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**Schedule of Condition
of Windows and Doors**

At

**Inglenook Cote,
House Lane,
Romaldkirk,
Barnard Castle,
DL12 9EH**

June 2021

Schedule of Condition of Windows and Doors
Inglenook Cote, House Lane, Romaldkirk, Barnard Castle, DL12 9EH

<u>1.0 Window Identification</u>	<u>Condition</u>
W1	Poor condition with evidence of replacement sections of timber having been introduced in part. Wet rot decay to window cill and base of side frames. Putty securing glazing poor and decorative paint finish loose and damaged. Paint seized sashes.
W2	Poor condition with evidence of damaged sections to the supporting frame and glazing bars. Putty securing glazing poor and decorative paint finish loose and damaged. Ill-fitting and dislodged casement opening
W3	Poor condition with evidence of replacement sections of timber having been introduced in part. Wet rot decay to window cill and base of side frames in part. Putty securing glazing poor and decorative paint finish loose and damaged. Displacement to sash sections.
W4	Poor condition with evidence of Wet rot decay to window cill and base of side frames. Putty securing glazing poor and decorative paint finish loose and damaged. Paint seized sashes.
W(A)	Original opening blocked up, proposal to install new 4 pane casement timber unit.
W(B)	Original opening blocked up, proposal to install new 8 pane sash window timber unit.
W5	Poor condition with evidence of Wet rot decay to window cill, base of side frames and glazing bars. Putty securing glazing poor and decorative paint finish loose and damaged.
W6	Poor condition with evidence of Wet rot decay to supporting glazed timber framework. Putty securing glazing poor and decorative paint finish loose and damaged.
W7	Poor condition with evidence of Wet rot decay to supporting glazed timber framework. Missing glass and putty securing glazing poor and decorative paint finish damaged.

W8	Poor condition with evidence of damaged sections to the supporting frame and glazing bars. Putty securing glazing poor and decorative paint finish loose and damaged. Ill-fitting and dislodged casement opening
W8(A)	Poor condition with evidence of damaged sections to the supporting frame and glazing bars. Putty securing glazing poor and decorative paint finish loose and damaged.
W9	Poor condition with evidence of damaged sections to the supporting frame and glazing bars. Putty securing glazing poor and decorative paint finish loose and damaged.
W10	No works proposed to existing window unit
W11	No works proposed to existing window unit

2.0 Door Identification

Condition

D1	Fair condition, damage across the timber panels and decorative beading around the panels. Protective surface finish across timber work worn and damaged. General gaps around outside frame, poorly secured proprietary draft excluder introduced to vertical frame. Dated and worn door furniture
D2	Fair condition, damage across the timber panels and decorative beading around the panels. Protective surface finish across timber work worn and damaged. Dated and worn door furniture
D3	No works proposed to existing door unit
D4	No works proposed to existing door unit

3.0 Conclusions and Recommendations

In summary we are of the opinion that the existing timber window and doors to the property have been altered and replaced over the years, some of these works have been undertaken to a poor standard and not in keeping with the original building.

We would consider that replacing the existing window and doors as outlined on the proposed drawings would greatly enhance the visual appearance of the property and protect the long term integrity of the building.

Photographic Schedule

Inglenook Cote

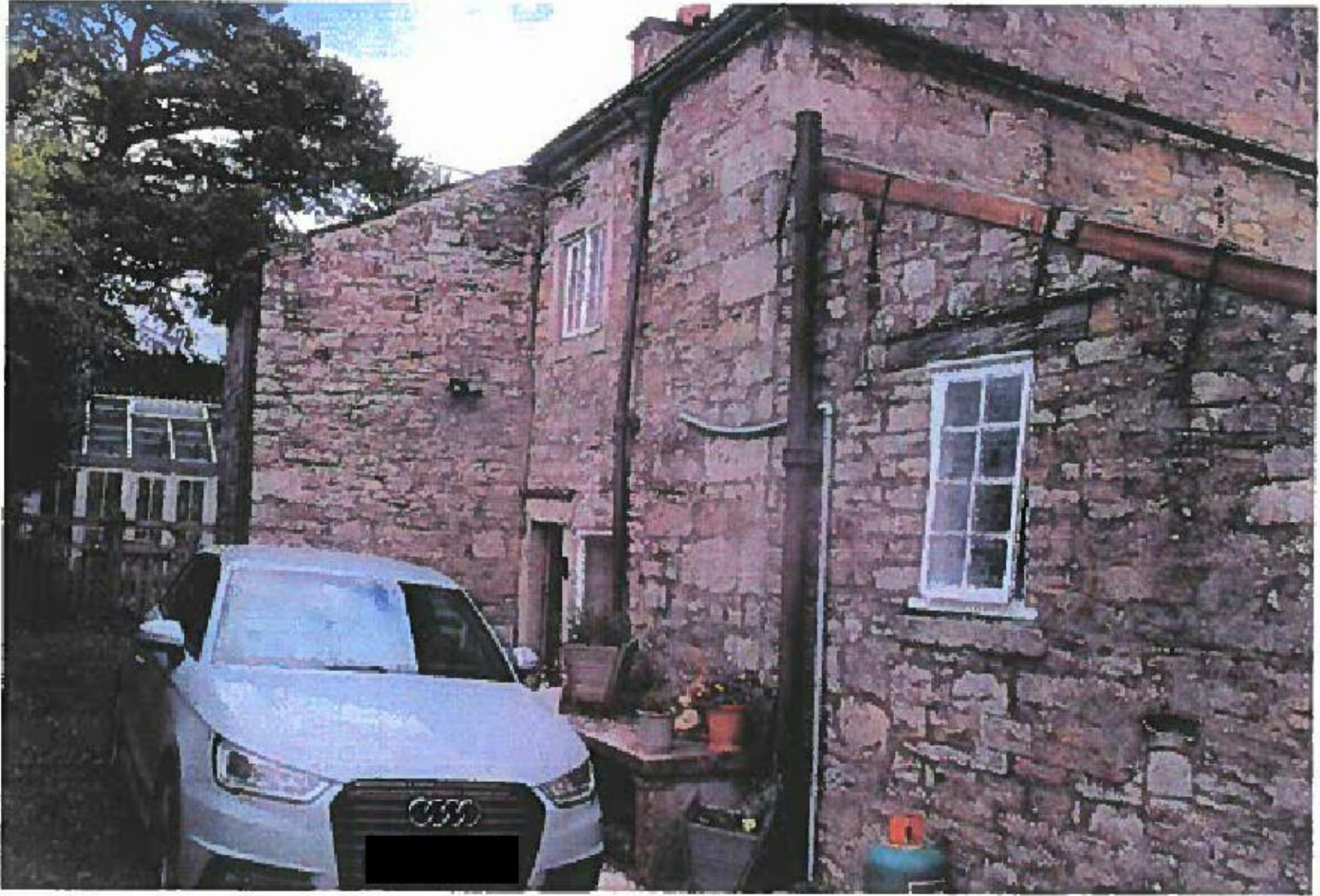
House Lane

Romaldkirk

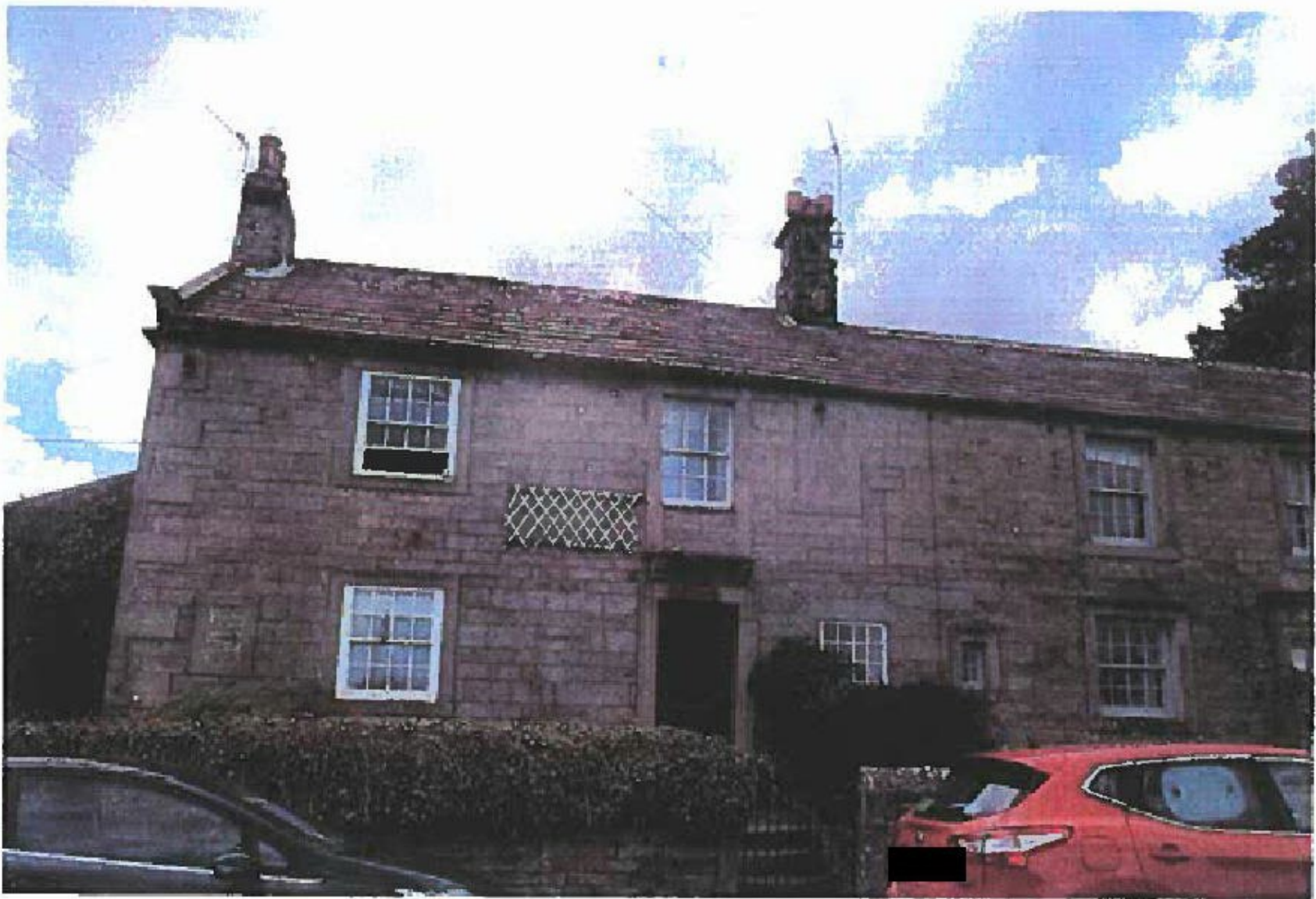
Barnard Castle

Photographic Schedule

Photograph 1	General view of Rear Elevation
Photograph 2	General view of Front Elevation
Photograph 3	Typical window defects noted to Front Elevation
Photograph 4	Typical window defects noted to Front Elevation
Photograph 5	Typical window defects noted to Rear Elevation
Photograph 6	Typical window defects noted to Rear Elevation
Photograph 7	Typical window defects noted to Rear Elevation
Photograph 8	Typical window defects noted to Rear Elevation
Photograph 9	Typical window defects noted to Rear Elevation
Photograph 10	Typical window defects noted to Rear Elevation



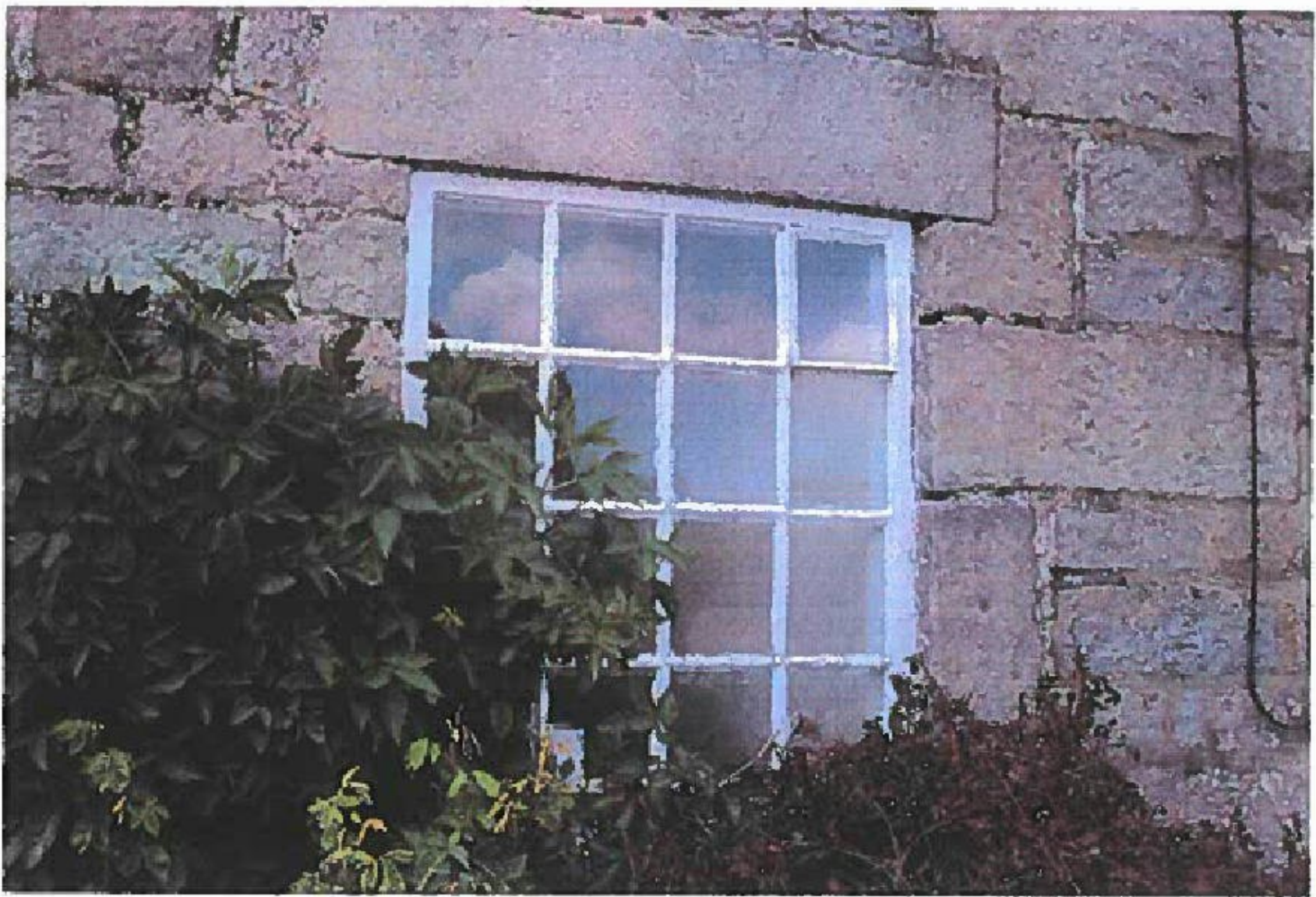
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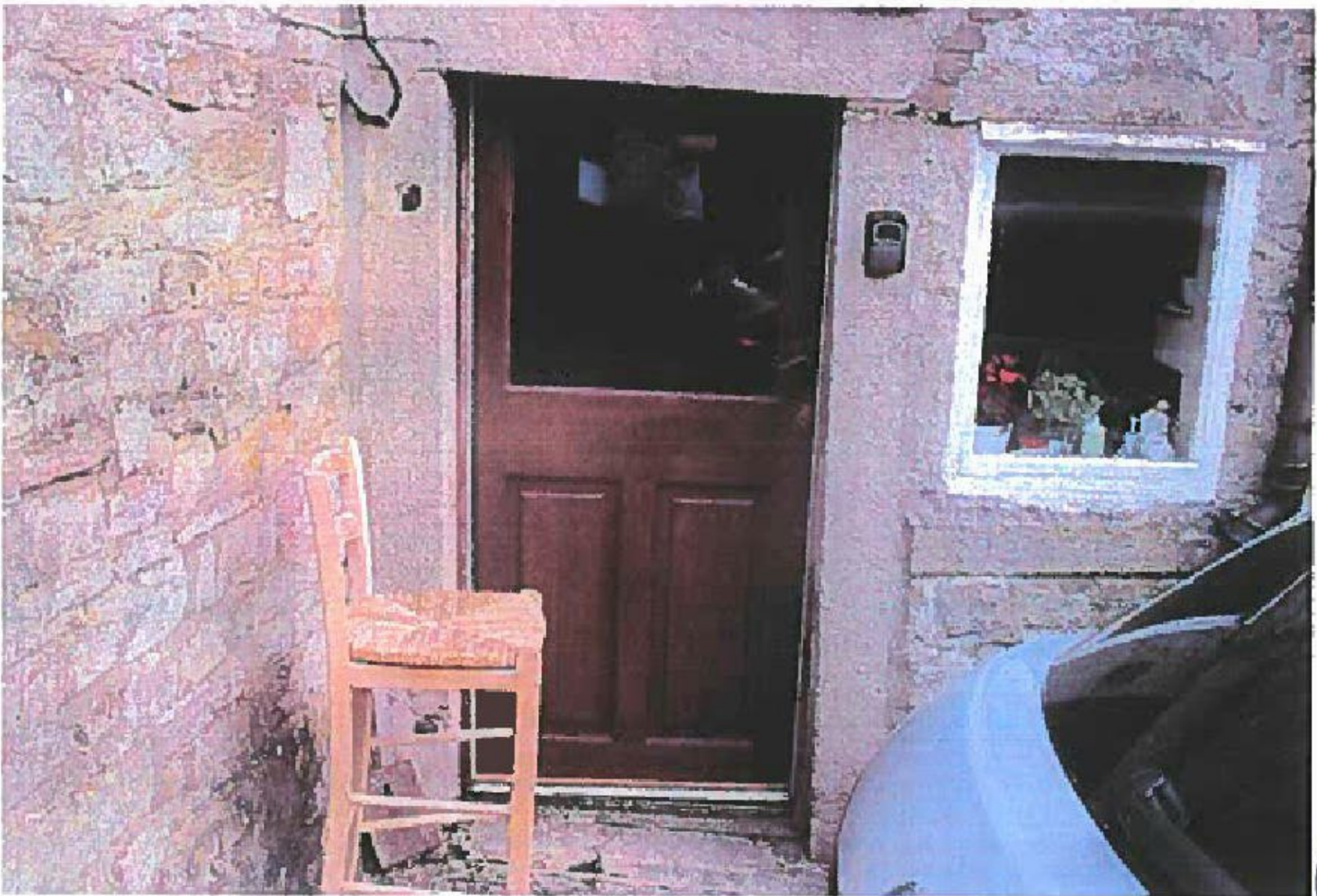


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