

Repair to existing sash windows

Good afternoon Harry,

Here is our reports to the various sash windows to the project 2 Swindbourne Rd

I would like to confirm the benefits of installing our system into the windows:

- : Draughts and rattles virtually eliminated
- : Reduce energy bills
- : Easy opening and closing of sashes for ventilation when required
- : Improved security
- : Character of building enhanced with the original windows restored
- : Potential noise reduction of 50%

On the day of inspection we looked at the timber sash windows from inside the building. They look in not too bad condition but without a scaffold externally we could not do a full inspection to the sills and timbers. The windows were also very dirty and to some of the panes of glass we noticed scratches to the glazing but again this really needs to be further investigated once the windows are cleaned and the scaffold is up

There is no window schedule and you have asked us to give a price for overhauling and draught proofing the sashes and casements windows and at this moment in time we can only put PC sums for the repairs and would advise a full window inspection (once scaffold has been erected)which we can provide.

Having worked on similar projects similar to this across the Northwest we would be happy to send across any references if required .

Scope of works to draught proof existing sashes :

We remove the old single glazed sashes from the openings. The cheeks of the boxes are then sanded down and primed. When the sashes are out on the benches we remove all paint form the flat contact surface of the sashes. (We don't do the detail that goes up to the glass on the inside). We router a groove to the back edge of the mid rail of the bottom sash and insert our pile carrier . To the underside of the bottom rail we router a groove and insert our flexi – bubble. All work is then primed up and the sashes are then re-hung on new waxed sash cord. New pulley wheels and ironmongery as schedule below are then fitted.

N.B We are assuming that the existing weighs are still in the boxes, but however if when we start stripping the sashes and find out that there not then you will be made aware and new ones can be priced up. If the boxes require a full burn off this will be priced accordingly

Scope of works to casements :

The casements will be taken out from there openings and old paint cleaned off (just on face contact surfaces) Hinges will be cleaned and oiled . Any bare wood will be primed up . New stay and fastener will be fitted

Wood repairs.

Rotten timber sections are chopped out and got back to good dry wood. New hardwood timber sections are made on site and fixed to the old timbers with our epoxy resin compound Dry Flex.(In the case of any internal repairs the timber used will be European redwoods). The resin compound

will give a water tight seal between both new and old timber. All works carried out will be sanded down and primed.

Replacement joinery (If Applicable).

This will be supplied in the same style as the original, where known and appropriate in the same sections and similar mouldings. The timber used will be hardwood.

Glazing (old sashes)

To the existing sashes there are old panes of glazing which are cracked and have expel airs through them and we are pricing to replace these with either 4mm clear or 6.8laminated glass . There are also some scratches to other panes (that we could make out) and if we find any other scratches or cracked glass when we strip the sashes we will make you aware and price up accordingly.

Ironmongery (Sashes)

We will replace 1 number locking fastener to the mid rail and 2 number sash lifts to the bottom sash and 1 sash eye to top sash. The pulley wheels will be replaced with new. All in a satin nickel finish. We have not taken for any secure stops or locks to the sashes and these can be priced up accordingly if required. Any other ironmongery not on our schedule can be priced accordingly.

Ironmongery (Casement)

We ease and clean off the old hinges. To each opening casement we will supply a satin nickel stay and fastener form our standard range. Any other ironmongery needed can be priced on request

We can show samples off any ironmongery at request

Unless otherwise stated I have not included for any paint stripping (except where necessary to install out system), painting, plastering, works to window boards, architraves, reveals, internal shutters, blinds, any work to decorative cladding to the external frames, lintels , sub sills or mastic sealing or pointing of the windows to the masonry. All our work is confined to the sill, frames and sashes and when fitting the new boxes (If Applicable) we have not taken for any internal linings or architraves and window boards, just the supply and fix of the box and sashes.

All internal works is down to the Main contractor

Pricing of unforeseen works.

Whilst inspecting the windows we could not inspect all the windows externally and get to the sills especially were the bottom sashes are stuck, this could lead to concealed defects. If any further defects are found these may be extra to the contract's same also applies to any cracked glazing as you sometimes only see this when the sashes are stripped out and on benches.

In general we don't seek additional payments, unless further repairs or sashes need replacing which will add more days work to the original schedule. If this happens you will be informed of any further cost.

Any other day works will be charged out at £40.00 per hour plus materials.

Below is a list of windows and sashes for each floor

All prices shown below are exclusive of Vat @ 20% and are not subject to a MCD.

Ground floor F/E

Induction room.

3 pairs of sash windows draught proofed £2235.00 (only side sashes open)

2 panes of glazing change to top middle sash and top right hand sash £430.00

Office

4 pairs of sash windows D.P £2980.00 (only mid two open)

8 panes of glazing change £1560.00

First floor F/E

Mess Room

2 pairs of sash windows D.P £1490.00

Landing

1 sash window D.P £745.00

Overspill canteen

3 pairs of sash windows D.P £2235.00 (only sides open)

1 pane of glazing change to middle top left sash £245.00

Second floor

Top apex room

2 casement windows D.P and overhauled £500.00

2 new panes of glass changing £ 430.00

Other apex room

1 sash window D.P £745.00

2 panes of glass change £390.00

First floor S/E

Drying room

Ease and D.P 2 casement openers £590.00

Top floor S/E

Ease and D.P 1 casement £295.00

First floor B/E

2 pairs of sash windows D.P £1490.00

Repair bottom rail to top sash £145.00

2 panes of glass changing £490.00

Second floor

1 casement window D.P £295.00

1 glass change to bottom half £225.00

Total cost for all works stated above £17,515.00 + Vat

PC Sum for repairs to 20 windows £5000.00 + Vat

The above prices are strictly based on the contract being executed under an unamended standard form of sub-contract.

But all prices are on the assumption that the following are provided free of charge :

- a) An uninterrupted supply of 110V electricity
- b) Continuous access to the windows at appropriate times in the contract
- c) Internal access to the windows via a scaffold if floors have been removed
- d) External access to windows via the main contractors scaffold
- e) Welfare facilities
- f) Safe storage for new joinery
- g) Area to work on sashes to each floor
- h) Hoist or lift to upper floors
- i) Use of skips for waste
- j) Office to use as storage/ Tools whilst on contract

Our offer is open for 3 months from date of this email and is subject to our terms and conditions.

Terms and conditions.

We require a 35%% deposit for materials. Once our workforce starts on site we will issue fortnightly invoices for labour which must be paid by return. Once all works are complete we require final balance paying within 7 days

Having worked with on similar projects as this one, we hope to be successful in our quote for works and please if you require any further clarification on our quotation please contact me on either the office number or mobile.

Thanks again for your interest in Timber Repairs Systems.

Best Regards,

Russ