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## Window Survey

Site address: 139 Holgate Road, York, YO24 4DF

Survey Completed by: Andrew Merriman

**Window Location:** Front elevation, ground floor left hand bay.

**Window type:** 3no. traditional box sash windows with weights and cords forming bay, top sash's fixed bottom sliding but not operational.

**Frame condition:** Main frame decorations expired, multiple areas of rot to lower sections, splicing and decoration works required.

**Sash's & glazing:** Decorations expired, glazing putty also failed, this has caused water to sit within rebate causing multiple rot in corners and mortice and tenon joints to fail. Replacement advised.

**Internal:** ironmongery and fittings expired; windows not operational.



**Window Location:** Front elevation, ground floor right hand bay. (Same condition as left hand bay)

**Window type:** 3no. traditional box sash windows with weights and cords forming bay, top sash's fixed bottom sliding but not operational.

**Frame condition:** Main frame decorations expired, multiple areas of rot to lower sections, splicing and decoration works required.

**Sash's & glazing:** Decorations expired, glazing putty also failed, this has caused water to sit within rebate causing multiple rot in corners and mortice and tenon joints to fail, replacement advised.

**Internal:** ironmongery and fittings expired, windows not operational.



**Window Location:** Front elevation, 1st floor left hand window

**Window type:** 1 no. traditional box sash windows with weights and cords not operational.

**Frame condition:** Main frame decorations expired, large areas of bare timber exposed to weather, areas of rot to lower sections, splicing and decoration works required.

**Sash's & glazing:** Decorations expired, glazing putty expired causing mortice and tenon joints to fail on bottom sash, replacement advised.

**Internal:** ironmongery and fittings expired, Poly carb sheet screwed internally trapping moisture windows not operational.



**Window Location:** Front elevation, 1st floor center window above front door.

**Window type:** 1 no. traditional box sash windows with weights and cords, operational but needs easing.

**Frame condition:** Main frame decorations expired, large areas of bare timber exposed to weather, areas of rot to lower sections and cill's splicing required and decorations.

**Sash's & glazing:** Decorations expired, glazing putty expired, sash's do open but need easing.

**Internal:** ironmongery and fittings expired; Poly carb sheet screwed internally trapping moisture in window.





**Window Location:** Front elevation, 1st floor Right hand window.

**Window type:** 1 no. traditional box sash windows with weights and cords, operational but need's easing.

**Frame condition:** Main frame decorations expired, areas of rot to lower sections and cill's splicing required and decorations.

**Sash's & glazing:** Decorations expired, glazing putty expired, Bottom rail of lower sash failed, replacement required.

**Internal:** ironmongery and fittings expired, window not operational.



**Window Location:** GF, circular window.

**Window type:** 1 no. fixed circular window with glazing bars.

**Frame condition:** Main frame decorations expired, majority of timber rotten new window needed.

**Sash's & glazing:** As above.

**Internal:** As above

