



MIKE MASSEY ASSOCIATES

Chartered Surveyors

BUILDING SURVEY



Property: 59 High Street
Oxford
TN14 5PL

Client: Oliver Jackson

Inspected on: 25th January 2018

Inspected by: Mike Massey BSc MRICS

Ref: MMA1112



All of the ground floors are of concrete construction so underfloor ventilation is not required.

6.7 External Joinery & Decorations

The windows are of the side hung wooden casement type, single-glazed. All of the windows are relatively new and were apparently installed by the current owner during a major scheme of refurbishment carried out around ten years ago.

The windows appear to have been reasonably well maintained over the years but they appear to be of softwood construction. Softwood windows will decay quickly if rainwater is able to get through the paint and already the window to the front/left reception room is rotting to its bottom/right corner, and there is a further area of heavy wet rot decay to the window to the bathroom.



Whilst on the face of it these windows appear to be repairable we should advise you that once the areas of wet rot have been hacked away it is often found that there is very little sound wood remaining, so these windows may end up requiring replacement. There may also be other windows which are beginning to decay which will only be discovered once the paintwork is rubbed down and prepared for redecoration.



Certainly, two of the windows will need to be renewed and you may find that other windows will also require repair or replacement when they are redecorated. As we have said these problems appear to have occurred because the windows would seem to be of softwood construction rather