

EXTERIORS

WINDOWS AND DOORS

Quality windows and doors can increase comfort and home value more than almost any other exterior feature. But the impacts on building performance can be harsh if you don't get the water, air and thermal detailing right.

FLASHING FLANGED WINDOWS

Flashing details for flanged windows vary, depending on whether the job is for new construction or a retrofit. See [this slideshow](#) for best practices and step-by-step details.

FLASHING UNFLANGED WINDOWS

Mulled windows and window walls must have a continuous head flashing; the manufacturer's mullion cover will not prevent water from running between the window units from above. See [this slideshow](#) for best practices and step-by-step details.

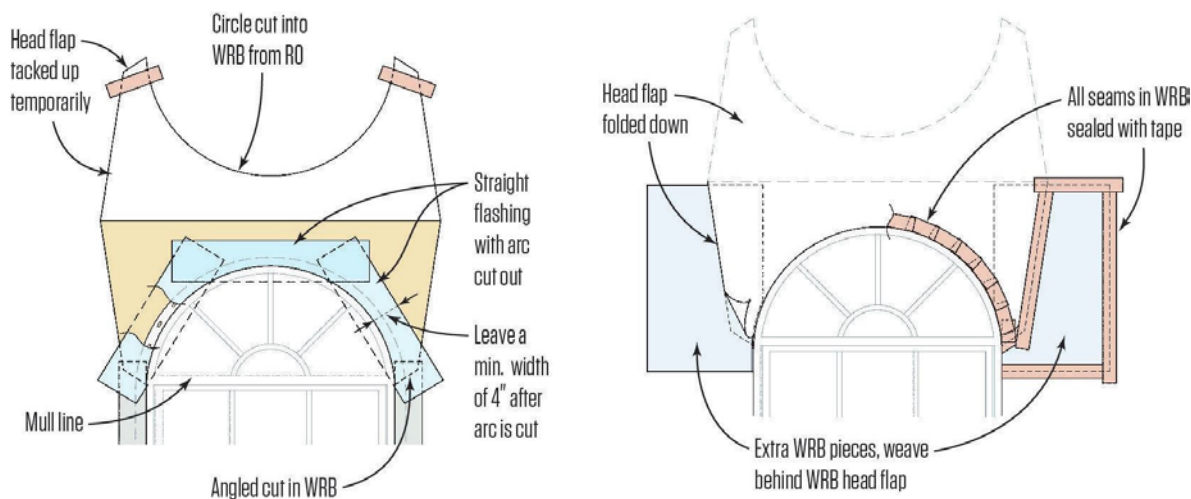
FLASHING CURVED-TOP WINDOWS

Flashing Flanged Windows

Flashing Unflanged Windows

Flashing Curved-Top Windows

FIGURE: FLASHING A CURVED WINDOW WITH STRAIGHT FLASHING



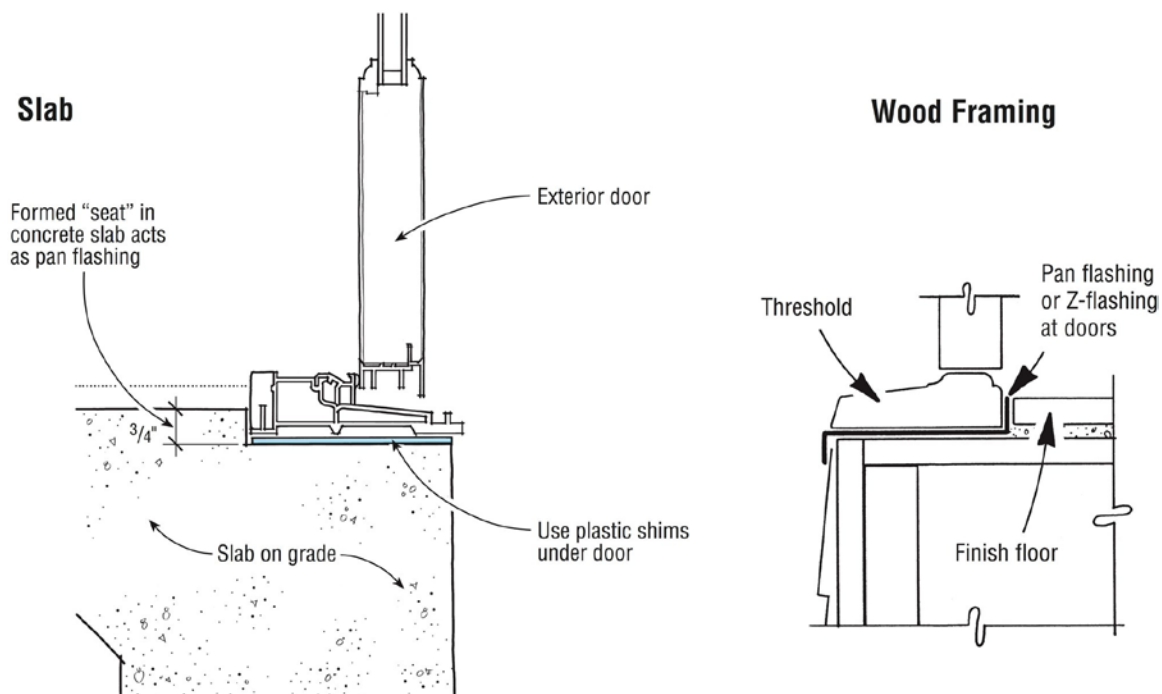
In a pinch, you can layer strips of straight flashing tape along the window's arc. Use as few pieces as possible; otherwise, the layers will build up, preventing your trim and siding from lying flat. Use wide pieces and cut the inner edges to conform to the window arc. Rely on proper lapping of the flashing, not on caulk. To maintain proper lapping apply pieces starting from the outer (right) edges on both sides then put the top piece on last.



courtesy DuPont

An accordion-type flexible flashing is the best product for this application.

FLASHING A DOOR THRESHOLD



Mulled entry doors and sliders are most prone to leaks at the threshold. Provide a formed seat in the slab (far left) or a metal pan flashing to keep water off the floor.

Flashing Curved-
Top Windows

Flashing a Door
Threshold

RECESSED WINDOWS

Recessed Windows

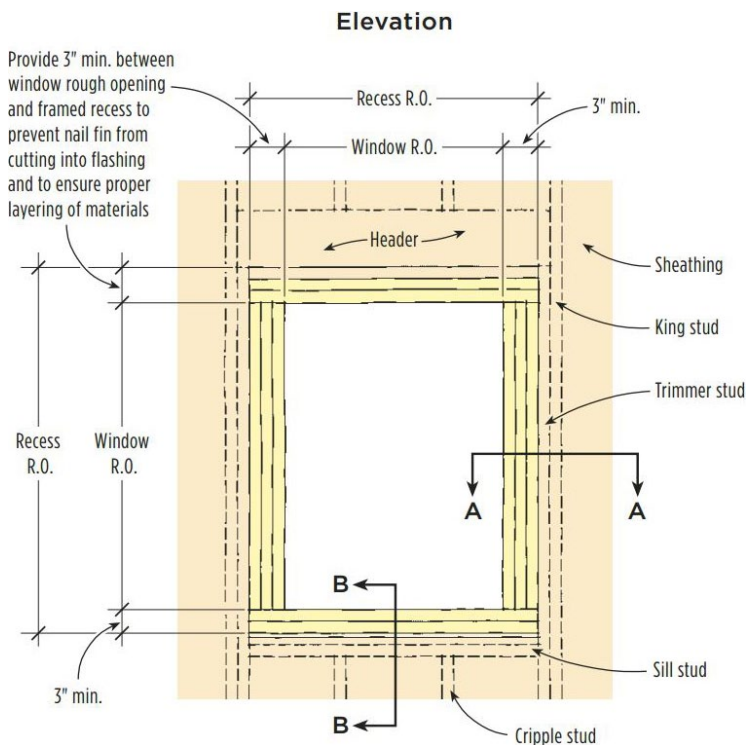


In the past, a recessed window required a prefabricated metal flashing pan. Although this is still done, the flexible flashing technique shown here is more common today.

(Fluid applied flashings for this application are just starting to appear in residential jobs, and aren't yet covered here.)

Framing the Opening

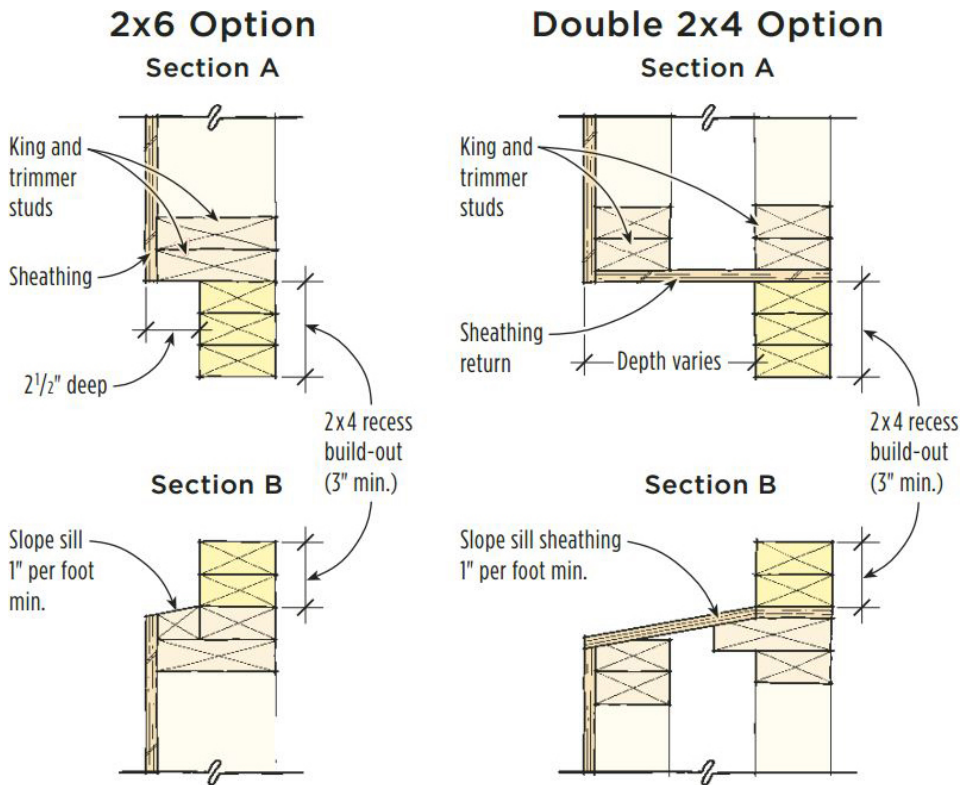
FIGURE: FRAMING FOR RECESSED WINDOWS



For proper layering of materials, there should be at least 3 inches of solid backing between the window opening and the recess.

Recessed Windows

FIGURE: FRAMING FOR RECESSED WINDOWS, CONTINUED



The recess needs to be solid framing or sheathing. The sill of the recess needs to slope to the outside by at least 8 degrees.

Flashing a Recessed Window

See [this slideshow](#) for recessed window flashing instructions and best practices.