

Deerfield Forest Window & Door Replacement Program FAQs

Do I have to replace all my windows at the time?

No. You can replace as few as one window; however, if you are replacing a window that has another window immediately adjacent, you will need to replace both.

What will happen to my existing window treatments when the windows are replaced?

All window treatments must be removed prior to the installation date. Surface mounted curtain rods should not pose a problem for reinstallation. In-set mounted blinds or shades may or may not fit in the new window. The contractor will make a reasonable effort to put them back.

What will the interior trim look like after the new window is installed?

Window casings including a new pine windowsill (colonial trim) will be installed. The new trim will be primed white. You will have to paint, at your expense, your window trim and sill after the installation is complete. An alternative trim style may be available by making arrangements with the contractor directly.

Do I need to be home for the installation?

Yes. You will need to provide the contractor access during the scheduled installation. Deerfield Forest will not assist in any capacity in providing the contractors' access to your unit. Further, Deerfield Forest will not issue any keys on file for the purpose of window installations. No security will be provided by the Condominium.

Do I need approval from the Condominium to replace my windows?

Yes. Any project including the replacement of any window or door at Deerfield Forest requires written approval from the management office.

Is there a certain window, door, or slider I must install?

Yes, the *only* approved window is a Harvey Vicon New Construction Window, color white, with 9x9 grid patterns. The approved patio door is a Harvey Thermatru SmoothStar Full-view doors. The slider is a Harvey Vinyl Patio Door. Please remember that nickel is the only approved color for all door hardware.

Can I use any contractor to install windows and doors?

Yes, you may hire any licensed and insured contractor to install the windows and doors; however written approval must be obtained from the management office.

What are the benefits to installing the new windows and doors?

- Increased value to your unit
- Energy savings
- Sound attenuation - reduction in noises from outside
- Fully functional window and doors
- Tilt in windows - can be cleaned from the inside
- Insulation will be added around window and door frames

What are the benefits in participating in the Condominium Window Project?

- Savings resulting from volume
- Coordinated installation by a reputable contractor that is familiar with Deerfield Forest Condo
- Working with a contractor that is knowledgeable about rules and regulations at Deerfield Forest Condo
- Working with a contractor who is certified with Harvey Industries so that each window is accompanied with a lifetime glass and hardware warranty. This warranty is transferable to a future owner.

How do I pay for the Windows?

A \$100 per-condo unit deposit is required when you sign a proposal. The balance is due immediately after completion. Credit card, check, or cash will be accepted.

What if I decide to replace my window later?

You will likely lose the volume discount of approximately \$80.00 per window. Additionally legislation making the 10% tax deduction is set to expire at the end of 2007.

How is the volume discount being handled?

The Condominium estimates that unit owners will be replacing approximately 116 windows. To achieve the 150 target, the condominium will replace 34 common area windows.

When will the work begin and how long will it take?

We will ask that a deposit and a signed proposal be provided to the contractor on or before May 31, 2007. During the month of June, the contractor will order the windows and organize the project. We anticipate the installation to begin in July. One crew can complete one unit per day.

Why is the Board doing this program?

The common area and individual unit exterior windows are over 20 years old and are failing in a variety of ways to include non operation of the windows, leaking, fogging, and draftiness. Additionally, those that have replaced windows on their own have installed windows that do not conform to the Condominium and the present aesthetic concerns. By working in volume, the Condominium, as well as unit owners can save money while ensuring a quality installation.

Will I need to move any furniture?

Furniture located in close proximity to a window being replaced will need to be moved. Assistance may be available by the contractor if prior arrangements are made.

Why did the Board select this window?

It is a fairly-priced window of high quality with a lifetime warranty, and sold locally.

How can I see this window online?

Go to www.insertaddress.com <<http://www.insertaddress.com>>

How do I learn more about the tax deduction?

Go to www.insertaddress.com <<http://www.insertaddress.com>>

What will happen to my old windows?

The contractor will properly dispose of the windows at no additional cost.