

Timber PVCu Aluminium Windows Doors Bi-Folding Sliding



# BESPOKE windows by RKM

Quality craftsmanship since 1996

Mr & Mrs Campbell  
Balfuddery Farm  
Invergowrie  
Dundee  
DD2 5LA

31st January 2024

Dear Mr & Mrs Campbell,

Following our site inspection dated 25th January 2024 please see below.

## **South Elevation**

### W01

Window has high damp meter readings to the styles and cills, sashes are twisted and off the level due to subsidence drop.

### W02

High water damp reading with badly twisted sashes, sashes are painted shut and a fire hazard, replace immediately.

### W03

As above for W02

### W04

Painted shut & screws from top sash style to frame to stop it falling apart due bad decay and rot.

### W05

Top sash counter check rail is rotten, both sash counter check rails have no putty and rotten.

## **East Elevation**

### W06

Window is fixed shut and non opening, pulley wheels are for aesthetics only and no room for weights, again a fire hazard, replace immediately.

### W07

Frame and cill are in poor shape and need to be fully replaced, pulley styles are damp, the outside facings are in poor condition.

### W08

Sashes are painted shut, no pulley wheels on frame, this window doesn't open.  
Outside facing right hand side is rotten.



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## **East Elevation**

W09

As above for W08.

W10

Non original window with no original features, replace.

W11

Both bottom pulley styles are rotten and have been badly patched, meeting style does meet at the counter check.

## **North Elevation**

W12

Pocket and cill right hand rotten, counter check top sash away from tenon, top sash head no putty showing thus rotten, also loss of putty in various areas, strong smell of damp.

W13

Astragals are broken and glass is loose, top of sash is away from the outside style.

W14

Painted shut, pulley wheels missing, loss of putty in various areas, also rotten cill.

W15

Non original window with no original features, replace.

W16

Non original window with no original features, replace.

W17

Non original window with no original features, replace.

## **West Elevation**

W18

Counter checks do not meet due to subsidence in the lintel, both bottom pulley styles rotten with a bad repair to bottom cill, putty loose in various places.

W19

Top sash painted shut to keep the frame together, counter checks do not meet, both bottom pulley styles are rotten, putty loose in various places, high damp readings.

W20

Non original window with no original features, replace.

W21

Non original window with no original features, replace.

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Please see our noted points below:

During my visit I advised you to contact a timber preservation specialist immediately.

Please be very cautious when cleaning your windows as putty has come away in many panes, causing glass to crack easily.

Most importantly, many windows do not open and are fixed shut, this is a fire hazard.

Further to my visit unfortunately BESPOKE windows by RKM Ltd cannot undertake any refurbishments to these windows as they are in our opinion unrepairable, if you have any queries on this matter please do not hesitate to discuss further.

Thank you for showing an interest in BESPOKE windows by RKM Ltd.

Kind regards,

Benn

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