

# WINDOW CONDITION SURVEY

WOODVILLE  
MOUNT ERICHT ROAD  
BLAIRGOWRIE



**ALEXANDER STURROCK**

*Leather Craftsmen Since 1872*

REPORT: WINDOW CONDITION SURVEY  
CLIENT: POOLE  
PROPERTY: WOODVILLE MOUNT ERICHT

JOB NO: 10326  
DATE: NOV 2022

## **WINDOW SURVEY**

### **1.0 PREFACE**

### **2.0 WINDOW REFERENCE & LOCATIONS**

### **3.0 GENERAL DESCRIPTION**

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- (ii) Excessive Internal Condensation
- (iii) Paint System Breakdown & Excessive Condensation

### **6.0 WINDOW CONDITION SURVEY**

- (i) Woodville, Mount Ericht Road, Blairgowrie

### **7.0 ADDITIONAL DOCUMENTATION**

- (i) PH001 – Principal Elevation
- (ii) PH002 – North-West Elevation
- (iii) PH003 – North Elevation
- (iv) PH004 – East Elevation

**Project ref:** 10326

**Date:** November 2022

**Author:** Alexander Sturrock

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## 1.0 PREFACE

**1.1** This report is restricted to findings pertaining to the condition of selected windows and surrounding fabric only of Woodville, Mount Ericht Road, Blairgowrie. The building is categorised Grade C listed.

## 2.0 WINDOW REFERENCE & LOCATIONS

**2.1** The following report covers the condition of selected windows at Woodville, Mount Ericht Road, Blairgowrie. Each window has been recorded numerically beginning at the south east corner of the building, working in a-clockwise direction. Observations are then made on the general condition of the windows and any significant defects.

**2.2** Reference should be made to the photographs taken on site, photograph No's PH001, PH002, PH003 & PH004.

## 3.0 GENERAL DESCRIPTION

**3.1** The following pages comprise the window condition survey for Woodville, Mount Ericht Road, Blairgowrie. The details provided include:

**Key dimensions:** Approximate width and height.

**Identification:** Property, floor level, room and window reference.

**Photographic:** External view.

**Type:** Type of frame, opening mechanism and glazing.

**Configuration:** Window subdivision and proportion.

**Materials:** Frame construction.

**Ironmongery:** Types fitted and condition.

**Finishes:** Decorative coatings.

**3.2** Dimensions provided are for guidance only and are taken at a single accessible point For height or width i.e., discrepancies between top and bottom or left and right of the stone surrounds have not been measured. All dimensions should be checked on site by any replacement or refurbishment contractor.

**3.3** All windows are timber and single glazed. It's likely most of glass is 4mm thick. In all cases no accurate measurement of the thickness of the glass could be taken as this would have required specialist equipment.

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Timber Craftsmen Since 1872

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**3.4** All but one of the windows surveyed are traditional sliding sash & casement type. Typically, the stone opening is of banded sandstone surrounds to the windows of all elevations. The ground floor window which serves the kitchen is an inward opening hopper type casement which are quite typical in houses of this period. The windows which serve the second floor are not included in the report.

**3.5** The ironmongery of the windows typically includes ring sash lifts and quadrant type sash fastener. The sliding sash & casement windows are balanced using traditional cords and weights. The inward opening hopper casement window has been painted shut but the sash was previously hung on butt hinges and would've had a quadrant stay. This has been removed - presumably at the time of fixing the sash and installing the air extraction unit.

**3.6** The sash & case windows of the principal elevation are of six-over-six configuration. To the rear of the building, the windows are of one-over-one configuration. The east elevation has a mixture of both 6 over 6, 2 over 2 configuration and 4 over 4 configurations. The casement window included in the report is one opening sash hung over a fixed bottom sash.

**3.7** The top hopper casement window, W3, that serves the rear annex does not form part of the survey but has been attributed a window identification number for clarity.

**3.8** There are existing repairs to most of the windows of the property.

**3.9** Some external sills have been replaced using the "half sill" replacement technique and some outside facings and parting beads have 'scarf' repairs.

**3.10** All the windows are subject to over painting.

**3.11** Excessive condensation noted to all windows.

**3.12** The window surrounds are formed with banded sandstone surrounds.

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#### **4.0 CONDITION SUMMARY\***

##### **(i) Frames & decorations etc**

**4.1** The quality and frequency of preparation and paint decoration respectively over time has the single biggest impact on the overall condition of the window frame, materials, their long-term economic survivability, and physical operating condition of opening lights.

**4.2** External paint decoration has been over-applied over an extended period with no or little preparation to accept the latest coat of paint. This has resulted in excessive flaking of the paint system and its complete breakdown in places. The build up of multiple coats of paint has made effective operation almost impossible.

**4.3** The presence of timber decay is largely dependent on aspect. The combination of their aspect and elevated position makes the first-floor windows of the south and west elevations to be the most affected but all windows are affected by timber decay to varying degrees dependent on aspect and elevation.

**4.4** Timber decay was noted extensively and most frequently to the sill/pulley stile/outside facing juncture of the cases. The lower portion of all the cases of the original windows have been badly affected; the previous half-sill repairs retaining moisture, accelerating the cycle of decay in these strategic areas. This was noted to both sill/jamb of all the sash windows, the decay having tracked up the pulley stile.

**4.5** Due to restricted operation, it is difficult to ascertain the condition of the sashes vis-a-vis joint integrity. Careful removal of the sashes is required for a more accurate inspection. Many of the meeting rails of top sashes have dropped indicating the beginnings of joint failure at these critical points. Also, the bottom sashes that can be operated can only be done by extreme force, putting undue stress on the bottom sash/bottom rail joints.

**4.6** The windows have been over painted and are, as a result, difficult to operate. Some have been painted in a closed position. When planned maintenance has been undertaken, no attempt has been made to strip them before paint application or to free them for efficient operation once coated, perhaps many times. This restricted function of the window applies stress to the joints of the sash perimeter through repeated use.

**4.7** Where the external paint applied is still intact, due to multiple coats over the years, the condition of underlying timbers, sills and bottom rails and parting beads, is uncertain. It is reasonable to assume, however, that concealed timber decay will be present, more than is currently visible, and would only become apparent by using proper tooling to remove old paint and undertake other patch repairs. Stripping of paint may itself reveal other previous patch repairs, which if botched may have weakened the window beyond economic repair.

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**4.8** Areas most likely to be affected, but are at present unforeseen, would be the heel of external sills, ends of parting beads and the ends of the pulley stiles.

**4.9** The sill repairs that have been carried out previously have been executed poorly. The replacement 'half-sill' has not been secured by means of timber blocks set within the pulley stile as is common joinery practice. These replacement half-sills have been set into place and the joint interface sealed with white silicone. The poor state of these repairs has directly impacted onto the timber decay now presenting at that critical sill/jamb juncture.

**4.10** The meeting rails of the sashes have a corresponding splay to accept each other when the window is in the closed position. This detail presents a security risk if no sash locks are engaged as it is possible to force a thin instrument between the sashes to disengage the arm stay. It would be advisable, when re-using the original sashes, that a counter check is formed. Not only does this solve the security issue, it forms flat surfaces to which draughtstripping can be more effectively applied. In addition to this, it allows a careful restorer to treat the parting bead/meeting rail interface with a vertical seal between the two.

**4.11** To repair the existing timber decay effectively, to allow the sashes to operate freely again on a consistent basis and introduce draught stripping would require the windows complete removal. The window would then be disassembled, de-glazed and the multiple layers of paint removed by paint stripping or acid dipping. This is followed by carrying out timber decay repairs, patches or full section replacements, planning down, routing and installing draughtstrip carriers and associated brushes around the perimeter of the sashes.

**4.12** Combined with re-glazing, new cords, re-balancing and redecoration again, this is extremely labour intensive, and process driven and can take up to 5 days per window. It should be noted, as thorough as it can be, normal guarantees would not apply to such work. New replacement windows, maintained correctly, as a part of a programme of planned maintenance, would provide improved thermal conductivity, security, energy, acoustic and lower maintenance liabilities.

**4.13** The windows of the principal elevations are exhibiting extensive timber decay along the sills and tracking up the pulley stile/outside facing interface. Water ingress to the timber end-grain of the sills and pulley stiles has compromised many of the window cases. To refurbish these, the windows will need to be removed, taken off-site and repaired with only the possibility of the sashes being retained. This work is very extensive and, as such, time-consuming and costly.

**4.14** The excessive condensation is presenting on every internal glass surface even at midday when the survey was undertaken which suggests an active point of water ingress into the property. The property owner advised me she had engaged a roofer and the source of water ingress has since been identified. That said, the consequential damage caused by this constant flow of internal condensation is significant. The moisture having penetrated into

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the horizontal sash members and glass rebates alike. These sashes exhibit evidence of moisture from staining to timber decay of horizontal internal sash surfaces..

**4.14** The function of the windows has been compromised due to the excessive painting and most top sashes are painted shut consequently. The sashes are also ill-fitting and the sash to frame clearances are excessive causing the sashes to rattle in their frames especially during wind or storm weather. In many cases these clearances have been packed with toilet paper to prevent the permanent draughts.

### **(ii) Glazing & Putty**

**4.15** The general condition of the putty varies. The linseed oil putty has been repeatedly painted ensuring most of it remains uncracked and intact. Internally, however, where the condensation has rested, the putty bed has deteriorated as has the glazing rebates of all the bottom sashes.

**4.16** In addition to retaining the glass the putty protects the timber glass rebate from weathering. The lack of a continuous putty seal around the perimeter of the glass compromises the integrity of sash and astragal timbers.

**4.17** Although the astragals of the of the sashes are mostly structurally sound, the glazing rebate is not of enough depth or width to carry a thermally improved glazing system such as slimline double glazing. The spacer bar of the double-glazed unit must be concealed behind the glazing rebate as UV light desiccates the perimeter seal of the unit.

**4.18** The process of refurbishing sash windows to an acceptable standard is highly labour-intensive and costly. This should be borne in mind when considering the expense of the potential refurbishment required in this case. Compared to renewal with a high-performance double-glazed window component, the limitations of life of a refurbished window, it's poor performance in terms of heat loss, carbon footprint impact, the energy cost escalation cumulatively accounted over the life of a new component is significant.

### **(iii) Window Ironmongery**

**4.20** The existing sash lifts are not the original. These have been replaced with replacement fixtures in most cases.

**4.21** The existing sash fasteners are not the original either. These have been replaced on an ad-hoc basis as there a few different types. The most common, however, is a traditional quadrant arm stay in brass.

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**4.22** The cords that are still currently in use have, in the main, been painted over. This does not allow the cords to run freely and diminishes the life span of the cord. Any refurbishment/replacement should employ the use of nylon cords which are insect and waterproof and carry an extended life span.

**4.23** The windows which are seized and painted in the closed position make it impossible to survey the cords and pulleys properly, but one can safely assume these are in poor condition and unlikely to carry the extra weight of double glazing.



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## 5.0 RECORD OF TYPICAL DEFECTS

### (i) Timber Decay at Strategic Points



Although the paint system is performing well in most other areas of the window frames, there are strategic, vulnerable points in any sash & case window frame. The most vulnerable of these is the sill, pulley stile, outside facing juncture. At this point, the windows have suffered water ingress into this point, and through continuous cycles of soaking, drying, and excessive solar gain have compromised this critical juncture of the frame. Also, windows of this period do not tend to have a capillary groove on the underside of the sill. The half-sill repairs are also fitted hard to the sandstone sill and the timber interfaces sealed only with white silicone sealant. This encourages water capillarity between the two surfaces, rotting the timber and exacerbating the cycle of decay where the repairs have been made. Any replacement/repair of the sills should incorporate such a groove and an adequate sand-mastic bed, pointed beyond the point of the capillary groove to aid effective weathering.

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**(ii) Excessive Internal Condensation**



This photograph best demonstrates the impact on the windows by the creation of internal condensation. The extent of the issue suggested there was/is an active water source creating so much condensation. The property owner had informed me that a leak was discovered in the flat roof of the rear extension. Once repaired the house can begin the process of drying out, eliminating further excessive condensation.

The damage done to the windows, however, is not superficial. The horizontal members where this moisture has collected has deteriorated both the timber and the glazing rebate – the moisture working its way between the timber and glass leading to unforeseen timber decay. These areas are so badly affected by this residual moisture collection over an extended period of time, in any attempted 'refurbishment' would have to include the reproduction of many affected sashes.

## ALEXANDER STURROCK

Herbert Crutcher Street, NSW

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### (iii) Paint System Breakdown & Excessive Condensation



The overpainting of the windows has rendered most top sashes inoperable. The paint on mostly the horizontal surfaces has cracked and flaking. Once the paint surface has been breached, water will rot the sill timber as illustrated above. In this case, however, the paint has also begun to flake and break down internally. Again, the damage caused by the excessive condensation can be seen to the horizontal sill/sash members.

Successive cycles of soaking and drying, especially to windows of exposed elevations, have been mostly affected. The timber deterioration then affects the pulley stiles making repair very costly and most likely cost prohibitive.

# ALEXANDER STURROCK

Energy Efficiency Solutions Inc.

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## 6.0 WINDOW CONDITION SURVEY

ALEXANDER STURROCK

Energy Efficiency Solutions Inc.

# ALEXANDER STURROCK

Timber Craftsmen Since 1872

REPORT: WINDOW CONDITION SURVEY

JOB NO:

10326


CLIENT: MRS NANCY POOLE

DATE:

06/11/22

PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

## WINDOW SURVEY OBSERVATIONS

FLOOR:	GROUND	ROOM:	WINDOW REF:	W01
<b>GENERAL CONFIGURATION</b>			<b>MATERIALS</b>	
WINDOW TYPE:	SASH & CASE		FRAME:	SOFTWOOD
GLAZING (SINGLE/DOUBLE):	SINGLE		EXTERNAL MAIN SILL:	SOFTWOOD
SAFETY GLASS:	NO		EXTERNAL SUB SILL:	SANDSTONE
OPENING RESTRICTORS:	NO		INTERNAL SILL:	SOFTWOOD
SIMPLEX EASY-CLEAN SYSTEM:	NO		SASH:	SOFTWOOD
SECURITY LOCK:	NO			
DRAUGHTSTRIPPING:	NO		EXTERNAL FINISH:	WHITE
TRICKLE VENT:	NONE		INTERNAL FINISH:	WHITE
IRONMONGERY LIST:	SASH LIFTS		IRONMONGERY:	BRASS (ASSUMED)
	SASH FASTENER - QUADRANT ARM STAY			
	PULLEYS			
	SASH CORDS			
	APPROXIMATE DIMENSIONS: 1215 x 2100			
NOTES:	CONFIGURATION: 6 OVER 6			
	PROPORTION: 1 OVER 1			

## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 PREVIOUS SILL/PULLEY STILE REPAIR HAS DETERIORATED FURTHER. THE REPLACEMENT SILL IS FITTED HARD TO THE SANDSTONE SILL  
 REPAIR INTERFACE HAS BEEN SEALED USING SILICONE AND NOT THE USUAL PULLEY STILE INFIL METHOD. THIS HAS FURTHER EXPOSED THE  
 SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.  
 WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS  
 TOP SASH MEETING RAIL HAS DROPPED INDICATING JOINT FAILURE  
 BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES  
 BOTTOM SASH OPENS WITH FORCE  
 TOP SASH PAINTED SHUT  
 MEETING RAIL DETAIL IS SPLAYED - THIS IS A SECURITY ISSUE AS A SLIM IMPLEMENT CAN BE FORCED BETWEEN THE SASHES TO DISENGAGE THE FASTENERS


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## WINDOW SURVEY OBSERVATIONS

FLOOR:	GROUND	ROOM:	WINDOW REF:	W02
<b>GENERAL CONFIGURATION</b>			<b>MATERIALS</b>	
WINDOW TYPE:	SASH & CASE		FRAME:	SOFTWOOD
GLAZING (SINGLE/DOUBLE):	SINGLE		EXTERNAL MAIN SILL:	SOFTWOOD
SAFETY GLASS:	NO		EXTERNAL SUB SILL:	SANDSTONE
OPENING RESTRICTORS:	NO		INTERNAL SILL:	SOFTWOOD
SIMPLEX EASY-CLEAN SYSTEM:	NO		SASH:	SOFTWOOD
SECURITY LOCK:	NO			
DRAUGHTSTRIPPING:	NO		EXTERNAL FINISH:	WHITE
TRICKLE VENT:	NONE		INTERNAL FINISH:	WHITE
IRONMONGERY LIST:	SASH LIFTS		IRONMONGERY:	BRASS (ASSUMED)
	SASH FASTENER - QUADRANT ARM STAY			
	PULLEYS			
	SASH CORDS			
NOTES:	APPROXIMATE DIMENSIONS: 1215 x 2100			
	CONFIGURATION: 6 OVER 6			
	PROPORTION: 1 OVER 1			

## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 PREVIOUS SILL/PULLEY STILE REPAIR HAS DETERIORATED FURTHER. THE REPLACEMENT SILL IS FITTED HARD TO THE SANDSTONE SILL  
 REPAIR INTERFACE HAS BEEN SEALED USING SILICONE AND NOT THE USUAL PULLEY STILE INFIL METHOD. THIS HAS FURTHER EXPOSED THE  
 SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.

WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS

TOP SASH MEETING RAIL HAS DROPPED INDICATING JOINT FAILURE

BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES

BOTTOM SASH OPENS WITH FORCE

TOP SASH PAINTED SHUT

MEETING RAIL DETAIL IS SPLAYED - THIS IS A SECURITY ISSUE AS A SLIM IMPLEMENT CAN BE FORCED BETWEEN THE SASHES TO DISENGAGE THE FASTENERS

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PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

## WINDOW SURVEY OBSERVATIONS

FLOOR:

GROUND

ROOM:

KITCHEN

WINDOW REF:

W04

### GENERAL CONFIGURATION

WINDOW TYPE: INWARD OPENING TOP HOPPER CASEMENT  
 GLAZING (SINGLE/DOUBLE): SINGLE  
 SAFETY GLASS: NO  
 OPENING RESTRICTORS: YES  
 SIMPLEX EASY-CLEAN SYSTEM: NO  
 SECURITY LOCK: SECURITY BARS FIXED EXTERNALLY  
 DRAUGHTSTRIPPING: NO  
 TRICKLE VENT: NONE  
 IRONMONGERY LIST: BUTT HINGES  
 QUADRANT CASEMENT STAY  
 FASTENER  
 AIR EXTRACTION UNIT

NOTES:

APPROXIMATE DIMENSIONS:

600 x 900

CONFIGURATION:

1 OVER 1 PANE

### MATERIALS

FRAME: SOFTWOOD  
 EXTERNAL MAIN SILL: SOFTWOOD  
 EXTERNAL SUB SILL: SANDSTONE  
 INTERNAL SILL: SOFTWOOD  
 SASH: SOFTWOOD  
 EXTERNAL FINISH: WHITE  
 INTERNAL FINISH: WHITE  
 IRONMONGERY: NONE



## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

REINFORCED CONCRETE LINTEL STEEL REINFORCEMENT BARS HAVE OXIDISED, FRACTURING THE CEMENTITIOUS BANDING  
 LOWER PORTION OF WINDOW FRAME - TIMBER DECAY NOTED AROUND SILL  
 WINDOW FRAME TRANSOME MORTICE & TENON JOINTS HAVE BEEN COMPROMISED  
 EXCESSIVE SASH/FRAME CLEARANCES

### INTERNAL:

WINDOW FRAME/SILL INTERFACE HAS A TIMBER FILLET FIXED TO DISGUISE EXCESSIVE FRAME MOVEMENT  
 DAMP PATCHES/WATER STAINING TO CEILING DUE FISSURE IN RC TO LINTEL/POOR STONE POINTING  
 AIR EXTRACTION UNIT INOPERABLE

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## WINDOW SURVEY OBSERVATIONS

FLOOR:	GROUND	ROOM:	WINDOW REF:	W05
<b>GENERAL CONFIGURATION</b>			<b>MATERIALS</b>	
WINDOW TYPE:	SASH & CASE		FRAME:	SOFTWOOD
GLAZING (SINGLE/DOUBLE):	SINGLE		EXTERNAL MAIN SILL:	SOFTWOOD
SAFETY GLASS:	NO		EXTERNAL SUB SILL:	SANDSTONE
OPENING RESTRICTORS:	NO		INTERNAL SILL:	SOFTWOOD
SIMPLEX EASY-CLEAN SYSTEM:	NO		SASH:	SOFTWOOD
SECURITY LOCK:	NO			
DRAUGHTSTRIPPING:	NO		EXTERNAL FINISH:	WHITE
TRICKLE VENT:	NONE		INTERNAL FINISH:	WHITE
IRONMONGERY LIST:	SASH LIFTS		IRONMONGERY:	BRASS (ASSUMED)
	SASH FASTENER - QUADRANT ARM STAY			
	PULLEYS			
	SASH CORDS			
	SASH LOCK			
NOTES:	APPROXIMATE DIMENSIONS:			
	1220 x 1600			
	CONFIGURATION:			
	6 OVER 6			
	PROPORTION:			
	1 OVER 2			

## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.  
 SILL HAS BEEN PREVIOUSLY REPAIRED. THIS HAS BEEN EXECUTED POORLY - THE REPLACEMENT SILL FITTED WITHOUT NECESSARY WICKING DETAIL.  
 WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS. THESE TIMBERS ARE SATURATED.  
 BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES  
 BOTTOM SASH OPENS WITH FORCE  
 TOP SASH PAINTED SHUT




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## WINDOW SURVEY OBSERVATIONS

FLOOR:	GROUND	ROOM:	WINDOW REF:	W06
<b>GENERAL CONFIGURATION</b>			<b>MATERIALS</b>	
WINDOW TYPE:	SASH & CASE		FRAME:	SOFTWOOD
GLAZING (SINGLE/DOUBLE):	SINGLE		EXTERNAL MAIN SILL:	SOFTWOOD
SAFETY GLASS:	NO		EXTERNAL SUB SILL:	SANDSTONE
OPENING RESTRICTORS:	NO		INTERNAL SILL:	SOFTWOOD
SIMPLEX EASY-CLEAN SYSTEM:	NO		SASH:	SOFTWOOD
SECURITY LOCK:	NO			
DRAUGHTSTRIPPING:	NO		EXTERNAL FINISH:	WHITE
TRICKLE VENT:	NONE		INTERNAL FINISH:	WHITE
IRONMONGERY LIST:	SASH LIFTS		IRONMONGERY:	BRASS (ASSUMED)
	SASH FASTENER - QUADRANT ARM STAY			
	PULLEYS			
	SASH CORDS			
	SASH LOCK			
	SASH LOCK			
NOTES:	APPROXIMATE DIMENSIONS: 900 x 2100			
	CONFIGURATION: 4 OVER 4			
	PROPORTION: 1 OVER 1			

## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 PREVIOUS SILL/PULLEY STILE REPAIR HAS DETERIORATED FURTHER. THE REPLACEMENT SILL IS FITTED HARD TO THE SANDSTONE SILL  
 WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS  
 TOP SASH MEETING RAIL HAS DROPPED INDICATING JOINT FAILURE  
 BOTTOM SASH STILES & BOTTOM RAIL ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION  
 SERVICE CABLE ENTERING VIA SILL/BOTTOM SASH

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES  
 BOTH SASHES PAINTED SHUT

# ALEXANDER STURROCK

Timber Craftsmen Since 1872

REPORT: WINDOW CONDITION SURVEY

JOB NO:

10326


CLIENT: MRS NANCY POOLE

DATE:

06/11/22

PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

## WINDOW SURVEY OBSERVATIONS

FLOOR:	FIRST	ROOM:	WINDOW REF:	W07
<b>GENERAL CONFIGURATION</b>			<b>MATERIALS</b>	
WINDOW TYPE:	SASH & CASE		FRAME:	SOFTWOOD
GLAZING (SINGLE/DOUBLE):	SINGLE		EXTERNAL MAIN SILL:	SOFTWOOD
SAFETY GLASS:	NO		EXTERNAL SUB SILL:	SANDSTONE
OPENING RESTRICTORS:	NO		INTERNAL SILL:	SOFTWOOD
SIMPLEX EASY-CLEAN SYSTEM:	NO		SASH:	SOFTWOOD
SECURITY LOCK:	NO			
DRAUGHTSTRIPPING:	NO		EXTERNAL FINISH:	WHITE
TRICKLE VENT:	NONE		INTERNAL FINISH:	WHITE
IRONMONGERY LIST:	SASH LIFTS		IRONMONGERY:	BRASS (ASSUMED)
	SASH FASTENER - QUADRANT ARM STAY			
	PULLEYS			
	SASH CORDS			
NOTES:	APPROXIMATE DIMENSIONS:			
	1215 x 1850			
	CONFIGURATION:			
	6 OVER 6			
	PROPORTION:			
	1 OVER 1			

## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
PREVIOUS SILL/PULLEY STILE REPAIR HAS DETERIORATED FURTHER. THE REPLACEMENT SILL IS FITTED HARD TO THE SANDSTONE SILL  
REPAIR INTERFACE HAS BEEN SEALED USING SILICONE AND NOT THE USUAL PULLEY STILE INFIL METHOD. THIS HAS FURTHER EXPOSED THE  
SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.

WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS

TOP SASH MEETING RAIL HAS DROPPED INDICATING JOINT FAILURE

BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES

BOTTOM SASH OPENS WITH FORCE

TOP SASH PAINTED SHUT

# ALEXANDER STURROCK

Timber Craftsmen Since 1872

REPORT: WINDOW CONDITION SURVEY  
 CLIENT: MRS NANCY POOLE  
 PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

JOB NO: 10326  
 DATE: 06/11/22

## WINDOW SURVEY OBSERVATIONS

FLOOR: FIRST ROOM: WINDOW REF: W08

### GENERAL CONFIGURATION

WINDOW TYPE:	SASH & CASE
GLAZING (SINGLE/DOUBLE):	SINGLE
SAFETY GLASS:	NO
OPENING RESTRICTORS:	NO
SIMPLEX EASY-CLEAN SYSTEM:	NO
SECURITY LOCK:	NO
DRAUGHTSTRIPPING:	NO
TRICKLE VENT:	NONE
IRONMONGERY LIST:	SASH LIFTS SASH FASTENER - QUADRANT ARM STAY PULLEYS SASH CORDS
NOTES:	APPROXIMATE DIMENSIONS: 1215 x 1850  CONFIGURATION: 6 OVER 6 PROPORTION: 1 OVER 1

### MATERIALS

FRAME:	SOFTWOOD
EXTERNAL MAIN SILL:	SOFTWOOD
EXTERNAL SUB SILL:	SANDSTONE
INTERNAL SILL:	SOFTWOOD
SASH:	SOFTWOOD
EXTERNAL FINISH:	WHITE
INTERNAL FINISH:	WHITE
IRONMONGERY:	BRASS (ASSUMED)



## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 PREVIOUS SILL/PULLEY STILE REPAIR HAS DETERIORATED FURTHER. THE REPLACEMENT SILL IS FITTED HARD TO THE SANDSTONE SILL  
 REPAIR INTERFACE HAS BEEN SEALED USING SILICONE AND NOT THE USUAL PULLEY STILE INFIL METHOD. THIS HAS FURTHER EXPOSED THE  
 SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.  
 WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS  
 TOP SASH MEETING RAIL HAS DROPPED INDICATING JOINT FAILURE  
 BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES  
 BOTTOM SASH OPENS WITH FORCE  
 TOP SASH PAINTED SHUT  
 BOTTOM SASH PANE BROKEN

# ALEXANDER STURROCK

Timber Craftsmen Since 1872

REPORT: WINDOW CONDITION SURVEY  
 CLIENT: MRS NANCY POOLE  
 PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

JOB NO: 10326  
 DATE: 06/11/22

## WINDOW SURVEY OBSERVATIONS

FLOOR: FIRST ROOM: WINDOW REF: W09

### GENERAL CONFIGURATION

WINDOW TYPE: SASH & CASE  
 GLAZING (SINGLE/DOUBLE): SINGLE  
 SAFETY GLASS: NO  
 OPENING RESTRICTORS: NO  
 SIMPLEX EASY-CLEAN SYSTEM: NO  
 SECURITY LOCK: NO  
 DRAUGHTSTRIPPING: NO  
 TRICKLE VENT: NONE  
 IRONMONGERY LIST:  
 SASH LIFTS  
 SASH FASTENER - QUADRANT ARM STAY  
 PULLEYS  
 SASH CORDS

NOTES:  
 APPROXIMATE DIMENSIONS:  
 1215 x 1850  
 CONFIGURATION:  
 6 OVER 6  
 PROPORTION:  
 1 OVER 1

### MATERIALS

FRAME: SOFTWOOD  
 EXTERNAL MAIN SILL: SOFTWOOD  
 EXTERNAL SUB SILL: SANDSTONE  
 INTERNAL SILL: SOFTWOOD  
 SASH: SOFTWOOD  
 EXTERNAL FINISH: WHITE  
 INTERNAL FINISH: WHITE  
 IRONMONGERY: BRASS (ASSUMED)



## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 PREVIOUS SILL/PULLEY STILE REPAIR HAS DETERIORATED FURTHER. THE REPLACEMENT SILL IS FITTED HARD TO THE SANDSTONE SILL  
 REPAIR INTERFACE HAS BEEN SEALED USING SILICONE AND NOT THE USUAL PULLEY STILE INFIL METHOD. THIS HAS FURTHER EXPOSED THE  
 SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.  
 WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS  
 TOP SASH MEETING RAIL HAS DROPPED INDICATING JOINT FAILURE  
 BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES  
 BOTTOM SASH OPENS WITH FORCE  
 TOP SASH PAINTED SHUT

# ALEXANDER STURROCK

Timber Craftsmen Since 1872

REPORT: WINDOW CONDITION SURVEY

JOB NO:

10326


CLIENT: MRS NANCY POOLE

DATE:

06/11/22

PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

## WINDOW SURVEY OBSERVATIONS

FLOOR:	FIRST	ROOM:	WINDOW REF:	W10
<b>GENERAL CONFIGURATION</b>			<b>MATERIALS</b>	
WINDOW TYPE:	SASH & CASE		FRAME:	SOFTWOOD
GLAZING (SINGLE/DOUBLE):	SINGLE		EXTERNAL MAIN SILL:	SOFTWOOD
SAFETY GLASS:	NO		EXTERNAL SUB SILL:	SANDSTONE
OPENING RESTRICTORS:	NO		INTERNAL SILL:	SOFTWOOD
SIMPLEX EASY-CLEAN SYSTEM:	NO		SASH:	SOFTWOOD
SECURITY LOCK:	NO			
DRAUGHTSTRIPPING:	NO		EXTERNAL FINISH:	WHITE
TRICKLE VENT:	NONE		INTERNAL FINISH:	WHITE
IRONMONGERY LIST:	SASH LIFTS		IRONMONGERY:	BRASS (ASSUMED)
	SASH FASTENER - QUADRANT ARM STAY			
	PULLEYS			
	SASH CORDS			
NOTES:	APPROXIMATE DIMENSIONS:			
	935 x 1850			
	CONFIGURATION:			
	2@ 2 OVER 2			
	PROPORTION:			
	1 OVER 1			

## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE PREVIOUS SILL/PULLEY STILE REPAIR HAS DETERIORATED FURTHER. THE REPLACEMENT SILL IS FITTED HARD TO THE SANDSTONE SILL REPAIR INTERFACE HAS BEEN SEALED USING SILICONE AND NOT THE USUAL PULLEY STILE INFIL METHOD. THIS HAS FURTHER EXPOSED THE SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.

WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS. THESE TIMBERS ARE SATURATED.

BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES

BOTTOM SASH OPENS WITH FORCE

TOP SASHES PAINTED SHUT

# ALEXANDER STURROCK

Timber Craftsmen Since 1872

REPORT: WINDOW CONDITION SURVEY

JOB NO:

10326


CLIENT: MRS NANCY POOLE

DATE:

06/11/22

PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

## WINDOW SURVEY OBSERVATIONS

FLOOR:	FIRST	ROOM:	WINDOW REF:	W11
<b>GENERAL CONFIGURATION</b>			<b>MATERIALS</b>	
WINDOW TYPE:	SASH & CASE		FRAME:	SOFTWOOD
GLAZING (SINGLE/DOUBLE):	SINGLE		EXTERNAL MAIN SILL:	SOFTWOOD
SAFETY GLASS:	NO		EXTERNAL SUB SILL:	SANDSTONE
OPENING RESTRICTORS:	NO		INTERNAL SILL:	SOFTWOOD
SIMPLEX EASY-CLEAN SYSTEM:	NO		SASH:	SOFTWOOD
SECURITY LOCK:	NO			
DRAUGHTSTRIPPING:	NO		EXTERNAL FINISH:	WHITE
TRICKLE VENT:	NONE		INTERNAL FINISH:	WHITE
IRONMONGERY LIST:	SASH LIFTS		IRONMONGERY:	BRASS (ASSUMED)
	SASH FASTENER - QUADRANT ARM STAY			
	PULLEYS			
	SASH CORDS			
NOTES:	APPROXIMATE DIMENSIONS: 765 x 1950			
	CONFIGURATION: 1 OVER 1			
	PROPORTION: 1 OVER 1			

## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 SPILL OVER FROM THE OVERHANGING BLOCKED GUTTER HAS CONTRIBUTED TO THE SATURATION OF SILL AND HORIZONTAL MEMBERS.  
 SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.  
 WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS. THESE TIMBERS ARE SATURATED.  
 BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES  
 WINDOW ENTIRELY INOPERABLE  
 BOTH SASHES PAINTED SHUT

# ALEXANDER STURROCK

Timber Craftsmen Since 1872

REPORT: WINDOW CONDITION SURVEY  
 CLIENT: MRS NANCY POOLE  
 PROPERTY: WOODVILLE MOUNT ERICHT ROAD BLAIRGOWRIE

JOB NO: 10326  
 DATE: 06/11/22

## WINDOW SURVEY OBSERVATIONS

FLOOR: FIRST ROOM: WINDOW REF: W12

### GENERAL CONFIGURATION

WINDOW TYPE:	SASH & CASE
GLAZING (SINGLE/DOUBLE):	SINGLE
SAFETY GLASS:	NO
OPENING RESTRICTORS:	NO
SIMPLEX EASY-CLEAN SYSTEM:	NO
SECURITY LOCK:	NO
DRAUGHTSTRIPPING:	NO
TRICKLE VENT:	NONE
IRONMONGERY LIST:	SASH LIFTS SASH FASTENER - QUADRANT ARM STAY PULLEYS SASH CORDS
NOTES:	APPROXIMATE DIMENSIONS: 1220 x 1500  CONFIGURATION: 2 OVER 2 PROPORTION: 1 OVER 2

### MATERIALS

FRAME:	SOFTWOOD
EXTERNAL MAIN SILL:	SOFTWOOD
EXTERNAL SUB SILL:	SANDSTONE
INTERNAL SILL:	SOFTWOOD
SASH:	SOFTWOOD
EXTERNAL FINISH:	WHITE
INTERNAL FINISH:	WHITE
IRONMONGERY:	BRASS (ASSUMED)



## WINDOW CONDITION OBSERVATIONS / DEFECTS

### EXTERNAL:

SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE COMPROMISED AT BOTH JAMBS - THIS DECAY HAS INCREASED UP THE PULLEY STILE  
 SILL/PULLEY STILE/OUTSIDE FACING JUNCTURE AND THE ENDGRAIN OF BOTH SILL AND PULLEY STILE.  
 WINDOW HAS BEEN OVERPAINTED. PREVIOUS COATS HAVE NOT BEEN ADEQUATELY REMOVED TO ENSURE FULL OPERATION OF THE WINDOW  
 PAINT BREAKDOWN ALONG THE SILL EXPOSING BARE TIMBERS. THESE TIMBERS ARE SATURATED.  
 BOTTOM SASH STILES ENDGRAIN EXHIBITING TIMBER DECAY TRACKING UP THE TIMBER SECTION

### INTERNAL:

EXCESSIVE CONDENSATION PRESENTING AND CONDENSATION DAMAGE TO GLAZING REBATE AND ALL HORIZONTAL SURFACES  
 BOTTOM SASH OPENS WITH FORCE  
 TOP SASH PAINTED SHUT

# ALEXANDER STURROCK

Timber Craftsmen Since 1862

REPORT: WINDOW CONDITION SURVEY  
CLIENT: POOLE  
PROPERTY: WOODVILLE, MOUNT ERICHT ROAD

JOB NO: 10326  
DATE: NOV 2022

## 7.0 ADDITIONAL DOCUMENTATION

ALEXANDER STURROCK

Timber Craftsmen Since 1862



MRS NANCY POOLE  
WOODVILLE  
MOUNT ERICH ROAD  
BLAIRCOURRIE  
PRINCIPAL ELEVATION  
PH001



MRS NANCY POOLE  
WOODVILLE  
MOUNT ERICHT ROAD, BLAIRGOWRIE  
REAR & WEST ELEVATIONS  
PH002



MRS. NANCY POOLE  
WOODVILLE  
MOUNT ERICHT ROAD, BLAIRGOWRIE  
REAR ELEVATION

W03

W10

W11

W03

W04



MRS NANCY POOLE  
WOODVILLE  
MOUNT ERICHT ROAD, BLAIRGOWRIE  
EAST ELEVATION  
PH004

