S W S E	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
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Proposed Contractor:	Edinburgh Sash and Case
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		Glazing Notes: Proposed: 14mm (4/6/4) Slimline IGUs	
Category A Listed		Timber: Redwood	Horn Detail: N/A

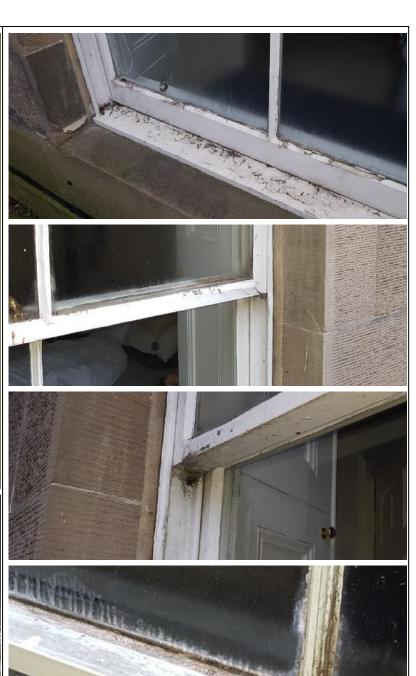
<u>Overview</u>

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				
		rrent Form					
Curved Sv	vept, Squa C	are-set, 2-ov Case Windov	er-2 Style Sash and /				
		Proposed					
Like-for-like replacement custom-fitted with Slimline IGUs							
Assessment							
Slimline IGUs							





Elevation	Floor	No.	Room			
Front	BF	W2	Front Bed 2			
	Cu	rrent Form	nat			
Curved Sv		are-set, 2-ov Case Windov	er-2 Style Sash and v			
		Proposed				
Like-for-lil Slimline I		ement cust	om-fitted with			
	A	ssessmen	t			
		damage to l	norizontal rails			
	and internally					
	Compromised putty to the exterior with moisture ingress towards sash timbers					
			e joins is indicative			
	of shrinkage/swelling and a weakening of					
	ucture.	- ! 4				
 Compl rail 	Compromised join to upper sash meeting					
	Significant loss of moulding detail due to					
previo	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.					
the pe	Previous patch repairs work visible under					
 Previo 						
 Previo the pa 	int coatin	gs which h	ave been			
 Previo the pa back-fi 	int coatin illed with	putty.				
 Previo the pa back-fi 	int coatin illed with ig astraga	putty.	ave been			
 Previo the pa back-fi Existin of IGU Moistu 	int coatin illed with ig astraga s ire perme	putty. als unsuitat	ble for installation horizontal rails			



Elevation	Floor	No.	Room
Front	BF	W3	Play Room
		Irrent Form	
Curved Sv		are-set, 2-ov Case Window	er-2 Style Sash and v
		Proposed	
Like-for-lil Slimline I		ement cust	om-fitted with
	Δ	ssessmen	it
 Lower with sh lack of Compr moistu Cracki of shrin the stri Compr rail Signific previou on low Existin of IGU Upper has be the per Moistu 	narply de overpair romised p ire ingres ng of pai nkage/sw ucture. romised j cant loss us repair romised j cant loss us repair re rails ng astraga s sash has pen destri rimeter ti ire perme	of more rece fined mould nting. outty to the ss towards s nt along the velling and a oin to uppe of moulding s/filling/sand als unsuitat s undergond uctively car mbers une	e horizontal rails











Elevation	Floor	No.	Room			
Rear	BF	W4	Lounge			
2		rrent Forn				
2-01	/er-z Style		Case Window			
		Proposed				
Like-for-lik Slimline IC		ement cust	tom-fitted with			
	Δ	ssessmer	nt			
 rails ar Compr moistu Crackin of shrin the stru Existin of IGU Lower has be the per Moistu 	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	W7	Rear Bed
	urrent Forn	naτ Case Window
		-
	Proposed	
Like-for-like repla Slimline IGUs	cement cust	om-fitted with
	Assessmer	nt
of shrinkage/s the structure. Existing astrag of IGUs Compromised rail	iss towards s aint along the welling and gals unsuital join to uppe leation of the	sash timbers e joins is indicative a weakening of ole for installation er sash meeting e horizontal rails









Elevation Fl	oor	No.	Room		
Rear E	BF	W8	Rear Bed		
	Cu	rrent Form	nat		
2-over-2	2 Style	e Sash and (Case Window		
		Proposed			
		ement cust	om-fitted with		
	Δ	ssessmer	ıt		
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.					









