



Investing in Your Home: Replacement Windows and Doors



San Diego's Top
Window & Door
Replacement Specialists



All rights reserved.

No part of this book may be reproduced in any manner without written permission except in the case of brief quotations embodied in critical articles and reviews. For information please address Maven Publishing USA at info@maven-books.com.

Copyright © 2016 by Michal Bohm
Maven Publishing USA

First Edition

For information about special discounts for bulk purchases or author interviews and appearances please contact Maven Publishing USA at info@maven-books.com.

ISBN-13: 978-0-9970523-9-8

ISBN-10: 0-9970523-9-2

maven 

About the Author



Michal Bohm

Michal is the owner of BM Windows, an independent replacement window company serving San Diego County for many years. Specializing in replacement vinyl windows and doors, Michal provides one of the industry's best window guarantees, and he doesn't use high pressure sales tactics. Instead, he helps to educate customers, providing explanations and options. BM Windows does not outsource the installation; the entire process is handled in-house.

Originally from Europe, Michal worked for many years in Munich and familiarized himself with German window technologies. He worked in all aspects of the window business from installation, project management, design, and sales. After moving to California and settling in San Diego, he continued working in the glazing business.

Table of Contents

Introduction..... 5

Energy Savings..... 6

How to Choose the Best Windows for Energy Efficiency..... 7

Increase Curb Appeal..... 10

Better Functionality..... 11

Resale Value (Recouped Cost)..... 13

Safety..... 14

Conclusion..... 15



Introduction

Replacing your windows and patio doors can be a good idea for many reasons, but is it a good investment? Certainly, you can evaluate the amount of money you will spend on replacing your windows and compare it to the amount you expect to save every year in energy costs, but is that the only thing to consider?

In this publication, we will look at the various reasons why it is a good investment in your home to replace your old windows. There are definitely ways to quantify this, such as how much money you will save in energy costs, or how much of the project cost you will recoup when you sell your home, but there are also more intangible ways to measure the value of new windows. How will they increase the livability in your home? What can new windows do for the curb appeal of your home? Can new windows make your home safer?

Read on to find the answers to these and other questions you may have about the value of new windows.

Homeowners report the top reason for replacing their windows is to improve the energy efficiency of their home.

Energy Savings

According to a survey by the National Association of the Remodeling Industry (NARI), 47% of homeowners report that the reason they replaced their windows was to improve the energy efficiency in their home, making it the top reason for replacing old windows. Controlling the temperature inside your home with energy-efficient windows allows you to use less energy heating your home in the winter and cooling your home in the summer, reducing your home's carbon footprint and reducing the amount of greenhouse gas emissions generated by power plants.

Older windows can be inefficient for several reasons. As a house settles, gaps and cracks around the windows may appear, allowing cold drafts to enter your home in the cooler months, and warm air to enter during the warmer times of year.

Many older windows are also made with less energy-efficient materials, such as aluminum. Aluminum, like most metals, is a good conductor of heat. This negatively impacts the window's energy efficiency because the frames tend to gain and lose heat very rapidly. Installing new windows with frames made from a more energy-efficient material, like vinyl, can make a huge difference in the amount of hot or cold air that is allowed inside your home.

“According to Tim Carstairs, a building energy engineer at [Carstairs Energy](#), “Replacing single pane windows with dual pane can save a lot on heating and cooling costs due to better insulative properties and reduced solar heat gain. Depending on the climate zone, [the savings] could be major.”



Replacing your old windows with energy-efficient windows can save you hundreds of dollars per year in heating and cooling costs. You can reasonably expect to save around 15% on your energy bills when you exchange single pane windows with aluminum frames for quality double pane windows with vinyl frames.

How to Choose the Best Windows for Energy Efficiency

The replacement window industry has made it fairly easy to compare replacement windows when it comes to energy efficiency by adhering to standardized measurements. The National Fenestration Rating Council (NFRC), an independent organization that establishes the energy performance ratings for windows, doors, and skylights, evaluates replacement window products and gives them a rating in the following four categories:

- U-Factor
- Solar Heat Gain Coefficient
- Visible Transmittance
- Air Leakage

U-Factor measures how well a window prevents heat from escaping the home. U-Factor numbers range from 0.20 to 1.20, with a lower number being better. This number is most important for homes in areas that experience cold winters.

Solar Heat Gain Coefficient (SHGC) measures how resistant a window product is to allowing unwanted heat into the home. SHGC numbers fall within the range of 0 to 1, with a lower number being more desirable. A product with a low SHGC number is more critical for homes located in areas with high temperatures.

Visible Transmittance (VT) measures the amount of light that is allowed into a home. The numbers for VT range from 0 to 1. Look for a number closer to 1 if you want to allow the maximum amount of natural light into your home, or a number closer to 0 if you want to reduce the amount of light or glare you allow in.

Air Leakage tells you how much air is allowed to enter the home through the product. Air leakage numbers fall in the range of 0.1 to 0.3. A lower number means fewer drafts will be allowed into your home.

The above ratings will appear on the white NFRC label found on the products made by all reputable window manufacturers. Many energy-efficient products will also have a blue ENERGY STAR label, which is a special certification for window products that have demonstrated superior levels of energy efficiency.

Purchasing window products with an ENERGY STAR certification may also qualify you to receive tax credits or rebates from your local utility companies.

ENERGY STAR is a program of the U.S. government's Environmental Protection Agency (EPA). Their ratings take into account the numbers provided by the NFRC, as well as regional climate zones. Products that are ENERGY STAR certified and contain the blue ENERGY STAR label have been verified to perform at levels that meet or exceed the energy efficiency guidelines set up by the EPA.

In addition to the energy savings you will experience by installing new, energy-efficient windows, purchasing window products with an ENERGY STAR certification may also qualify you to receive tax credits or rebates from your local utility companies.



Increase Curb Appeal

Whether you're looking to sell your home, or just make your home more attractive for your own personal enjoyment, replacing old windows with updated ones can really boost your home's curb appeal. Just make sure you choose windows that complement the style of your home. For modern homes, look for windows with slimmer frames. For homes with a more classic style, look for replacement windows that mimic the look of older wooden frame windows.

“Mark Grisafe, owner of [M. Grisafe Architects](#), an architectural design firm in Long Beach, California says, “Changing a home's details, like its windows, can be an inexpensive way to give the home a new look. In many of our projects, we have replaced cheap, aluminum, single pane windows from the 1970s with upgraded dual pane windows to give the home a more crafted feel.”

Many replacement window companies also offer design features like divided panes, etched glass, or decorative glass as options. With the number of replacement window manufacturers in the market, you are sure to find products that will help make your home the star of your neighborhood!





Better Functionality

According to the NARI survey, 31% of homeowners who replaced their old windows with new, upgraded windows reported that the most important result of the completed project was the increased functionality and livability it brought to their homes.

Unless your older windows have been meticulously maintained, you are likely experiencing problems with your sliding windows sticking or your single or double hung windows not staying open when the sash is raised. The inconvenience associated with opening and closing difficult-to-operate windows leaves many homeowners resigned to simply leaving their windows closed at all time. Windows were meant to be opened!



Over time, the steel and zinc fasteners used in aluminum windows begin to corrode, especially if you live near the coast. Also, since their moving parts consist of metal on metal, they need to be frequently lubricated in order to remain in functioning order. However, once aluminum frames become dented or the metal flanges become bent, no amount of lubrication can help. This is a common problem with windows that have aluminum frames, which dent much more easily than vinyl frames.

Often times, older metal or wooden windows have been painted, sometimes numerous times, and the excess paint on the window frames can cause windows to stick.

Aluminum and aluminum clad windows are only estimated to last between 15 and 20 years.

Wooden windows are given a lifetime expectancy of 30 years or more (although they can last much longer if they are properly maintained), but certain parts will have to be replaced along the way.

This is according to a report put out by the National Association of Home Builders called [“Study of Lifetime Expectancy of Home Components.”](#)

Replacing your old windows with new windows will ensure that every window in your home functions the way it should. They will open and close with ease, and they will have the features common to newer windows, such as the ability to tilt in to aid in the washing of upstairs windows. Many replacement window products come with limited lifetime warranties, so if you do ever have a problem with a window malfunctioning, you can get it taken care of for little to no expense.

31% of homeowners who replaced their old windows reported that the most important result was the increased functionality and livability it brought to their homes.



Resale Value (Recouped Cost)

According to the realtors surveyed for the [Remodeling Impact Report](#) put out by the National Association of Realtors, new vinyl windows rank second on the list of exterior home remodeling projects that appeal to buyers (second only to a new roof) and second on the list of projects that are likely to increase the value of your home for resale.

Also according to the report, the estimated percent of value recovered from the cost of replacing your windows is 80%. The popular home improvement site, [Angie's List](#), says you can expect a return of at least 70% on your investment in new windows, and [Remodeling Magazine](#) claims that homeowners can recoup up to 72.9% of the cost of replacing their windows, making it a home improvement project with one of the best returns on investment.

“Top San Diego realtor [Melissa Tucci](#) has experienced first-hand the impact that new windows can have on the sale of a home. According to Melissa, “New, dual pane, energy-efficient windows make a big difference when selling a home because they create more of a high-end feel and aesthetically look nicer. At the same time, buyers know they will benefit from not having to use the air-conditioner or heater as much, since the windows help keep the home better insulated.”

Safety

Having a home with older windows can present several safety concerns that should be taken into consideration. Windows are often the easiest point of entry for intruders. If your windows don't lock or even close properly, your home could be seen as an easy target.

New windows have many safety features that were previously unavailable in older windows, such as more advanced locking systems and optional laminated or tempered glass. Laminated glass has a layer of vinyl in between the two panes of glass in dual-pane windows, which makes it more difficult to break. Tempered or toughened glass is a type of glass that has been through a thermal or chemical process that increases the strength of the glass when compared to normal glass.

Not only will windows with these added safety features protect your home from intruders from the outside, they will also protect those on the inside. If you have small children in your home, you want to make sure your windows lock properly to reduce the risk of an accidental fall out of a window. When you install windows or patio doors with laminated or tempered glass, and a window is accidentally broken, you will not have dangerous shards of glass to deal with. When broken, laminated glass is held together by the interlayer of vinyl, and tempered glass breaks down into small granular chunks that are less likely to cause injury.



Conclusion

Replacing the windows in your home can come with a substantial price tag, but it is one of the few home improvement projects that will actually save you money in the long run. Even if you don't stay in your home long enough to recoup the entire cost through energy savings, you will get some of that money back through an increased sale price on your home. This makes replacing your home's windows a good investment, even if you are only looking at the numbers. But when you look at the entire picture—the savings, along with the other benefits like increased functionality, curb appeal, and safety—it makes the cost of replacing your home's windows an excellent value!

Share This Document



San Diego Replacement Window and Door Specialists

For top-quality replacement windows and doors at affordable prices in the San Diego area, look no further than BM Windows. Our customers are our highest priority, which is why we offer the best customer service in the area, and we never resort to using high-pressure tactics to make a sale.

Would you like to know more about the products we offer and receive a quote on replacement windows for your San Diego home? [Contact us](#) today to schedule your free, in-home consultation, or stop by our San Diego showroom.

BMWindowsca.com
Phone: (858)621-6287

