

# PRESERVATION RESOURCES, INC

Bob Yapp-574-283-0630

## A COST BREAKDOWN FOR WINDOW RESTORATION V.S. WINDOW REPLACEMENT

The following is a break down of the costs to **completely** restore original wood sash. It is important to note that often, total paint removal, epoxy repair, new glass, new interior stop-molding, etc. isn't needed.

Window sash and jambs that are **completely** restored have a life of another 100 years with painting every 12 to 20 years depending on conditions.

In one example, replacement of each, two-sash unit (with four, true divided lights in each sash) would have cost \$800 to \$1,200 per unit installed, without storms. This is a conservative estimate.

---

**MATERIAL & LABOR TO RESTORE A DOUBLE HUNG WINDOW UNIT 33" X 67"  
OPENING WITH A 4 LIGHT TOP SASH & ONE LIGHT BOTTOM SASH,  
INCLUDING NEW, TRADITIONAL WOOD STORM**

**Materials**

What	Description	Cost
Storm Window	Factory primed traditional wood storm 33" x 67"	\$130.00
Glazing Putty	Linseed oil based glazing compound	\$.65
Weather Stripping	Rigid metal with EPDM rubber for storm	\$12.40
Weather Stripping	Dorbin Strip Metal double hung weatherizing system with shipping	\$14.15
Glass	Double strength glass, 4 lights per upper sash & 1 light on lower @ \$2.55 per square foot	\$20.40
Storm Hardware	Traditional storm hangers and 2 hook & eyes	\$2.22
Sandpaper	100 grit 5" sanding disc- 2 pieces	\$.30
Epoxy	Architectural epoxy wood filler-liquid & putty	\$3.50
Tack Cloths	For cleaning bare wood surface	\$.29
Glazing Points	For setting glass	\$.20
Caulk	Acrylic Latex caulk with silicone for bedding glass	\$1.00
Sash Cord	Nylon sash cord	\$1.50
Moldings	New interior finish stop & parting stop	\$8.50
Primer	Alkyd oil based primer with linseed oil-sash & storm	\$1.25
Paint	Acrylic latex semi-gloss top coat-sash & storm	\$2.50

**Total Material Costs with Storm/Screen Wood Combination** **\$198.86**

**Labor @ \$25 Per Hour**

Task	What	Time	Cost
Sash removal	Remove sash from jamb, take off all hardware	.25 hrs	\$6.25
Paint & Glazing Removal	Wet scrape paint from jamb. Wet scrape paint & glazing from sash	1.00 hrs	\$25.00
Repair Sash	Re-pin or repair with wood or epoxy	.25 hrs	\$6.25
Clean & Prime all	Tack-off or clean with TSP & oil prime	.75 hrs	\$18.75
Glaze	Set glass in caulk with points & glaze	.50 hrs	\$12.50
Paint Sash, Storm & Jamb	Two coats of top coat	1.00 hrs	\$25.00
Hardware	Buff or wire wheel & lacquer or spray paint.	.25 hrs	\$6.25
Weather-Stripping	Cut sash slots & install weather-stripping-sash & storm	1.00 hrs	\$25.00
Hang Storm & Sash	Re-hang two sash & one storm with hardware	1.50 hrs	\$37.50
<b>Total Labor Costs with Traditional Storm</b>		<b>6.50 hrs</b>	<b>\$162.50</b>
<b>Total Material Costs with Traditional Storm</b>			<b>+\$198.86</b>
<b>Total Window Restoration Cost</b>			<b>\$361.36</b>

**NOTE: This is absolute worst-case/total restoration scenario, with all work hired done.**

**MATERIAL & LABOR TO RESTORE A DOUBLE HUNG WINDOW UNIT 33" X 67" OPENING  
WITH 4 LIGHTS ON TOP SASH & ONE LIGHT ON BOTTOM SASH  
INCLUDING NEW, COMBINATION WOOD STORM/SCREEN**

**Materials**

What	Description	Cost
Storm Window	Factory primed traditional wood storm 33" x 67"	\$160.00
Glazing Putty	Linseed oil based glazing compound	\$.65
Weather Stripping	Rigid metal with EPDM rubber for storm	\$12.40
Weather Stripping	Dorbin Strip Metal double hung weatherizing system with shipping	\$14.15
Glass	Double strength glass, 4 lights per upper sash & 1 light on lower @ \$2.55 per square foot	\$20.40
Storm Hardware	Traditional storm hangers and 2 hook & eyes	\$2.22
Sandpaper	100 grit 5" sanding disc- 2 pieces	\$.30
Epoxy	Architectural epoxy wood filler-liquid & putty	\$3.50
Tack Cloths	For cleaning bare wood surface	\$.29
Glazing Points	For setting glass	\$.20
Caulk	Acrylic Latex caulk with silicone for bedding glass	\$1.00
Sash Cord	Nylon sash cord	\$1.50
Moldings	New interior finish stop & parting stop	\$8.50
Primer	Alkyd oil based primer with linseed oil-sash & storm	\$1.25
Paint	Acrylic latex semi-gloss top coat-sash & storm	\$2.50
<b>Total Material Costs with Storm/Screen Wood Combination</b>		<b>\$228.86</b>

**Labor @ \$25 Per Hour**

Task	What	Time	Cost
Sash removal	Remove sash from jamb, take off all hardware	.25 hrs	\$6.25
Paint & Glazing Removal	Wet scrape paint from jamb. Wet scrape paint & glazing from sash	1.00 hrs	\$25.00
Repair Sash	Re-pin or repair with wood or epoxy	.25 hrs	\$6.25
Clean & Prime all	Tack-off or clean with TSP & oil prime	.75 hrs	\$18.75
Glaze	Set glass in caulk with points & glaze	.50 hrs	\$12.50
Paint Sash, Storm & Jamb	Two coats of top coat	1.00 hrs	\$25.00
Hardware	Buff or wire wheel & lacquer or spray paint.	.25 hrs	\$6.25
Weather-Stripping	Cut sash slots & install weather-stripping-sash & storm	1.00 hrs	\$25.00
Hang Storm & Sash	Re-hang two sash & one storm with hardware	1.50 hrs	\$37.50
<b>Total Labor Costs with Traditional Storm</b>		<b>6.50 hrs</b>	<b>\$162.50</b>
<b>Total Material Costs with Traditional Storm</b>			<b>+\$228.86</b>
<b>Total Window Restoration Cost</b>			<b>\$391.36</b>

**NOTE: This is absolute worst-case/total restoration scenario, with all work hired done.**

**MATERIAL & LABOR TO RESTORE A PAIR OF WOOD CASEMENT WINDOWS**  
**IN A 33" X 67" OPENING WITH 4 LIGHTS PER SASH OR 8 LIGHTS TOTAL.**  
**INCLUDES NEW, TRADITIONAL WOOD STORM**

**Materials**

What	Description	Cost
Storm Window	Factory primed traditional wood storm 33" x 67"	\$130.00
Glazing Putty	Linseed oil based glazing compound	\$.65
Weather Stripping	Rigid metal with EPDM rubber	\$22.80
Glass	Double strength glass, 4 lights per sash x 2 sashes = 8- 12"x 12"panes @ \$2.55 per square foot	\$20.40
Storm Hardware	Traditional storm hangers and 2 hook & eyes	\$2.80
Sandpaper	100 grit 5" sanding disc- 2 pieces	\$.30
Epoxy	Architectural epoxy wood filler	\$3.50
Tack Cloths	For cleaning bare wood surface	\$.29
Glazing Points	For setting glass	\$.20
Caulk	Acrylic Latex caulk with silicone for bedding glass	\$1.00
Primer	Alkyd oil based primer with linseed oil	\$1.25
Paint	Acrylic latex semi-gloss top coat	\$2.50
Paint	Matte black spray paint for metal hardware	\$2.00
<b>Total Material Costs with Traditional Storm</b>		<b>\$187.69</b>

**Labor @ \$25 Per Hour**

Task	What	Time	Cost
Sash removal	Remove sash from jamb, take off all hardware	.25 hrs	\$6.25
Paint & Glazing Removal	Wet scrape paint from jamb. Wet scrape paint & glazing from sash	1.00 hrs	\$25.00
Repair Sash	Re-pin or repair wood with wood or epoxy	.25 hrs	\$6.25
Clean & Prime	Tack-off or clean with TSP & oil prime	.75 hrs	\$18.75
Glaze	Set glass in caulk with points & glaze	.50 hrs	\$12.50
Paint Sash & Jamb	Two coats of top coat	1.00 hrs	\$25.00
Hardware	Buff or wire wheel hinges & other hardware & spray paint.	.50 hrs	\$12.50
Weather-Stripping	Install weather-stripping	.50 hrs	\$12.50
Hang Storm & Sash	Re-hang two sash and one storm	1.50 hrs	\$37.50
<b>Total Labor Costs with Traditional Storm</b>		<b>6.25 hrs</b>	<b>\$156.25</b>
<b>Total Material Costs with Traditional Storm</b>			<b>+\$187.69</b>
<b>Total Window Restoration Cost</b>			<b>\$343.94</b>

**NOTE: This is absolute worst-case/total restoration scenario, with all work hired done.**

**MATERIAL & LABOR TO RESTORE A PAIR OF WOOD CASEMENT WINDOWS IN A 33" X 67"  
 OPENING WITH 4 LIGHTS PER SASH OR 8 LIGHTS TOTAL.  
 INCLUDES NEW, COMBINATION WOODEN STORM/SCREEN**

**Materials**

What	Description	Cost
Storm/Screen	Factory primed combo, wood storm & screen with removable glass inserts from inside the house	\$160.00
Glazing Putty	Linseed oil based glazing compound	\$.65
Weather Stripping	Rigid metal with EPDM rubber	\$22.80
Glass	Double strength glass, 4 lights per sash x 2 sashes = 8- 12"x 12"panes @ \$2.55 per square foot	\$20.40
Storm Hardware	Traditional storm hangers and 2 hook & eyes	\$2.80
Sandpaper	100 grit 5" sanding disc- 2 pieces	\$.30
Epoxy	Architectural epoxy wood filler	\$3.50
Tack Cloths	For cleaning bare wood surface	\$.29
Glazing Points	For setting glass	\$.20
Caulk	Acrylic Latex caulk with silicone for bedding glass	\$1.00
Primer	Alkyd oil based primer with linseed oil	\$1.25
Paint	Acrylic latex semi-gloss top coat	\$2.50
Paint	Matte black spray paint for metal hardware	\$2.00
<b>Total Material Costs with Traditional Storm</b>		<b>\$217.69</b>

**Labor @ \$25 Per Hour**

Task	What	Time	Cost
Sash removal	Remove sash from jamb, take off all hardware	.25 hrs	\$6.25
Paint & Glazing Removal	Wet scrape paint from jamb. Wet scrape paint & glazing from sash	1.00 hrs	\$25.00
Repair Sash	Re-pin or repair wood with wood or epoxy	.25 hrs	\$6.25
Clean & Prime	Tack-off or clean with TSP & oil prime	.75 hrs	\$18.75
Glaze	Set glass in caulk with points & glaze	.50 hrs	\$12.50
Paint Sash & Jamb	Two top coats	1.00 hrs	\$25.00
Hardware	Buff or wire wheel hinges & other hardware & spray paint.	.50 hrs	\$12.50
Weather-Stripping	Install weather-stripping	.50 hrs	\$12.50
Hang Storm & Sash	Re-hang two sash and one storm	1.50 hrs	\$37.50
<b>Total Labor Costs with Traditional Storm</b>		<b>6.25 hrs</b>	<b>\$156.25</b>
<b>Total Material Costs with Traditional Storm</b>			<b>+\$217.69</b>
<b>Total Window Restoration Cost</b>			<b>\$373.94</b>

**NOTE: This is absolute worst-case/total restoration scenario, with all work hired done.**