

Approved Condominium Window Replacement — Seagate Village

After 22 years, many condo owners are experiencing both functional and cosmetic problems with the original windows. The windows no longer meet building codes, nor are they energy efficient. The Condo Architectural Committee conducted extensive research to determine the type of windows that would be in the best interests of the community at large. Energy efficiency, appearance, type of installation, maximum visibility, warranty, and affordability were the dominant factors in coming their recommendation.

Two Brands of Vinyl Windows Approved

- **CertainTeed** – Six dealers in San Diego County. Nationwide reputation. Company is 100 years old. Rated #1 by Consumer Guide.
- **Vinyl Masters** – Local company. Desirable features includes a soft white color and sleeker frames

Requirements:

- **Retrofit** – Retrofitting is the only installation that meets code, does not require a building permit, and does not affect the stucco. Since retrofit vinyl windows all have 2 5/8” frames, loss of light is a critical problem particularly in condo units with no side windows. Retrofit windows reduce light by 16.7% on a 4'x4' window. Smaller windows have even greater percentage of loss of light. Larger windows less so.
- **Grids Optional** - Window grids are optional.
- **Exterior Color of Vinyl Must be White** – White is compatible with the current exterior color scheme and is the color of choice for 90% of vinyl window sales. They allow flexibility for all color palettes both inside and out.
- **No Impact on Existing Window Trim** – Both windows are cut to fit within the frame of the existing window trim, which allows easy replacement of window trim at any time. Should the installation require the removal of the window trim, it must be replaced with a composite type material and painted to match the existing window trim at the homeowner's expense.
- **Replacement of All Windows on a Single Exposure Required** – If any window in the unit is replaced, **all windows on that same wall for that unit must be replaced at the same time.**
- **Signed Statement of Responsibility by Condo Owner** – The homeowner is required to sign a statement accepting full responsibility for any damage due to water or accidental damage to stucco.

Effective date 4/13/05

Effective 4/1-08 Window Broker is added to the approve window dealer list.