



Edinburgh Sash and Case
www.edinburghsashandcase.co.uk

**LBC
Survey**

DATE:
22/07/21

Customer Name: Elaine Jackson
Surveyed by: Chris Keast

Address: 38 Main Street,
Newtongrange, Edinburgh,
EH22 4LH

Specification:	Mould detail: Ogee	Glazing Notes: Currently 4mm glass, proposed 14mm IGU (4mm low E glass/6mm warm edge spacer bar/4mm float glass)	
		Timber: Redwood	Horn Detail: N/A
		Astragals: 19mm	Rods and beads: Standard half round profile on baton rods and parting beads.

Overview

Grade C listed property

Client requests installation of double glazing by replacing existing sashes on a like-for-like basis with new sashes, custom fitted with 14mm IGU's. Existing cases (window boxes) to be retained and refurbished.

W1, W2 - Living Room
Currently 4 over 4 style sash and case

Proposed
4 over 4 style custom fitted with 14mm IGU's

- Condensation damage to horizontal rails
- Cracking of paint along glue lines of mortise and tenon joinery indicative of excessive movement.
- Signs of joint failure to lower mortise and tenon joinery
- Paint shedding along horizontal mid rails indicative of underlying moisture penetration.
- Expect more underlying damage to be revealed on paint removal.
- Existing astragals unsuitable to house 14mm IGU's

** New cill required

**Secondary Glazing to be removed

**Existing Case to be Retained and refurbished

** Patch repairs likely required to lower portions of existing case.



W1, W2 cont.



W3, W4 - Front Bed
Currently 4 over 4 style sash and case

Proposed
4 over 4 style custom fitted with 14mm IGU's

- Condensation damage to horizontal rails
- Cracking of paint along glue lines of mortise and tenon joinery indicative of excessive movement.
- Signs of joint failure to lower mortise and tenon joinery
- Paint shedding along horizontal mid rails indicative of underlying moisture penetration.
- Water penetration of lower rail of bottom sashes.
- Expect more underlying damage to be revealed on paint removal.
- Existing astragals unsuitable to house 14mm IGU's

** New cill required

**Secondary Glazing to be removed

**Existing Case to be Retained and refurbished

** Patch repairs likely required to lower portions of existing case.



W1, W2 cont.



W5 - Kitchen Left
Currently 6 over 6 style sash and case

Proposed
6 over 6 style custom fitted with 14mm IGU's

- Window seems to be in reasonable condition except excessive rot/weathering on cill
- Window recently painted shut and inoperable,
- Mid rail misalignment
- Windows look to be non original with clearly defined moulding detail and lack of overpainting and previous repair works.
- Existing astragals unsuitable to house 14mm IGU's

** New cill required

**Existing Case to be Retained and refurbished



W6 - Kitchen Right

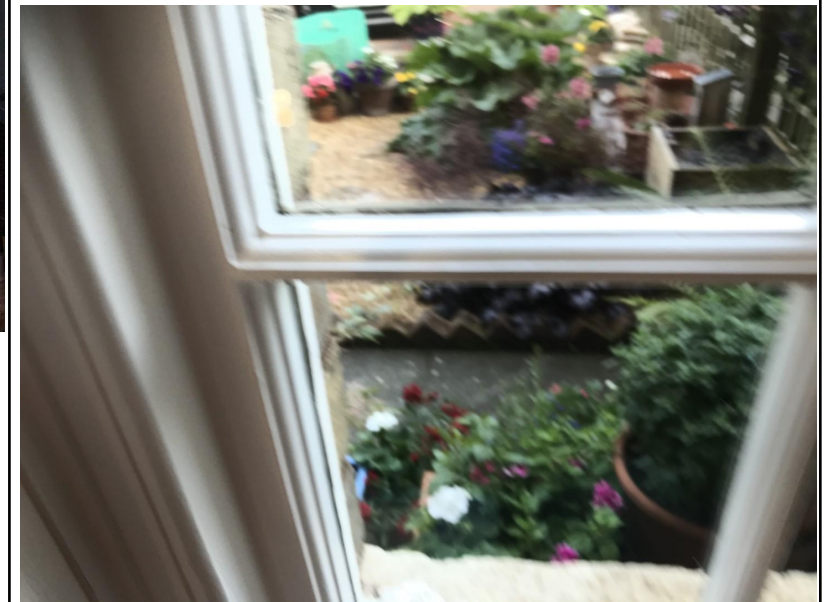
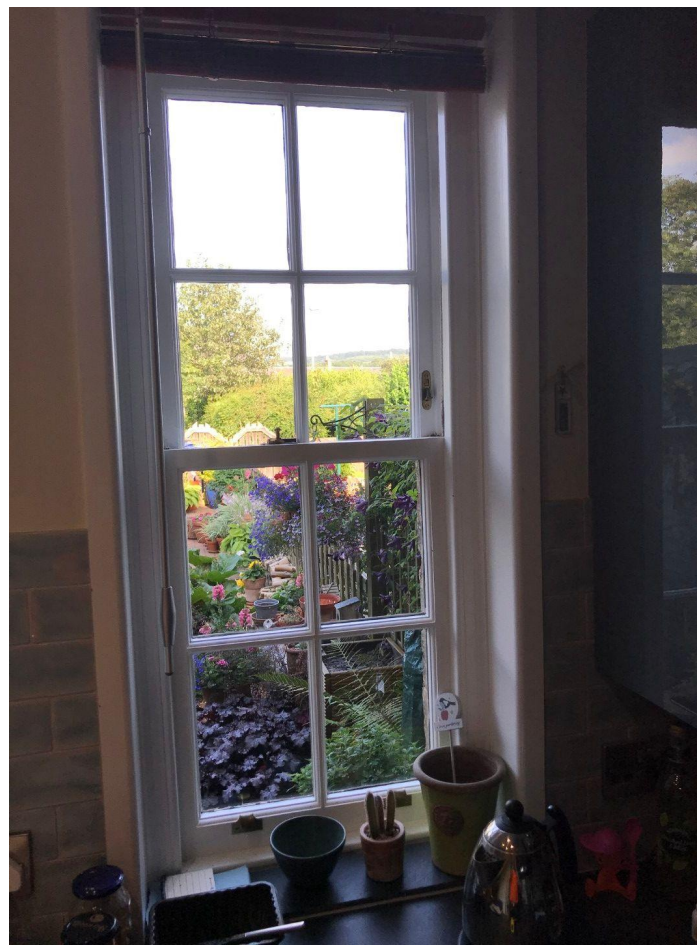
Currently 4 over 4 style sash and case

Proposed

4 over 4 style custom fitted with 14mm IGU's

- Similar condition to window 5 due to being in a more sheltered elevation
- Window recently painted shut and inoperable,
- Windows look to be non original with clearly defined moulding detail and lack of overpainting and previous repair works.
- Existing astragals unsuitable to house 14mm IGU's

**Existing Case to be Retained and refurbished



W7 - Rear Bed

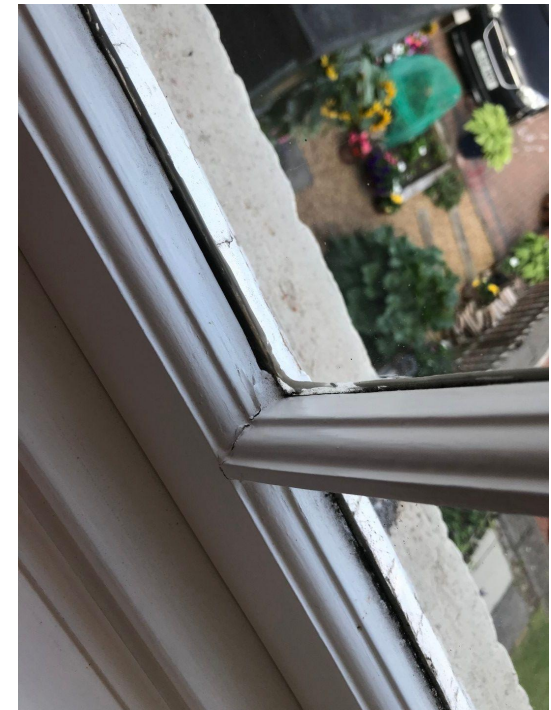
Currently 6 over 6 style sash and case

Proposed

6 over 6 style custom fitted with 14mm IGU's

- Window recently painted shut and inoperable.
- Paint cracking at astragal joins indicative of excessive shrinkage and swelling of timber and onset loosening of joins.
- Windows look to be non original with clearly defined moulding detail and lack of overpainting and previous repair works.
- Existing astragals unsuitable to house 14mm IGU's

**Existing Case to be Retained and refurbished



W8 - Bathroom

Currently 1 over 1 style, fixed lower pane and outward opening top hopper

Proposed

Like for like replacement custom fitted with 14mm IGU's

- Paint cracking at astragal joins indicative of excessive shrinkage and swelling of timber and onset loosening of joins.
- Condensation damage to lower rails mainly due to location in bathroom

**Existing Case to be Retained and refurbished

