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Submitted To:  
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Performed At:  
118 Main Ave  
Ocean Grove NJ 07756

Job Description: Overview of Window Conditions

Windows 21 & 22: Entry foyer - These are fixed stained glass installed in the sidelights around the dual entry doors. The doors, the windows and the stained glass themselves are in good shape.

- These units are worth regular upkeep / restoration.

Window 17: Under 1st floor stairwell - This is a small diamond light wood window that has been covered over for a significant period of time. It has had no upkeep and is extremely brittle. This window should have plywood sandwiched inside and out to remove it and in my opinion it is beyond reasonable repair due to the condition of the wood.

- This window should be remanufactured.

43d & 47d: Doors leading to exterior in East room - Original entry doors in good shape with transoms (that functioned at one time). Evidence of at least 2 generations of screen doors. Butt hinge & strike marks from a later door and surface mount hinge marks from an older door that possibly vented the door opening and the transom opening.

- These doors are worth restoring, getting the transoms functional and potentially remanufacturing wooden screen doors for the openings.

Window 75: Bathroom 2nd floor - There are 2 windows on the exterior of the house in this location, but from the interior only 1 window is visible. The other window has been built over. These windows are a gothic type with diamond lights at the top of the upper sash. These windows are showing signs of severe wear and tear. They were not

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properly protected with the installed storm windows nor maintained over time. It was noted that the wooden dowels used to secure the muntins to the rails and stiles are forcing their way out of the wood due to excessive moisture / then drying cycles. Muntins are worn down or rotted down to near nothing leaving no area to be glazed.

At least one either rail or stile per sash would need to be replaced and then numerous if not all muntins replaced.

- These sashes are beyond reasonable repair in my opinion.

Windows 57, 58, 59, 60: Middle room West 2nd floor - This room has a large single light double hung window centered between 2 (1 each side) muntin windows. There is also a decorative arch window with muntins above the center window. These windows have also been neglected for a prolonged period of time. The large window has an improperly installed storm window and they have allowed a vine to grow over the windows. The mutton window and the decorative window are in very bad shape. These are also windows that should be sandwiched with plywood and removed for remanufacturing. The mulls have deteriorated to a point that only the pressure of the window being in place is keeping them together. Numerous cracks on the rails and stiles were noted on the windows.

- These sashes are beyond reasonable repair in my opinion.

Windows 84, 85, 86: East room 3rd floor - This is a three window unit. There is a center arch top double hung unit with 2 tilt in muntin units (1 either side). The double hung unit has numerous cracks on the rails and stiles. The windows had no upkeep on the interior or exterior for a prolonged period. The same occurrence of the dowel pins pushing out is happening on these windows also. The frame of the window is also very compromised allowing water to penetrate at the sill / jamb / casing joint on the center - right window as viewed from the interior.

- These sashes are beyond reasonable repair in my opinion.

Windows 77, 78, 79 : Front West room 3rd floor - This is a three window unit. A center double hung window with 2 fixed diamond light muntin windows (1 either side). The center window has damage to the upper sash that is has made the glass fit incorrectly and allowed water to penetrate damaging the wooden rails and stiles. The diamond light windows are also in very poor condition. They should also be sandwiched with plywood and removed to be remanufactured.

- These sashes are beyond reasonable repair in my opinion.