

EXISTING WINDOW CONDITION REPORT**for the proposed****REPLACEMENT OF FENESTRATION, DORMER WINDOW, ROOF TILES
AND RE-POINTING OF CHIMNEY****to****12 Queen Street, Emsworth. PO10 7YA****Condition report of the existing first, second and attic floor level windows**

This report is produced to assess the condition of the above windows in consideration for replacement or repair.

The following parameters were followed in assessment of the condition of the existing windows.

Condition:

The existing windows are in a mixed degree of condition. All are believed to be softwood timber. The condition of the windows is identified provided within the following parameters:

- Good - Openable order, there could be signs of repair but no wrot, paint not flaking.
- Fair - Just openable, some signs of wrot to timbers, possible paint flaking
- Poor - Not easily openable, visible signs of repair and wrot to timbers.

Assessing wrot to surfaces:

In assessing the wrot within the windows this was either clearly visible to the surface of the timbers, or where no visible signs of wrot were visible the resilience of the timber below the surface was tested by probing with a sharp implement, i.e. screw driver head. Should the surface appear soft then it is considered there is sign of wrot to timbers below the painted surface.

Size: Approximate sizes of windows provided – measured from internal face.

Location: Related to floor plans drawing 3204_EX_01

Photo images: Internal and external photographs are provided of each window. External images of windows are taken from the ground and assessment of condition was more difficult as it was not possible to identify the full extent of the condition as a scaffold tower/ladder was not available at the time.

W.1:



Internal view



External view

Location: Bed 2 - 1360mm (h) x 910mm (w)
Condition: Fair – showing signs of wrot to external cill, sash cord and pulley broken. Not original as beading is incorrect to the original style, as quite chunky with ovolo style beading. Single glazed.

W.2



Internal view



External view

Location: Bed 1 - 1400mm (h) x 1030mm (w)
Condition: Fair – visible signs of decay and wrot to bottom stiles of frame and likely the cill too. The cill is covered with a lead dressing. Not original as beading is incorrect to original style being quite chunky with ovolo style beading and also thin double glazing.

W.3



Internal view

External view

Location:

Bed 1 - 1400mm (h) x 1030mm (w)

Condition:

Fair/Good – Equal window to W.2 but slightly better condition. Again double glazed with thin double glazing and not original.

W.4



Internal view

External view

Location :

Bathroom - 1415mm (h) x 1000mm (w)

Condition:

Good – No obvious visible decay but in need of painting. Sash broken but is still openable. Single glazed. Possibly original.

W.5



Internal view



External view

Location : Bed 3 - 985mm (h) x 1090mm (w)
Condition: Good – No visible signs of decay and appears to be a recently replaced window in the original style. Single glazed.

W.6



Internal view



External view

Location : Attic - 1040mm (h) x 935mm (w)
Condition: Poor – Visible signs of wrot in the cill and side of frame. Not openable and fixed in place to prevent falling. Single glazed and possibly original.
The whole dormer window leadwork is in poor condition with signs of water ingress damage internally to ceiling.