

OAKBROOK WINDOW REPLACEMENT SPECS

WINDOWS

Windows can be replaced by any manufactured product that meets specifications. Recommended replacement windows manufactured by Mastic/PlyGem or Wallside are preferred. Other options are available as long as the following specifications are met. In every instance, the Oakbrook Property Manager will supervise the installation and insure that the installer is licensed and insured.

- Windows are approved in two styles: sliders and/or casements. Sliders are the favored replacement for most windows. However, single casements are approved for openings of 36"; double casements are approved for openings measuring more than 36".
- Casement windows require a 90 degree opening.
- The exterior color of window trim is to match the color on file at Association Management Company or the Maintenance Building.
- Argon gas is required and Low-E glass is recommended.
- R-Core (pre-expanded high-density solid polyurethane insulation) or hollow mainframe is recommended.
- Windows need to consist of uPVC fusion-welded vinyl sash and mainframe which never needs painting or caulking and dual durometer snap-in glazing.
- Screens must consist of extruded aluminum with nylon/fiberglass mesh; full screen for casement windows and half screen for sliders.
- Windows must include a sloped sill for natural water run-off.
- Tinted glass is optional but advised in windows facing East, West, or South.
- Installer must trim out window with matching wood trim consisting of rough sawn pine, not flat wood.
- Installer is responsible for all clean-up and haul away.
 - A price list of door walls and windows is available at the Maintenance Building.
 - An approved window sample is available at the Maintenance Building.

DOORWALLS

Door walls can be replaced by any manufactured product that meets specifications. Recommended replacement door walls manufactured by Mastic/PlyGem or Wallside and Anderson are approved. Other options are available as long as the following specifications are met.

- The 5 ft. and 6 ft. door walls must have two sections; the 12 ft. door walls must have three sections.
- The Co-owner has the option of choosing the direction in which the operating section opens.
- The handle of choice is brass or vinyl
- The addition of a kick lock and/or a key lock is the Co-owner's choice.
- The exterior and interior color of the door wall is to match the color on file at Association Management or the Maintenance Building.
- Argon gas is required and Low-E glass is recommended.
- Fusion-welded sash panels are required.
- Door walls must include a sloped sill for natural water run-off.
- Standard tandem steel roller wheels are required.
- The standard one point security locking system is minimally necessary.
- Anti-lift blocks above the operating panel are required.
- Jamb pockets must be recessed.

- Recessed locks on vertical slide are optional.
- Aluminum screens with nylon/fiberglass mesh are standard.
- Tinted glass is optional but advised in door walls facing East, West, or South.
- A dual point lock and foot lock in vent latch position is optional.
- Installer must trim out door walls with matching wood trim consisting of rough sawn pine, not flat wood.
- Installer is responsible for all clean-up and haul away.