

Sash Window Surveys Edinburgh

Condition Survey Report

DATE:
06/02/2024

Client Name: Laura Bradley
Surveyed by: Chris Keast

Address:
22B Upper Gray Street
Edinburgh
EH9 1SW

Specification:

Mould detail: Astragal & Hollow / Ovolo

Glazing Notes:
Proposed: Fineo8 (8.3mm) Vacuum-Sealed IGUS

Category B Listed

Timber: Accoya (Replacements)

Horn Detail: W6 (Existing)

Overview

The client requests the installation of double glazing through a combination of like-for-like replacement and a refurbishment and re-glaze of some existing windows.

W1, W3, W4, W8: Show signs of significant heavy weathering, breached paint coatings and putty, moisture permeation of the timbers and swollen/compromised corner joinery. The proposal is to replace these windows on a like-for-like basis, with the new sashes custom-fitted with IGUs. Replacement timber is to be Accoya

W7: Is of more recent construction and is to be replaced on a like-for-like basis in accoya timber. Due to the layout of the aperture, there is unlikely to be space for a traditional sash and case window here. This is the room's only source of natural light and the client would like to avoid any format changes that might cause a reduction.

W2, W5, W6: Are to be refurbished and re-glazed with IGUs. Other than the fanlight above the front door, these windows are all of more recent construction, in reasonable condition, and such work can be undertaken economically, and with minimal repair work.

Wishing to invest in the long-term future of the property, the Client has selected Fineo vacuum-sealed units for installation to all windows. Fineo, although costly, has higher thermal retention and a longer theoretical lifespan than standard gas-filled IGUs. The U-Value for Fineo is 0.7 which is close to that of Triple Glazing and will significantly boost the thermal efficiency of the flat. This will support the City of Edinburgh Council's Net Zero aspirations.

All replacements are to be in Accoya timber which, while expensive, offers significant benefits in terms of rot resistance over more commonly used European Redwood.

If permission is granted, the existing secondary glazing units are to be removed and all windows/shutters made fully operable.

Elevation	Floor	No.	Room
Front	GF	W1	Lounge

Current Format

6-over-6 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Vacuum-Sealed IGUs. Replacement timber is to be Accoya.

Assessment

- Windows are heavily overpainted with significant loss of internal moulding detail.
- Previous patch repairs work visible under the paint coatings
- Compromised exterior paint and putty have allowed water ingress and moisture to permeate the timbers.
- Condensation damage to the interior horizontal lying timbers with areas that have been chipped out, backfilled with putty and painted over.
- Moisture permeation of the horizontal rails and extending to the lower stiles.
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Likely compromised join to upper sash meeting rail

*Case to be replaced in Accoya Timber



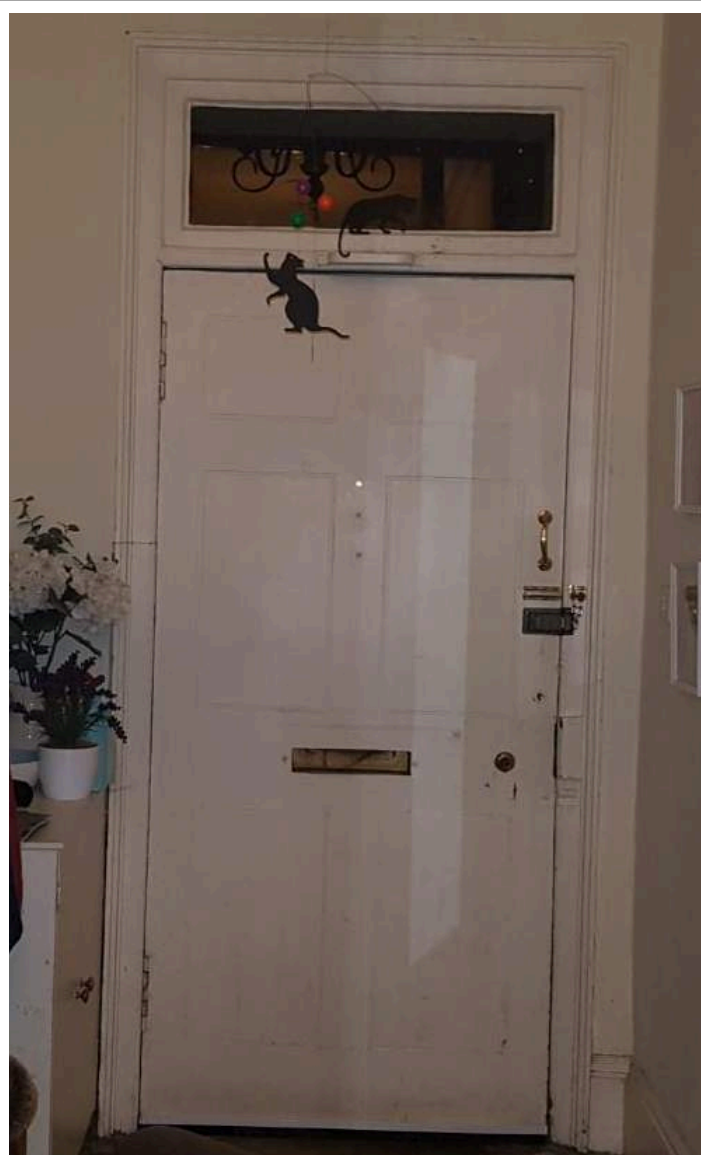
Elevation	Floor	No.	Room
Front	GF	W2	Hallway

Current Format

Single Pane Fanlight

Proposed

Refurbishment and Re-Glaze with Vacuum-Sealed IGUs



Elevation	Floor	No.	Room
Front	GF	W3	Front Bed

Current Format

6-over-6 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Vacuum-Sealed IGUs. Replacement timber is to be Accoya.

Assessment

- Windows are heavily overpainted with significant loss of internal moulding detail.
- Previous patch repairs work visible under the paint coatings
- Compromised exterior paint and putty have allowed water ingress and moisture to permeate the timbers.
- Heavy condensation damage to the interior horizontal lying timbers with areas that have been chipped out, backfilled with putty and painted over.
- Previous re-glazing work has been undertaken. This is a destructive process which often leads to timber portions breaking off from the astragals. See photo to the right
- Moisture permeation of the horizontal rails and extending to the lower stiles.
- Cracking of paint along the joints is indicative of shrinkage/swelling and a weakening of the structure.
- Likely compromised joint to upper sash meeting rail

*Case to be replaced in Accoya Timber



Elevation	Floor	No.	Room
Rear	GF	W4	Rear Bed

Current Format

6-over-6 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Vacuum-Sealed IGUs. Replacement timber is to be Accoya.

Assessment

- Windows are heavily overpainted with significant loss of internal moulding detail.
- Previous patch repairs work visible under the paint coatings
- Compromised exterior paint and putty have allowed water ingress and moisture to permeate the timbers.
- Heavy condensation damage to the interior horizontal lying timbers with areas that have been chipped out, backfilled with putty and painted over.
- All lower-lying horizontal rails have been fully saturated with moisture.
- Both upper sash meeting rail joints are compromised.
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- External sand mastic has been painted over, trapping moisture towards the case timbers, and hastening deterioration.

*Case to be replaced in Accoya Timber



Elevation	Floor	No.	Room
Rear	GF	W5	Bathroom

Current Format

1-over-1 Style Sash and Case Window

Proposed

Refurbishment and Re-Glaze with Vacuum-Sealed IGUs

Assessment

- Sashes are Non-Historical and of more recent construction, likely fitted during renovation works
- The bathroom area is part of a 20th Century extension.
- Moulding detail is sharp and well-defined, indicative of fewer paint coatings
- Lack of general wear-and-tear indicates newer sashes



Elevation	Floor	No.	Room
Rear	GF	W6	Kitchen

Current Format

1-over-1 Style Sash and Case Window

Proposed

Refurbishment and Re-Glaze with Vacuum-Sealed IGUs

Assessment

- Sashes are Non-Historical and of more recent construction, likely fitted during renovation works
- The kitchen area is part of a 20th Century extension.
- Moulding detail is sharp and well-defined, indicative of fewer paint coatings
- Lack of general wear-and-tear indicates newer sashes



Elevation	Floor	No.	Room
Side	GF	W7	Dining Room

Current Format

2-Pane Casement Style Window, Top-Hung,
Inward-Opening Upper Hopper & Top-Hung,
Inward-Opening Lower Sash

Proposed

Like-for-like replacement custom-fitted with
Vacuum-Sealed IGUs

Assessment

- Sashes are Non-Historical and of more recent construction, likely fitted during renovation works
- Moulding detail is sharp and well-defined, indicative of fewer paint coatings
- Lack of general wear-and-tear indicates newer sashes

*NOTE: This window appears to have been fitted with the putty to the inside. I recommend that the contractor explore options to reverse the window at the time of work.



Elevation	Floor	No.	Room
Side	GF	W8	Lounge

Current Format

6-over-6 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Vacuum-Sealed IGUs

Assessment

- Windows are heavily overpainted with significant loss of internal moulding detail.
- Previous patch repairs work visible under the paint coatings
- Compromised exterior paint and putty have allowed water ingress and moisture to permeate the timbers.
- Heavy condensation damage to the interior horizontal lying timbers with areas that have been chipped out, backfilled with putty and painted over.
- Moisture permeation of the horizontal rails and extending to the lower stiles.
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Compromised join to upper sash meeting rail.
- External sand mastic has been painted over, trapping moisture towards the case timbers, and hastening deterioration.

*Case to be replaced in Accoya Timber

