



**DESIGNERS
MIRROR**
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10000 WOODBURN

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September 17, 2021

To: Summit Commercial
7700 Second Ave.
Detroit, Mi. 48202
Attn: Bunia Parker
Re: 1427 Randolph Window Assessment

Bunia,

Please see attached color photos of both exterior and interior views of windows proposed to be replaced, as well as photos obtained from Google.

We have examined all four existing window openings scheduled for replacement and have observed the following conditions that preclude the renovation of them.

- Windows all have deteriorated paint finish that likely contains lead based paint that would need to be abated prior to being re-finished.
- All windows are either painted shut or are otherwise inoperable, all sash balance cords are missing or broken.
- Nearly all vertical window mullions are structurally deficient and have steel straps that were bolted to the interior side of the framing to prevent them from blowing out of the openings (See photos that illustrate this).
- Exterior wood brick molding, mullions, and sash components show obvious signs of decay that is directly related to the main frame and vertical mullion failure.
- One opening is missing the operable sash and is boarded up.
- Several windows have broken panes of glass and are missing glass stops.
- Sash locks are broken or missing on most of the windows, and no limit stops are present.

Our overall assessment is that all windows scheduled for replacement pose a health safety hazard due to the deterioration of the structural components of them. The repairs required to restore all of the widows to a safe and working condition would involve complete removal and replacement of all structural components. We recommend replacement of the existing windows with Historically accurate aluminum equivalents. Please see the included shop drawings and details for the Quaker Window Historic H300 window.

- We propose complete removal of existing window assemblies including brick moldings and structural mullions.
- Provide and install new aluminum panning that closely replicates existing.
- Provide and install new hung aluminum Historic windows to replicate size, configuration, and function of existing wood windows (See included Quaker Window Shop drawings and details).

Respectfully Submitted

David Martin
Vice President
Designers Mirror & Glass