



When newlyweds Rob and Holly Fanjoy purchased their 1955 Cape Cod home, they weren't wearing rose-colored glasses. They knew the 1,100-square foot house needed extensive work. One of their first challenges was to replace the drafty original wood windows. More than 50 years old, the leaky single-glazed windows were no match for frosty Michigan winters.

PROJECT CHALLENGE





What type of difference can replacing 14 windows and one patio door make in a home? Plenty when it comes to heating and cooling bills.

PROJECT DISCOVERY

After purchasing their “fixer-upper” home in Ypsilanti, Michigan, the Fanjoys started a priority list of projects. Topping the list was searching for new energy-efficient windows. “You could constantly hear the windows rattle and feel cold drafts coming through cracks in the frames,” says Rob Fanjoy, a home improvement enthusiast and experienced DIYer. “Everything was wrong with our existing windows. The sills were rotted, condensation buildup was always a problem, some windows couldn’t even open.

“We started by adding a new roof, added housewrap and rigid foam siding and then tackled the windows and patio door. The Simonton

products were solidly constructed, energy efficient and helped pull the project together.”

While replacing the windows, Fanjoy took the opportunity to add a Simonton Bay window to the front of his home and a Garden window in the kitchen. “We’ve got a small house and adding more space with these windows makes a huge difference in our living environment,” says Fanjoy. “The fact that these products meet ENERGY STAR® guidelines means we’ll be more comfortable living here and our energy bills are now easier on the wallet.”

(Top) The completely renovated home now features ENERGY STAR® qualified windows, new siding and roofing.

(Above) During the remodeling process, friends lent Fanjoy a hand to install the mullied Double Hung window on the second floor of the home.

(Below) The transformed dining room and kitchen area now boasts a low-maintenance, vinyl-framed Simonton Sliding Patio Door and a unique Garden window.



“The best investment we made was in our ENERGY STAR® qualified Simonton windows. Our energy bills have dropped while the comfort level in the home has soared!”

Rob Fanjoy



Fanjoy and a team of family and friends completed the renovations themselves. Obsolete systems were replaced and changes were made on the interior and exterior that help the aesthetics and improved the energy efficiency of the home. “We plan to be here about four years,” says Fanjoy. “Our goal was to create a comfortable home to live in while making it attractive for resale. We put in the ‘sweat equity’ to make the house a valuable investment for us. Now that the renovation work is finished we’re spoiled by all the new features. One thing we know for sure is that we’ll be using Simonton products again in our next house.”



(Above) With operable sidelites for ventilation and a center shelf for displaying items or growing plants, the Simonton Garden window adds natural sunlight and extra living space to the kitchen. (Left) Installation of the Simonton Bay window was smooth and easy thanks to the pre-construction of the unit. (Below) With the project now complete, Rob Fanjoy takes time to enjoy a restful afternoon next to his newly-installed energy-efficient Bay window and his dog, Libby.

(Below) The exterior of the Fanjoy home now features low-maintenance vinyl frames on a Simonton Sliding Patio Door and Garden window, allowing the family more time to relax and enjoy their home.



A new deck in the back of their home allows the Fanjoys to extend their living space through a Simonton Sliding Patio Door.

PROJECT SPECIFICATIONS

“The old door was hard to open because of corrosion and damage to the roller track,” says Fanjoy. “Now we’ve got easy ‘fingertip operations’ with the new patio door. This

door is fantastic. It features corrosion-resistant roller glides with double-glazed tempered glass.

No more air leaks and we can access the deck

quickly. As a bonus, the vinyl frames are much easier to maintain than the older aluminum frame on the patio door and the rotted wood frames on the windows. This house is now set for the future.”

SIMONTON PRODUCTS USED FOR THIS PROJECT

Simonton ProFinish® Contractor Series

Double Hung

- 4 - 29-1/2" x 56-1/2"
- 2 - 30" x 40"
- 2 - 41-1/2" x 56-1/2"
- 1 - 59" x 56-1/2"

Patio Door

- 1 - 72" x 80"

Simonton Impressions®

Bay

- 1 - 84" x 60"

Picture

- 1 - 40-1/2" x 57"

Garden

- 1 - 36" x 36"

Double Hung

- 2 - 21" x 57"

Product Options

- ProSolar™ architectural-grade, soft coat Low E glass, with Argon gas filling, qualifying for ENERGY STAR® rating for all regions.
- White interior/exterior
- Colonial White Flat Grids
- Intercept® Spacer System
- Bay window features birch-finished seatboard

For product information

Call 1-800-SIMONTON or visit www.simonton.com



Manufacturer of
Certified Products



Simonton windows and doors meet ENERGY STAR® guidelines in all areas of the country when ordered with ProSolar™ architectural-grade, soft coat Low E glass.