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# PROPOSAL

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2405 Burns  
Detroit, MI 48214



This proposal contains a quote for the restoration of the windows at 2405 Burns Detroit, MI 48214.

## Project Overview

The goal of this project is to restore the original wood windows at 2405 Burns Detroit, MI. The window restoration work includes conserving as much original material as possible, while repairing damage to the window sash, replacing broken glass, and improving window function. Upon completion, the windows will function properly and be more energy efficient.

## Treatment Outline/Scope of Work

Order of operations may vary

Sash: Remove sash. Catalogue components, wrap for protection and transport to the shop. At the shop, remove all paint/putty, restore sash using "dutchman" repair and consolidation techniques, re-glaze and replace broken glass, and paint. Return sash to site and reinstall.

### Removal

- Follow EPA Lead Safe Practices
- Remove parting stop, sash, label and wrap in plastic for transport
- Remove pulleys (when possible)
- Check weight boxes for weights
- Transport sash back to shop

### Restoration

- Remove glaze and glass
- Carefully scrape paint to bare wood while maintaining current profile using infrared paint remover
- Repair sash using techniques that align with the Secretary of Interior's Standards for Rehabilitation
- Clean glass to remove major residue
- Reinstall existing glass. Cut replacement glass to replace broken panes with glass type agreed upon by homeowner
- Glaze window using Sarco Putty Type M (high quality putty appropriate for window restoration; must set for minimum 7 days)
- Paint sash with 1 coat of primer and 2 coats of paint (both sides). Color was selected by homeowner based on a color match test with a Sherwin Williams color match consultant
- Purchase replica hardware to replace missing pieces, including weights if they are not in weight pockets.
- Strip paint from hardware, polish finish
- Inspect parting stop for reuse; replace if necessary

### Reinstall (includes mechanical restoration/weatherization):

Only applicable to sash removed from these openings.

- Ensure sash pulleys operate properly.
- Clean excess, or chipped, paint from jamb (if needed)
- Re-rope pulleys using Samson Red Spot Sash Cord and weights.
- Install weather-stripping that is comparable to current weather stripping where needed.
- Reinstall upper and lower sash, attach rope to lower sash
- Ensure sash is secure in frame and that the lower sash operates properly.
- Install restored hardware.

## Paint

Primer and paint will be purchased using color specification provided by the homeowner. This will ensure the windows match the rest of the home.

## Project Phases

The project will be broken into phases. The following is the suggested order for project completion.

### **Burns Side**

The sash and openings on the Burns side of the home to be completed first. This includes 18 sash and 9 openings. The 18 sash can be taken at one time.

### **Vernor Side/Remaining Opening**

The remaining original sash that are still in window openings to be completed next. They can be completed in one or two phases. This includes 24 sash and 12 openings.

Timing to be assessed after completion of previous phase.

### **Sash in Garage**

The sash in the garage will be fully restored. No removal or installation is included. Scope of this phase may be negotiated later.

### **Scope of Work Inclusions:**

- Scope of Work Above
- Coordination of schedule and project materials

### **Scope of Work Exclusions:**

- No rough carpentry (including repairs to window jamb/frame)
- No priming or painting to interior or exterior trim
- No work to interior or exterior trim
- Other incidentals not included in scope

## Examples of Re-Lite Restoration Work

1. Papermill Schoolhouse, built 1863, Monroe, Michigan (before/after)



Photographs by Mary Bindas

2. Residence built approx. 1920, (before/after)



Photographs by Mary Bindas

## Restoration Process Pictures



Photographs by Mary Bindas