

# Ventrolla

SASH WINDOW SPECIALISTS

## **SASH & CASE WINDOW REPORT**

**Mr & Mrs Lambert**

**Kilbucho Place**

**Broughton, ML12-6JQ**



- The current windows are typical timber vertical sliding single glazed sash and case type mostly 6/6 configuration although there are other configurations within the property. The ironmongery of the windows typically includes sash ring lifts and sash fasteners and original simplex system. They are balanced using traditional cords and weights although the sash cords are frayed and missing on some windows, The top sashes are painted shut on most top sashes and only some of the bottom sashes are openable. There are poor repairs noted to most of the windows.
- All windows have been inspected and a condition report follows.



## TIMBER DECAY

- Timber decay was noted in all of the sills, pulley stiles and the end grain of the bottom rails of bottom sashes. There were several open Tenon joints letting in moisture.



- Equally, interior has been affected by condensation, especially the rooms used as bedrooms, leaving soft spots on the profiles.



- The majority of putty on the mid-rails of the top sashes is in poor condition or missing, and the bottom rails of the bottom sashes are missing, allowing moisture to penetrate the timber which results in rot and water ingress.



## Operation

- The Top Sashes are screwed Shut or painted shut.
- None of the top sashes in the house operate, this then results in poor ventilation which causes condensation and the associated problems of moisture.
- Of the bottom sashes that do operate they do not run smoothly due to over painting, missing weights, stuck cords, and defective joints.
- All of sashes are on cords, which all have several coats of paint on them. Due to this there is not enough clearance for the cords to go through the pulley wheel adding to the difficult operation of the window.



## GLAZING

- The Glazing is made up of 4mm float Glass on all sashes and there is NO historical glass present in the top and bottom sashes of the windows. This is due to the windows not being original and having been replaced over time.
- Putty on the upper part of the windows is in reasonable condition, but putty on the lower parts is coming away from the glass allowing moisture to get in behind which in turn will cause further problems.



## IRONMONGERY

- The window furniture is needing upgraded due to age and condition.
- The originals that are left are covered in paint and struggle to operate.
- All window furniture will be replaced apart from Brass Bar Handles



## **DECORATION**

- Majority of the windows are painted shut, with layers and layers of paint over the years.
- All the paint would need to be removed, to get back to a sound surface.
- This more than anything will be the deciding factor whether it will economically be viable to restore the windows.

## **CONCLUSION**

- The most economical solution, as the old windows are in our mind beyond economical repair, is to replace the sashes with our Conservation double glazed sashes with a 4/8/4 argon gas filled double glazed unit.
- They will be an exact copy of the original, including profile, bottom rail, mid rail, horn detail, stiles. This will ensure that there will be no visual difference in the look of the window, and they will be fitted to the original case to avoid any more damage to the interior of the property. A full sill replacement will be done where required to help retain the original case. The new sashes will have a timber through astragal also so each sash will have 6 individual panes of glass and finished in a traditional putty finish to retain the historic look of the window. There are no astragals surface mounted on to the glass.
- The full Ventrolla draught proofing system will be fitted to all the windows to ensure full smooth operation, and to eliminate draughts and dirt ingress.
- We will also use all the original cast iron weights and use lead add-on's to perfectly balance the new sashes which will now operate smoothly and not look visually different from the original.
- There will be significant thermal benefits to the property if the windows are upgraded.