1932 Albans Road Landmark: Joseph and Annie Ludwig

House

#### CERTIFICATE OF APPROPRIATENESS

Application Date: August 11, 2025

Applicant: Bridget Kowaczyk, owner

Property: 1932 Albans Road, Lot 2, Block 35, City of Houston, Harris County, Texas.

The property includes a historic 2,968 SF two-story wood framed single-

family residence situated on a 6,600 SF (55' x 120') interior lot.

Significance: The home at 1932 Albans was built by the developer of Southampton, E.H.

Fleming, for Joseph and Annie Ludwig in 1924. Joseph Ludwig was an Austrian immigrant who owned an auto repair business in Houston for nearly forty years. The house is a good example of a Prairie style American Foursquare home. Foursquare houses are the most common vernacular form of American domestic architecture. It was designated as a

City of Houston Landmark in 2017.

**Proposal:** Alteration – Addition, Windows, Porch or Balcony

The applicant is proposing to repair brick, build an attached 605 SF rear two-car garage, and replace front porch steps and windows.

- Brick: Repair brick settlement and cracks with brick that is close to the original as possible
- Windows: Full frame replacement with equivalent fiberglass Marvin windows in a dark bronze exterior finish
- Porch steps: Replace broken front terracotta tile with concrete and stone veneer as no suitable replacement can be sourced
  - Unlikely that the terracotta tiles are original to home as previous owner left behind a few leftover tiles at closing
- All windows to be inset and recessed. See Attachment A.
- Photos of the home are included. See Attachment B.
- Applicant-provided window spec sheet included. See Attachment C.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

ITEM C12

September 11, 2025 HPO File No. 2025\_0247 1932 Albans Road Landmark: Joseph and Annie Ludwig

#### **APPROVAL CRITERIA**

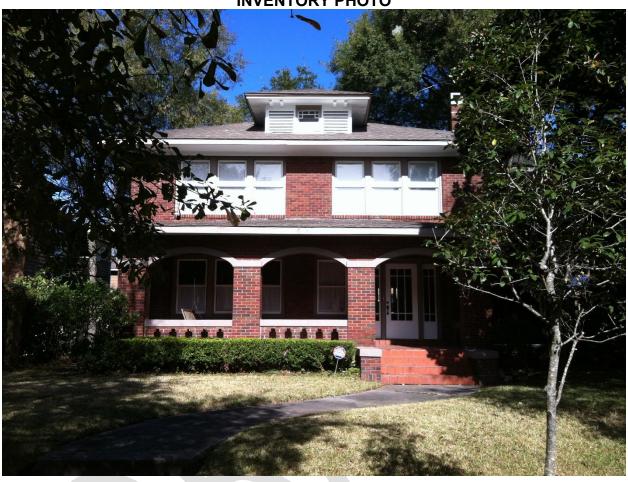
#### ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
$\boxtimes$			(1)	The proposed activity must retain and preserve the historical character of the property;
			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
			(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
			(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
			(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
			(7)	The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
			(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
			(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
			(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
			(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

1932 Albans Road Landmark: Joseph and Annie Ludwig

#### **INVENTORY PHOTO**



1932 Albans Road Landmark: Joseph and Annie Ludwig House

#### **AERIAL VIEW OF PROPERTY**



1932 Albans Road Landmark: Joseph and Annie Ludwig

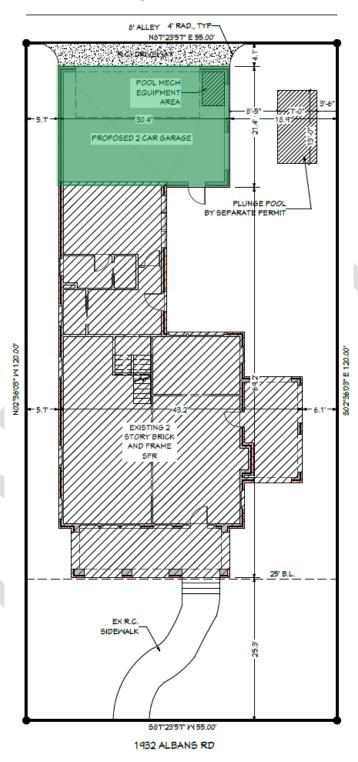
#### **SANBORN** yA. \*. . . . 1922 1912 1908 FLET 1938 1932 1920 ALBANS 1916 ALBANS 1935 1919 1975 1921 - 1921 1915 1911 ALBANS 1907 acoms 1933

/A\*

Sanborn Fire Insurance Map of Houston, 1924-Feb. 1951 Vol. 5, Sheet 598

1932 Albans Road Landmark: Joseph and Annie Ludwig House

#### SITE PLAN



**PROPOSED** 

1932 Albans Road Landmark: Joseph and Annie Ludwig

#### **FRONT ELEVATION**



**PROPOSED** 

1932 Albans Road Landmark: Joseph and Annie Ludwig

## LEFT ELEVATION RAND PRINCIPLES, AND TO BE DETERMINED BY BATTEN BOARD VERTICAL BROWN CLOR. MINIMALIST BROWN CLOR.

#### **PROPOSED**

1932 Albans Road Landmark: Joseph and Annie Ludwig

House

#### **RIGHT ELEVATION**



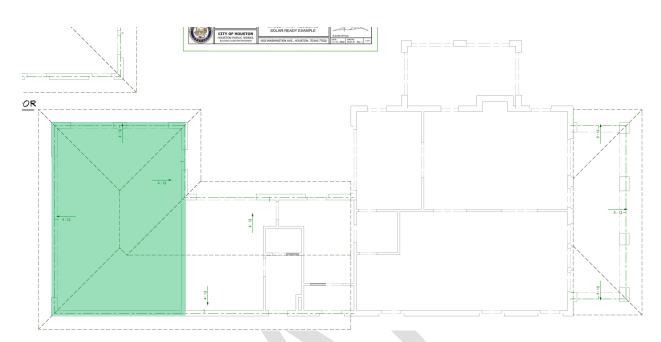
**PROPOSED** 

1932 Albans Road Landmark: Joseph and Annie Ludwig

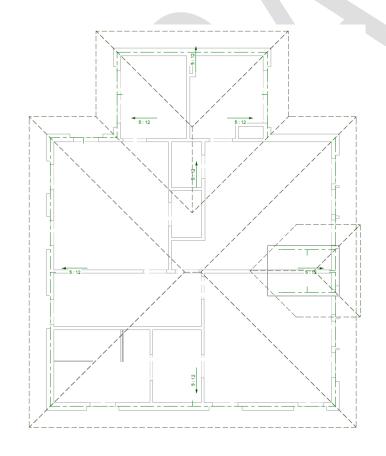
# REAR ELEVATION \*\*\*PROPRIEST AND COMMISSION OF THE PROPRIEST A

1932 Albans Road Landmark: Joseph and Annie Ludwig House

#### **ROOF PLAN**



FIRST FLOOR ROOF PLAN - PROPOSED



EXISTING SECOND FLOOR ROOF PLAN

1932 Albans Road Landmark: Joseph and Annie Ludwig

House

#### **WINDOW SCHEDULE**

#### **CERTIFICATE OF APPROPRIATENESS**





\*1st Floor\*

				EXIST	LING MINDOM	/ SCHEDULE		
	Window Material Lite		Lite	Style	Dimensions Recessed/Inset		Original/	Existing to
			Pattern				Replacement	Remain
	Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
*	W01-1	Wood	2/3	Fixed	13-7/8x80	Inset	Original	Yes
	W01-2	Wood	2/3	Fixed	13-7/8x80	Inset	Original	Yes
	W02-1	Wood	n/a	Fixed	96x60	Inset	Original	Yes
	W02-2	Wood	n/a	Fixed	96x60	Inset	Original	Yes
	W03-1	Wood	n/a	DH	36x60	Inset	Original	No
	W03-2	Wood	n/a	DH	36x60	Inset	Original	No
	W03-3	Wood	n/a	DH	36x60	Inset	Original	No
	W04	Wood	n/a	SH	36x36	Inset	Original	No
	W05-1	Wood	n/a	SH	36x42	Inset	Original	No

	DAMAGE TO EXISTING WINDOWS
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
W03-1	Inoperable
W03-2	Inoperable
W03-3	Inoperable
W04	Inoperable
W05-1	Inoperable

	PROPOSED WINDOW SCHEDULE											
Window	indow Material Lite		Style	Dimensions	Recessed/	Brand/	Other					
		Pattern			Inset	Vendor						
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem						
W03-1	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-2	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-3	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W04	Fiberglass	n/a	SH	36x36	Inset	Marvin						
W05-1	Fiberglass	n/a	SH	36x42	Inset	Marvin						

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

<sup>\*\*\*</sup> Use additional sheets as necessary

1932 Albans Road Landmark: Joseph and Annie Ludwig

House

#### WINDOW SCHEDULE, CONTINUED

#### **CERTIFICATE OF APPROPRIATENESS**



WINDOW WORKSHEET

				EXIST	ING WINDOW	/ SCHEDULE		
	Window	Material	Lite	Style	Dimensions	Recessed/Inset	Original/	Existing to
			Pattern				Replacement	Remain
	Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
*1st Floor*	W05-2	Wood	n/a	SH	36x42	Inset	Original	No
	W06-1	Wood	n/a	SH	36x60	Inset	Original	No
	W06-2	Wood	n/a	SH	36x60	Inset	Original	No
	W06-3	Wood	n/a	SH	36x60	Inset	Original	No
	W07-1	Wood	n/a	SH	36x60	Inset	Original	No
	W07-2	Wood	n/a	SH	36x60	Inset	Original	No
	W07-3	Wood	n/a	SH	36x60	Inset	Original	No
	W07-4	Wood	n/a	SH	36x60	Inset	Original	No
	W07-5	Wood	n/a	SH	36x60	Inset	Original	No

DAMAGE TO EXISTING WINDOWS Describe Damage Window Ex. A1 Glass is broke, window is inoperable, rail is rotten, and frame is broken W05-2 Inoperable W06-1 Inoperable W06-2 Inoperable W06-3 Inoperable W07-1 Rot W07-2 Inoperable W07-3 Inoperable W07-4 Inoperable W07-5 Inoperable

PROPOSED WINDOW SCHEDULE											
w Material Lite		Style	Dimensions	Recessed/	Brand/	Other					
	Pattern			Inset	Vendor						
Wood	1/1	DH	32 x 66	Recessed	Plygem						
Fiberglass	n/a	SH	36x42	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
Fiberglass	n/a	SH	36x60	Inset	Marvin						
	Wood Fiberglass Fiberglass Fiberglass Fiberglass Fiberglass Fiberglass Fiberglass Fiberglass Fiberglass	Wood         1/1           Fiberglass         n/a           Fiberglass         n/a	Material         Lite Pattern         Style Pattern           Wood         1/1         DH           Fiberglass         n/a         SH           Fiberglass         n/a         SH	Material         Lite Pattern         Style Pattern         Dimensions           Wood         1/1         DH         32 x 66           Fiberglass         n/a         SH         36x42           Fiberglass         n/a         SH         36x60           Fiberglass         n/a         SH         36x60	Material         Lite Pattern         Style Inset         Dimensions Inset           Wood         1/1         DH         32 x 66         Recessed           Fiberglass         n/a         SH         36x42         Inset           Fiberglass         n/a         SH         36x60         Inset	Material         Lite Pattern         Style         Dimensions Inset         Recessed/ Vendor           Wood         1/1         DH         32 x 66         Recessed         Plygem           Fiberglass         n/a         SH         36x42         Inset         Marvin           Fiberglass         n/a         SH         36x60         Inset         Marvin					

Must include photos of all windows with labels indicated on this sheet

Must include manufacture's specifications and details for all proposed windows

<sup>\*\*\*</sup> Use additional sheets as necessary

1932 Albans Road Landmark: Joseph and Annie Ludwig

House

### WINDOW SCHEDULE, CONTINUED CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET PLANNING & DEVELOPMENT DEPARTMENT

\*1st Floor\*

		EXISTING WINDOW SCHEDULE											
	Window	Material	Lite	Style	Dimensions	Recessed/Inset	Original/	Existing to					
			Pattern				Replacement	Remain					
	Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No					
r	W07-6	Wood	n/a	SH	36X60	Inset	Original	No					
	W07-7	Wood	n/a	SH	36x60	Inset	Original	No					
	W08	Wood	n/a	SH	36x68	Inset	Original	No					

	DAMAGE TO EXISTING WINDOWS
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
W07-6	Inoperable
W07-7	Inoperable
W08	Inoperable

	PROPOSED WINDOW SCHEDULE											
Window	ndow Material Lite		Style	Dimensions	Recessed/	Brand/	Other					
		Pattern			Inset	Vendor						
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem						
W07-6	Fiberglass	n/a	SH	36x60	Inset	Marvin						
W07-7	Fiberglass	n/a	SH	36x60	Inset	Marvin						
W08	Fiberglass	n/a	SH	36x68	Inset	Marvin						

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- \*\*\* Use additional sheets as necessary

1932 Albans Road Landmark: Joseph and Annie Ludwig

House

#### WINDOW SCHEDULE, CONTINUED

#### **CERTIFICATE OF APPROPRIATENESS**



WINDOW WORKSHEET

				EXIST	TING WINDOW	/ SCHEDULE		
Window Material		Lite	Style	Dimensions	Recessed/Inset	Original/	Existing to	
			Pattern				Replacement	Remain
	Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
*2nd Floor*	W01	Wood	n/a	Fixed	36x36	Inset	Original	No
	W02	Wood	n/a	Fixed	36x18	Inset	Original	Yes
	W03-1	Wood	n/a	DH	36x60	Inset	Original	No
	W03-2	Wood	n/a	DH	36x60	Inset	Original	No
	W03-3	Wood	n/a	DH	36x60	Inset	Original	No
	W03-4	Wood	n/a	DH	36x60	Inset	Original	No
	W03-5	Wood	n/a	DH	36x60	Inset	Original	No
	W03-6	Wood	n/a	DH	36x60	Inset	Original	No
	W03-7	Wood	n/a	DH	36x60	Inset	Original	No

	DAMAGE TO EXISTING WINDOWS								
Window	Describe Damage								
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken								
W01	Rail rotten								
W03-1	Inoperable								
W03-2	Inoperable								
W03-3	Inoperable								
W03-4	Inoperagle								
W03-5	Inoperable								
W03-6	Inoperable								
W03-7	Inoperable								

	PROPOSED WINDOW SCHEDULE											
Window	indow Material Lite		Style	Dimensions	Recessed/	Brand/	Other					
		Pattern			Inset	Vendor						
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem						
W01	Fiberglass	n/a	Fixed	36x36	Inset	Marvin						
W03-1	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-2	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-3	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-4	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-5	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-6	Fiberglass	n/a	DH	36x60	Inset	Marvin						
W03-7	Fiberglass	n/a	DH	36x60	Inset	Marvin						

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

<sup>\*\*\*</sup> Use additional sheets as necessary

1932 Albans Road Landmark: Joseph and Annie Ludwig

House

#### WINDOW AND DOOR SCHEDULE, CONTINUED

#### **CERTIFICATE OF APPROPRIATENESS**



WINDOW WORKSHEET

EXISTING WINDOW SCHEDULE										
Window	Material	Lite	Style	Dimensions	Recessed/Inset	Original/	Existing to			
		Pattern				Replacement	Remain			
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No			
19	Aluminum	1/1	DH	34 3/4 x 70 1/2	Inset	Replacement	No			

DAMAGE TO EXISTING WINDOWS								
Window	Describe Damage							
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken							

PROPOSED WINDOW SCHEDULE											
Window	Material	Lite	Style	Dimensions	Recessed/	Brand/	Other				
		Pattern			Inset	Vendor					
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem					
19	Vinyl	1/1	DH	34 3/4 x 70 1/2	Inset	Window World	Window has been replaced				

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

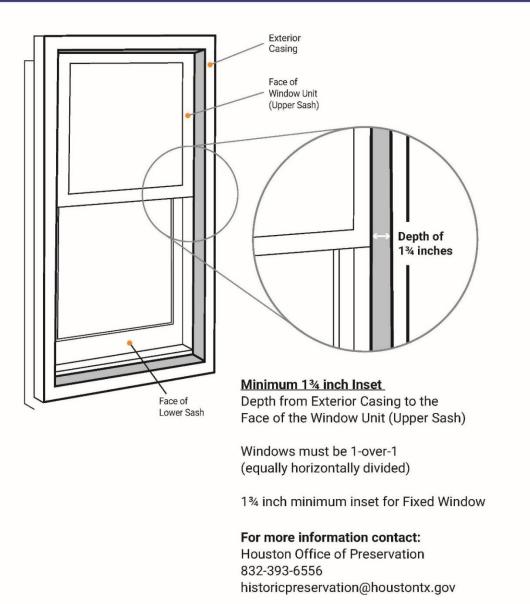
<sup>\*\*\*</sup> Use additional sheets as necessary

1932 Albans Road Landmark: Joseph and Annie Ludwig

House

#### **ATTACHMENT A**





City of Houston | Planning and Development | Houston Office of Preservation

1932 Albans Road Landmark: Joseph and Annie Ludwig

#### **ATTACHMENT B**































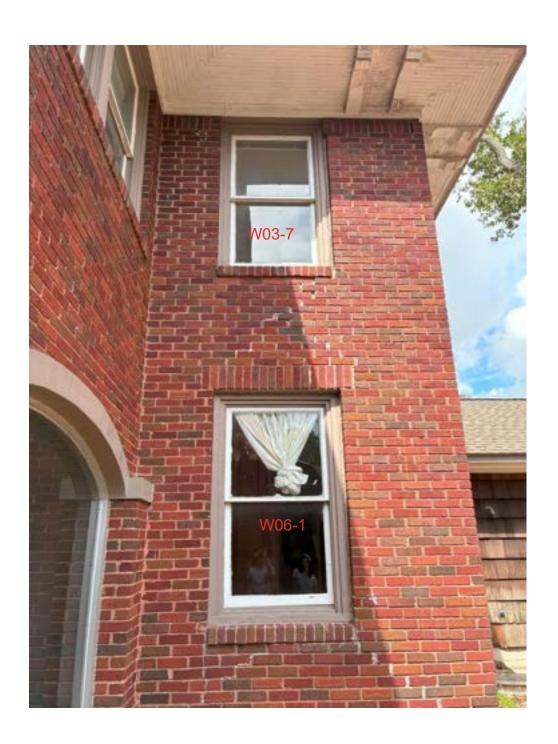










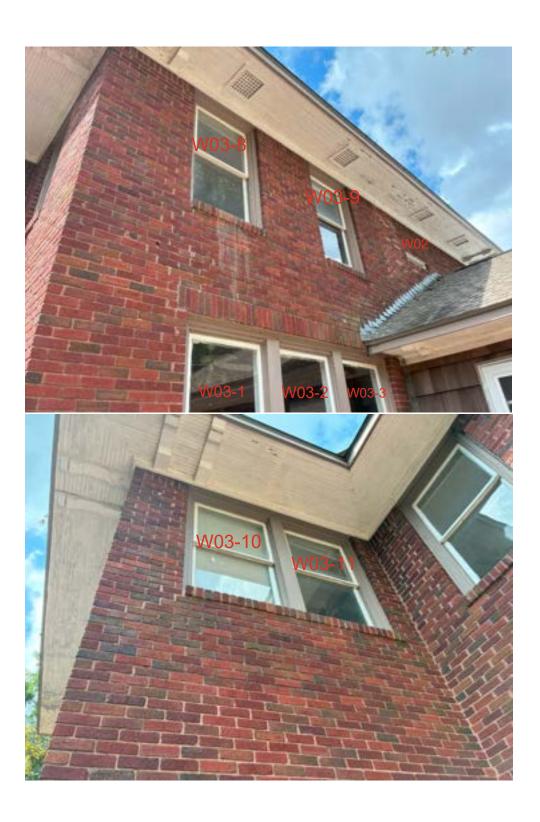


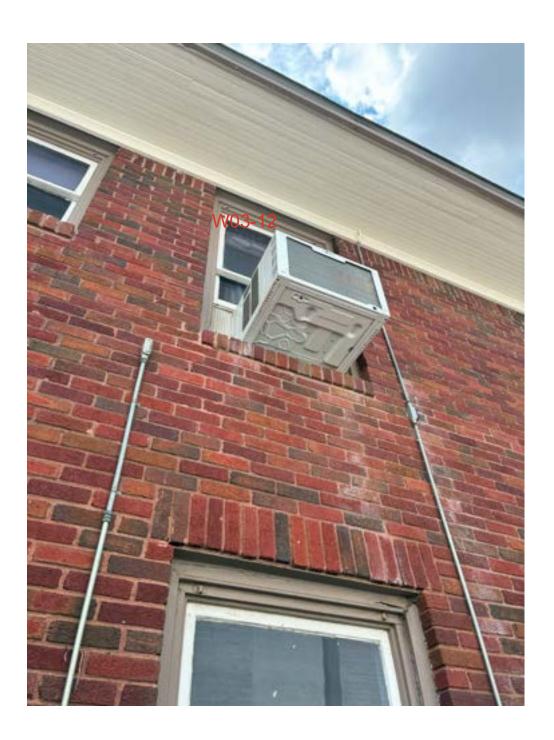




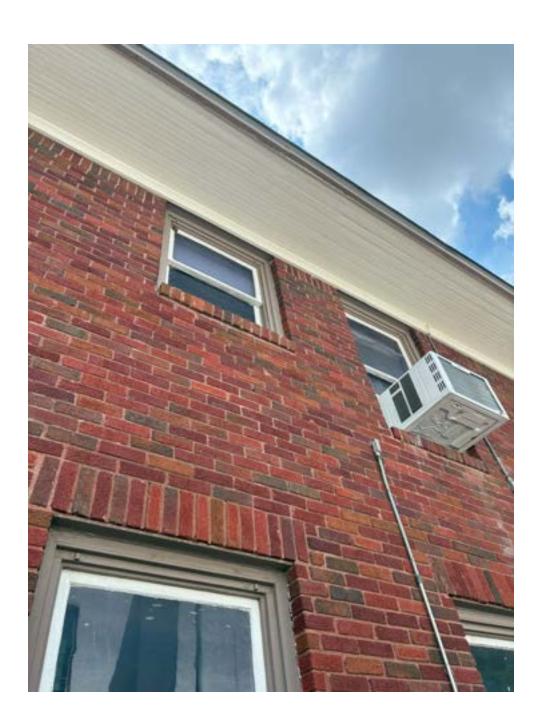
















September 11, 2025 HPO File No. 2025\_0247 1932 Albans Road Landmark: Joseph and Annie Ludwig

### **ATTACHMENT C**



# 1932 Albans Rd Elevate Windows

Quote #: W5NQ5LZ

A Proposal for Window and Door Products prepared for: **Shipping Address:**BFS-HOUSTON
16235 PORT NORTHWEST DRIVE #100
HOUSTON, TX 77041







JOSE ORTIZ BFS-HOUSTON 16002 STATE HIGHWAY 249 HOUSTON, TX 77086-1010 Phone: (713) 517-0499

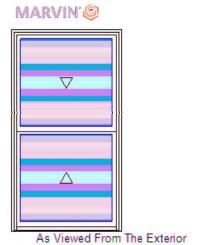
Email: jose.ortiz1@bldr.com

This report was generated on 8/29/2025 12:39:42 PM using the Marvin Order Management System, version 0004.17.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

### **LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price: Ext. Net Price:		736.03
Qty: 26		Ext. Net Price:	USD	19,136.78



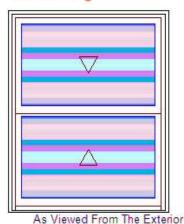
Entered As: FS CN 3664 FS 35 1/2" X 63 3/4" RO 36 1/2" X 64 1/4" Egress Information

Width: 32 3/8" Height: 26 31/32" Net Clear Opening: 6.06 SqFt **Bronze Exterior Bare Pine Interior Elevate Double Hung** CN 3664 Frame Size 35 1/2" X 63 3/4" Rough Opening 36 1/2" X 64 1/4" Glass Add For All Sash Top Sash **Bronze Exterior** Bare Pine Interior IG - 1 Lite Low E3 w/Argon Stainless Perimeter Bar **Bottom Sash Bronze Exterior** Bare Pine Interior IG - 1 Lite Low E3 w/Argon Stainless Perimeter Bar Black Weather Strip Package 1 White Sash Lock Exterior Aluminum Screen **Bronze Surround** Bright View Mesh \*\*\*Screen/Combo Ship Loose 4 9/16" Jambs

Nailing Fin
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Primary Bath	Net Price:		923.23
Qty: 1		Ext. Net Price:	USD	923.23





Entered As: FS CN 3644 FS 35 1/2" X 43 3/4" RO 36 1/2" X 44 1/4" Egress Information **Bare Pine Interior** Elevate Double Hung CN 3644 Frame Size 35 1/2" X 43 3/4" Rough Opening 36 1/2" X 44 1/4" Glass Add For All Sash Top Sash **Bronze Exterior** Bare Pine Interior IG - 1 Lite Low E3 Reed w/Argon **Vertical Orientation** Stainless Perimeter Bar **Bottom Sash Bronze Exterior** Bare Pine Interior IG - 1 Lite Low E3 Reed w/Argon Vertical Orientation Stainless Perimeter Bar Black Weather Strip Package 1 White Sash Lock Exterior Aluminum Screen **Bronze Surround Bright View Mesh** 

**Bronze Exterior** 

OMS Ver. 0004.17.00 (Current) Processed on: 8/29/2025 12:39:42 PM

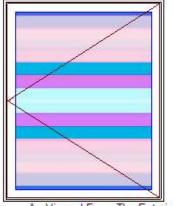
Width: 32 3/8" Height: 16 31/32" Net Clear Opening: 3.82 SqFt \*\*\*Screen/Combo Ship Loose

4 9/16" Jambs Nailing Fin

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Kitchen	Net Price:		797.37
Qty: 1		Net Price: Ext. Net Price:	USD	797.37





As Viewed From The Exterior

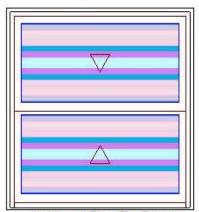
Entered As: FS FS 35 1/2" X 43 3/4" RO 36 1/2" X 44 1/4" Egress Information

Width: 26 47/64" Height: 39 11/32" Net Clear Opening: 7.31 SqFt **Bronze Exterior Bare Pine Interior** Elevate Casement - Left Hand Frame Size 35 1/2" X 43 3/4" Rough Opening 36 1/2" X 44 1/4" Bronze Exterior **Bare Pine Interior** IG - 1 Lite Low E3 w/Argon Stainless Perimeter Bar White Folding Handle Interior Aluminum Screen Bright View Mesh White Surround \*\*\*Screen/Combo Ship Loose 4 9/16" Jambs Nailing Fin

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit:	Net Price:		1,023.60
Qty: 2		Net Price: Ext. Net Price:	USD	2,047.20

## MARVIN'



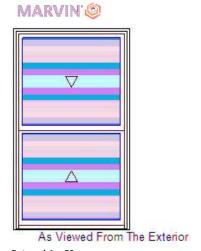
As Viewed From The Exterior

Entered As: FS FS 37 1/2" X 39 1/2" RO 38 1/2" X 40" Egress Information

Width: 34 3/8" Height: 14 27/32" Net Clear Opening: 3.54 SqFt **Bronze Exterior Bare Pine Interior** Elevate Double Hung Frame Size 37 1/2" X 39 1/2" Standard CN Width 38 Rough Opening 38 1/2" X 40" Glass Add For All Sash Top Sash Bronze Exterior **Bare Pine Interior** IG - 1 Lite Low E3 Reed w/Argon Vertical Orientation Stainless Perimeter Bar **Bottom Sash Bronze Exterior** Bare Pine Interior IG - 1 Lite Low E3 Reed w/Argon **Vertical Orientation** Stainless Perimeter Bar Black Weather Strip Package 1 White Sash Lock Exterior Aluminum Screen **Bronze Surround** Bright View Mesh \*\*\*Screen/Combo Ship Loose 4 9/16" Jambs **Nailing Fin** 

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit:	Net Price:		1,206.01
Qty: 4		Ext. Net Price:	USD	4,824.04



Entered As: FS **CN** 3864 FS 37 1/2" X 63 3/4" RO 38 1/2" X 64 1/4" **Egress Information** Width: 34 3/8" Height: 26 31/32" Net Clear Opening: 6.44 SqFt

**Bronze Exterior** Bare Pine Interior Elevate Double Hung CN 3864 Frame Size 37 1/2" X 63 3/4" Rough Opening 38 1/2" X 64 1/4" Glass Add For All Sash Top Sash **Bronze Exterior** Bare Pine Interior IG - 1 Lite Low E3 Reed w/Argon **Vertical Orientation** Stainless Perimeter Bar **Bottom Sash Bronze Exterior Bare Pine Interior** IG - 1 Lite Low E3 Reed w/Argon Vertical Orientation Stainless Perimeter Bar Black Weather Strip Package 1 White Sash Lock Exterior Aluminum Screen **Bronze Surround** Bright View Mesh \*\*\*Screen/Combo Ship Loose 4 9/16" Jambs **Nailing Fin** 

\*\*\*Note: Unit Availability and Price is Subject to Change

8.250% Sales Tax: USD 2,287.61 Project Total Net Price: USD 30,016.23

Project Subtotal Net Price: USD

Processed on: 8/29/2025 12:39:42 PM OMS Ver. 0004.17.00 (Current) For product warranty information please visit, www.marvin.com/support/warranty 27,728.62

#### **TERMS AND CONDITIONS**

Please review this acknowledgement to insure your order was entered to your exact specifications, sizings and quantities. If any discrepancies are noticed, contact your customer service representative immediately. Your signature accepts this document as a final contract. NO RETURNS ALLOWED.

Any Windstorm code requirements must be provided to BMC by the Contractor and/or Homeowners to assure that windows and doors meet the proper performance specifications..

Proposal does not include Installation, painting, staining or any interior trim unless noted otherwise.

Standard Terms: 50% Down to Order and Balance Due in Full prior to scheduling delivery to project.

All orders under \$2,500.00 (Tax not Included) require Payment In Full prior to ordering.

A Delivery Fee of \$100.00 will be charged for all orders under \$2,500.00 (Tax not included).

OMS Ver. 0004.17.00 (Current) Processed on: 8/29/2025 12:39:42 PM Page 5 of 6

OMS Ver. 0004.17.00 (Current)
Product availability and pricing subject to change.

1932 Albans Rd Elevate Windows Quote Number: W5NQ5LZ

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## **PURCHASE APPROVAL/SIGN OFF**

Project Subtotal Net Price: USD 27,728.62

8.250% Sales Tax: USD 2,287.61

Project Total Net Price: USD 30,016.23

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and
approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _	 		
Buyer:			

OMS Ver. 0004.17.00 (Current) Processed on: 8/29/2025 12:39:42 PM