted Wood F&I

Front, Right Side, Left Side

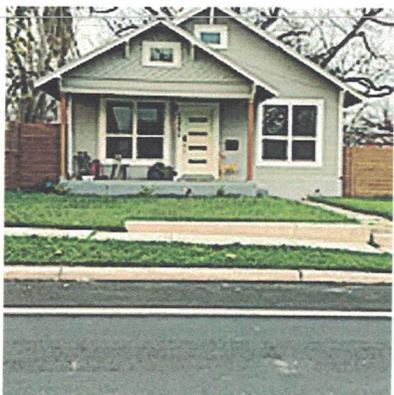




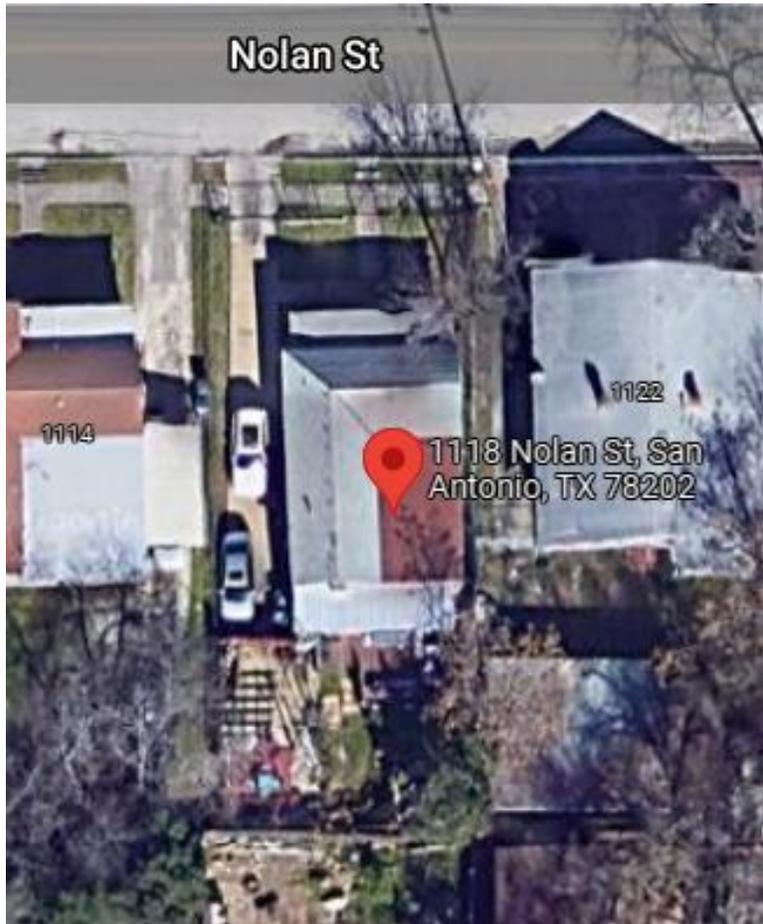
Sara Assi

1118 Nolan St San Antonio TX 78202

Other Home with replacement window with in 1000 feet







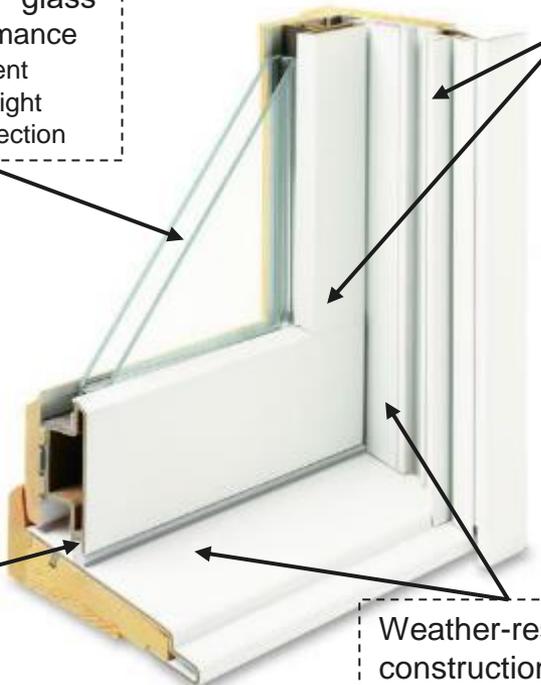
**400 Series
Woodwright
Double Hung insert**

Common Features and Options Double Hung, Picture, Transom

SmartSun™ glass
-high performance
-energy efficient
-most visible light
-best UV protection

Frame and sash exterior
-protected by patented Fibrex® composite
-resists dents, wont flake, peel, or blister
-low maintenance
-provides long-lasting protection

Authentic craftsmanship
-wood jamb liners
-replicate classic architecture



Weatherstripping
-designed to seal out drafts, wind and water

Weather-resistant construction
-greater comfort and energy efficiency

Easy Tilt-Release Lock
-tilts the window inward to make window cleaning quick & simple



**400 Series
Woodwright
Double Hung Insert**

**Common Features and Options
Double Hung, Picture, Transom**

Exterior Colors



Interior Options



Hardware Options



Grille Options

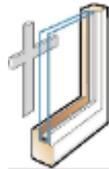
Full Divided Light



Simulated Divided Light



Removable Interior

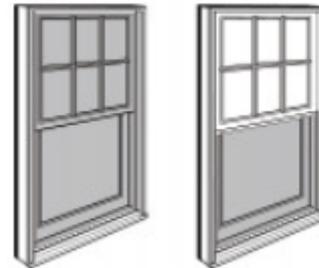


Finelight (GBG)



Screens Options

Aluminum screen standard



TruScene screen
-upgrade available
-50% more clarity
-stainless steel mesh

Standard

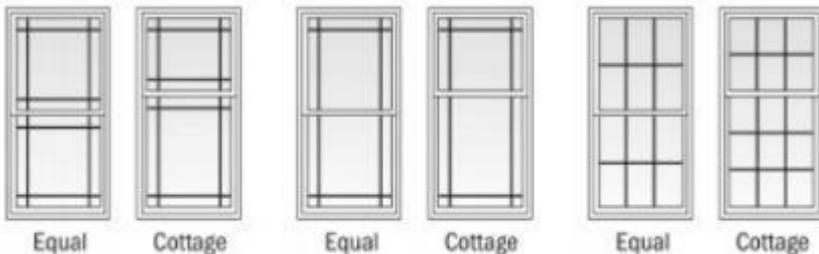


Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel | Stone | White



TRADITIONAL

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel | Stone | White



Date: 3/28/2022

Sara Assi

1118 Nolan Street

San Antonio, TX 78202

EXHIBIT A

I included two quotes from Cross window company- \$2,387.23 AND \$2,507.04 per window, we have 9 windows. That's \$21,485.07 to \$22,563.36

Aaron Ely- Project Consultant said these quotes were NOT final and cost could be higher because of labor. Depending on replacing additional things once they start.

EXHIBIT B I included a screenshot of my CPS account bill history that has been between \$230 and \$362 monthly.

We had the foundation redone and completely sealed off, the entire home was foam insulated along with the attic, at this point the main source of leaks are the 9 windows. I've attempted to caulk the windows, use flex seal spray and tape but it has not helped. The flex seal spray has turned yellow from the sun, the tape does not stick and seal all the way, and the caulking splits off every couple of months so I'm forced to re caulk. I'm able to see light from the cracks on the bottom on the frames. With summer coming up I have no doubt our bill will be in the \$400s.

I have These are the recommendations your department offered.

I contacted the three people below

Luis Elizondo - 210 777-5934

He said the windows would cost anywhere from \$2,000 to \$2,800 to repair depending on time it takes him. He is currently 10 weeks out from taking any new jobs and warranty is not something that he offers, he would repair something if it was due to error during installation.

Guy Chipman - 210 822-2447

Called and left message, did not return my call.

Wood Window Work - 210 284-2455

This number is not active, it drops the call immediately

Justin Arcocchi- 210-286-8523

I called him Wednesday after your visit, left a message but have not heard back.

At this point, I'm just trying to figure out how to get this resolved without going into debt. Its impossible for me to afford \$2K-\$3K to repair/replace the windows, I bought my home in 2016 and have done all I can to maintain its historic curb appeal but I just simply can not afford such a high cost for windows when there is a reasonably priced option that will not change the look of the home.

Sara Assi





James Otremba
8526 VIDOR AVE

EXHIBIT A



QUOTE BY : James Otremba
SOLD TO : CROSS
Aaron
11818 WARFIELD
SAN ANTONIO TX

QUOTE # : JW210900E53 - Version 0
SHIP TO :

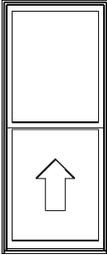
PO# :
Ship Via : Ground

PROJECT NAME :
REFERENCE :

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.2

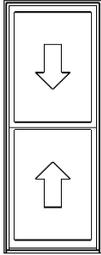
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	SINGLE HUNG Rough Opening : 33 3/4 X 79 3/4	Frame Size : 33 X 79 (Outside Casing Size: 35 5/8 X 81 3/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, Vinyl DripCap, 4 9/16 Jamb, Fixed Top Sash, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Half Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:29.2w, 35.9h, 7.3 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CR: 60.00, CPD: JEL-N-885-01791-00001 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW	\$807.83	1	\$807.83



Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 2 POCKET INSERT
OPT
Pocket Opening : 30 X 77



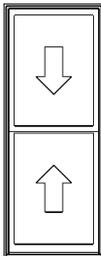
Viewed from Exterior.

Frame Size : 29 1/2 X 76 3/4
 Sitrine Wood Double Hung, Auralast Pine, Pocket Unit,
 Pocket Opening = 30 X 77
 Primed Exterior,
 Primed Interior,
 No Trim/No Nail Fin,
 3 1/4 Jamb, 14 deg
 White Jambliner, Concealed Jambliner
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 BetterVue Mesh Brilliant White Screen,
 Product Does Not Qualify for Accidental Glass Breakage Warranty
 Coverage, IGThick=0.698(3/32 / 3/32), Clear Opening:25.7w, 35.2h, 6.3 sf
 U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CR: 61.00, CPD: JEL-N-908-
 00012-00001
 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW

EXHIBIT A

\$810.91 1 \$810.91

Line 3 SASH KIT
Sash Opening : 30 X 77



Viewed from Exterior. Scale: 1/2" =1'

Sitrine Wood Double Hung, Auralast Pine, Sash Replacement Kit,
 Sash Opening= 30 X 77
 Primed Sash,
 Primed Interior,
 14 deg
 White Jambliner,
 White Hardware,
 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Product Does Not Qualify for Accidental Glass Breakage Warranty
 Coverage, *Custom-Height*, IGThick=0.698(3/32 / 3/32),
 U-Factor: 0.29, SHGC: 0.19, VLT: 0.46, CR: 61.00, CPD: JEL-N-915-
 00572-00001
 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW

\$586.55 1 \$586.55

Total: \$2,205.29
STATE (8.2500%): \$181.94
Net Total: \$2,387.23
Total Units: 3

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: QUOTE VALID FOR 30 DAYS BUILDER OR HOME OWNER IS RESPONSIBLE FOR REVIEW OF QUOTE CONTENT FOR ACCURACY 50% DEPOSIT REQUIRED

It is the responsibility of the Builder/Purchaser to ensure that all windows and doors in the quote above are in accordance with, but not limited to, the following:

1. All current Zoning requirements.
2. All current Fire Regulations.
3. All current Building Standard Regulations, including, but not limited to, the Local Building code.

Presented by: _____

Date: _____

Purchaser: _____

Date: _____

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.

EXHIBIT A

CROSS

New Project 1

Quote #: HCU121R

A Proposal for Window and Door Products prepared for:

Job Site:

78209

Shipping Address:

GUIDO LUMBER COMPANY
8526 VIDOR AVE
SAN ANTONIO, TX 78216-6045

Project Description:

MARVIN SINGLE HUNG REPLACEMENT OPTIONS

Featuring products from:



JAMES OTREMBA
GUIDO LUMBER COMPANY
8526 VIDOR AVE
SAN ANTONIO, TX 78216-6045
Phone: (210) 344-8321

Email: jotremba@guidoco.com

This report was generated on 9/8/2021 10:59:56 PM using the Marvin Order Management System, version 0003.10.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

EXHIBIT A

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2	TOTAL UNIT QTY: 2	EXT NET PRICE: USD 2,315.97
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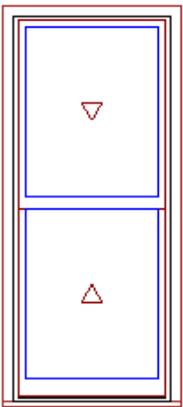
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	DOUBLE HUNG	Ultimate Wood	Double Hung RO 34" X 79 1/2"	1,233.31	1	1,233.31
2	DOUBLE HUNG INSERT	Ultimate Wood	Double Hung Insert IO 30" X 77"	1,082.66	1	1,082.66

EXHIBIT A

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: DOUBLE HUNG	Net Price:		1,233.31
Qty: 1		Ext. Net Price:	USD	1,233.31



As Viewed From The Exterior

FS 33" X 79"
RO 34" X 79 1/2"
Egress Information
 Width: 29 7/16" Height: 33 1/4"
 Net Clear Opening: 6.80 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.51
 Condensation Resistance: 57
 CPD Number: MAR-N-68-05547-00001
 ENERGY STAR: NC

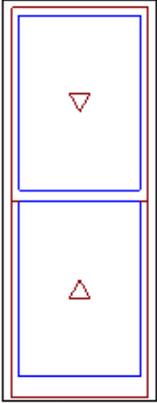
Primed Pine Exterior
 Primed Pine Interior
 Ultimate Wood Double Hung
 Frame Size w/ Subsill
 33" X 79"
 Rough Opening w/ Subsill
 34" X 79 1/2"
 Top Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 White Jamb Hardware
 Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jambs
 Primed Pine BMC
 Primed Pine Standard Subsill
 No Installation Method
 ***Note: Unit Availability and Price is Subject to Change

EXHIBIT A

Line #2	Mark Unit: DOUBLE HUNG INSERT	Net Price:		1,082.66
Qty: 1		Ext. Net Price:	USD	1,082.66



Primed Pine Exterior
 Primed Pine Interior
 Ultimate Wood Double Hung Insert
 Inside Opening 30" X 77"
 8 Degree Frame Bevel
 Top Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior



As Viewed From The Exterior

FS 29 5/8" X 77 3/16"
IO 30" X 77"

Egress Information

Width: 26 1/16" Height: 32 57/64"
Net Clear Opening: 5.95 SqFt

Performance Information

U-Factor: 0.29
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.52
Condensation Resistance: 57
CPD Number: MAR-N-364-02152-00001
ENERGY STAR: NC

- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bronze Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jamb
- ***Note: Unit Availability and Price is Subject to Change

EXHIBIT A

Project Subtotal Net Price: USD	2,315.97
8.250% Sales Tax: USD	191.07
Project Total Net Price: USD	2,507.04

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

EXHIBIT A

PURCHASE APPROVAL/SIGN OFF

EXHIBIT A

Project Subtotal Net Price: USD	2,315.97
8.250% Sales Tax: USD	191.07
Project Total Net Price: USD	2,507.04

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature: _____

Title: _____

Date: _____

Seller: _____

Buyer: _____

EXHIBIT B

1118-NOLAN

[My Dashboard \(/mma/wssHome.jsp\)](#)

View Past

Bill View: Customer 300-4907-489

Bills

BILLING DATE	DUE DATE	BALANCE DUE	REVERSED
03/17/2022	04/04/2022	\$362.95	
02/17/2022	03/07/2022	\$324.82	
01/20/2022	02/07/2022	\$281.18	
12/17/2021	01/03/2022	\$268.18	
11/17/2021	12/03/2021	\$314.04	
10/19/2021	11/04/2021	\$230.28	
09/20/2021	10/06/2021	\$303.83	
08/18/2021	09/03/2021	\$312.35	

CPS Energy



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EXHIBIT B

Customer Number:300-4907-48
Last Login Date: 03/25/2022

1118 NOLAN

My Dashboard

Balance Summary		Payment History		Recent Online Activity	
Total \$	Scheduled	Status	Type		
\$324.82	03/02/2022	Posted	AutoPay		
Customer Number	Payment Amount	Donation Amount			
003004907489	\$324.82	\$0.00			
\$281.18	02/02/2022	Posted	AutoPay		
Customer Number	Payment Amount	Donation Amount			
003004907489	\$281.18	\$0.00			
\$268.18	12/28/2021	Posted	AutoPay		
Customer Number	Payment Amount	Donation Amount			
003004907489	\$268.18	\$0.00			

- Billing & Payments**
Manage your bill
- Moving?**
Start, Stop, or Transfer a service
- Discounts & Programs**
Payment plans and ways to save
- My Energy Portal**
sights into the energy you use
widgetDashBoard.jsp
- My Profile**
Manage your contact info and settings

Billing & Payments

We offer convenient ways to view and pay your bill online.

- View Past Bills ([pastBills.jsp](#))
- Pay By Check ([makePayment.jsp](#))
- Pay By Credit Card ([SetupEZPayServlet](#))
(through our payment processor with a \$2.35 convenience fee)
- Other Ways to Pay (<https://www.cpsenergy.com/en/customer-support/my-home-billing-acct.html>)
- AutoPay Enrollment ([autopayEnroll.jsp](#))
- AutoPay Cancellation ([autopayCancel.jsp](#))
- Budget Payment Plan
 - Enrollment ([bppEnroll.jsp](#))
 - Cancellation ([bppEnroll.jsp?bppCancel=true](#))



(<https://www.cpsenergy.com/en/about-us/who-we-are/financial-information/fuel-charges.html>)



(<https://www.cpsenergy.com/en/my-home/savenow/customer-assist-programs.html>)



(<https://www.cpsenergy.com/en/about-us/community/reap.html>)

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