

# Sash Window Surveys Edinburgh

## Condition Survey Report

**DATE:**  
20/03/2024

**Client Name:** Adria Group Ltd  
**Surveyed by:** Chris Keast

**Address:**  
19 Heriot Row  
Edinburgh  
EH3 6HP

**Proposed Contractor:** Edinburgh Sash and Case

### Specification:

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

Category A Listed

**Timber:** Redwood

**Horn Detail:** N/A

### Overview

Client requests like-for-like replacement of 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 in the property comprise a mixture of ages with a majority being non-historic and of more recent construction and others are older frames with replacement astragals fitted. W3, the large Venetian-style curved upper sash is to be retained/refurbished and reglazed with Slimline IGUs.

IGUs of 12mm are installed on all windows and appear to be poorly installed, with multiple units having failed. Sightlines extend beyond the glazing rebates, giving an unsightly appearance. All replacements are to be pre-installed with 14mm (4/6/4).

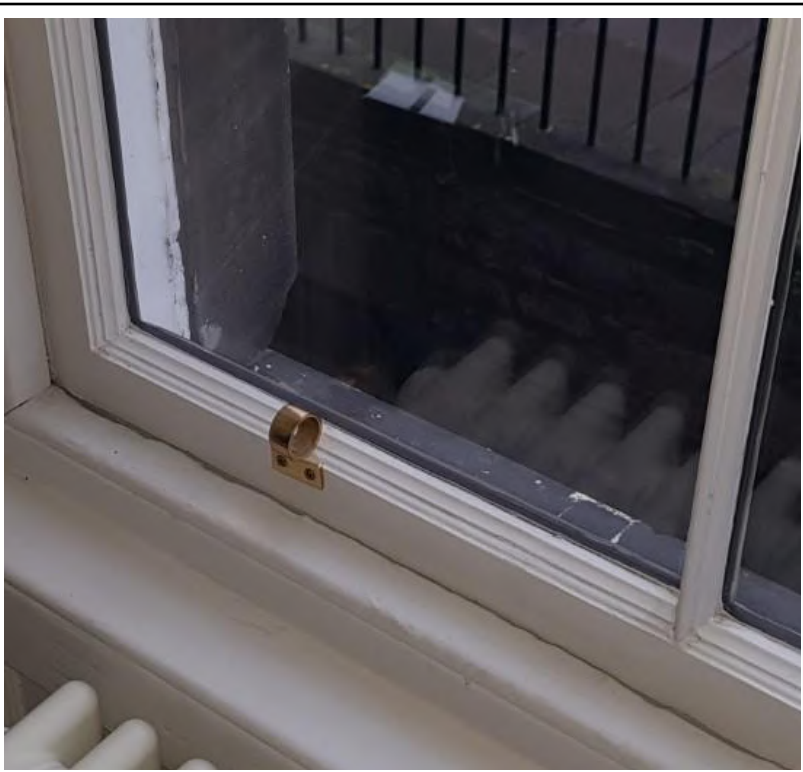
NOTE: I was unable to obtain rear elevation photos due to lack of access and the layout of the rear gardens.

Elevation	Floor	No.	Room
Front	GF	W1	Lounge

**Current Format**  
6-over-6 Style Sash and Case Window

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

- Assessment**
- Lower sash is non-historic and of more recent construction
  - Moulding Detail is sharp and well-defined
  - Lack of overpainting
  - Little sign of general wear and tear points to newer sashes
  - Upper sash has replacement astragals to match the lower
  - Currently has Slimline IGUs





Elevation	Floor	No.	Room
Front	GF	<b>W2</b>	Lounge

### Current Format

6-over-6 Style Sash and Case Window

### Proposed

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

### Assessment

- Lower sash is non-historic and of more recent construction
- Moulding Detail is sharp and well-defined
- Lack of overpainting
- Little sign of general wear and tear points to newer sashes
- Upper sash has replacement astragals to match the lower
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Front	GF	W3	Study

**Current Format**

Venetian Style 12-over-6 Style Sash and Case Window

**Proposed**

Upper Sash - Refurbishment and Re-Glaze with Slimline IGUs

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

**Assessment**

- Astragal moulding Detail is sharp and well-defined
- Lack of overpainting
- Sash frames appear to be older
- Sashes have replacement astragals
- Currently has Slimline IGUs



Elevation	Floor	No.	Room
Front	BF1	<b>W4</b>	Front Bed 1

#### Current Format

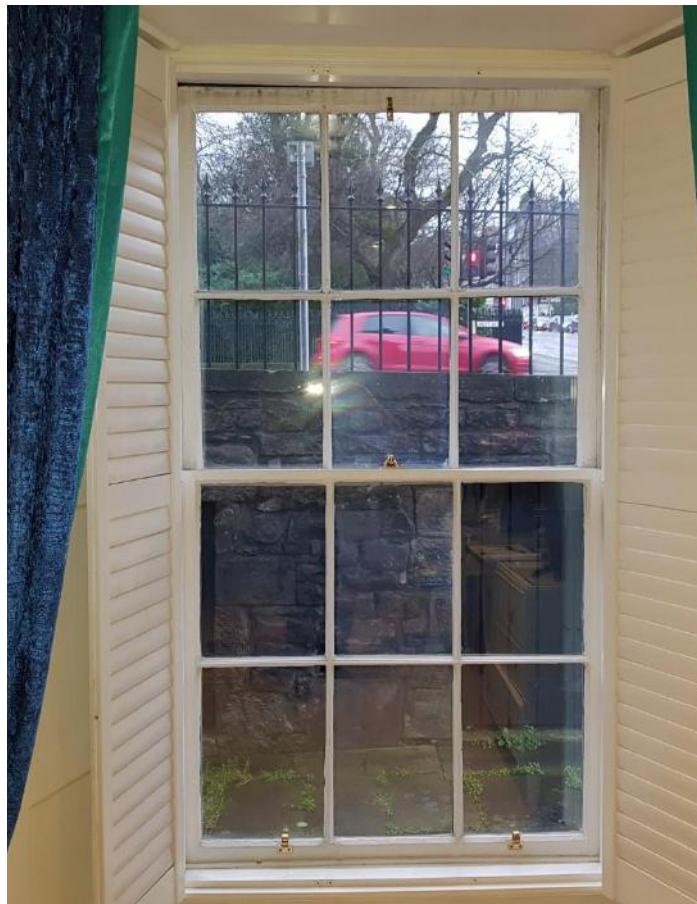
Style 6-over-6 Style Sash and Case Window

#### Proposed

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

#### Assessment

- Astragal moulding detail is sharp and well-defined
- Lack of overpainting
- Both sashes have replacement astragals
- Astragal installation appears to have been poorly implemented with visible patching/filling around the joinery
- Currently has Slimline IGUs
- Moisture permeation of the horizontal rails and extending to the lower stiles.
- Condensation damage to horizontal rails and stiles.
- Previous patch repair work visible under paint
- Loss of moulding detail around the sash perimeters due to previous filling/sanding





Elevation	Floor	No.	Room
Front	BF1	<b>W5</b>	Front Bed 1

#### Current Format

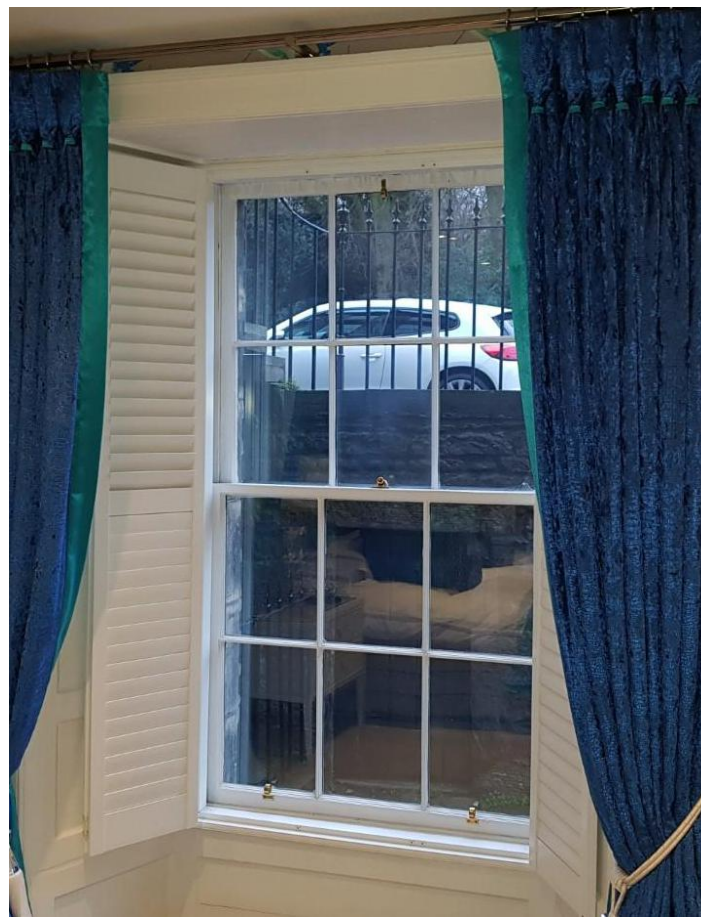
6-over-6 Style Sash and Case Window

#### Proposed

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

#### Assessment

- Lower sash is non-historic and of more recent construction
- Astragal moulding detail is sharp and well-defined
- Lack of overpainting and little sign of general wear and tear on lower sash points to more recent construction
- Upper sash has replacement astragals to match the lower
- Astragal installation appears to have been poorly implemented with visible patching/filling around the joinery
- Currently has Slimline IGUs .
- Loss of perimeter moulding detail around upper sash frame due to previous filling/sanding/overpainting
- Condensation damage to upper sash meeting rail



Elevation	Floor	No.	Room
Front	BF1	<b>W6</b>	Front Bed 2

**Current Format**

Style 4-over-4 Style Sash and Case Window

**Proposed**

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

**Assessment**

- Moisture permeation of the horizontal rails and extending to the lower stiles.
- Loss of moulding detail around the sash perimeters due to previous filling/sanding
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Front	BF1	<b>W7</b>	Front Bed 2

**Current Format**  
Style 6-over-6 Style Sash and Case Window

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

- Assessment**
- Sashes appear to be of more recent construction
  - Moulding Detail is sharp and well-defined
  - Lack of overpainting
  - Little sign of general wear and tear points to newer sashes
  - Currently has Slimline IGUs





Elevation	Floor	No.	Room
Front	BF1	<b>W8</b>	Front Bed 2

#### Current Format

6-over-6 Style Sash and Case Window

#### Proposed

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

#### Assessment

- Moisture permeation of the horizontal rails and extending to the lower stiles
- Condensation damage internally on horizontal rails.
- Loss of moulding detail around the sash perimeters due to previous filling/sanding
- Condensation damage to horizontal rails
- Previous patch repairs visible under paintwork
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Currently has Slimline IGUs



Elevation	Floor	No.	Room
Side	GF	<b>W9</b>	Dining Room

**Current Format**

Style 6-over-6 Style Sash and Case Window

**Proposed**

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

**Assessment**

- Moisture permeation of the horizontal rails and extending to the lower stiles
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Loss of moulding detail in place due to over-sanding/filling and overpainting.
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Side	GF	<b>W10</b>	Dining Room

#### Current Format

Style 6-over-6 Style Sash and Case Window

#### Proposed

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

#### Assessment

- Moisture permeation of the horizontal rails and extending to the lower stiles
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Loss of moulding detail in place due to over-sanding/filling and overpainting.
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Side	GF	<b>W11</b>	Dining Room

#### Current Format

Style 6-over-6 Style Sash and Case Window

#### Proposed

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

#### Assessment

- Moisture permeation of the horizontal rails and extending to the lower stiles
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Loss of moulding detail in place due to over-sanding/filling and overpainting.
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Side	BF1	<b>W12</b>	Rear Bed 1

**Current Format**  
 Style 2-over-10 Sash Window, Inward Opening 2-pane Hopper, 10 Pane Fixed Sash

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

- Assessment**
- Window appears to be non-historic and of more recent construction
  - Moulding Detail is sharp and well-defined
  - Lack of overpainting
  - Little sign of general wear and tear points to newer sashes
  - Currently has Slimline IGUs





Elevation	Floor	No.	Room
Side	BF1	<b>W13</b>	Rear Bed 1

#### Current Format

Style 2-over-10 Sash Window, Inward Opening 2-pane Hopper, 10 Pane Fixed Sash

#### Proposed

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

#### Assessment

- Window appears to be non-historic and of more recent construction
- Moulding Detail is sharp and well-defined
- Lack of overpainting
- Little sign of general wear and tear points to newer sashes
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Side	BF1	<b>W14</b>	Rear Bed 1, Ensuite

#### Current Format

Style 2-over-8 Sash Window, Inward Opening 2-pane Hopper, 8 Pane Fixed Sash

#### Proposed

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

#### Assessment

- Window appears to be non-historic and of more recent construction
- Moulding Detail is sharp and well-defined
- Lack of overpainting
- Little sign of general wear and tear points to newer sashes
- Currently has Slimline IGUs



Elevation	Floor	No.	Room
Side	BF1	<b>W15</b>	Front Bed 1, Ensuite

**Current Format**

8-Pane Fixed Sash Window

**Proposed**

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

**Assessment**

- Window appears to be non-historic and of more recent construction
- Moulding Detail is sharp and well-defined
- Lack of overpainting
- Little sign of general wear and tear points to newer sashes
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Side	BF1	<b>W16</b>	Front Bed 1

**Current Format**

Style 2-over-8 Sash Window, Inward Opening 2-pane Hopper, 8 Pane Fixed Sash

**Proposed**

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

**Assessment**

- Sashes are non-historic and of more recent construction
- Moulding Detail is sharp and well-defined
- Lack of overpainting
- Little sign of general wear and tear points to newer sashes
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Rear	GF	<b>W17</b>	Bathroom

#### Current Format

6-over-6 Style Sash and Case Window

#### Proposed

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

#### Assessment

- Moisture permeation of the horizontal rails and extending to the lower stiles
- Lower astragal joinery is swollen
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Currently has Slimline IGUs





Elevation	Floor	No.	Room
Rear	GF	<b>W18</b>	Kitchen

**Current Format**

6-over-6 Style Sash and Case Window

**Proposed**

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

**Assessment**

- Moisture permeation of the horizontal rails and extending to the lower stiles
- Lower astragal joinery is swollen
- Cracking of paint along the joins is indicative of shrinkage/swelling and a weakening of the structure.
- Currently has Slimline IGUs

