



**DATE:** November 20, 2024

**TO:** Ms. Lindsay Schlegal, St. Andrew's ([acc7067@standrewchurch.net](mailto:acc7067@standrewchurch.net))  
Fr. Tom Hawxhurst, St. Andrew's ([ftom@standrewchurch.net](mailto:ftom@standrewchurch.net))

**FROM:** John Fairchild, P.E., Principal Engineer  
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**PROJECT:** **Clerestory Window Rehabilitation**  
St. Andrew Catholic Church  
Channelview, TX 77530-35111

**AESTIMO PROJECT NO:** 245286-02

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**Date of Site Visit:** November 20, 2023

**Personnel On Site:** Fr. Tom Hawxhurst, St. Andrew's  
John Fairchild, AESTIMO

AESTIMO visited the site at the request of Ft. Tom Hawxhurst to perform a final walk though of the clerestory window rehabilitation work recently completed on the clerestory windows of the St. Andrew's Sanctuary. In summary, as of the date of this site visit, the removal of protective glass on the outside of the original window frames, replacement of the Dealle de Verre-type stained glass perimeter sealant, cleaning and replacing the protective glass and perimeter gaskets and replacement of protective glass frame perimeters appears to be substantially complete; however, minor issues remain that should be addressed before the project is considered final and complete.

The following summarizes observed conditions.

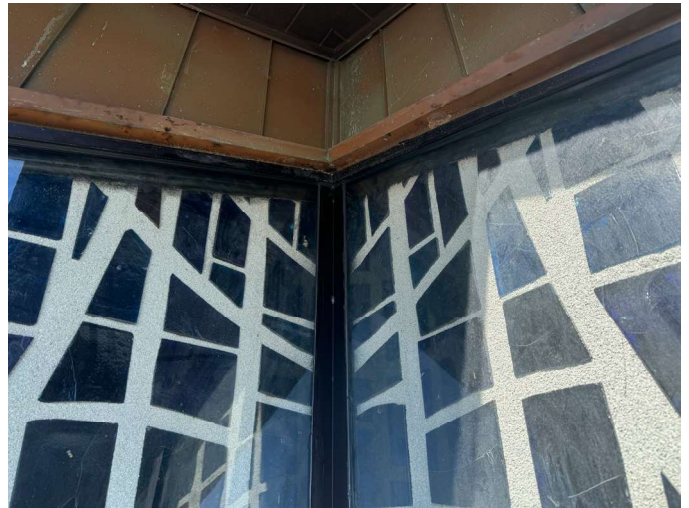
**Photograph 1.** Overview of the clerestory windows, from the southeast. Note that the wood guardrail and toe boards are still on the roof, providing access to the upper-level windows. It is believed that these temporary safety measures will remain in place until the steeple rehabilitation work is completed.



**Photograph 2.** Overview of the lower clerestory windows. The work on these windows appears to be complete and in conformance with industry standards.



**Photograph 3.** The inside corner protective glass has been installed. A prefinished break metal has been sealed to the inside corner, closing the previously existing gap. The installation appears to be good and in conformance with accepted industry standards.



**Photograph 4.** Sealant has been installed around the perimeter of the safety glass frames on the lower clerestory windows, as well as over open framing joints. The installation generally appears to be good.

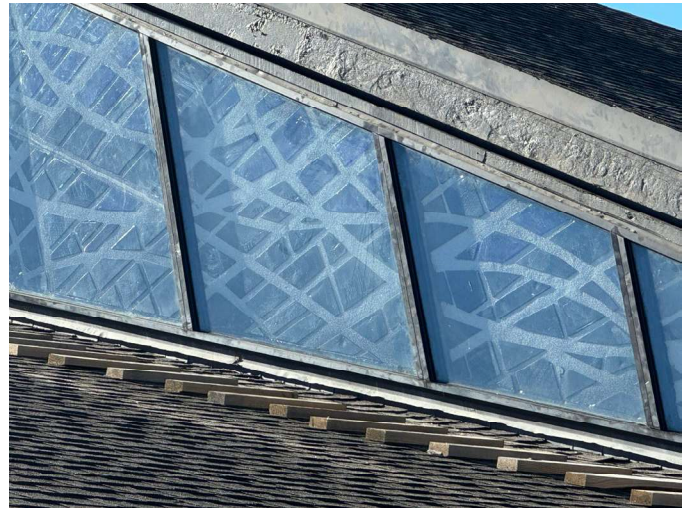




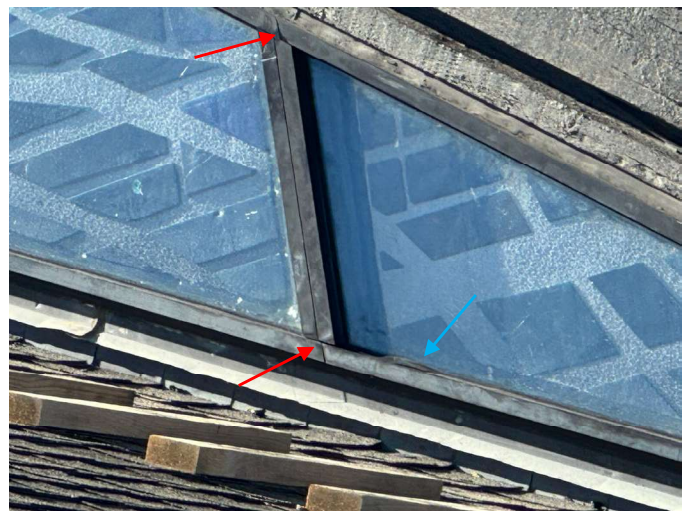
**Photograph 5.** Overview of the north upper clerestory windows at St. Andrew's.



**Photograph 6.** Close-up view of windows on the north upper clerestory. The glass on this section of windows does not appear to have been properly cleaned. Note the streaks that are apparent on the glass.



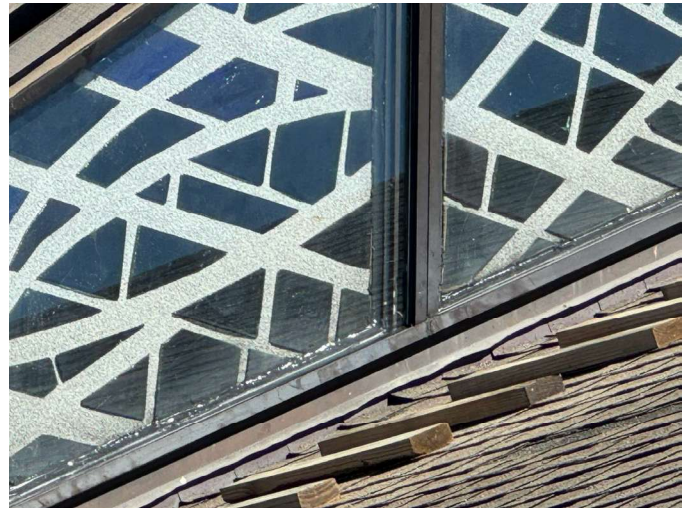
**Photograph 7.** Joints in the protective glass frame on the north upper clerestory do not appear to have been sealed (red arrows). In addition, the gasket along the bottom of the protective glass frame does not appear to be properly seated (blue arrow). Streaks and debris on the glass are also apparent in this photograph.



**Photograph 8.** Overview of the west upper clerestory window at St. Andrew's.



**Photograph 9.** Typical sealant installation on the west upper clerestory windows. The installation is not as cleanly installed as the lower clerestory windows, but generally appears to be functional.



**Photograph 10.** Most of the protective glass frame joints have been sealed on the west upper clerestory; however, the sealant was not cleanly applied at all locations





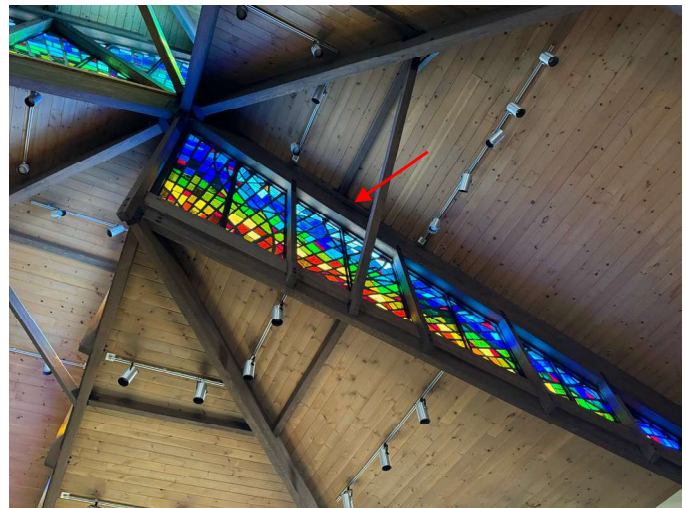
**Photograph 11.** View of a typical rake flashing that remains to be addressed at the base of the west upper clerestory. Similar conditions also exist at the base of the north lower clerestory, the north upper clerestory and the west lower clerestory.



**Photograph 12.** Deteriorated wood trim was observed at isolated locations throughout the Sanctuary. All such distress should be repaired or replaced to return the facility to a fully serviceable condition; however, according to Binswanger personnel, all such repairs are outside the scope of their contract.



**Photograph 13.** According to Fr. Hawxhurst, previously reported leaks appear to have been corrected, except for one location where the leak appears to originate at the base of the steeple connection above the west lower clerestory. It is believed that proposed repairs to the steeple will address this leak.

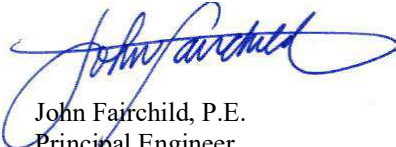


In summary, the waterproofing work appears to be substantially complete and in conformance with accepted industry standards; however, minor repairs previously mentioned remain incomplete. It is recommended that Binswanger complete the remaining work noted above for the project to be considered final and complete.

Please review this report and contact our office if you have any questions, comments, or disagreements with issues stated herein.

Thank you.

**AESTIMO, INC.**  
TBPE Firm Registration No. F-1695



John Fairchild, P.E.  
Principal Engineer



**John C. Fairchild** Digitally signed by  
John C. Fairchild  
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