



RICHMOND CONSULTANTS

CONDITION REPORT

EXTERNAL WINDOWS & DOORS

at

1,3,5 and 8 Terrace Road
Chapel En Le Frith
SK23 9UZ

Prepared for

Mr & Mrs R. Eker

OVERALL CONDITION/PRIORITY RATING: C2

Date: August 2024

Ref 27.24

1.1 Overview

The windows and doors to the building are painted poor quality timber, single glazed and are in poor condition. The external finishes have deteriorated and the timber frames have suffered from decay and most of the components of the frame such as the sills, mullions and main casing are exhibiting deterioration. Additionally, there are painted external doors serving both the front and rear of the properties that have also suffered from wet rot.

There has been much movement of the frames through seasonal movement, and because of this expansion the doors are difficult to close during the winter months.

The windows are all single glazed and thermally inefficient.

There are no trickle vents to allow for passive ventilation to the rooms.

The glazing beads/putty which hold the windows in place are deteriorating which poses a risk to the security and safety of the building.

These frames require full replacement.

1.2 Summary of Issues

In the selection of window frames that were tested there are signs of advanced wet rot decay (*Coniophora Puteana*). This is the most commonly found form of wet rot within the United Kingdom. This form of rot has caused the timber to become fragile and this will inevitably cause further deformation. It is apparent that the poor condition of the timber windows and doors is partially the result of the lack of maintenance.

Additionally, the putty and glazing bead surrounding the glass have become weakened and are losing their effectiveness at providing adequate retention to the glass as well as providing an effective seal to the elements.

In many locations the external are difficult to open due to seasonal movement from the timber frame itself and they are becoming less robust as the wet rot develops further. There is also a serious security issue in that in their present state these components offer little resistance to forced entry.

The difficulties with the lack of trickle ventilation and single glazed windows give rise to internal condensation problems, particularly during the colder months. The condensation runs off the windows and onto the fittings which becomes saturated over

time and this increased level of humidity is contributing to increased levels of mould in the properties and during the warmer months rooms overheat from lack of ventilation.

The external timber doors are becoming less robust as the wet rot develops and pose a serious security issue in that in their present state these components offer little resistance to forced entry. Additionally, the doors are increasingly difficult to open due to swelling of the timber through seasonal movement, this places additional strain on the door stiles and frames which have become weakened from advancing wet rot.

Furthermore, the external timber doors and windows offer very little with regard to thermal efficiency as they are single glazed and have no draught proofing to their perimeter which allows cold air to enter the interior of the building.

In summary the windows and doors are highly detrimental to the continued use of the building and pose a high risk of failure in the near future.

The external timber doors pose a serious security risk in that the timber has become soft and would no longer provide resistance against forced entry.

1.3 Recommendations

One of the advantages of timber windows is that they can often be repaired. Where rot is not extensive the affected wood can be cut out and replaced with either a pieced-in (spliced) section of pre-treated timber, or where this is not practicable, a proprietary exterior grade filler and the finish made good. It is apparent that several previous repairs have been undertaken and the rot is now that extensive that the windows and doors are beyond economical repair.

We have considered adding double glazed units to the existing timber frames, however this is completely impractical due to the extent of the wet rot to timbers. Whilst the fitting of new glazing would increase the thermal performance, it does not resolve the timber wet rot issues or relieve the opening casement problems. The same situation is applicable to the timber doors. Replacing with new timber doors and windows has also been considered.

To provide a secure, durable and thermally efficient long-term solution, our recommendation is to replace the defective frames with Conservation Area approved

quality uPVC frames. This would include thermally efficient double-glazed units and high-quality perimeter sealants. Glazing can be specified to introduce a good degree of solar control.

The external doors would be replaced with contemporary style door sets. These will have safety glass installed to comply with current legislation, they would address Health and Safety and would offer a higher level of security from forced entry than those currently existing.

1.4 Condition & Priority Summary

Location	Element	Sub-Element	Condition Grade	Priority Grade
Front Elevation	Windows	Timber Windows	C	2
Rear Elevation	Windows	Timber Windows	C	2

Definitions

The following brief guidelines form the basis on which the Condition Survey is prepared.

1.4.1 Condition Grade

Condition grade C: Poor - Showing major defects and/or not operating adequately.

1.4.2 Priority Grade

Priority Grade 2: ESSENTIAL WORK REQUIRED WITHIN 2 YEARS - Work required in Year 2 that will prevent serious deterioration of the fabric of services and/or address a medium risk to health and safety of the occupants and/or remedy a minor breach of legislation

2.0 PHOTOGRAPHS

Photo 1

Location: Front Elevation



Remarks: Deterioration of the external glazing compound.
Condition/Priority Rating: C2

Photo 2

Location: Front Elevation



Remarks: Extensive decay to timber frames and deterioration of external finish.
Condition/Priority Rating: C2

Photo 3

Location: Front Elevation



Remarks: Deterioration of external finishes and decay to timber frame.
Condition/Priority Rating: C2

Photo 4

Location: Front Elevation



Remarks: Deterioration of external paint finish and timber decay to frame.
Condition/Priority Rating: C2

Photo 5

Location: Front Elevation

Remarks: Deterioration of external paint finish and timber decay to frame.
Condition/Priority Rating: C2



Photo 6

Location: Front Elevation

Remarks: Deterioration of external paint finish and timber decay to frame.
Condition/Priority Rating: C2



2.0 PHOTOGRAPHS

Photo 7

Location: Front Elevation



Remarks: Deterioration of external paint finish and severe timber decay to frame.
Condition/Priority Rating: C2

Photo 8

Location: Rear Elevation



Remarks: Deterioration of external finish and timber decay to external doors.
Condition/Priority Rating: C2

Photo 9

Location: Front Elevation



Remarks: Deterioration of external finish.
Condition/Priority Rating: C2

Photo 10

Location: Front Elevation



Remarks: Deterioration of external finish and integrity of window frame, tenants attempted repair.
Condition/Priority Rating: C2

Photo 11

Location: Front Elevation

Remarks: Deterioration of external finish and integrity of window frame, tenants attempted repair.
Condition/Priority Rating: C2



Photo 12

Location: Front Elevation

Remarks: Deterioration of external finish and integrity of window frame, tenants attempted repair.
Condition/Priority Rating: C2



2.0 PHOTOGRAPHS

Photo 13

Location: Front Elevation



Remarks: Deterioration of external paint finish and timber decay to frame.
Condition/Priority Rating: C2

Photo 14

Location: Rear Elevation



Remarks: Deterioration of external finish and timber decay to door frame.
Condition/Priority Rating: C2

Photo 15

Location: Front Elevation



Remarks: Deterioration of external paint finish and timber decay to frame.
Condition/Priority Rating: C2

Photo 16

Location: Rear Elevation



Remarks: Deterioration of external finish and timber decay to frame.
Condition/Priority Rating: C2

Photo 17

Location: Front Elevation

Remarks: Deterioration of external finish and timber decay to frame.
Condition/Priority Rating: C



Photo 18

Location: Front Elevation

Remarks: Deterioration of external finish and timber decay to frame.
Condition/Priority Rating: C2

