

Jack Gregory Joinery Contractor

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Description- Condition Report	
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We were asked to provide a condition report of the Windows at 43 High Street as the homeowners were looking into replacing or potentially repairing the windows in the properties 43a and 43b High Street.

It is a Victorian period property which retains the original timber windows which have been painted periodically throughout the lifetime of the building.

After intrusive investigation we found that much of the original timberwork was showing signs of rot and damage due to the age of the property. The frames when inspected from the inside show significant rot to the timber cills, where the paint has come away has allowed significant water ingress, particularly on the second floor kitchen window. This appears to affect each side of the building apart from the second floor bedroom facing towards the entrance steel stair.

In addition to the rot 3 of the sliding sash on the first floor (43a) appear to have been damaged over the years with suspected degradation to the original pulley system/sash cord that hold the counterbalanced weights to the sash system rendering them unusable. 1 sash on the second floor bedroom also is unopenable.

The main front window bays frame and support structure is still in good condition considering the age of the property, the first floor fixed pane is in urgent need of replacement and has completely rotted into dust. This appears to have some kind of makeshift repair with a foam like substance injected into the rotten bottom rail and covered over with paint.

The stained glass is on the whole in a satisfactory condition, there is some missing lead work and localised cracks in all 6 of the panes. We suggest that they require specialist restoration with replacement casements to the front bay and within a new sash to the second floor ash street window.

It would be our view that 80% of the properties windows (43a + 43B) would require complete replacement due to the extensive rot present and poor state of repair. It is also for this reason we would not advise secondary glazing as an option as the external most component is in such a poor condition and would still be exposed to the elements and deteriorate further

Please feel free to contact me to discuss if required

Yours Sincerely

Jack Colin Gregory