



On the Level From Your Full Service Remodeling Contractor

What's New?

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New Carbon Monoxide Requirements

Carbon Monoxide detectors became mandatory equipment in single-family homes Friday, August 1, 2008 under the second phase of a Minnesota state law. According to the law, every property owner is responsible for installing one approved and operational Carbon Monoxide alarm within 10 feet of each room used for sleeping.

Phase one of the state law, which took effect in August 2007, affected new residential construction. Phase three will require detectors in existing multi-unit dwellings by August 2009.

Carbon Monoxide is an odorless, tasteless and colorless gas. It comes from any type of combustion, usually heating elements like: furnaces, burners and fireplaces. Houses in cold climates, such as Minnesota are at the greatest risk for people being harmed by the gas. Plus, as homes become more energy efficient and airtight, the chances for carbon monoxide problems increase.

The presence of carbon monoxide detectors will most likely be added to home inspection criteria controlled by each city or county.



Storm Damage Support.

Integrity Home Projects can help you with storm damage repair. From damage to siding, gutters, roofing and windows to structural damage to you name it, call someone you know and trust – we have the processes in place to handle your storm damage insurance claim.

We will inspect your home for legitimate damages that need repair. We can arrange a meeting with your insurance adjuster and take care of all of the paperwork, supplemental claims, depreciation recovery, and final distribution settlement.

We can help others in the area too. Storm damage referrals can earn you \$100 with the IHP Referral Rewards Program.

Showcase Rewards.

When you let us show your IHP home remodeling project with prospective new Integrity Home Projects customers, we will give you a **\$50 gift card**. It's quick and easy. For each showcase visit, you earn \$50. Showcase Rewards is another way for IHP to thank you, our customers.

Referral Rewards.

Earn a \$100 gift card with our Referral Rewards Program. Remember to pass along the Integrity Home Projects name to people you know that need remodeling or storm damage repair for their home. You earn a **\$100 gift card** when family or friends sign a contact with a referral card that has your name on it. There are three referral cards included with this newsletter to hand out to someone you know who needs our services. Call us if you need more! At IHP, we thank you for your business.

Contact Us:

763-286-7429

Fax: 763-560-0511

sales@ihpbuilders.com

www.ihpbuilders.com

MN License #20326540

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Replacement Doors and Windows

Replacement Doors and Windows

In the life cycle of our homes, one of the major maintenance items is the replacement of doors and windows. They are part of everyday life, providing us fresh air, sunshine, entrance to our homes and security. Doors and windows also give each home an identity inside and out, with their placement, type, style and color.

Why Replace Doors and Windows?

There are several different factors that drive the need for replacement. In many cases, age has taken its toll and the units are rotting and falling apart. On the other hand your home may not be that old and you are finding rotten wood or water damage on the drywall around the window. This may have

been caused by poor installation when the home was built. There is no way to reverse this and a replacement window is the only solution.

Energy efficiency is another motivation for replacement. Homes built pre-1970's have single pane glass and poor weather stripping. Some 1980's and early 1990's homes were built with low grade windows to keep the construction costs down. With rising heating costs, replacing leaky windows and doors can help keep the utility bills down and make your home more comfortable.

Economy grade windows and doors, previously mentioned above, make the new

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home more affordable but the mechanical components of these units tend to be a weak point and the windows become difficult or impossible to operate. Crank mechanisms wear so the sashes won't pull in tight, or the tension springs break leaving a sagging double hung that won't stay open. Another example is a glider patio door that is rubbing and grinding, making it nearly impossible to open and close. These are all problems associated with worn out or broken mechanical parts. Sometimes new hardware will fix the problem, but generally when one thing wears out, there is another issue around the corner.

Rotten wood, water damage, broken parts and energy efficiency are reasons to replace doors and windows in your home.

Choosing the Right Replacement Technology.

Whatever the reason for replacement, it is important to understand that there are a few different methods available for replacing your doors and windows. Each option has pros and cons.

Full Frame Window and Door Replacement.

This type of replacement involves removing the entire existing unit from the rough opening in the wall of your home and replacing it with a new unit. The exterior and interior trim is also replaced. This option offers the most flexibility in the brand, style and type of window or door installed since we are essentially starting from scratch. If you are considering replacing your siding, it is the best time to do window replacements, especially full-frame replacements.

Pros: All rotten material is removed; house structural rot can be checked and repaired; the insulation; air barrier and moisture barrier around the window is replaced; new door sill and jamb materials are "rot-proof" providing long life for the replacement unit.



Cons: Generally the most expensive method; many times exact size replacement may not be available so siding and drywall tie-in work is also required; stain match to existing home may be required for the interior sash, frame and trim.

Vinyl Insert Replacement Windows.

This method leaves the outer frame of your existing window in place. The size of the opening in each frame is measured and custom vinyl window units are built to the measured specs. The sashes, operating mechanisms and exterior stops are removed and the new vinyl window unit is inserted into the frame, leaving the interior trim as-is. The outside trim is wrapped with aluminum for a low maintenance exterior.

Pros: Economical, quick to install, several grades from economy to premium available. Mild disruption in the home since the existing frame stays in place.

Cons: Does not address rotted framing or poor insulation issues; results in smaller glass size in the sashes; sash and frames are either solid white or beige although some models offer a simulated wood grain interior.

Frame in Frame Replacement Windows.

This is a combination of the two previously discussed methods. The existing frame stays in place like the vinyl insert replacement, but instead of a vinyl insert, a full frame window designed for frame-in-frame is installed. This can be a wood or vinyl frame window giving you more options for trim and finishing.

Pros: More options for interior finishing than all-vinyl, yet more economical than full frame replacement.

Cons: Limited brand, size and type availability determined case by case; glass size is reduced from original window; does not address rotten frame or poor insulation issues.

Double Hung Window Sash Replacement.

This method only applies to wood frame double-hung windows. The stops, jamb liners, sashes and balance mechanisms are removed from the window frame and a custom ordered set of replacement parts and sashes are installed. There are several brands available in varying levels of quality.

Pros: Can be less costly than other replacement methods depending on brand and quality of replacement liner and balance kit. Wood and vinyl solutions available.



Cons: Does not address rotten frame or poor insulation issues.

Who Makes the Best Window?

There are dozens of window manufacturers and they all have their place in the market. We have sorted through the many manufacturers and have settled on a handful to work with based on reputation, warranty, customer service, delivery, cost and product offering. Our primary manufacturers are Marvin, Anderson, Hayfield, Alside, Masonite, and Pella. There are other manufacturers that we may utilize in certain situations with unique requirements.

IHP can help you determine the best replacement door and window solution for your home.

How Much will it Cost?

As usual there is a wide range depending on the brand and grade of the product and the method of installation for the door or window replacement. Economy grade units can provide a great improvement at a reasonable cost. Premium grade windows and doors can be installed to add an architectural statement to your home with a wide range of pricing depending on the details and site conditions.

IHP - Helping You with the Right Solution.

When it comes to door and window replacement there are many options to choose from and several factors to consider when determining the best option for your home. Each home has a unique solution that best fits the homeowner's needs. Give us a call and we will assess your home, discuss your personal preferences and evaluate your budget. Then we will present the options to you, provide an estimate and help you make an informed decision.

It's your home, call Integrity Home Projects for someone you can trust for quality craftsmanship and diligence while working in the personal spaces within your home. Call us today at 763-286-7429.