



Sash Window Surveys Edinburgh

Condition Survey Report

DATE:
18/03/2024

Client Name: Dominique Baker
Surveyed by: Chris Keast

Address:
2a Brunswick Street
Edinburgh
EH7 5JD

Proposed Contractor: Edinburgh Sash and Case

Glazing Notes:
Proposed: 14mm (4/6/4) Slimline IGUs

Category A Listed

Timber: Redwood

Horn Detail: N/A

Overview

Client requests installation of double glazing by replacing the existing sash windows on a like-for-like basis with new sashes, custom fitted with Slimline IGUs. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ.

Sashes at the property comprise a mixture of older and more recent construction. All show various stages of degradation with moisture permeation of the lower, horizontal rails, swelling contraction of the corner joinery and a breakdown of external paint coatings/putty. Many of the rails are visibly swollen, with paint flaking off. Some have undergone poorly undertaken re-glazing during the past which has been destructively carried out, damaging the outwards facing timbers, especially to the astragals. Outwards-facing horizontal timbers have had removed portions backfilled with putty during previous works, which is not an effective long-term repair and also leaves an uneven appearance.

| Elevation | Floor | No. | Room |
|-----------|-------|-----------|-------------|
| Front | BF | W1 | Front Bed 1 |

Current Format

Curved Swept, Square-set, 2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Sashes are non-historic and of more recent construction
- Heavy condensation damage to horizontal rails and internally
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Compromised join to upper sash meeting rail
- Existing astragals unsuitable for installation of IGUs
- Moisture permeation of the horizontal rails and extending to the lower stiles.



| Elevation | Floor | No. | Room |
|-----------|-------|-----------|-------------|
| Front | BF | W2 | Front Bed 2 |

Current Format

Curved Swept, Square-set, 2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Condensation damage to horizontal rails and internally
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Compromised join to upper sash meeting rail
- Significant loss of moulding detail due to previous repairs/filling/sanding, especially on lower rails
- Upper sash has undergone re-glazing which has been destructively carried out, leaving the perimeter timbers uneven.
- Previous patch repairs work visible under the paint coatings which have been back-filled with putty.
- Existing astragals unsuitable for installation of IGUs
- Moisture permeation of the horizontal rails and extending to the lower stiles.



| Elevation | Floor | No. | Room |
|-----------|-------|-----|-----------|
| Front | BF | W3 | Play Room |

Current Format

Curved Swept, Square-set, 2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Heavy condensation damage to horizontal rails and internally
- Lower sash is of more recent construction with sharply defined moulding detail and lack of overpainting.
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Compromised join to upper sash meeting rail
- Significant loss of moulding detail due to previous repairs/filling/sanding, especially on lower rails
- Existing astragals unsuitable for installation of IGUs
- Upper sash has undergone re-glazing which has been destructively carried out, leaving the perimeter timbers uneven.
- Moisture permeation of the horizontal rails and extending to the lower stiles.



| Elevation | Floor | No. | Room |
|-----------|-------|-----------|--------|
| Rear | BF | W4 | Lounge |

Current Format

2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Heavy condensation damage to horizontal rails and internally
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Existing astragals unsuitable for installation of IGUs
- Lower sash has undergone re-glazing which has been destructively carried out, leaving the perimeter timbers uneven.
- Moisture permeation of the horizontal rails and extending to the lower stiles.



| Elevation | Floor | No. | Room |
|-----------|-------|-----------|--------|
| Rear | BF | W5 | Lounge |

Current Format

2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Condensation damage to horizontal rails and internally
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Compromised join to upper sash meeting rail
- Existing astragals unsuitable for installation of IGUs
- Moisture permeation of the horizontal rails and extending to the lower stiles.



| Elevation | Floor | No. | Room |
|-----------|-------|-----|---------|
| Rear | BF | W6 | Kitchen |

Current Format

2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Condensation damage to horizontal rails and internally
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joints is indicative of shrinkage/swelling and a weakening of the structure.
- Compromised join to upper sash meeting rail
- Existing astragals unsuitable for installation of IGUs
- Moisture permeation of the horizontal rails and extending to the lower stiles.



| Elevation | Floor | No. | Room |
|-----------|-------|-----|----------|
| Rear | BF | W7 | Rear Bed |

Current Format

2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Condensation damage to horizontal rails and internally
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Existing astragals unsuitable for installation of IGUs
- Compromised join to upper sash meeting rail
- Moisture permeation of the horizontal rails and extending to the lower stiles.



| Elevation | Floor | No. | Room |
|-----------|-------|-----------|----------|
| Rear | BF | W8 | Rear Bed |

Current Format

2-over-2 Style Sash and Case Window

Proposed

Like-for-like replacement custom-fitted with Slimline IGUs

Assessment

- Condensation damage to horizontal rails and internally
- Compromised putty to the exterior with moisture ingress towards sash timbers
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Existing astragals unsuitable for installation of IGUs
- Moisture permeation of the horizontal rails and extending to the lower stiles.

