

Woodside Farmhouse, BEITH, KA15 2JF – WINDOW/DOOR CONDITION REPORT

Survey date: 19th February 2024

Survey conditions: Dry overcast day.

Surveyor: Mr G Mitchell / Mr D Anders.

Reference: Listed Building Consent

Proposal: Replacement windows and Doors.

Location: **Woodside Farmhouse, Beith, KA15 2JF**

Additional Information: New windows are traditional sash & case windows that slide vertically, up and down and casement windows (to match the existing opening method).

New windows have sash proportions to match existing.

WINDOW NUMBER	DEFECTS	PHOTOGRAPHIC EVIDENCE
ALL	<p>IN GENERAL THE MAJORITY OF WINDOWS ARE BADLY WEATHERED AND ROTTEN WITH PREVIOUS ATTEMPTS TO REPAIR HAVING FAILED.</p> <p>WINDOWS 1-9 + 33 ARE NOT ORIGINAL WINDOWS SOME OF WHICH HAVE WATER INGRESS INTO THE HOUSE AND SHOW SIGNS OF MOULD AND ROT.</p> <p>MOST WINDOWS SHOW SIGNS OF THE FOLLOWING: SIDES OF BOXES HAVE HAD ATTEMPTS TO REPAIR PREVIOUSLY MANY ASTRAGALS ARE ROTTEN AND LOOSE GLAZING BEADS ARE ROTTEN EXTERNAL SILLS ROTTEN AND VERY SOFT AND SOME ARE NOT ORIGINAL PAINTWORK CRACKED A NUMBER OF BOTTOM SASHES DO NOT CLOSE FULLY AND DO NOT MEET SIGNS OF ROT IN PARTING BEADS PUTTY AND PAINTWORK ALL CRACKED</p>	<p>PLEASE REFER TO ACCOMPANYING SUBMITTED PHOTOGRAPHS: 12042 1of3 PHOTOGRAPHS OF WINDOWS AS EXISTING 12042 2of3 PHOTOGRAPHS OF WINDOWS AS EXISTING 12042 3of3 PHOTOGRAPHS OF WINDOWS AS EXISTING</p>

DOORS

HALLWAY SINGLE DOOR 53 – PATCH REPAIRS HAVE BEEN CARRIED OUT TO EXISTING DOOR STOPS. TOP RAIL JOINT IS VERY LEAKY. PAINTWORK VERY BADLY CRACKED

KITCHEN HALLWAY DOOR 54 – DOOR STOPS HAVE BEEN PATCHED. GLAZING BEADS ARE ROTTEN AND PAINT IS CRACKED. THIS IS NOT AN ORIGINAL DOOR.

Additional Survey Notes

The majority of windows have been badly weathered and are rotten with various previous attempts to repair having failed. Holes have been filled in and painted over to prevent draughts.

The majority of windows have had some form of repairs to them, some with replacement glass which is not toughened or safety glass. The windows have been subjected to a lot of attempted repairs over the years, leading to dampness, water ingress and overall deterioration. In our experience the cost to rectify these repairs and carry out further extensive repairs far outweighs the cost to replace the windows in question. The existing windows offer the property no means of heat retention, with the applicant looking to reduce overall carbon emissions.

Signed:

Gordon Mitchell

Surveyor: G Mitchell + (D Anders)

Date: 19th February 2024.