

WINDOW TINT FILM

The Programs workgroup of the Vint Hill Manor Homeowners Association has negotiated a discounted price for window tint film. Window tint rejects total solar energy, & solar heat; reduces glare & UV light waves.

For Vint Hill homeowners S & S Sun Control L.L.C. (www.mssuncontrol.com) will install window tint film at about a 20% dealer's discount price for orders **submitted during the month of March 2007**. Several Vint Hill homeowners have already had M & S Sun Control install window tint and recommended the company.

PRICE AND DISCOUNT

S & M normally charges \$6.00 (installed including tax) per square foot. For Vint Hill homes where the order is submitted in March 2007, the price will be \$4.00 per square foot (installed including tax). Orders placed after April 1, 2007 will still be honored but the discount will be less.

HOW MUCH WILL I NEED?

M & S Sun Control will come to your home and measure the windows you select and give you a written price quote. To get an idea of the cost you can measure your windows yourself. Measure all selected windows glass, both top and bottom, and add one inch in each direction. A worksheet is attached to record the measurements. A web-based worksheet that will do the math for you is at www.Customcutfilm.com/calculator.html You can also price "Do it yourself" costs at this site—about \$2.75 per square foot. Plus shipping.

TINT WARRANTY

Tint Manufacturer warranty: SunTek, the window tint manufacturer, whose film M & S Sun Control provides as an authorized dealer offers several warranties:

- 1) Sun Tek warranties the film to the original customer as long as they own and live in the home
- 2) Additionally Commonwealth Laminating & Coating (CLC) of Martinsville, VA who makes SunTek warrants against glass failure due to thermal shock fracture for 60 months and/or
- 3) Seal failure for the duration of your window manufacturer's warranty - up to 36 months.

We spoke with two window installers/manufacturers about the frequency of heat stress damage to windows in Virginia (as opposed to Texas or Florida). We spoke with the owner of "Window Factory" one of the few local manufacturers of windows. He indicated that they see almost no thermal shock failures in Virginia. This sort of damage might occur in far southern states like Texas, or Arizona but is not common in Virginia. Additionally he sees many of the owners of his windows install tinting without damage. Also one of our residents has relatives in the window replacement business. Discussions with the relative indicated that they rarely see heat stress damage.

For questions call John DePerro at 540- 341 8383 or e-mail at: Osborne 2000 @ Comcast.net

WINDOW WARRANTY ISSUES

The HOA environmental workgroup is identifying projects that will help you operate your home with less energy. The workgroup has researched the window situation and learned the following:

Builder Warranty: Most of Vint Hill Manor homes received from K. Hovnanian no window documents at house closing. K. Hovnanian warranties the windows for one year (parts and labor) as part of the general warranty on the house. The K.Hovnanian warranty book states that if window tint is applied to windows that the warranty is void. The reason being that the tint reflects much of the heat back into the window and can cause the interior of the window to reach excessive temperatures whereupon the seals fail.

The Window Manufacturer Warranty

Two Window manufactures installed windows in the Vint Hill Manor. They are: Home-Kim Windows and Stock Building Supply.

HOME-KIM WINDOWS

Approximately 75 of the first homes built in Vint Hill Manor had windows installed by **HOME-KIM WINDOWS**. Their address is: Home-Kim Group, 10103 Residency Rd., Manassas, VA 20110 www.homekim.com Phone: 703 330-3300

The Home-Kim group is located off route 28 just north of the new Broad Run Bridge. The building can be seen from route 28. The window division is on the backside of the building. Go down the alley behind the 7-11 store to get to the back of the plant. The windows are made in the plant on Residency Road. Parts and/or service can be obtained at the office.

Home-Kim provides a two-year warranty for parts and labor. For years 3 through 10, Home-Kim provides **parts only** warranty. Examine your windows for manufacture sticker tags. Most of the Home-Kim windows have **no tags**. These may have been inadvertently removed by the cleaning crew.

The windows installed are **clear** double glass, single hung windows where the top panels do not move. The windows have two panes of glass with a vacuum between the two glass panels.

NOTE: Home-Kim voids the warranty on windows to which window tint is applied.

Home-Kim Group does make a “low e” glass window. This means that the tint protection is **already built into the glass—a far superior system than after market window tint. Thus a window with “low e” glass should not add window tint. A “low e” glass window could be dropped into the existing frame with only minimal labor charge.**

STOCK BUILDING SUPPLY

The last (approximately 25) homes built have windows which were installed by **STOCK BUILDING SUPPLY** 10589 Redoubt Rd., Manassas, VA 20110

Phone numbers: Warranty (703) 396-5328 - Customer Care (800) 949-3818

Stock Building Supply is located just off Route 28 just north of the new Broad Run Bridge. Turn onto Residency Rd, go to the end and see Stock Supply on the left.

Stock Supply provided a one-year warranty on the installation.

The Stock Building Supply windows have a white label in the inside of the top panel that identifies the window as a Stock Supply window. Of course Stock Supply does not make the windows. Their windows are manufactured by:

MI Windows and Doors (Warranty Service) 65 West Market St (P.O. Box 370) Gratz, PA 17030
Phone: 800-949-3818 Fax 717-365-3780

The windows installed in Vint Hill Manor are **Capital Brand, 8500** series single hung windows. The windows are warranted (parts and labor) for the life of the original owner (thereafter for 5 years from date of closing.) Call the 800 number for parts and/or service.

MI Windows and Doors void warranties for glass breakage due to tints or films.

While the workgroup has not examined all the houses, Stock Supply indicated that **all the windows installed are “low e” windows.** This means the tint protection is already built into the glass—a far superior system than after market window tint. Thus **homes with “low e” glass should not add window tint.**

MI Windows and Doors does say that to establish your warranty you need to **register your windows.** MI Windows and Doors web site has a screen where you can register your windows. (<http://www.miwd.com/productRegistration.asp>)

Care of windows and Patio Doors

You will find an excellent set of detailed information sheets on the MI Windows and Doors website. 1) the cleaning and maintenance of vinyl clad aluminum windows 2) condensation 3) Caring for your windows and doors, and 4) data on wind- driven water as in hurricanes. Note that the recommended sash lubrication is spray furniture polish.

http://www.miwd.com/ProductCareInfo/MI-1854_ClsingPkg_Cleaning_1clr.pdf)

REQUEST SHEET

Fill Out the information below and send or drop off the order sheet.

_____ I desire that M & S will call and schedule a free estimate meeting in my home to measure the windows I wish to treat and be given a written price quote.

_____ I desire a Home-Kim representative to contact me and provide a discount price for a “Low e” glass replacement window.

_____ I wish to attend an information session at the Home-Kim factory. The session will include a demonstration of the heat shedding properties of clear glass vs “Low-e” glass, and a tour of the factory to see how the windows are made.

NAME _____

ADDRESS _____

Vint Hill Farms Station, VA 20187 (Yes this is an official Post Office location)

TELEPHONE NUMBER _____

E-MAIL _____

SEND TO OR DROP OFF AT

JOHN DEPERRO
3641 OSBORNE DRIVE
VINT HILL FARM STATION, VA 20187

OR SEND ABOVE INFO VIA e-Mail to:
osborne 2000 @ Comcast .net