



June 21, 2022

WINDOW RESTORATION PROPOSAL

Proposal For: Amanda & Ben Wahlstom – [REDACTED]

Project Address: 1109 E. 8th Street, Austin, TX

Number of windows: 18

Wood Window Full Restoration Scope of Work:

Note: Restoration is an art, not a science. Although this is our general process, we may have to adjust as needed


- Sashes and stop will be removed and openings sealed with plywood (Faux Acrylic inserts available as upgrade)
- Transport sashes from job site to our shop in Austin.
- Sashes will be thoroughly examined in the shop and numbered prior to restoration process
- Jambes and sills at the job site will also be thoroughly inspected for necessary repairs. *RRR estimates 10% of sills (or 2 windows) will require replacement.*
- Sashes: Sashes will be stripped, sanded, primed, painted, glazed and slotted for weatherstripping.
- Abatron will be used to repair holes, splitting and cracks throughout the sash. Any areas of rot more than 8" will require Dutchman repairs.
- A borate-based preservative (Boracare) will be applied to all bare wood prior to finish. This will minimize the risk of future rot or pest damage to the wood.
- Sash Rebuilds: rebuilds will use Spanish Cedar or Sipo Mahogany. *RRR assumes 22% of sashes (or 4 windows) will require a component to be rebuilt (i.e. bottom or upper rail, stile or meeting rail). Sashes requiring major or complete rebuild will require a change order unless noted on the schedule.*
- Paint & Stain: Sashes will be painted, glazing lines hand painted. Benjamin Moore Regal Select in Low Lustre will be used unless otherwise specified. Includes one color only. Pricing includes painted interior and exterior on all of the windows.
- Glazing Putty: Glazing putty will be Sarco Type M. Glazing lines will be hand painted to seal putty for longevity
- Glass: All historic wavy glass will be re-used if possible. Replacement glass will be 1/8" double strength clear flat glass. *Wavy glass available as an upgrade*
- Jambes/Sills: Jambes prepped and painted onsite
- Sash Hardware: Hardware can be cleaned and reused - excludes removal of paint, repair or replacement hardware
- Stop and parting bead to be replaced
- Weatherstripping: New concealed interlocking weatherstripping will be used on functional windows when the sashes are reinstalled in the jambes. Bulb will be used at the meeting rails.
- Sash Cord: New Sampson spot sash cord will be used
- Only bottom sashes to function

Note: Observations based on photos provided. A site visit to assess all windows is recommended prior to starting work.

- Photos show significant holes, blemishes, cracks and splintering that will need to be filled with Abatron.
- Some water staining on inside of sashes. Stain has faded and is uneven.
- Windows have significant movement and leakage
- Mild separation at rails and stiles. Sash appear to need new pins to stabilize.

Terms/Exclusions:

- Any alterations or deviations from above specifications involving extra costs will be executed only upon written agreement.
- Assumes ropes and weights are present- if not this may require a change order.
- Excludes interior and exterior trim, brickmould and stools. This is better handled by a trim carpenter or painter.
- Excludes masonry repairs.
- Excludes new hardware or installation of hardware
- Excludes using more than one paint color on sashes unless indicated otherwise on window schedule
- Unforeseen Repairs: Unexpected necessary repairs will be undertaken only at an extra cost and with the owner's approval. RRR field rate is \$125/hour.
- Glass: Unknown broken glass will to be charged over and above the contract price and submitted to the owner for approval
- Project timeline and dates: Red River Restorations will make every effort to provide rough time frames for start date and completion. As your project moves up on the list, you will be notified of proposed start dates and a rough prediction of install. These dates often change due to a variety of factors. Unless specified otherwise, Red River Restorations will not guarantee a start or completion date.
- Payments are due 10 days from the date of invoice. Red River Restorations reserves the right to cease work if payment is not received according to the terms of the invoice. Client agrees to pay interest at the rate of 2% monthly on amounts outstanding 40 days after invoice date, except where and to the extent such percentage is prohibited by applicable law. Interest is payable monthly on any past due payment due under this agreement. Client agrees to pay any costs of collection, including attorney's fees.
- Proposal is good for 15 days.



Proposed window to be replaced by a door.

Window to be replaced by door sits under the visible window here. Replacement will not be visible by street view.





Window to be replaced by door sits under the visible window here. The replacement will not be visible by street view.

Arrow indicating street
view - window not
visible from sidewalk

