

35 KING STREET SASH WINDOW REPORT

Tuesday, October 29, 2024

Prepared For Portview Fitout Ltd

16 Issues Identified



W-01

Full Refurbishment and draught-proofing of existing sash windows.

Existing timber sill of sash box to be cut out and replaced with Like for like replacement to eliminate rot.



W-02

Full Refurbishment and draught-proofing of existing sash windows.

Existing timber sill of sash box to be cut out and replaced with Like for like replacement to eliminate rot.

W-03

Full Refurbishment and draught-proofing of existing sash windows.

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W-04

Full Refurbishment and draught-proofing of existing sash windows.

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**W-07**

Full Refurbishment and draught-proofing of existing sash windows.

Existing timber sill of sash box to be cut out and replaced with Like for like replacement to eliminate rot.

**W-08**

Full Refurbishment and draught-proofing of existing sash windows.

Existing timber sill of sash box to be cut out and replaced with Like for like replacement to eliminate rot.

This also includes for hack out and reglaze of broken glass in top sash.

Glass will be 6mm as per existing and be glazed with Toupret glazing putty

W09

Full Refurbishment and draught-proofing of existing sash windows.

Existing timber sill of sash box to be cut out and replaced with Like for like replacement to eliminate rot.

**W-10**

Full Refurbishment and draught-proofing of existing sash windows.

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W-11

Full Refurbishment and draught-proofing of existing sash windows.

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W-21

Replacement redwood top and bottom sashes to be fitted into the existing box.

This is due to the fact original sashes have been removed and a fixed casement has been badly installed into existing box.

New replacement sashes to be single glazed and matching existing sashes on 2nd floor as per original design.

Replacement timber sill on existing box required to eliminate rot.



W-22

Replacement redwood top and bottom sashes to be fitted into the existing box.

This is due to the fact original sashes have been removed and a fixed casement has been badly installed into existing box.

New replacement sashes to be single glazed and matching existing sashes on 2nd floor as per original design.

Replacement timber sill on existing box required to eliminate rot.



W-23

Full Refurbishment and draught-proofing of existing sash windows.

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W-24

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W-25

Full Refurbishment and draught-proofing of existing sash windows.

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EXAMPLE OF ROTTEN SILL

As pictured this is the sill from W-08

The front section has been spliced badly which has resulted in the sill still having rot present and an incorrect slope on the sill causing more problems.



EXAMPLE OF FULL SILL REPLACEMENT

As pictured this is an example of a sill replacement.

All rot has been fully eliminated, original box is unaffected and no change to look as the replacement is like for like.