

# Cross Fox Condominium, Inc

June 2006

Columbia, Maryland 21044

Subject: Repairing Defective Patio Door Window Seals

Several owners received notices recently about defective patio door window seals. The purpose of this letter is to identify three methods for repairing defective window seals.

Defective window seals occur when air penetrates the window seal between the two window panes of a double insulated window. The result is a noticeable clouding of the window.

One method of correcting such a problem is to replace the entire window, seals and frame with an entire new patio sliding glass door assembly. This, however, can be an expensive undertaking (\$3000-\$5000) since the patio doors consist of three segments and, therefore, are quite wide.

A second and less costly approach is to just replace the window glass and seals and retain the existing frame. Ballpark estimates on the price of each section that has to be replaced is on the order of \$450 to \$600 per window segment. Three contractors who do this type of work are:

<b>Banner Glass</b>	<b>Columbia Lock and Windows<sup>1</sup></b>	<b>Window Doctor</b>
Ellicott City	Lynx Lane, Columbia	N/A
410-750-0600	301-596-4292	410-529-4714

A third option offered by at least Columbia Lock and Windows is to replace the double pane of glass with a single, tempered sheet of glass and adding spacers to the existing window frame. While this degrades the energy efficiency of the window, it is approximately \$200 to \$300 per window segment.

Owners should note that the Board has made every attempt to be accurate with this information but cannot guarantee its accuracy. Furthermore, the Board is not endorsing any of the companies listed herein. There are other companies who can perform such repair. There may even be other solutions to the window seal problem. It is the owner's responsibility to investigate the solution to their particular problem and take whatever course of action is deemed proper for their particular circumstance.

Cross Fox Condominium Association  
Board of Directors

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<sup>1</sup> The owner of this firm was the former owner of Columbia Hardware in the Village of Wilde Lake.