

Window Site Lines When Foundations Have Settled

We love older homes but they aren't always easy to work on. One challenge pops up routinely here in California when old homes with multiple windows on the same wall settle over time and their foundations are no longer level.

When this happens, the window sash openings fall out-of-square and create weather problems when trying to replace old, rotten sash with new—especially when the sash have multiple lite panes typical in older homes.

Only a custom-fit replacement window can operate AND be weather proofed properly.

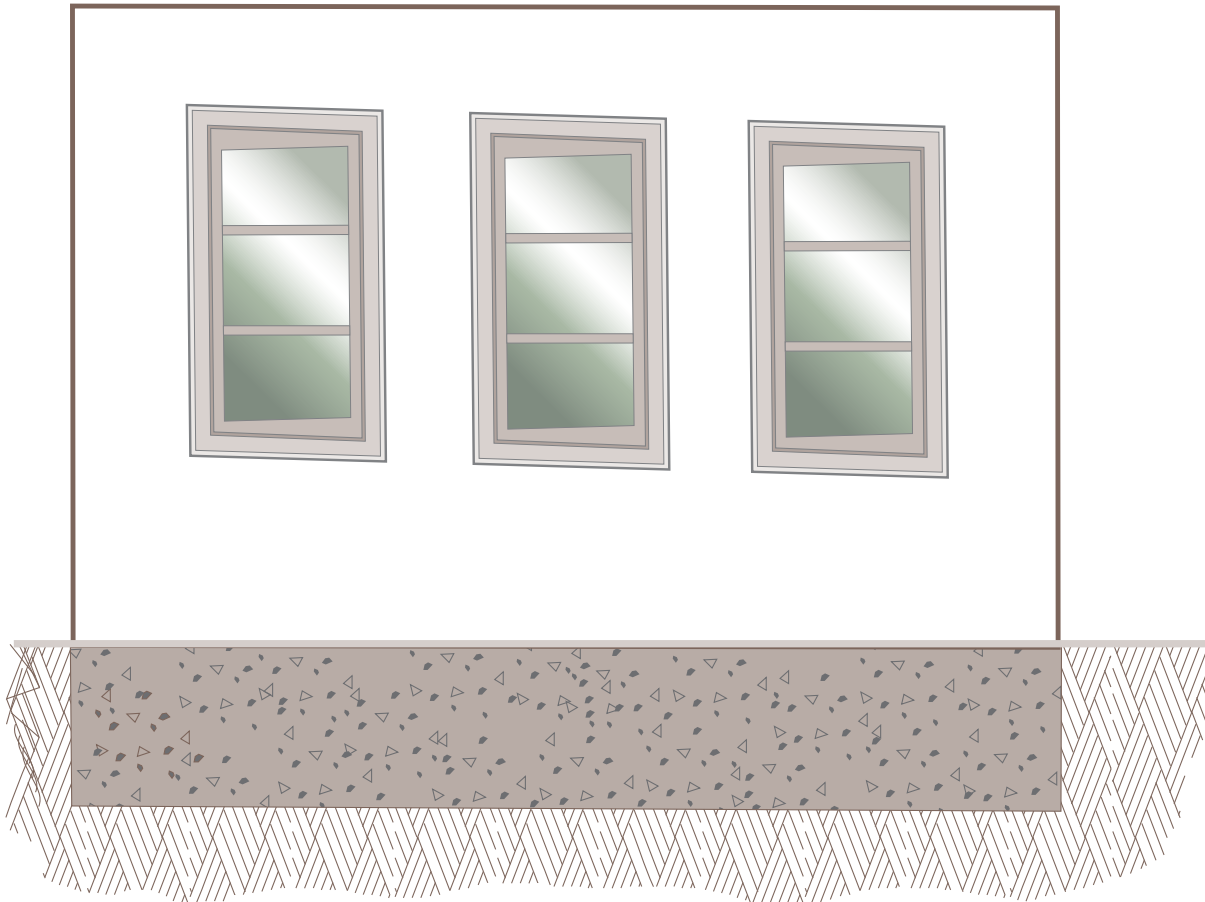
As a foundation settles and the window openings shift out of level, replacement of the sash usually means making new sash with extra wood on the top and bottom rails which can be custom fit at a slight angle to allow the sash to appear level even though the opening they rest in is not.

The angled top and bottom rails are visible to the eye. When more than one opening resides on the same wall, this can create a 'stepped' appearance,

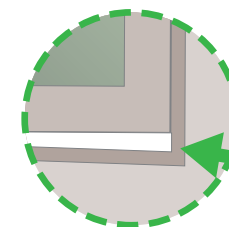
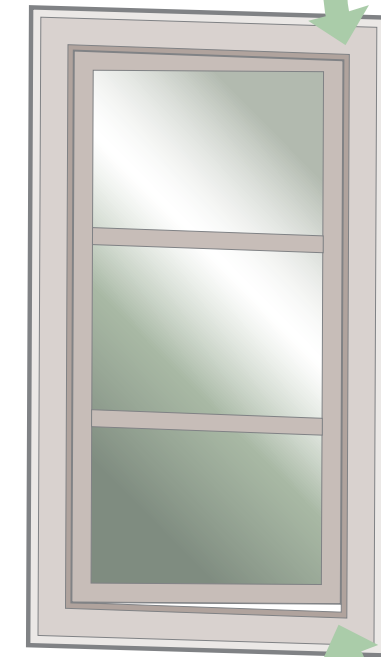
as level windows are installed in the non-level openings.

Normally this is a small aesthetic alignment and is barely noticeable but occasionally the stepping visual can be pronounced and obvious. If you're not prepared to level the foundation and make every opening square, you should be prepared for the possibility of stepping and adjust your expectations surrounding the final results accordingly.

New Windows After Installation



Original Window Before Replacement



Gap at bottom of window

Window corner rubs against frame

