WINDOW CONDITION SURVEY

AT

WINTERS BUILDING, MANCHESTER

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1 INTRODUCTION

1.1 Original Of Report

1.1.1 We were commissioned by Cubicworks to undertake a window condition survey of the Winters Building in Manchester.

1.1.2 The building is Grade 2 listed and was constructed in 1901 by J.W.Beaumont. It was built in a combination of red stock brick and terracotta.

1.1.3 The building is located on 1 St Anns Churchyard and 28-32 St Ann Street, Manchester. The postcode reference of M2 7PW.

1.1.4 The internal and external survey was carried out on three continuous site visits from Monday 29th June till Wednesday 1st July. All information is recorded as of these inspection dates, with any changes in condition from deterioration or damage from other contractors considered not accounted for in the report.

1.1.5 The overall purpose of this survey was to determine the existing condition of 110 windows to establish the extent of works required for a proposed refurbishment of the windows, with a view to bring the building to full use along with improved environmental performance.

1.2 Extent Of Survey

1.2.1 The survey was requested to record current defects to all accessible windows of varying design and material, over first to fourth floors. The on-site internal and external survey was carried out by Andrew Shaughnessy (Heritage Joiner/Senior Site Manager) and Peter Doolan (Contracts Manager) of Quadriga Contracts Limited.

1.3 Procedures

1.3.1 All works were carried out in accordance with the method statements submitted by Quadriga Contracts Limited, and in compliance with statutory, company and client safety policies and regulations.

1.3.2 The survey was carried out with due regard for the safety, health, and welfare of all on-site staff.

1.4 Testing Procedures

1.4.1 The survey was carried out to assess missing elements and signs of rot or decay internally and externally.

1.4.2 An intrusive test was carried out on all the timber windows with a sharp narrow probe to assess any soft/decayed timber particularly at timber joints.

1.4.3 A physical operation of casements to assess functionality of hinges.

1.4.4 Photographs of windows showing the general extent of defects where possible.

1.4.5 The above was subsequently placed on a schedule showing defects found to each individual window (See Appendix 3).

1.5 Limitations

1.5.1 The attached excel document stating all recommended repairs and information about each window should be viewed in conjunction to the below photo file and marked up elevation drawings.

1.5.2 Special precautions must be taken when preparing and redecorating surfaces with hazardous metals (e.g., lead). Historic paint samples should be taken to replicate original schemes, and the work should be carried out in a dry, dust-free environment with vapor-permeable paint. Glazing putty should be replaced with natural linseed oil putty, and broken glazing should be replaced as needed.

1.5.3 The external window survey was undertaken using a Mobile Elevating Work Platform (MEWP). Due to the roof slope, the fourth-floor louvred windows could not be fully accessed by the MEWP and were therefore inspected from a visual vantage point only. Consequently, the condition of these windows could not be confirmed by close inspection.

1.5.4 A number of windows were found to be sealed shut, likely as a result of successive paint applications and the application of external sealant. As the upper sashes could not be opened or accessed during the inspection, it has been assumed that the sash cords and ironmongery are either absent or their condition could not be confirmed. These elements should be verified once the windows have been carefully opened during the course of the works.

2 FINDINGS

2.1 Front Elevation (28-32 St Ann Street)

2.1.1 Windows to this elevation consist of 2 pane box sash and louvred side hung windows to fourth floor. There is a mixture of hard wood and softwood throughout the elevation, and most windows are finished with white paint internally. We assume the thickness of the glazing is 4mm on this elevation, single glazed.

2.1.2 The windows were inspected from the 1st floor up to the 4th floor down and the extent of the defects have been recorded in a schedule (See Appendix 3).

2.1.3 The general overall condition of these windows are in good condition with minimal repairs/rot. It appears that the windows are original. All windows have been sealed shut and majority of the mastic appalled to the perimeter of the windows is soft and starting to fail.

2.1.4 In summary this elevation contains 48no windows and 1no set of louvred side hung windows to the 4th floor. Defects for these windows can be found on the recorded schedule (See Appendix 3).

2.2 Side Elevation (1 St Ann's Churchyard)

2.2.1 Windows to this elevation consist of 2 pane box sash and louvred side hung windows to fourth floor. There is a mixture of hard wood and softwood throughout the elevation, and most windows are finished with white paint internally. We assume the thickness of the glazing is 4mm on this elevation, single glazed.

2.2.2 The windows were inspected from the 1st floor up to the 4th floor down and the extent of the defects have been recorded in a schedule (See Appendix 3).

2.2.3 The general overall condition of the building in this area is in slightly worse condition to the front elevation, potentially due to this area being more open to the elements/weather.

2.2.4 In summary this elevation contains 58no box sash windows, 6no set of louvred side hung windows and 6no casement dormer windows. Defects for these windows can be found on the recorded schedule (See Appendix 3).



Photo of a rotten external window cill to W.04.15



Photo of the failed mastic to external window

2.3 Functionality

2.3.1 All opening box sash windows to the front elevation on all floors were sealed/painted shut, with all mechanisms operating freely. The louvred window to this elevation was open due to broken hinges.

2.3.2 All opening box sash windows to the side elevation on all floors were sealed/painted shut, with all mechanisms operating freely. One of the louvred window to this elevation was open due to broken hinges. The remaining lo

2.3.3 It was not possible to test the functionality of the metal windows that were inset within timber frames. These had been painted shut and require all paint to be raked out externally (potentially with further work to the hinges) to ascertain whether they are still able to function, or what repairs are needed to ensure they can.

3 RECOMMENDATIONS & SPECIFICATION

3.1 Summary

3.1.1 Experienced carpenters will repair timber frames on-site using specified timbers and techniques. Decayed wood will be cut back to solid material, with splices made using durable softwood or Accoya. Epoxy resin will be used for repairs, with fillers for minor imperfections. Quadriga can provide further advice on repair methods and materials.

3.1.2 Replacement timber frames should match the original as closely as possible. Architect is to specify replacement materials for all splice repairs and new windows.

3.1.3 Frames should be isolated from masonry using damp-proof materials at the junctions. Quadriga can advise on the methodology.

3.2 Minor surface damage

3.2.1 Fill areas of small knocks, spits or spalls with proprietary wood filler.

3.2.2 Allow to dry and hand rub to a smooth finish ready for decoration

3.3 Minor Timber Repairs

3.3.1 Check moisture content to exposed timbers allowing the surface to dry off if any stripping agents have been used.

3.3.2 Where small areas of decay or excess moisture in excess of <22% are detected and do not extend fully through the effected member, the area is to be carefully routed out to sound timber. Using proprietary Timber repair resin system prime and fill the void and finish to the existing profile to the manufactures recommendations. Once cured sand off to true lines ready for decoration.

3.4 Medium sized timber repairs

3.4.1 The extent of small to medium is to be judged on site subject to the following parameters.

3.4.2 If the section found to be decayed or wet forms a greater portion of the member, but after removal of the decayed timber the section is still structurally stable, a section of appropriate approved matching profiled timber may be imbedded in the resin to fill the majority of the void, leaving the surface of the embedded timber to the front face of the repair.

3.4.3 The rest of the repair would be undertaken as paragraph 3.1.2.2 above.

3.5 Large sized timber repairs

3.5.1 The extent of medium to large is to be judged on site subject to the following parameters.

3.5.2 If the section found to be decayed or wet forms a greater portion of the member, and after removal of the decayed timber the section is structurally unstable or has substantially been removed it is to be replaced with a section of appropriate approved matching profiled timber jointed where possible in the original detail. However, should achieving such a detail result in significant destruction/disruption to the original sash or frame an amended suitable joint will be applied.

3.5.3 All new timber sections and the existing timber where exposed are to be treated with a proprietary antifungal and pest preserver prior to fixing but after any cutting procedures.

3.5.4 All joints to be glued.

3.5.5 Area to be lightly sanded in preparation for redecoration.

3.6 Decoration (Recommendations)

3.6.1 Prepare and remove all dirt, grease and laitance from the window surface.

3.6.2 Apply approved filler to any holes or cracks within the window frame.

3.6.3 Abrade surface to a smooth finish in preparation to receive paint coatings and remove dust particles following rub down.

3.6.4 Apply patch primer to areas of bare wood.

3.6.5 Apply one coat of undercoat and two coats of gloss (architects specification).

3.7 Timber profiles

3.7.1 Timber profiles recorded from the front and rear elevations have been stored in the appendix at the end of this document. All sizes are approximate, and any replacements will need to be specified before they can be manufactured.

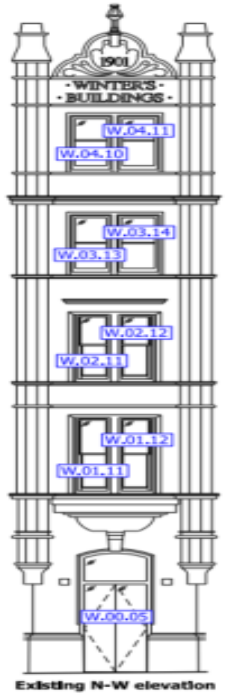
3.8 Masonry to timber joints

3.8.1 The condition of the original mastic (presumed to be linseed based) between the timber frames and masonry has begun to fail around almost every window. This may be because it has been previously painted, which will have sealed moisture in instead of allowing it to breathe during different weather cycles. We would recommend that all of this is removed, and a burnt sand mastic is applied to the joint between the masonry and the windows once they have been cleaned and sanded. This should not be painted over in the future, so a red colour would be recommended to best match the surrounding masonry colour.

4 APPENDIX 1 – REFERENCED ELEVATION DRAWINGS

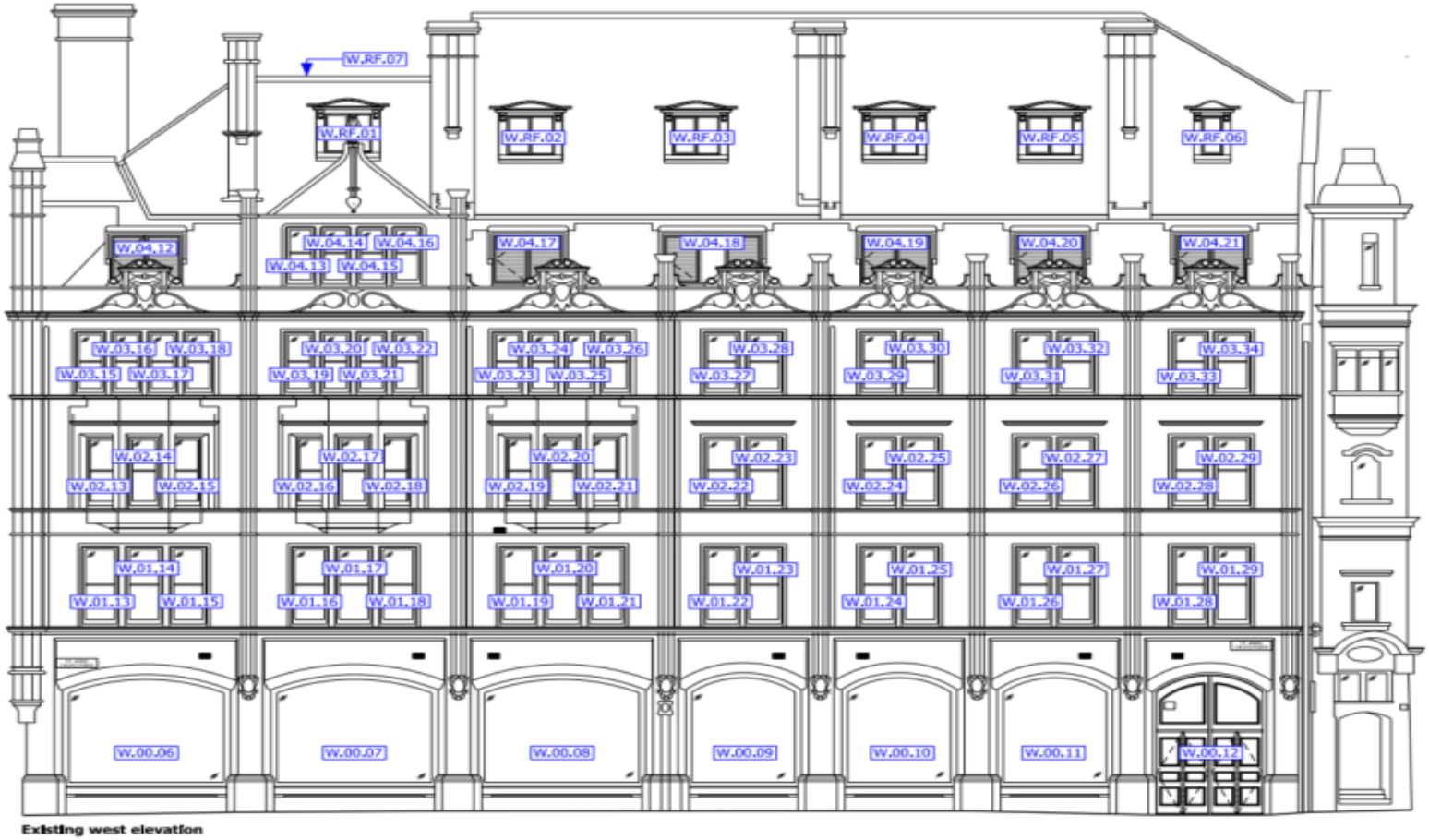


Existing north elevation



Existing N-W elevation

Front Elevation - 28-32 St Ann Street



Existing west elevation

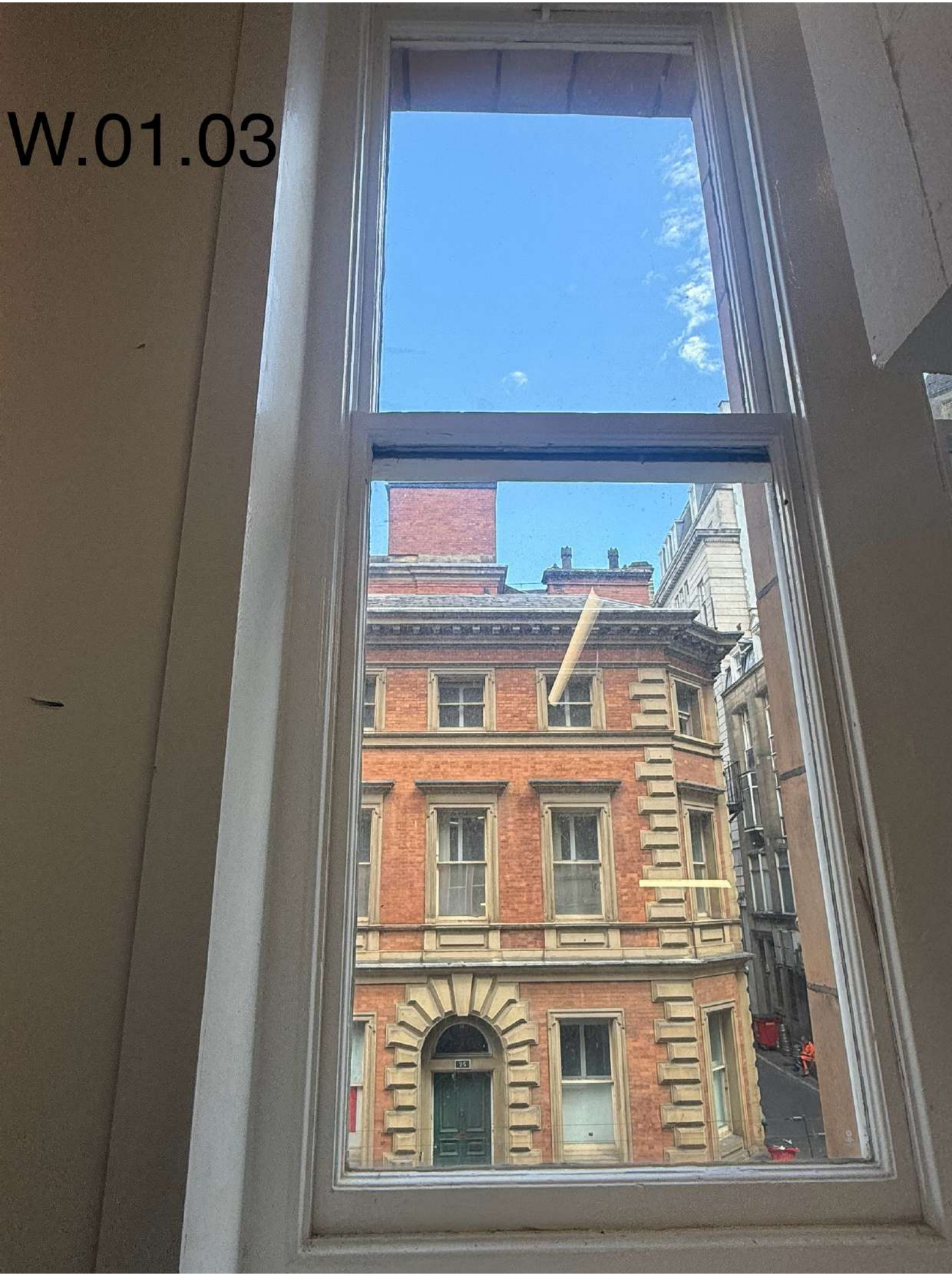
Side Elevation - 1 St Ann's Square

5 APPENDIX 2 – PHOTOGRAPHS

5.1 Front Elevation - 28-32 St Ann Street

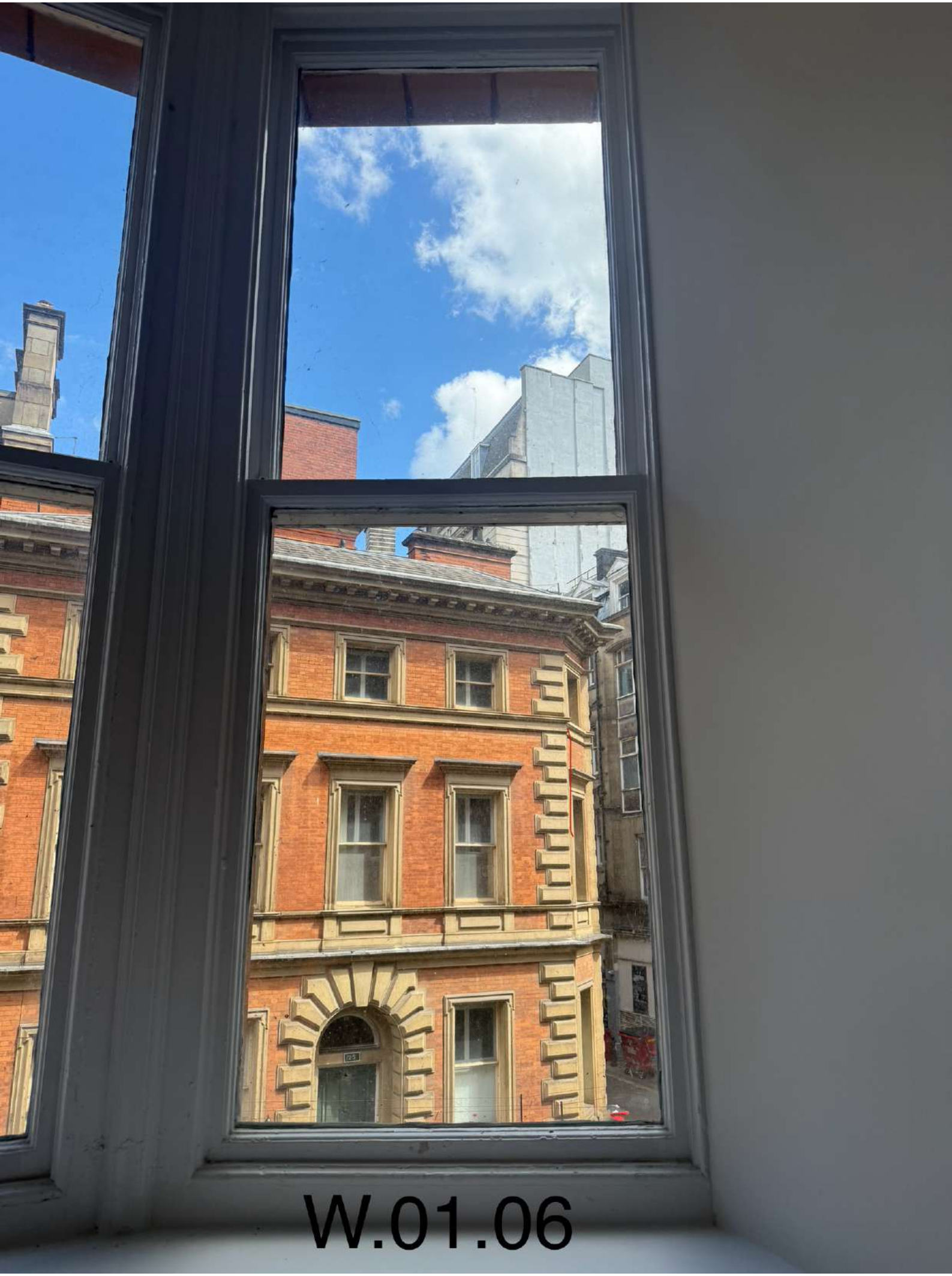

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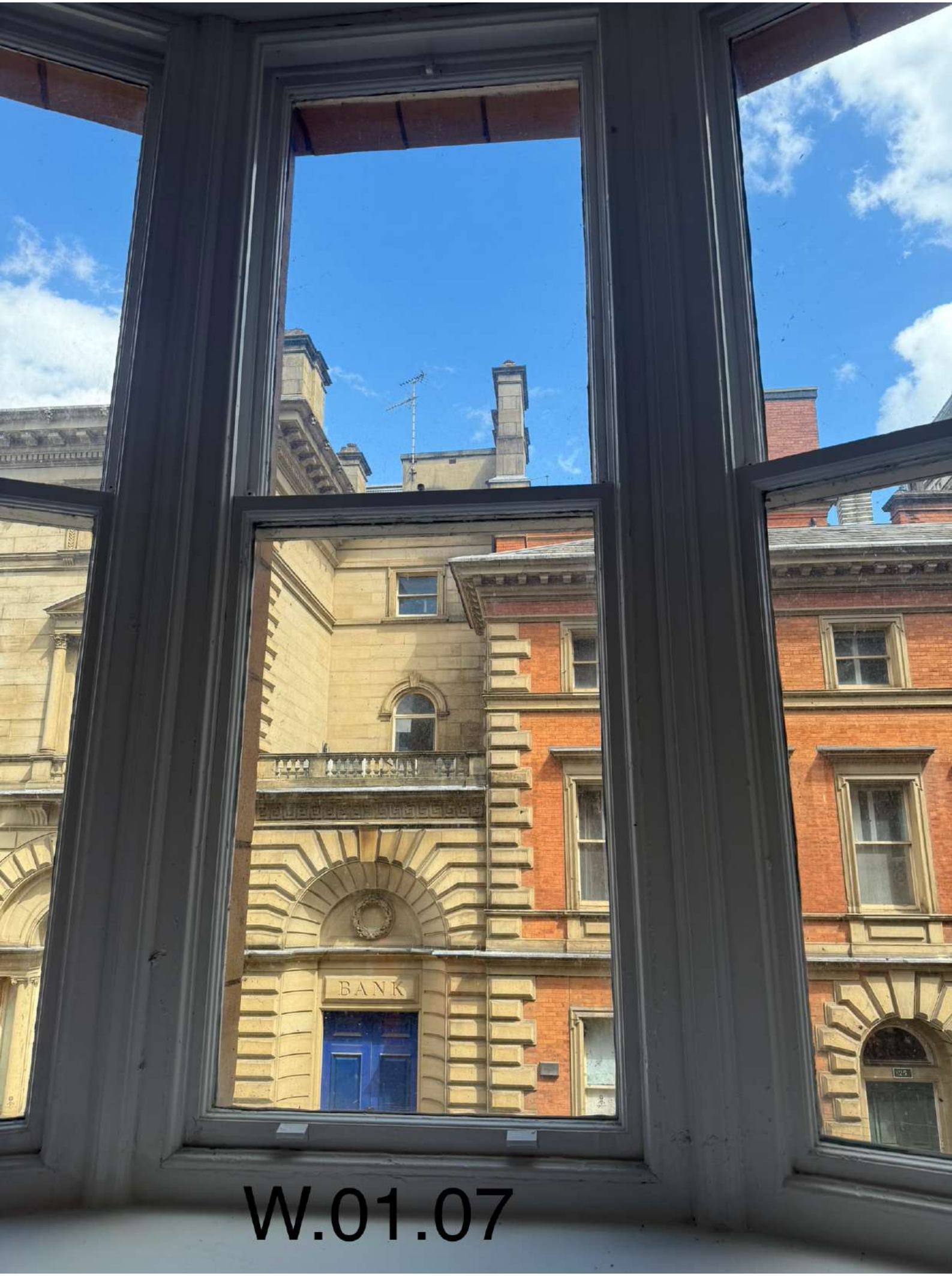

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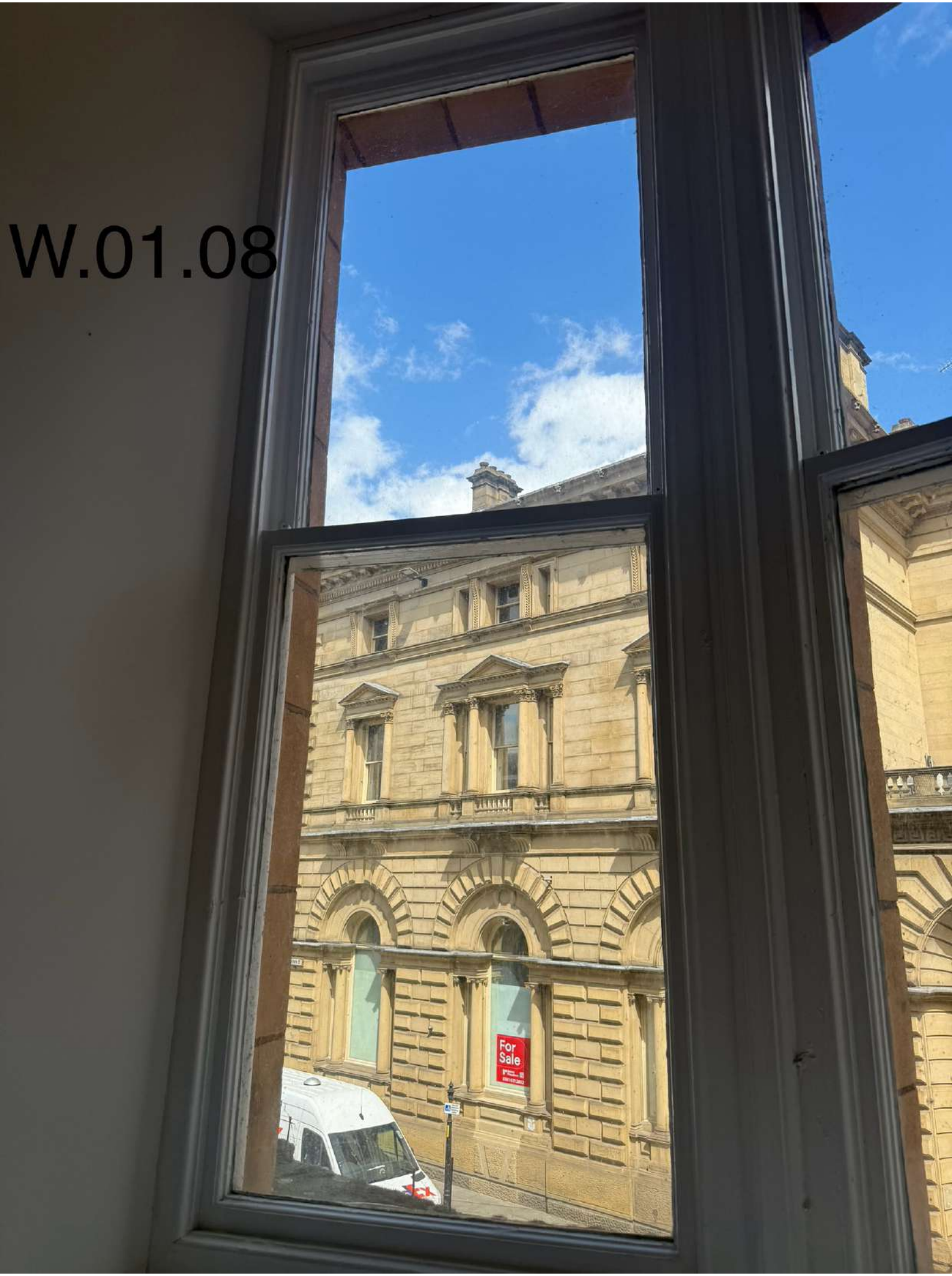

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For Sale
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W.01.07


W.01.08
For Sale



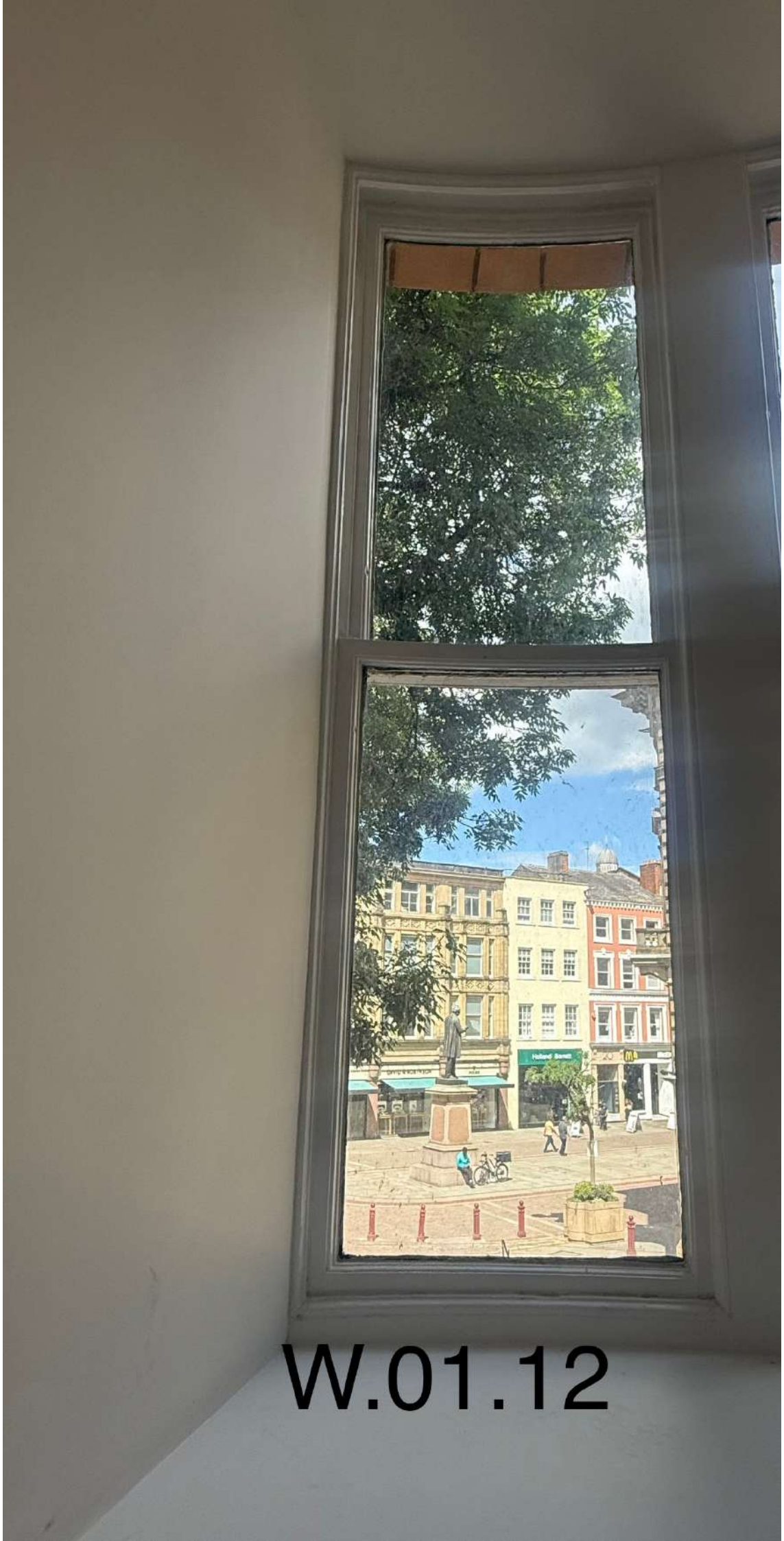
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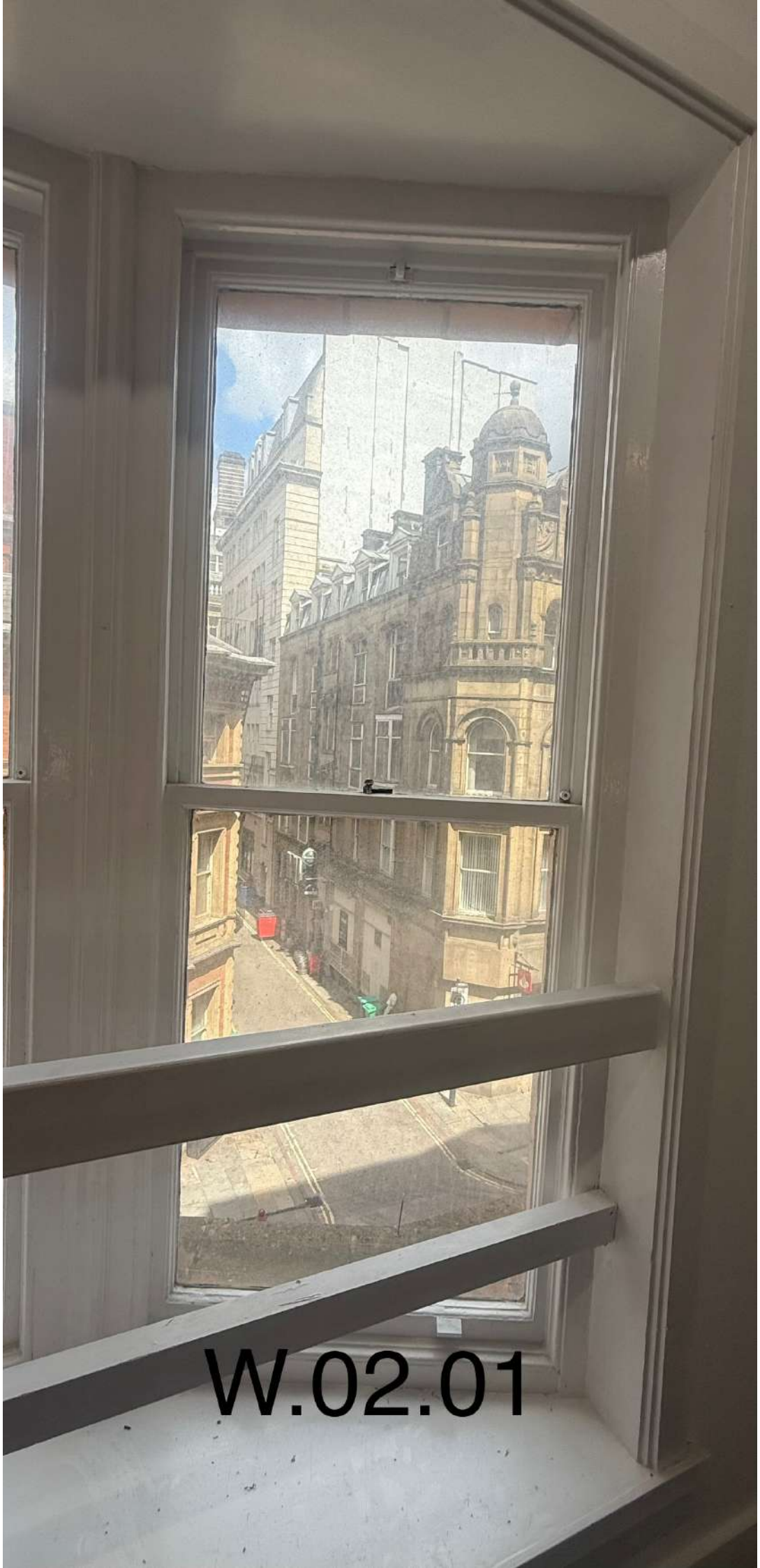


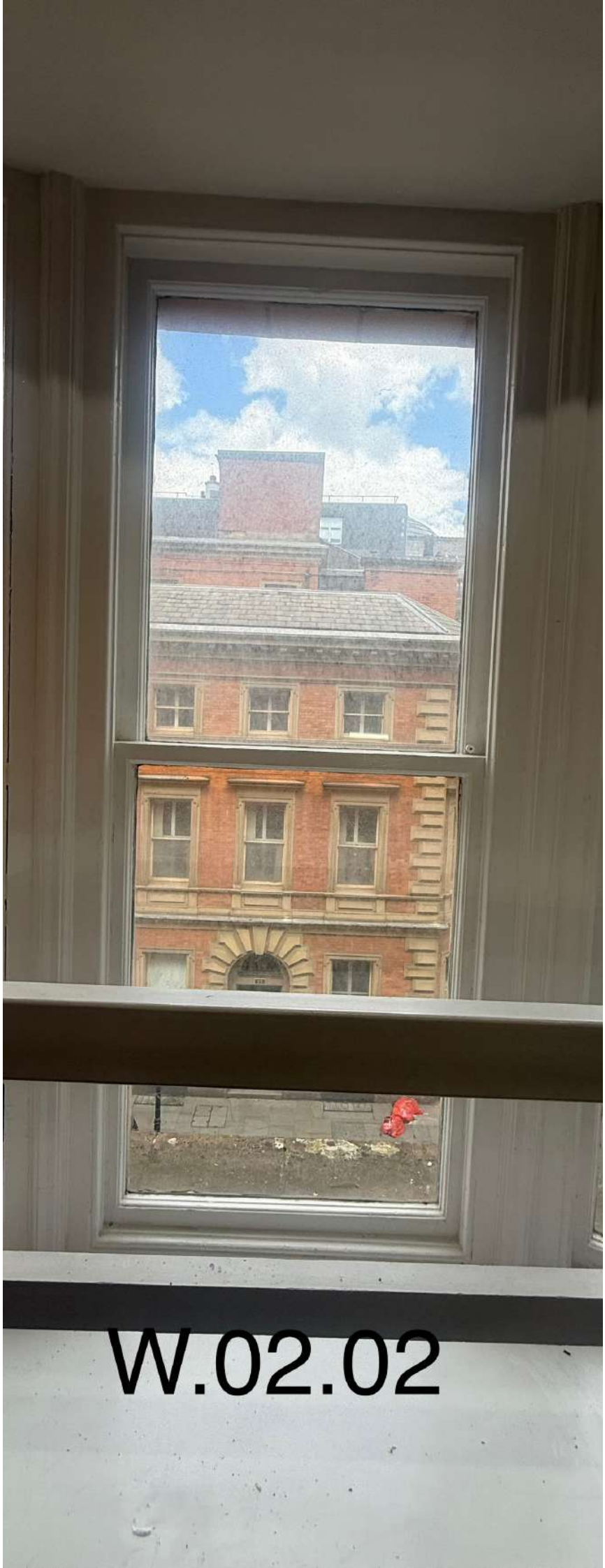
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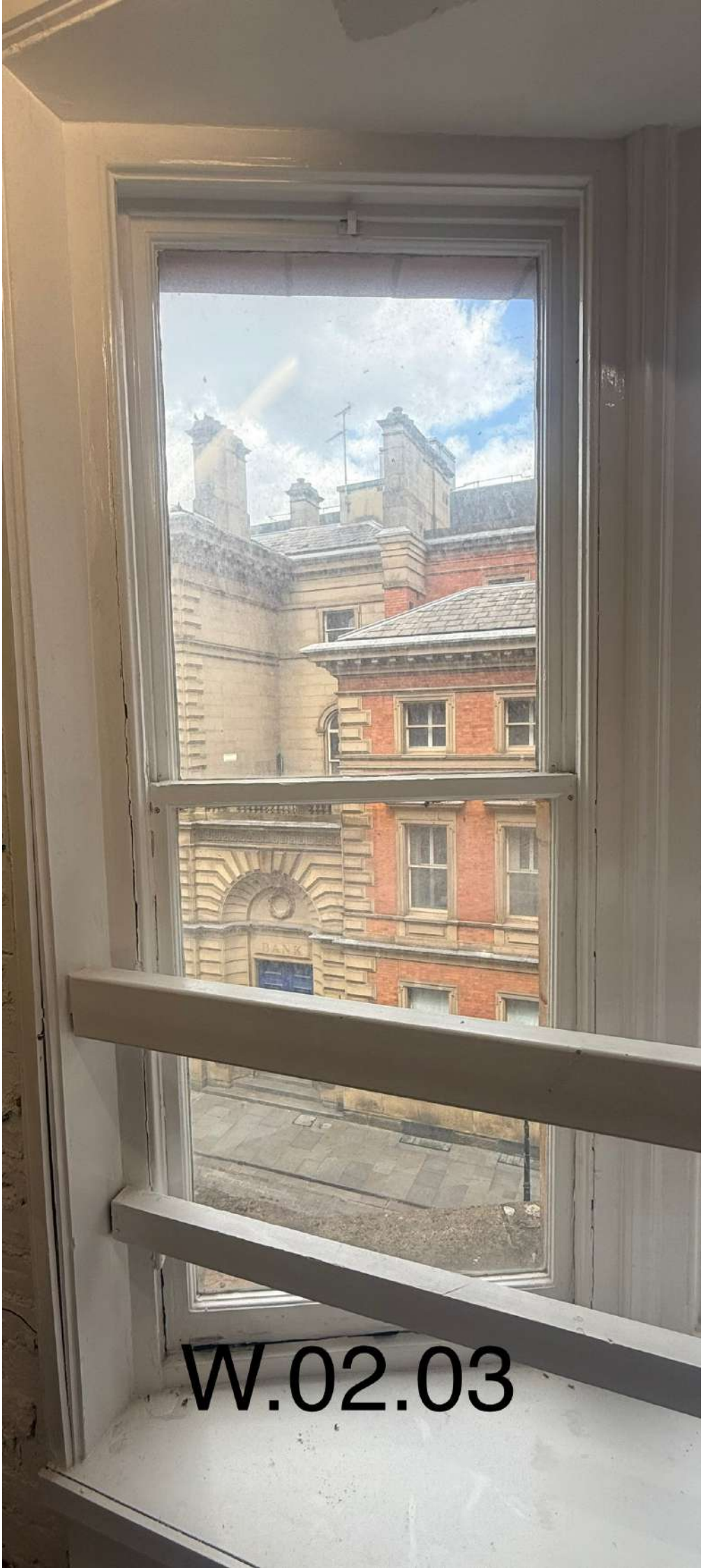


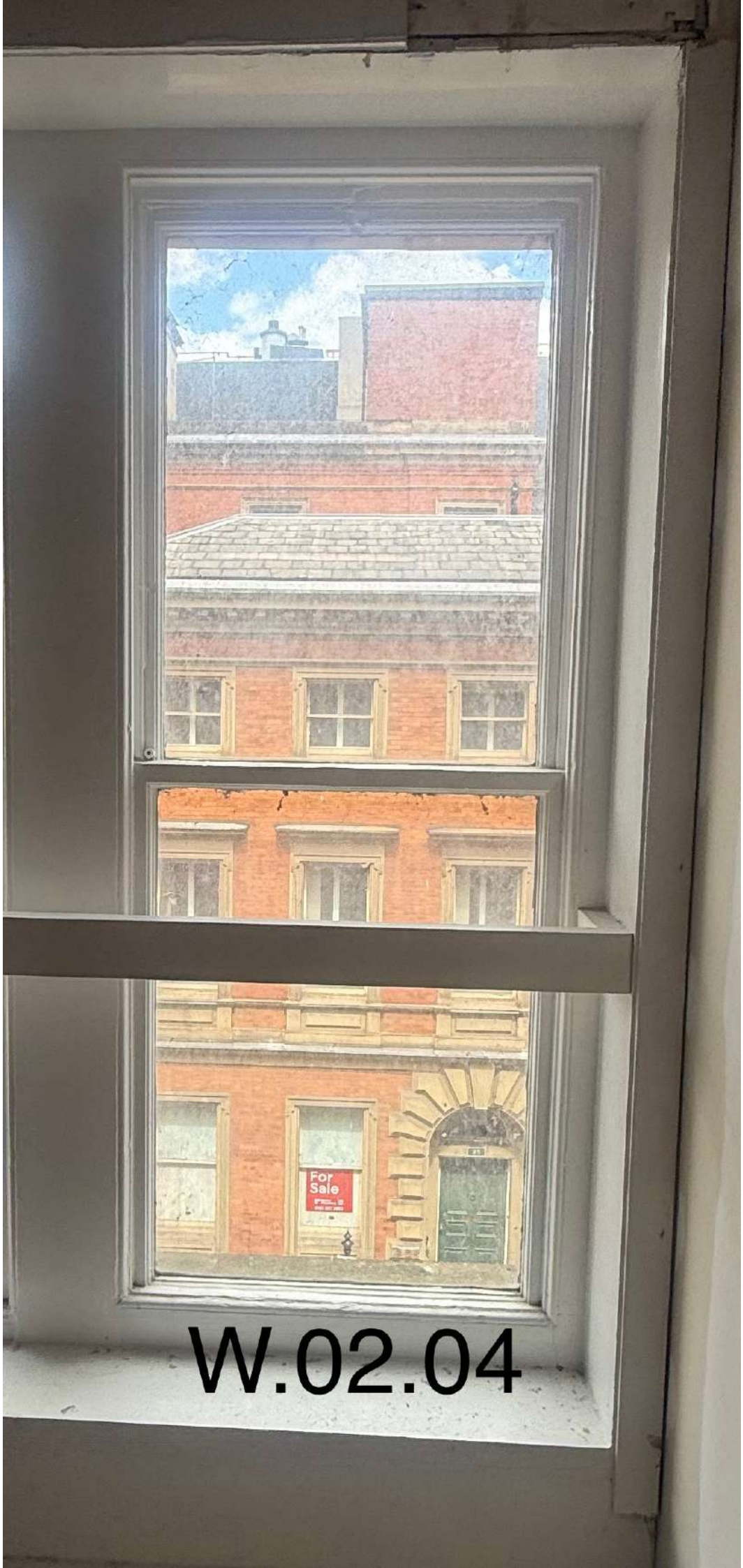
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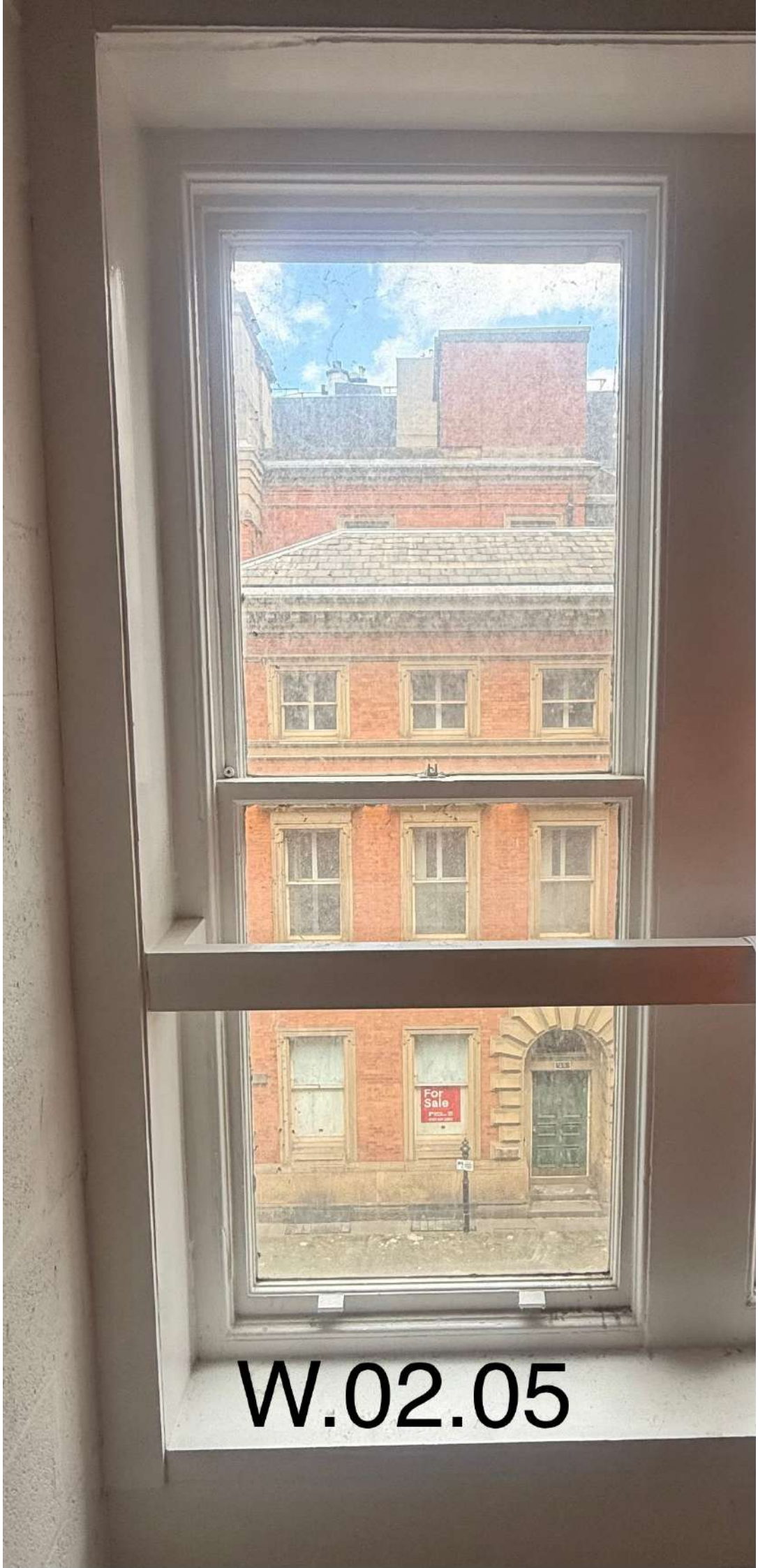

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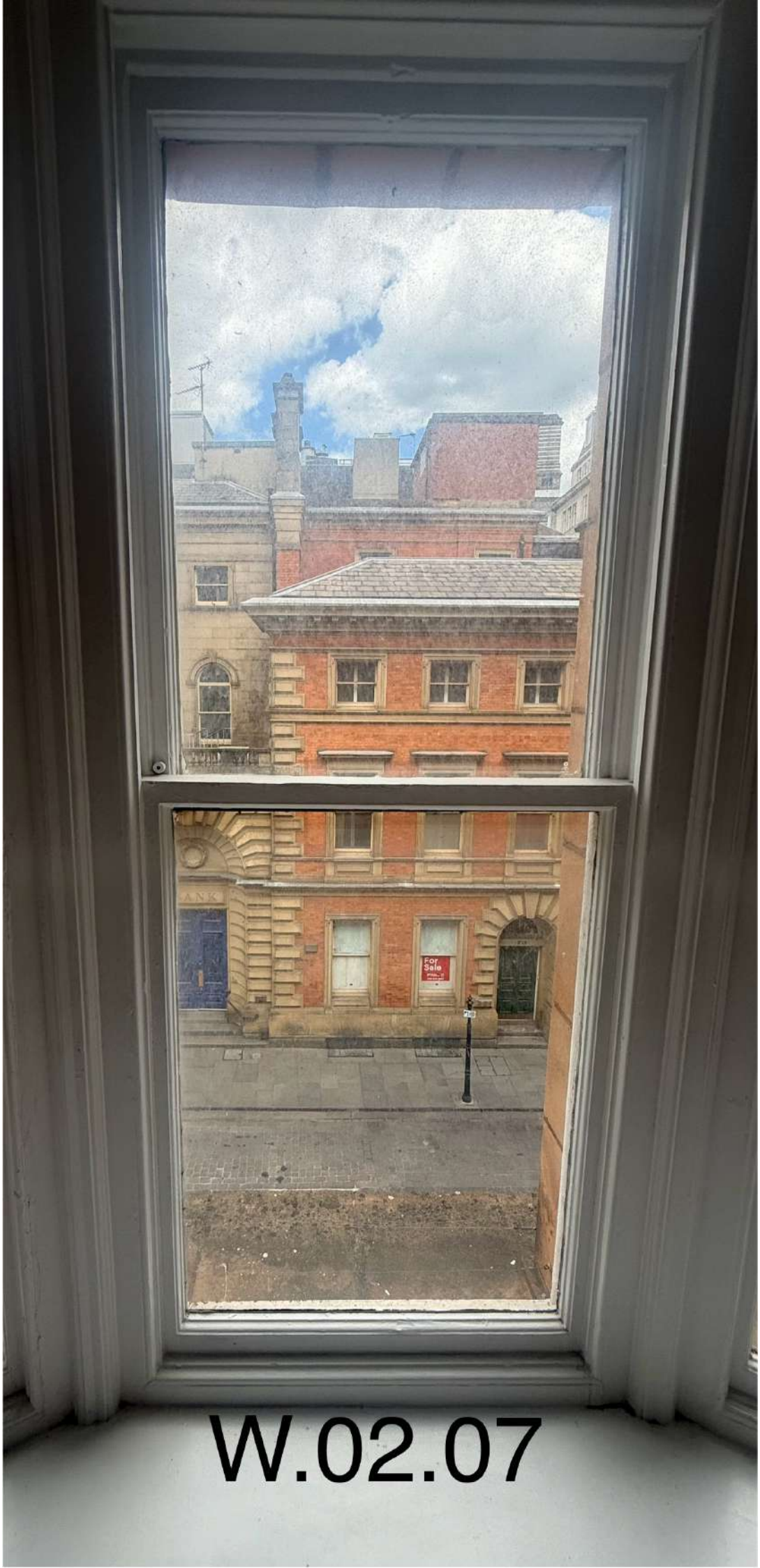

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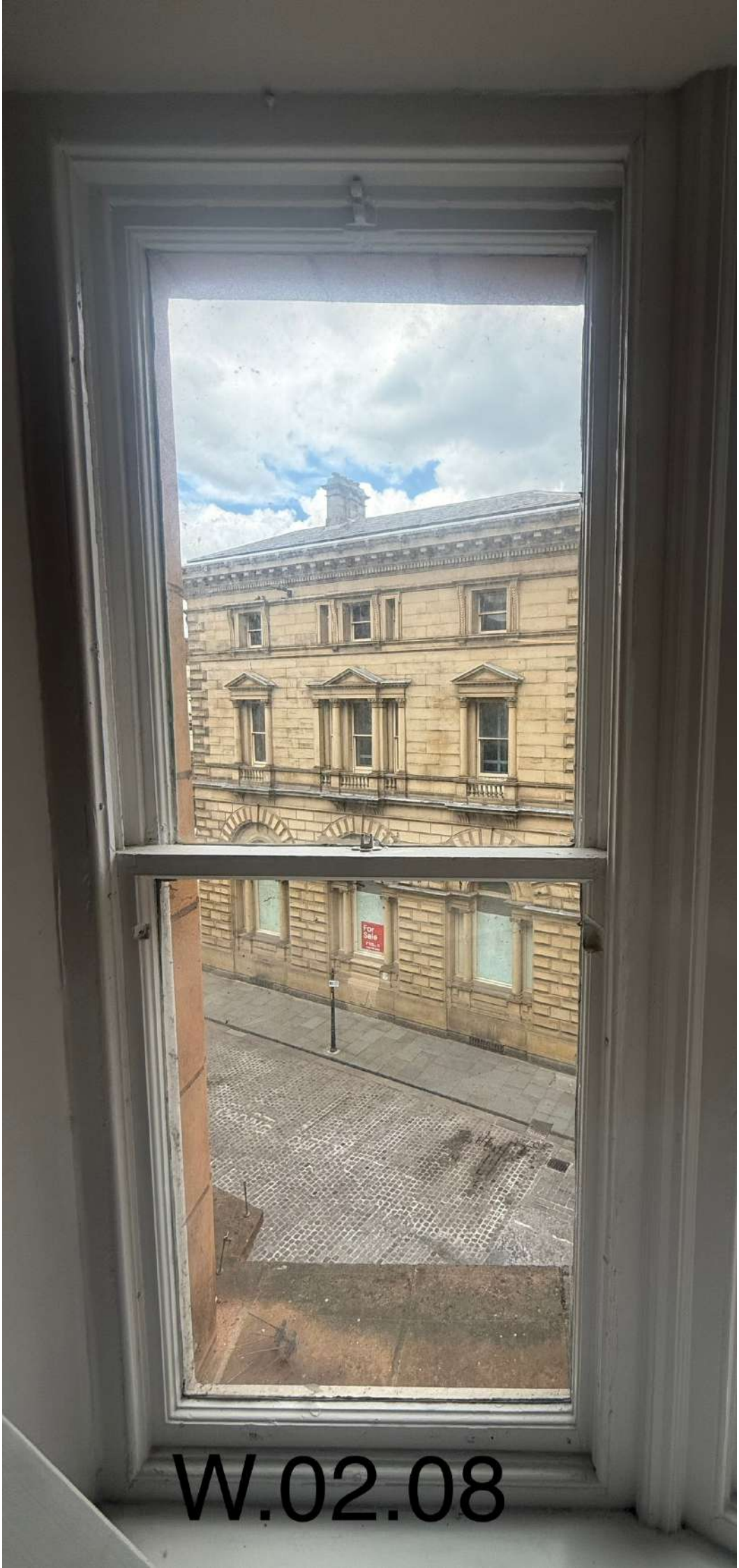

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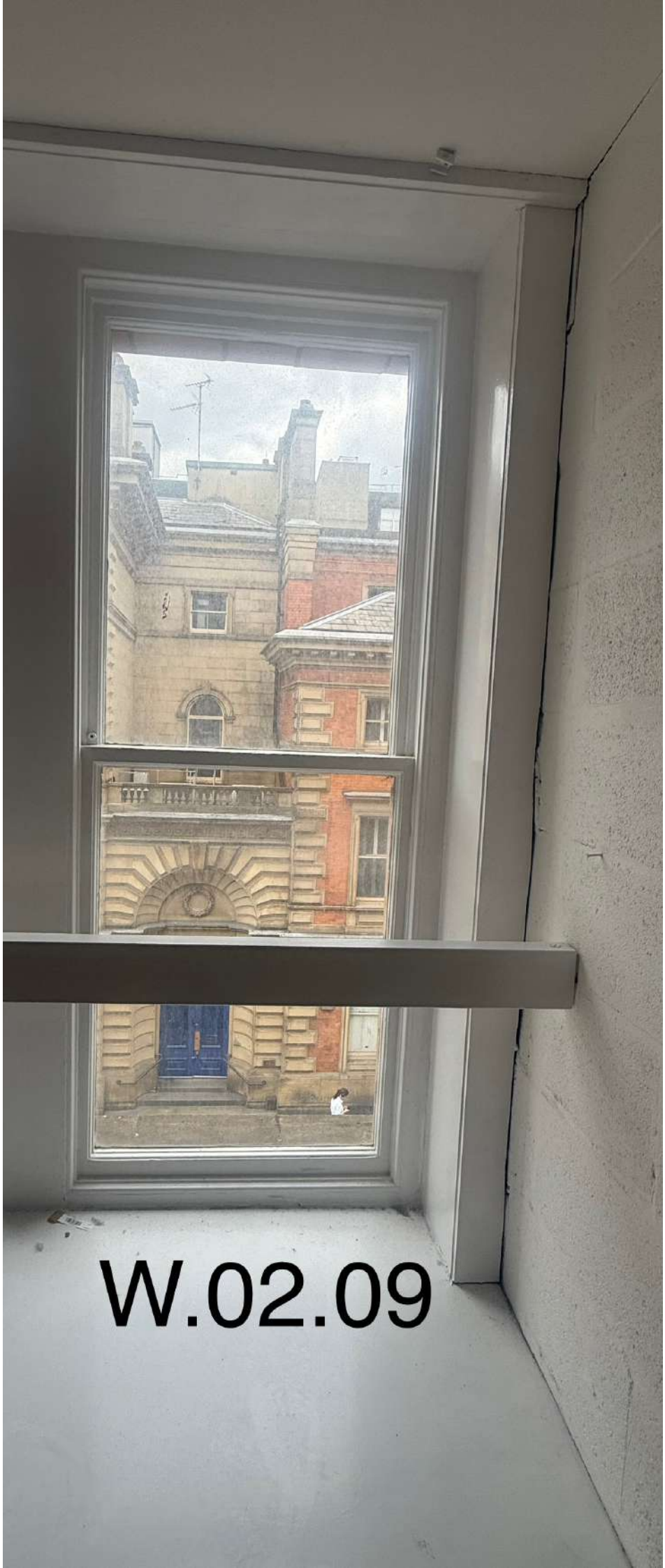

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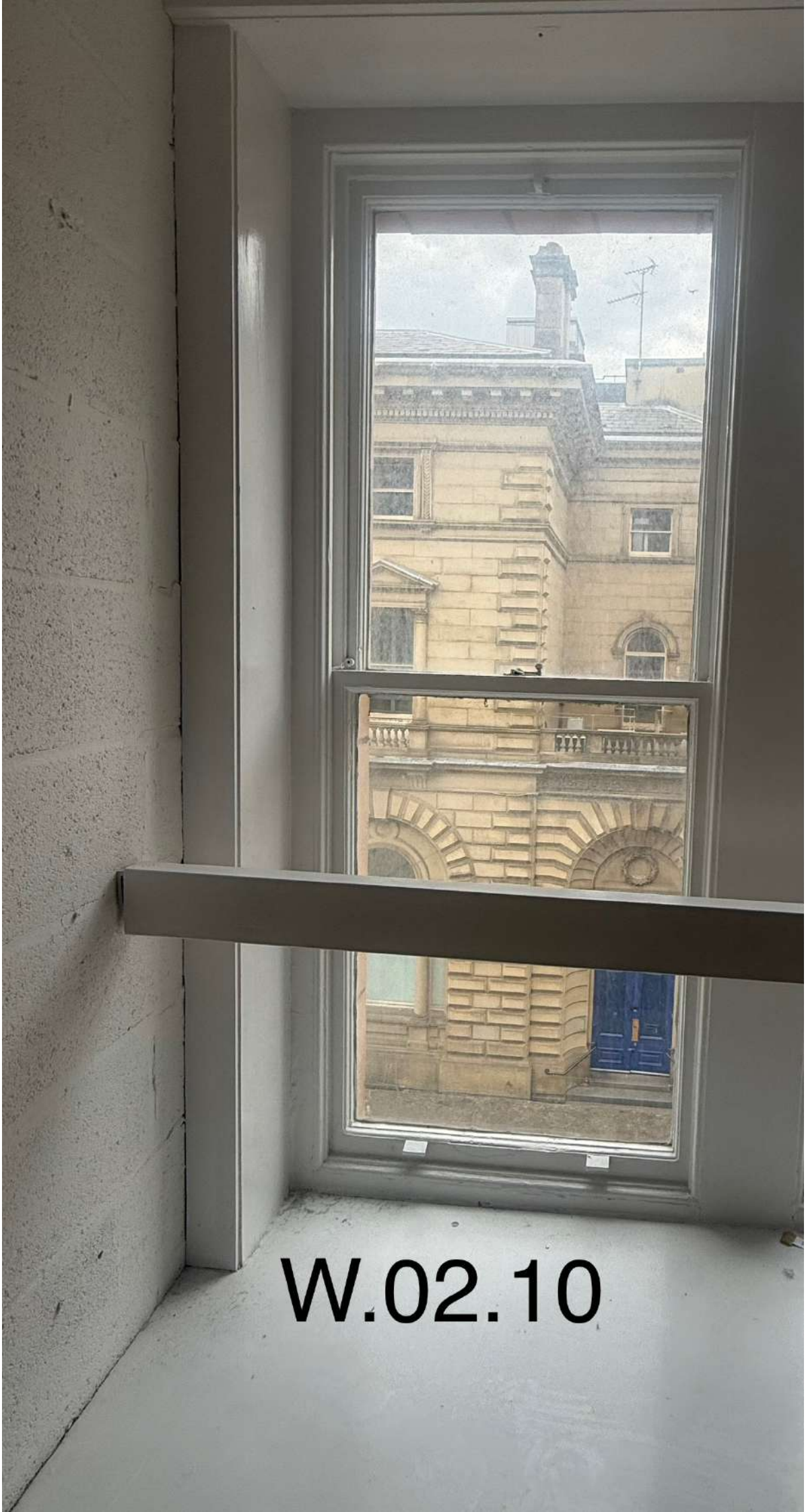

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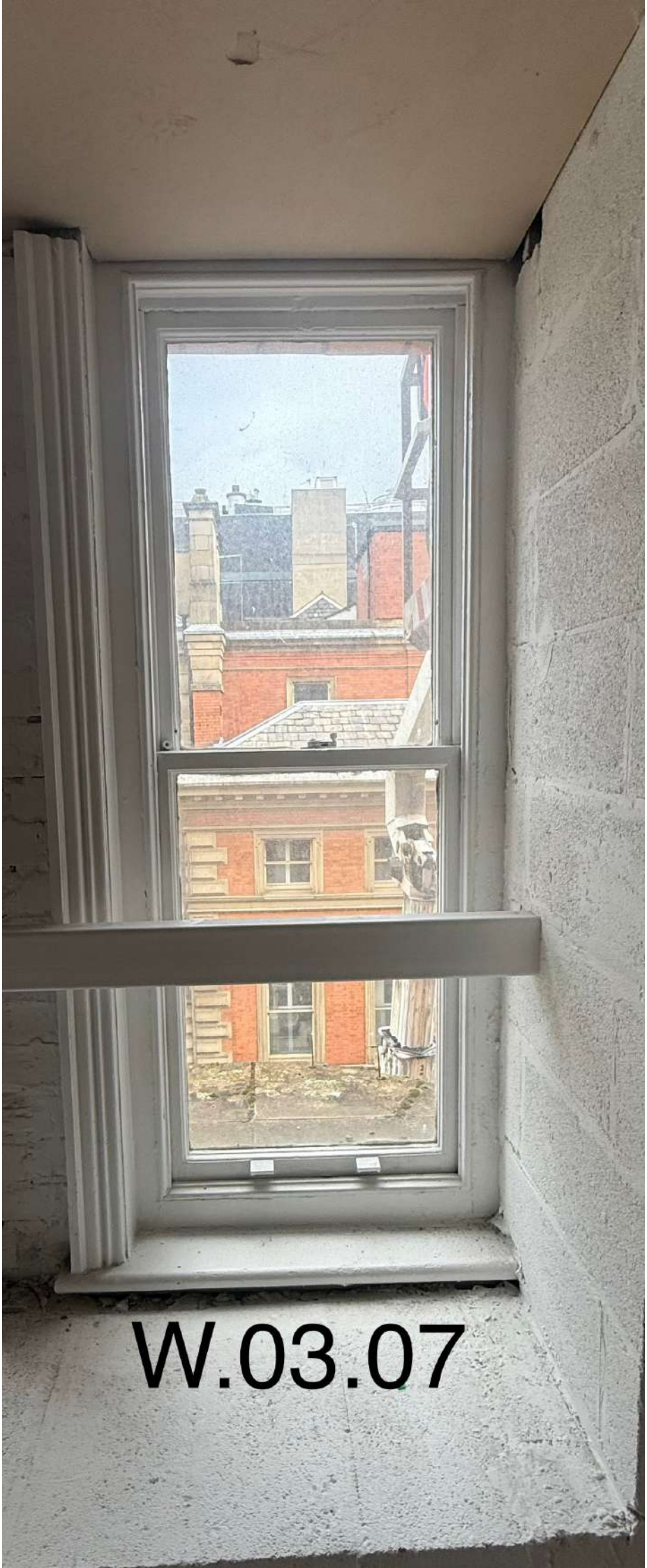

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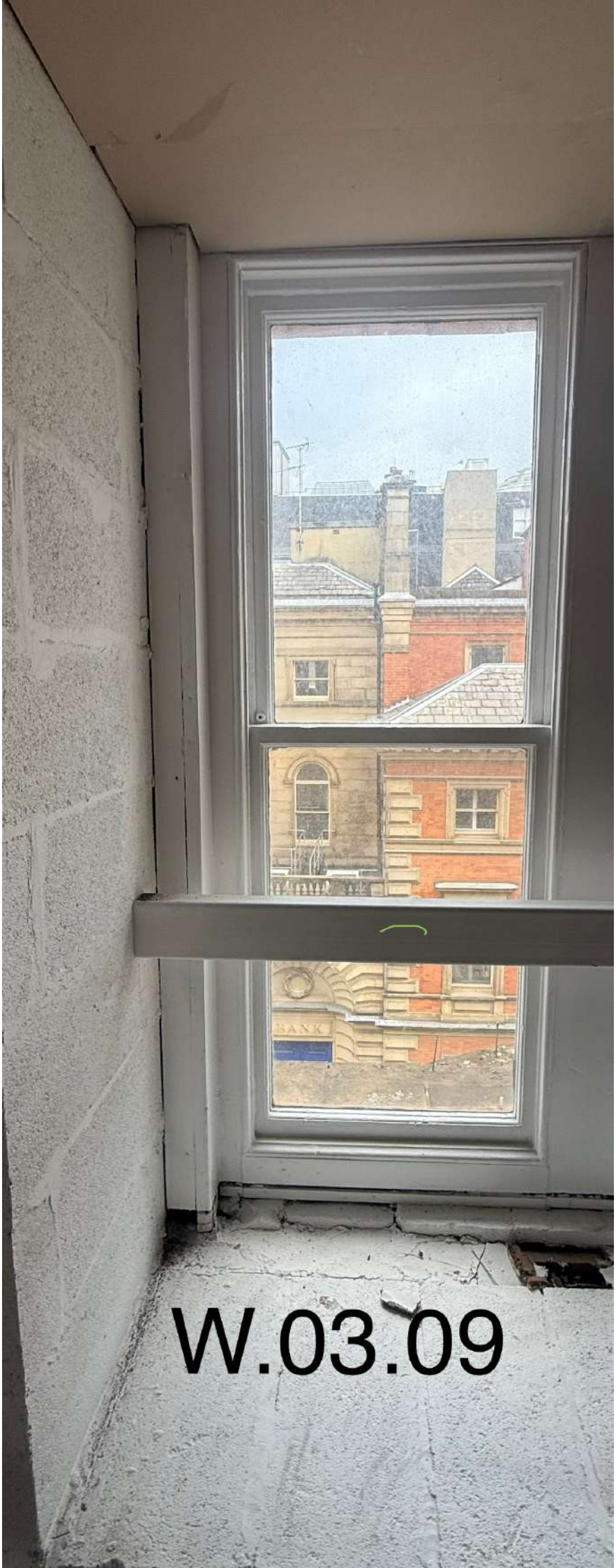

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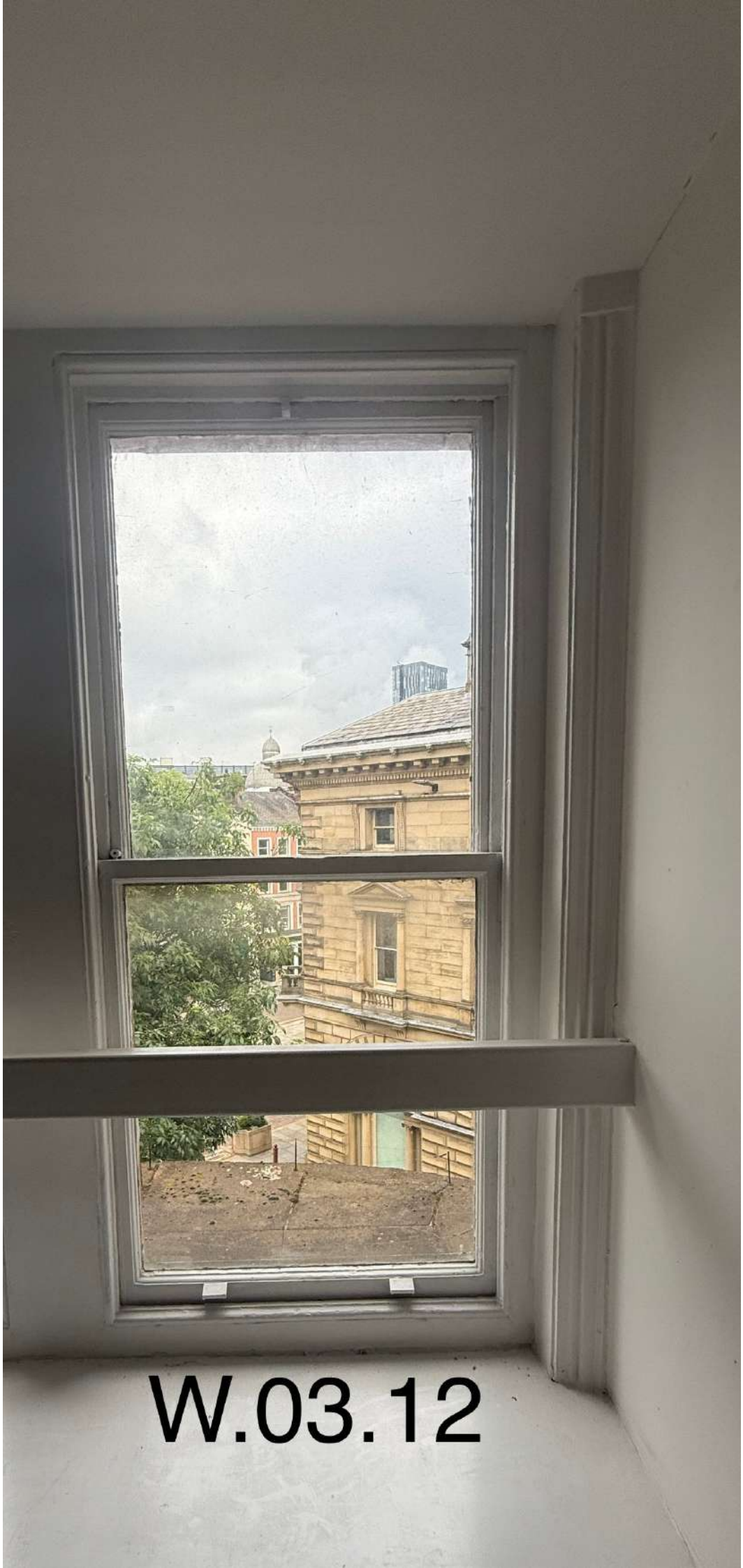

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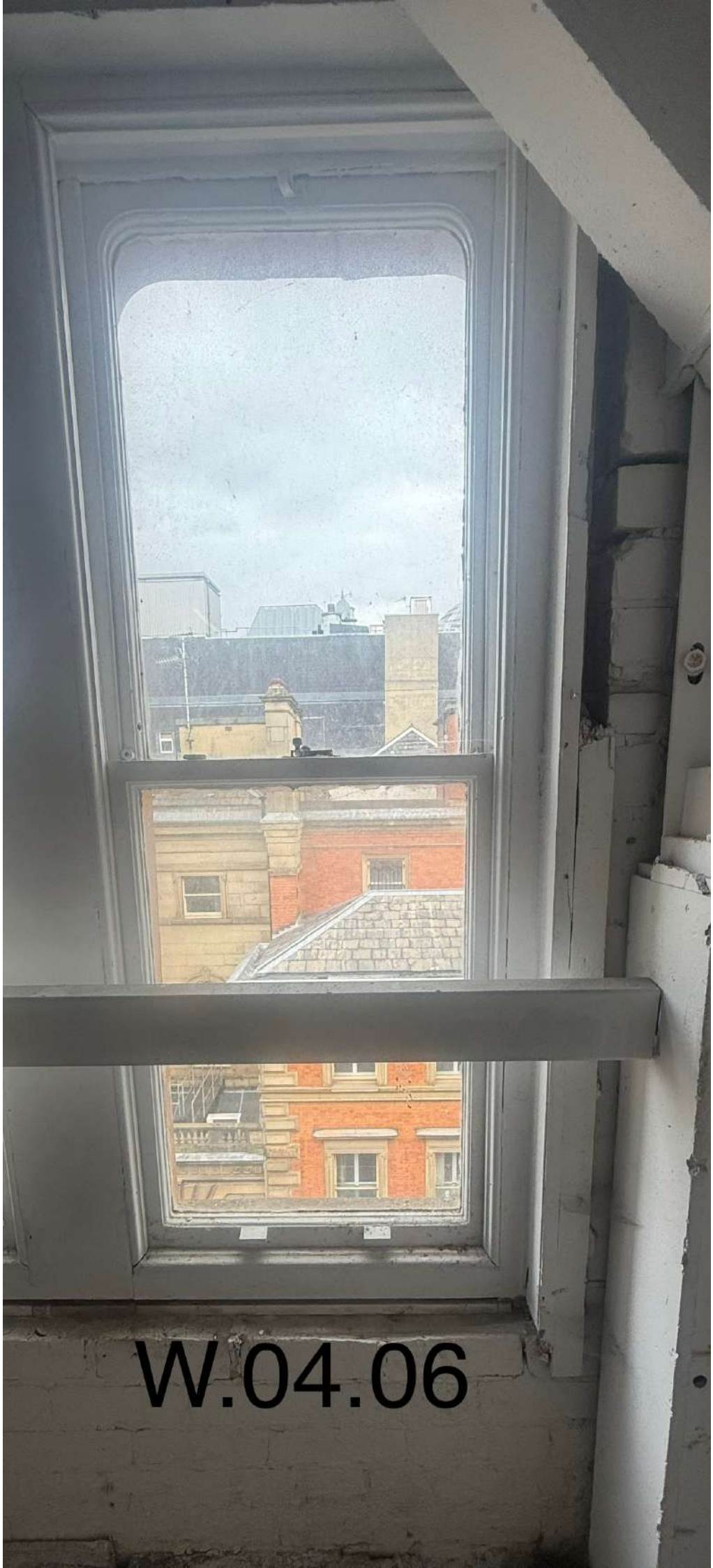

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5.2 Sidet Elevation - 1 St Ann's Square


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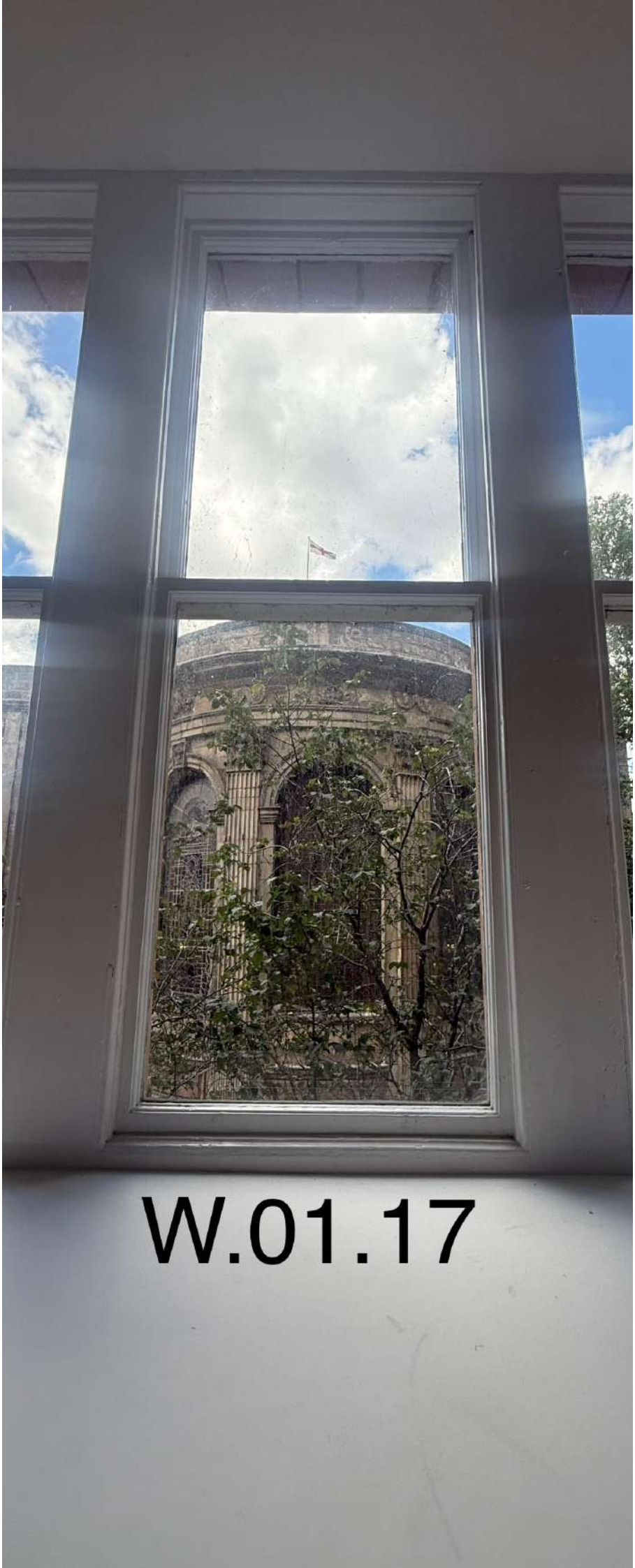
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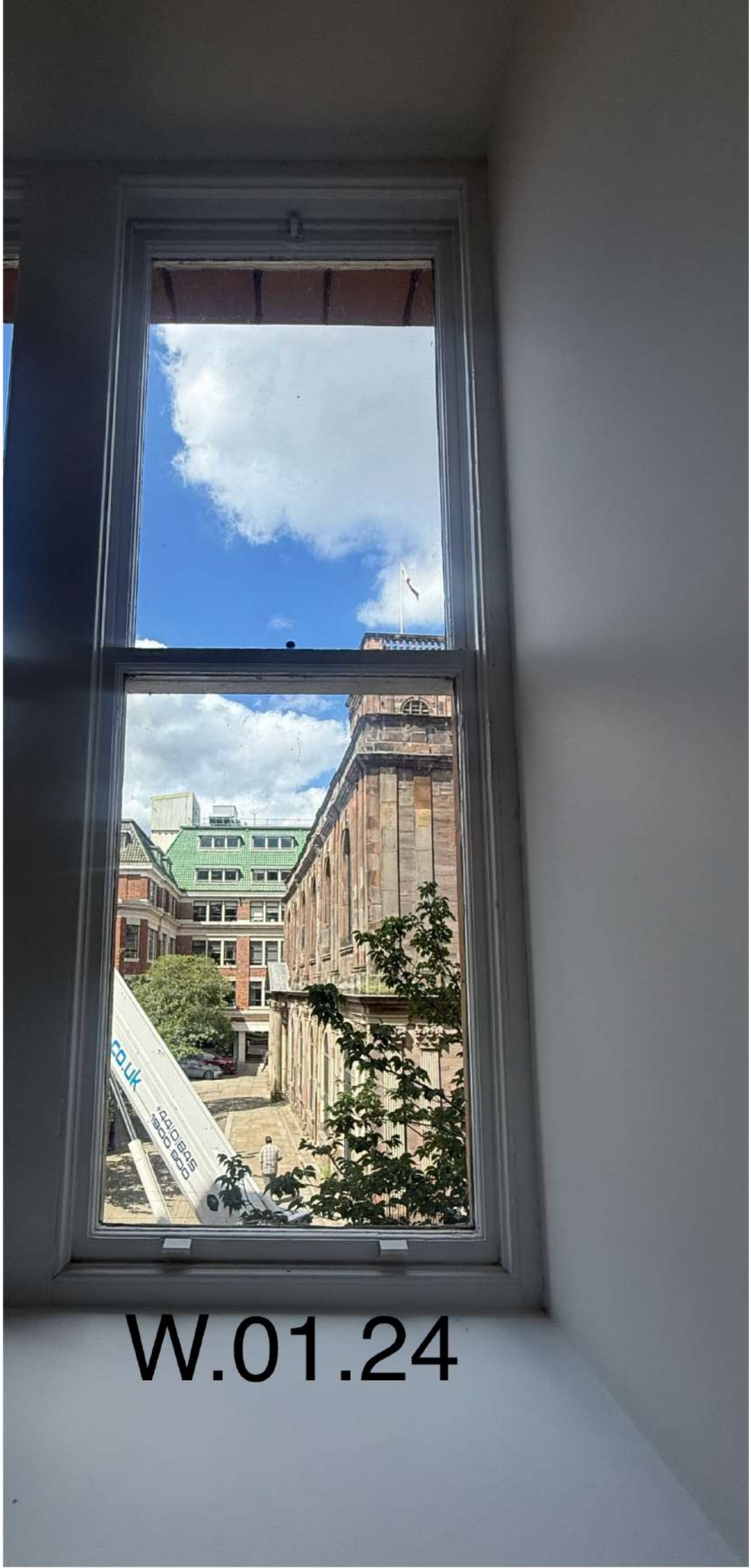

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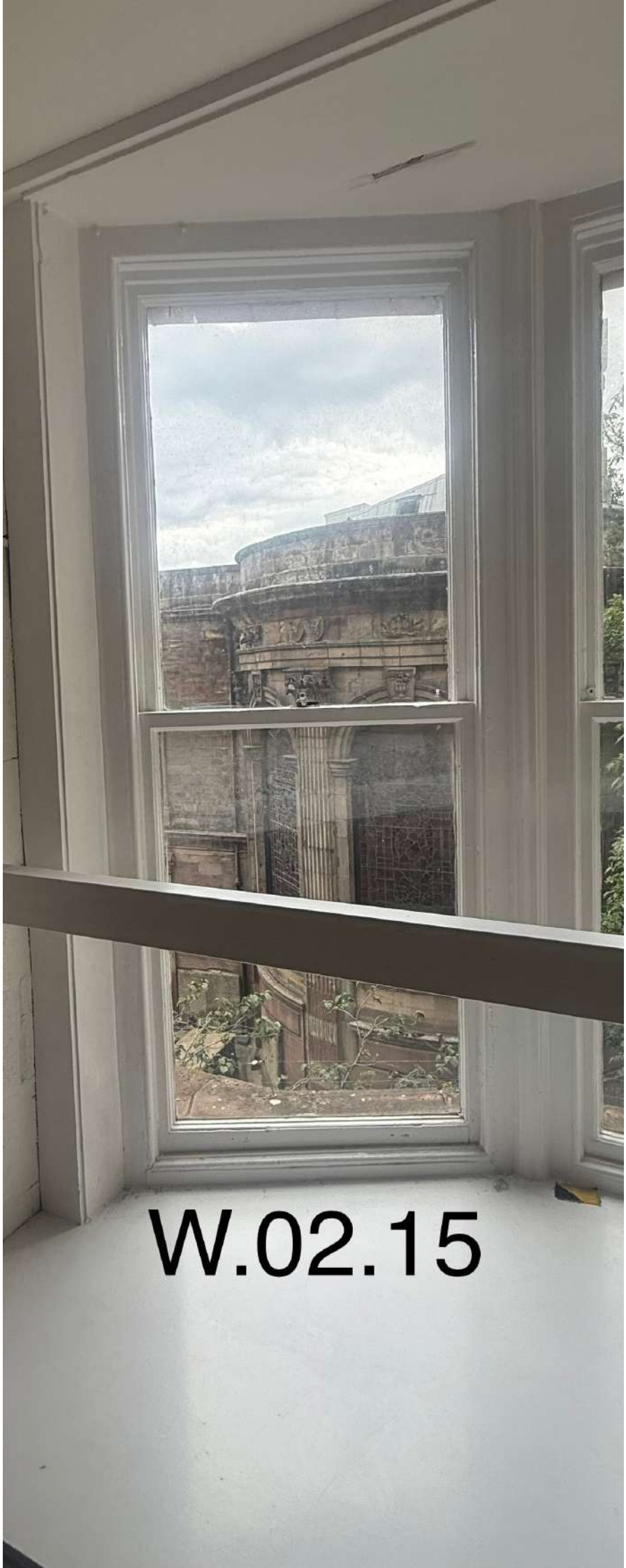


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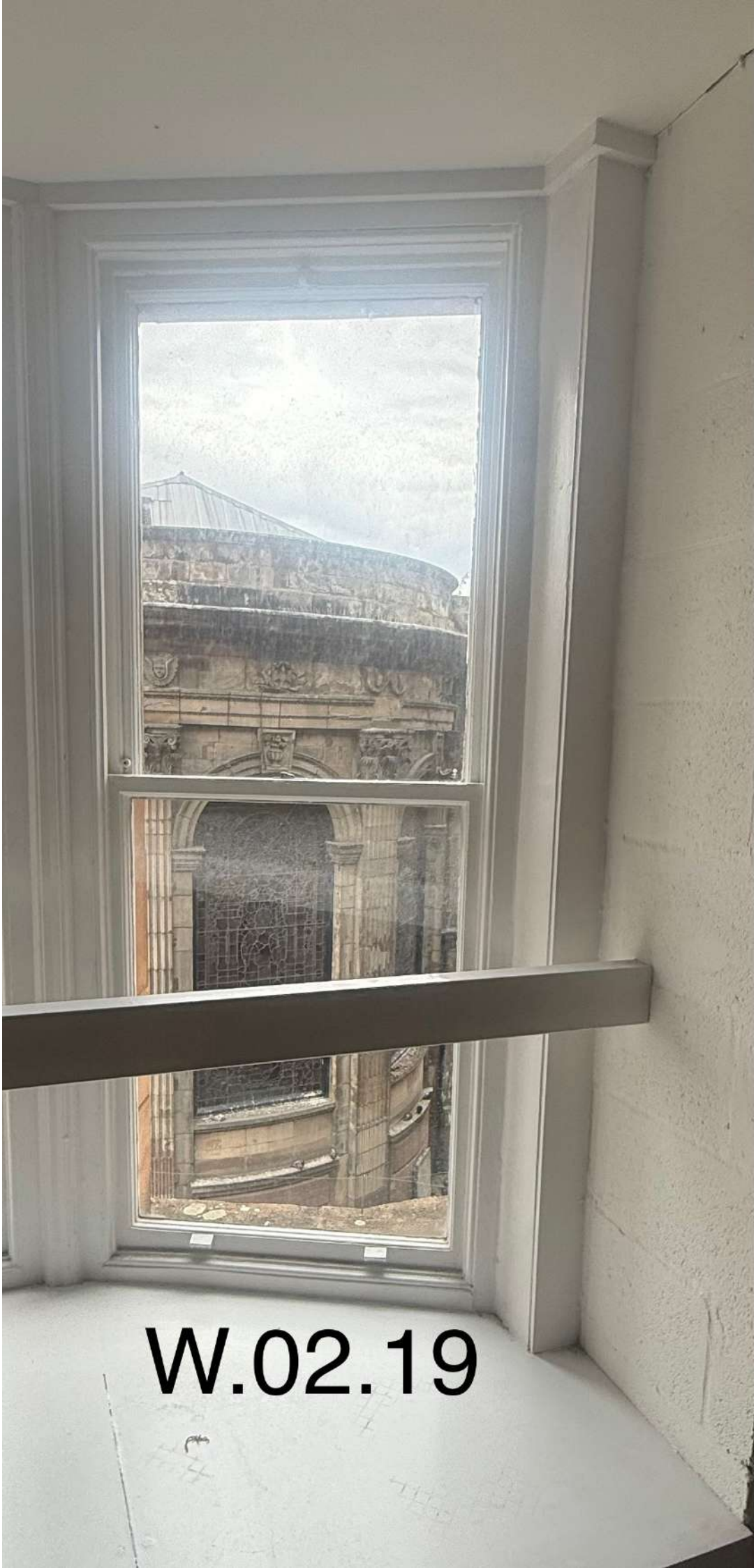

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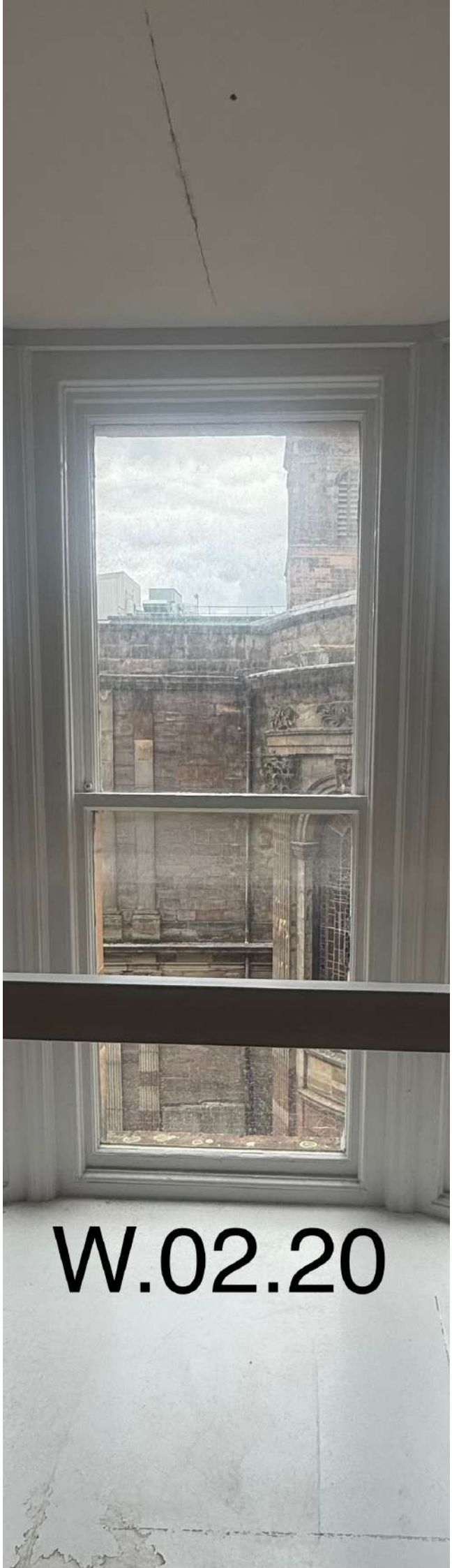

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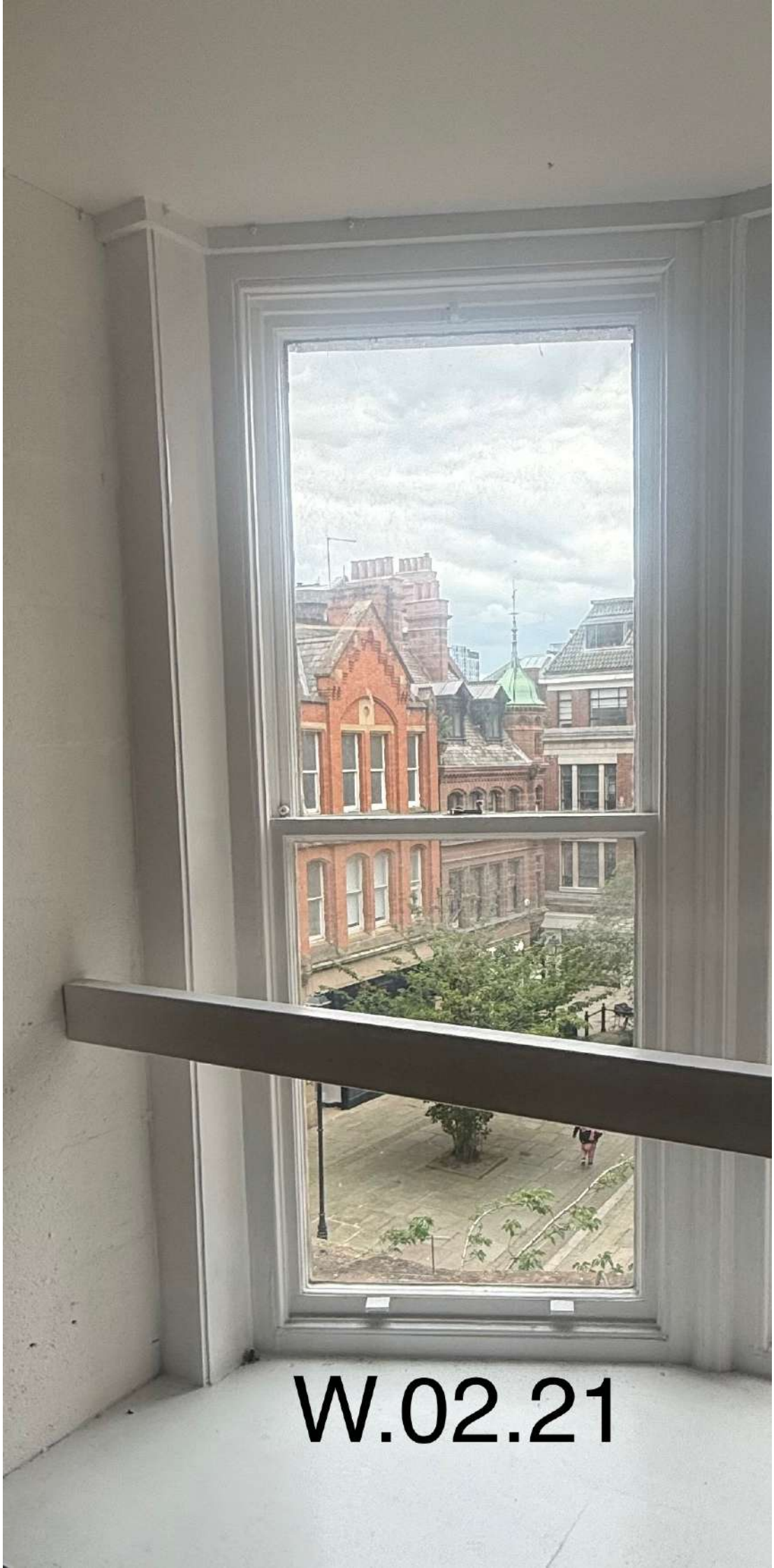

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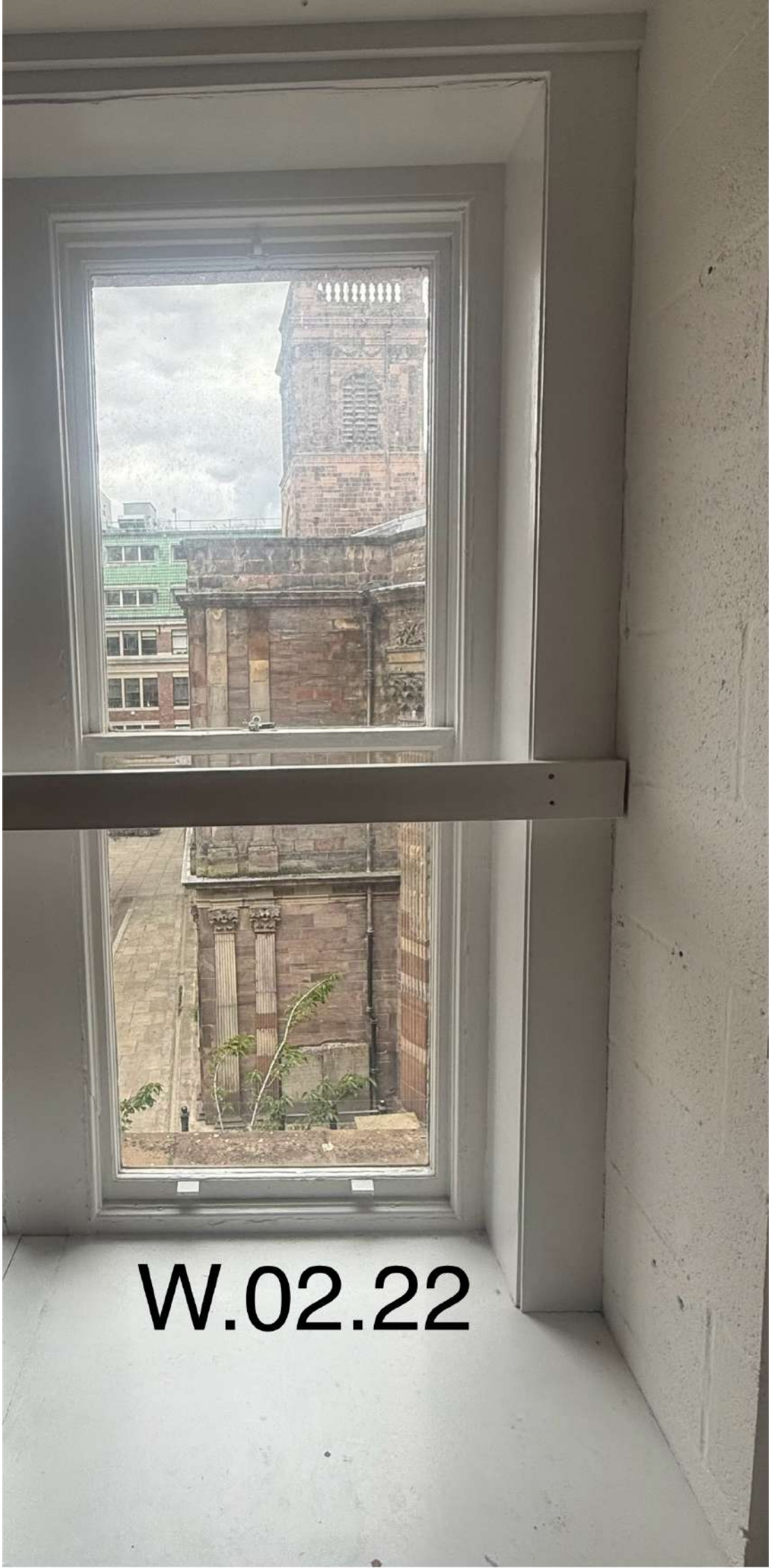

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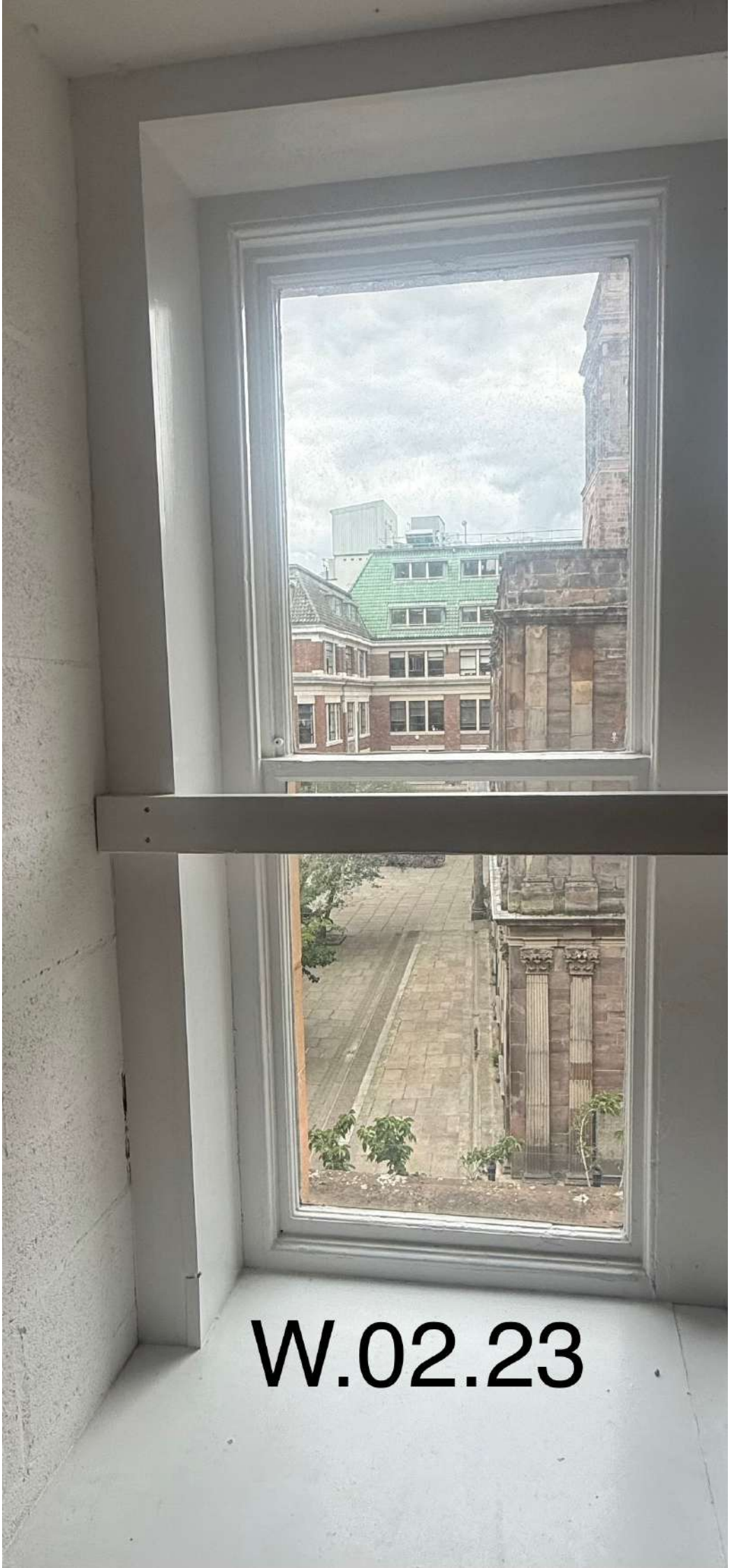

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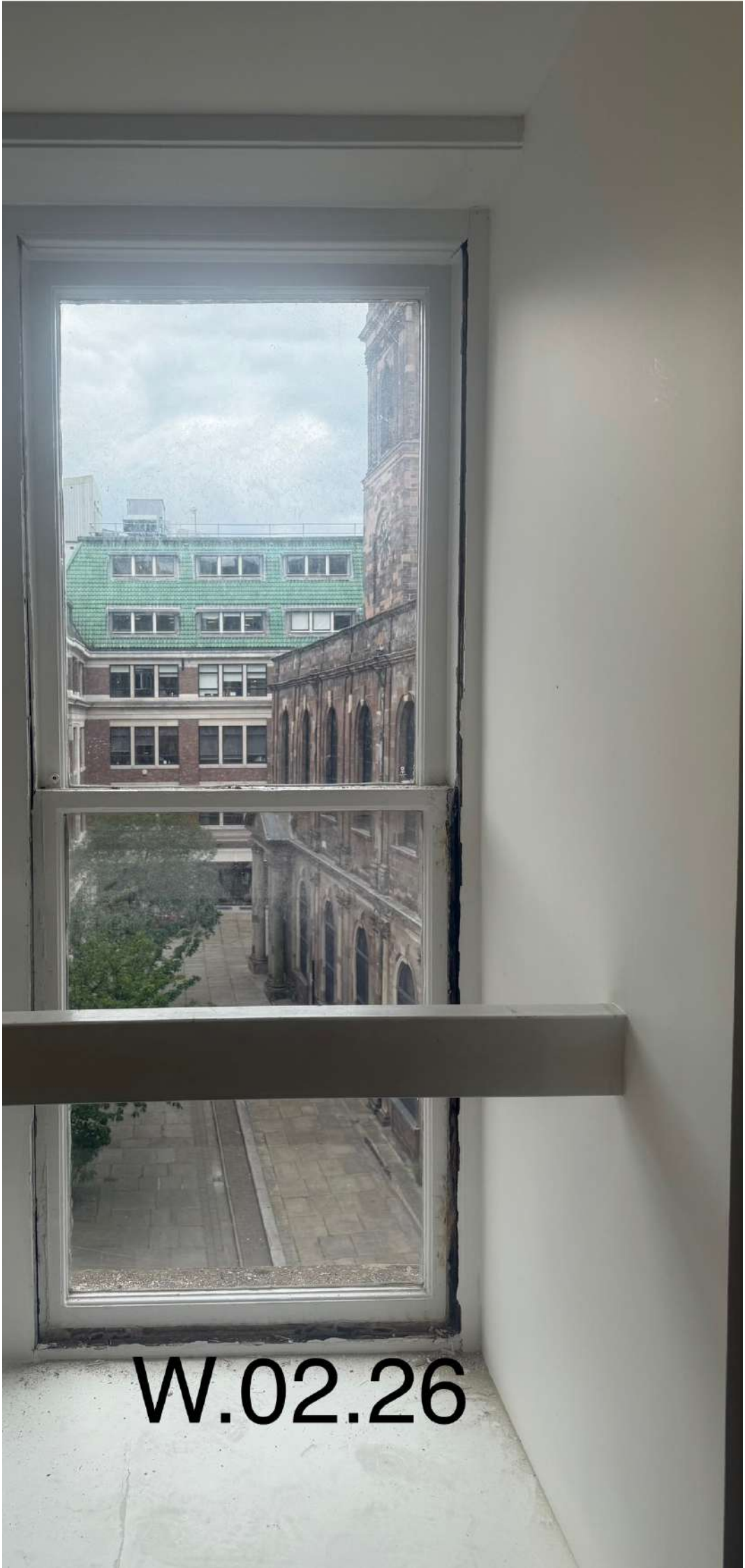

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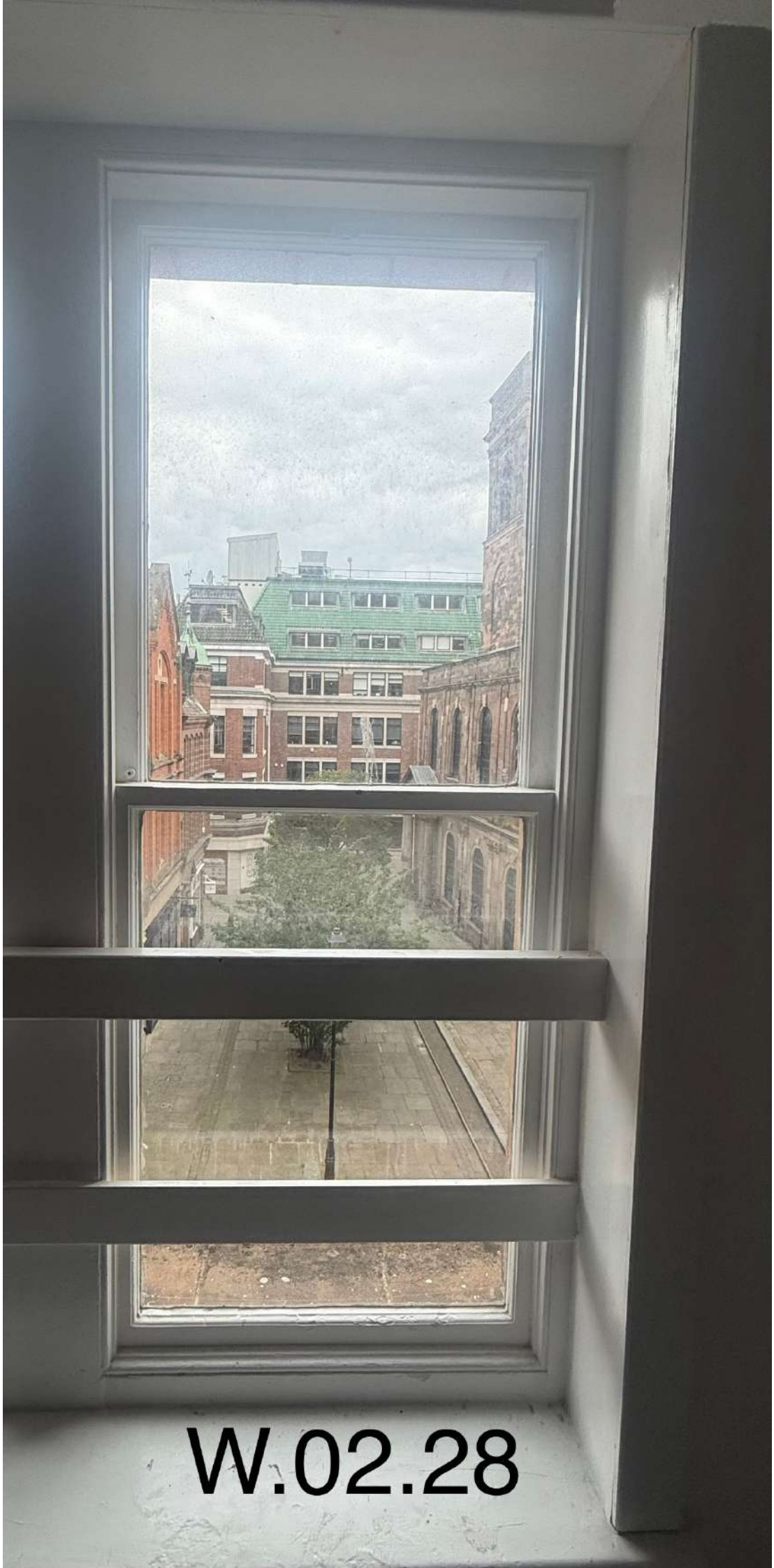

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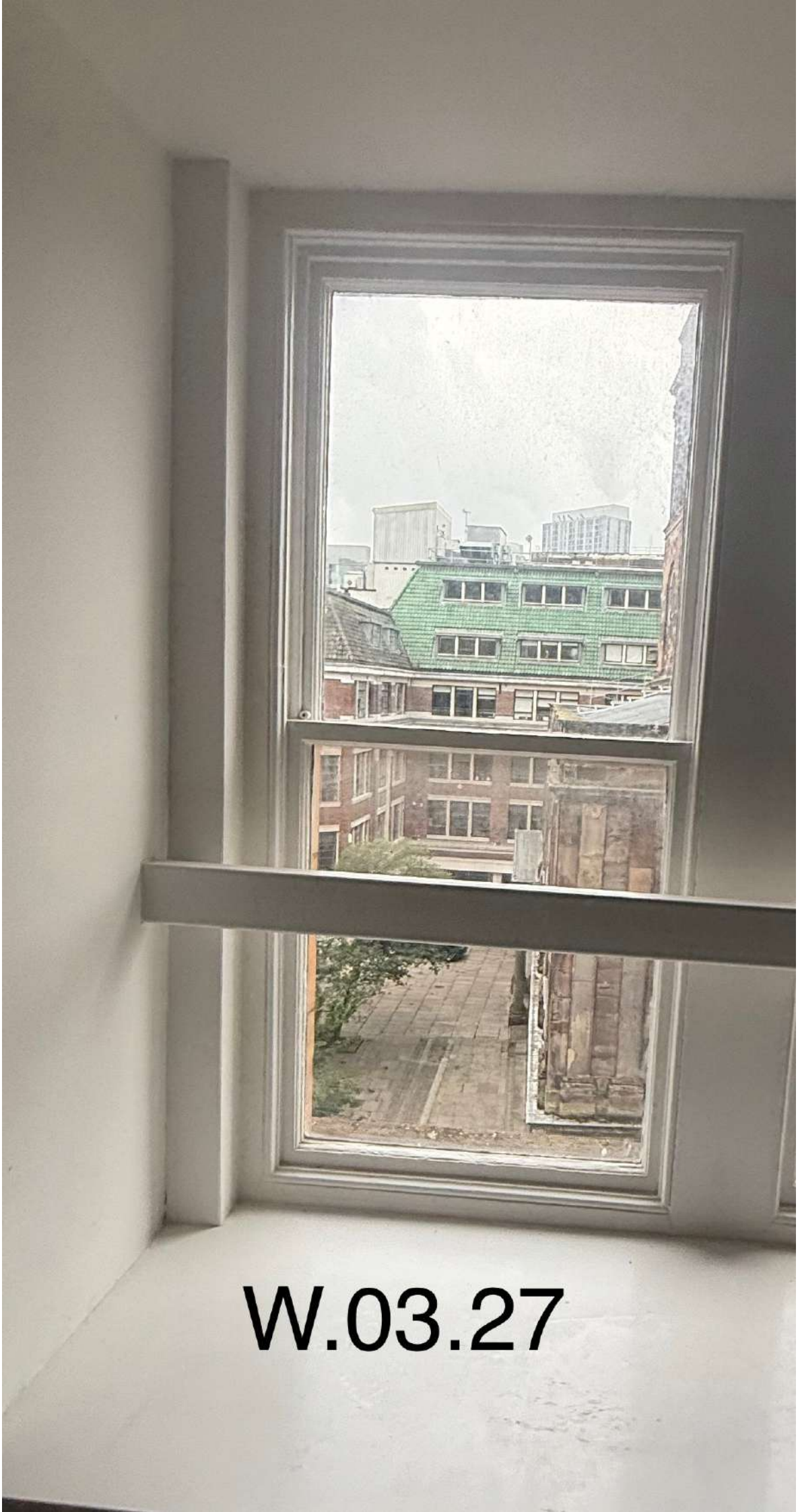

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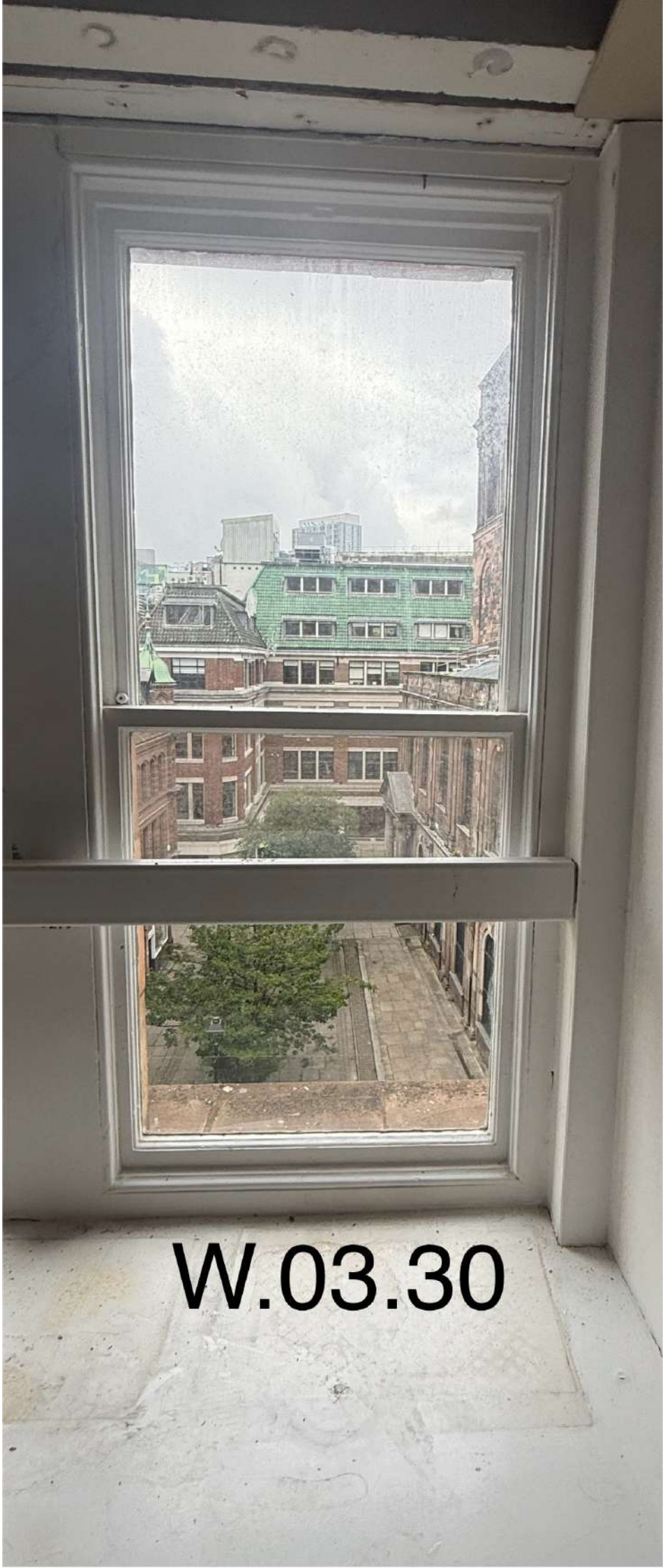

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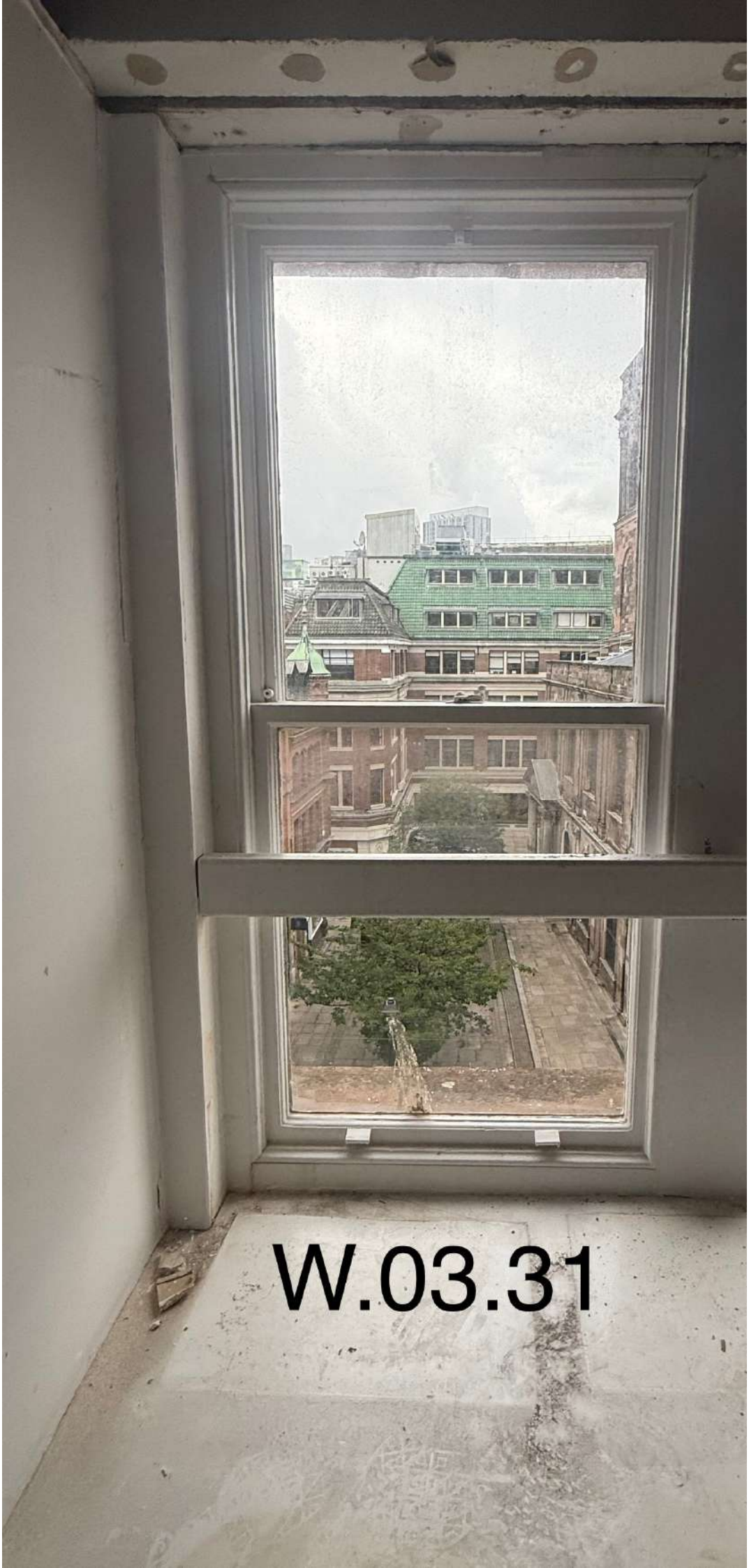

W.03.26

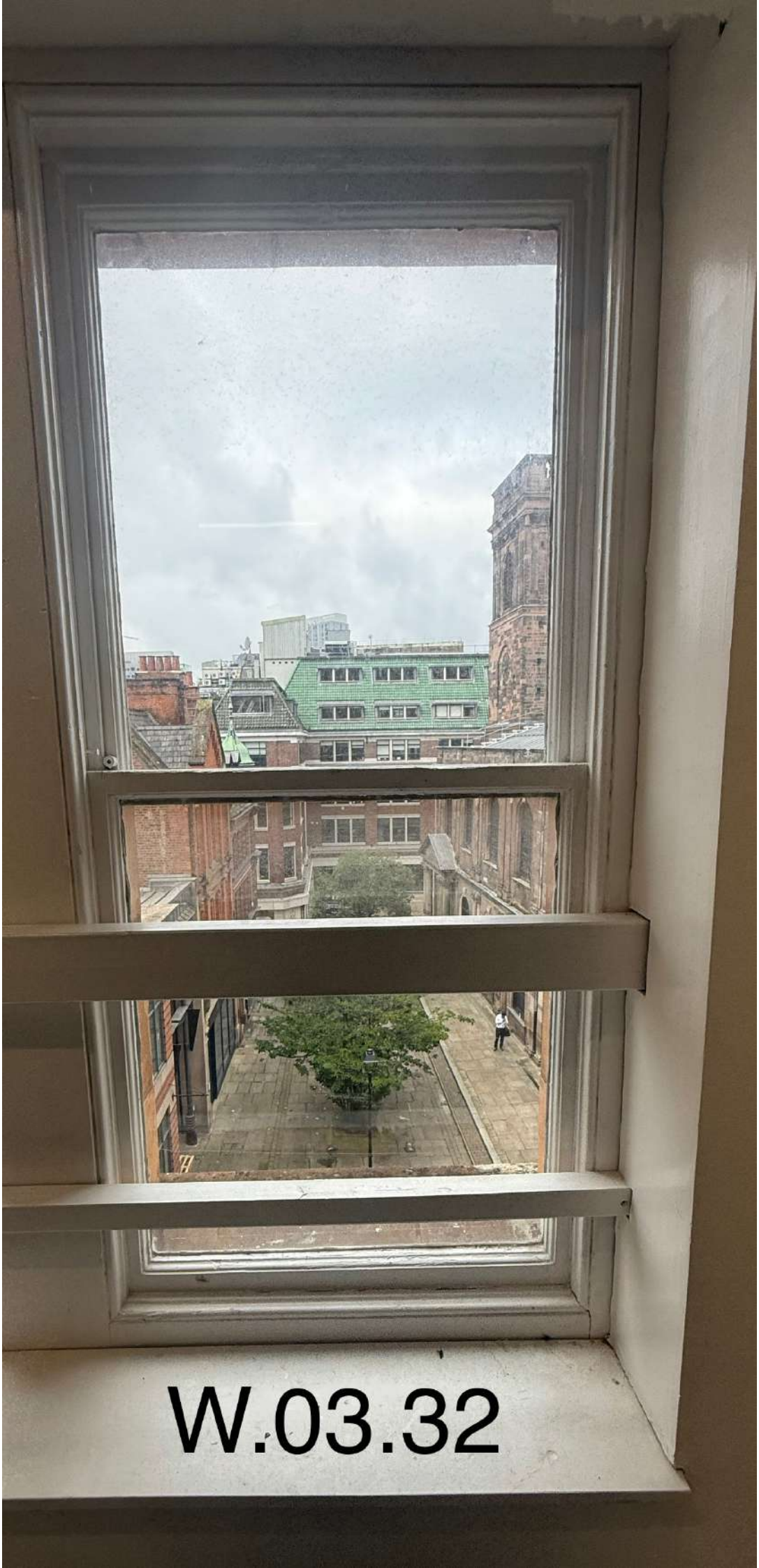

W.03.27

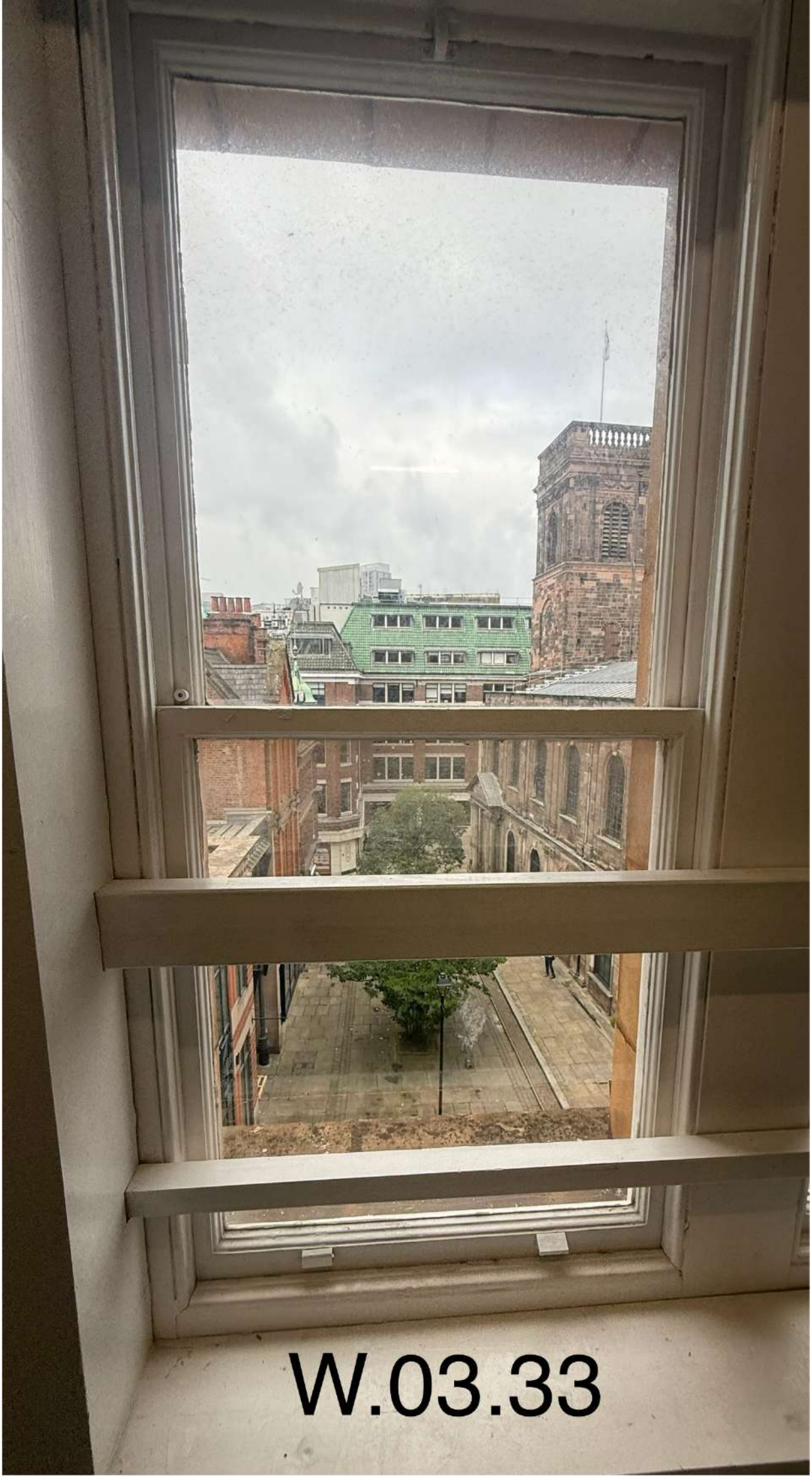

W.03.28


W.03.29


W.03.30

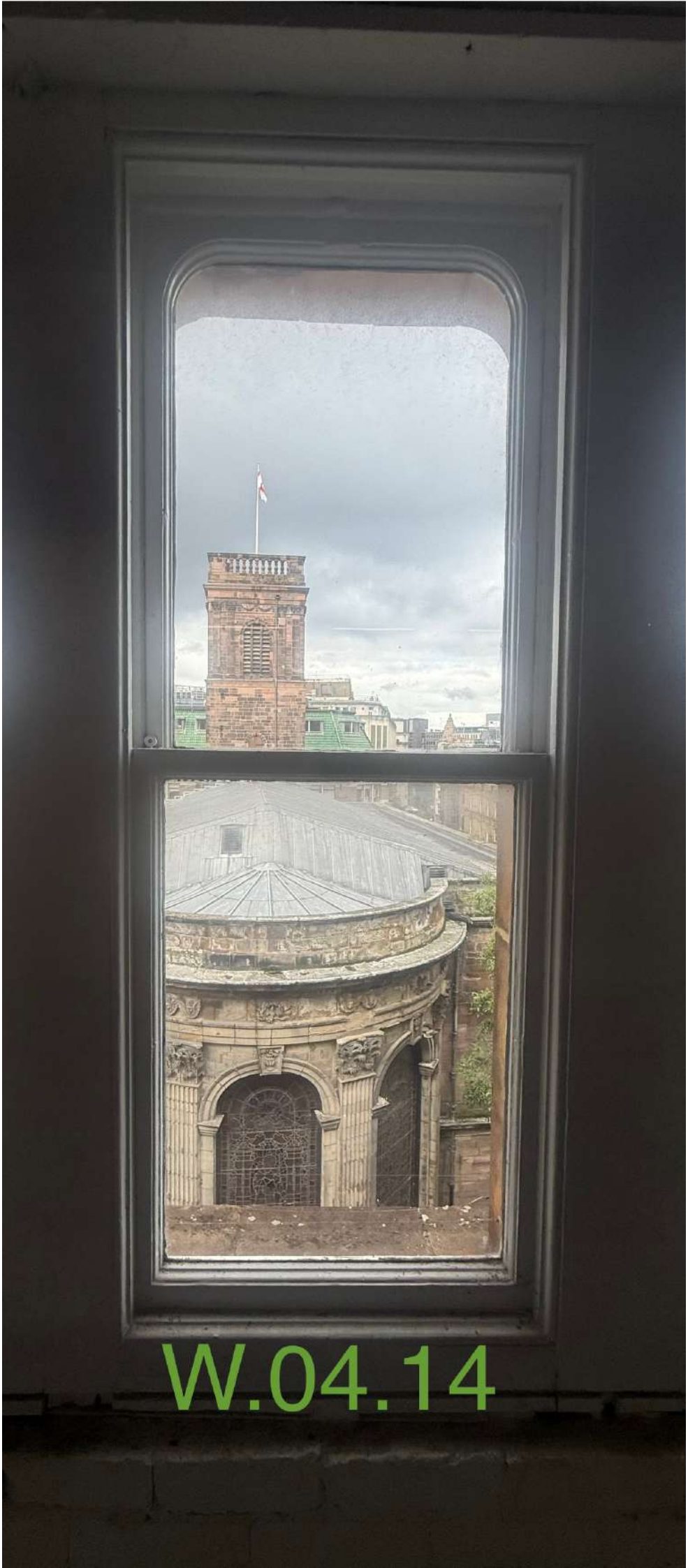

W.03.31

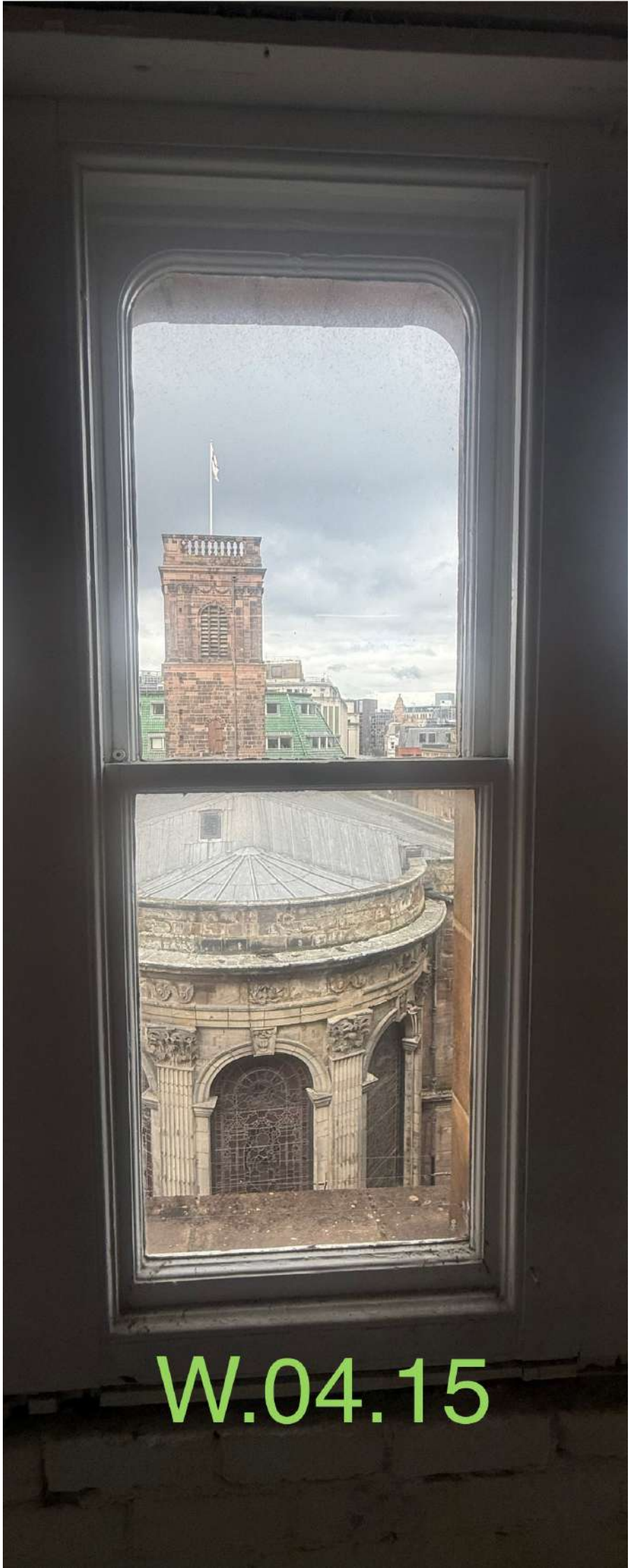

W.03.32


W.03.33

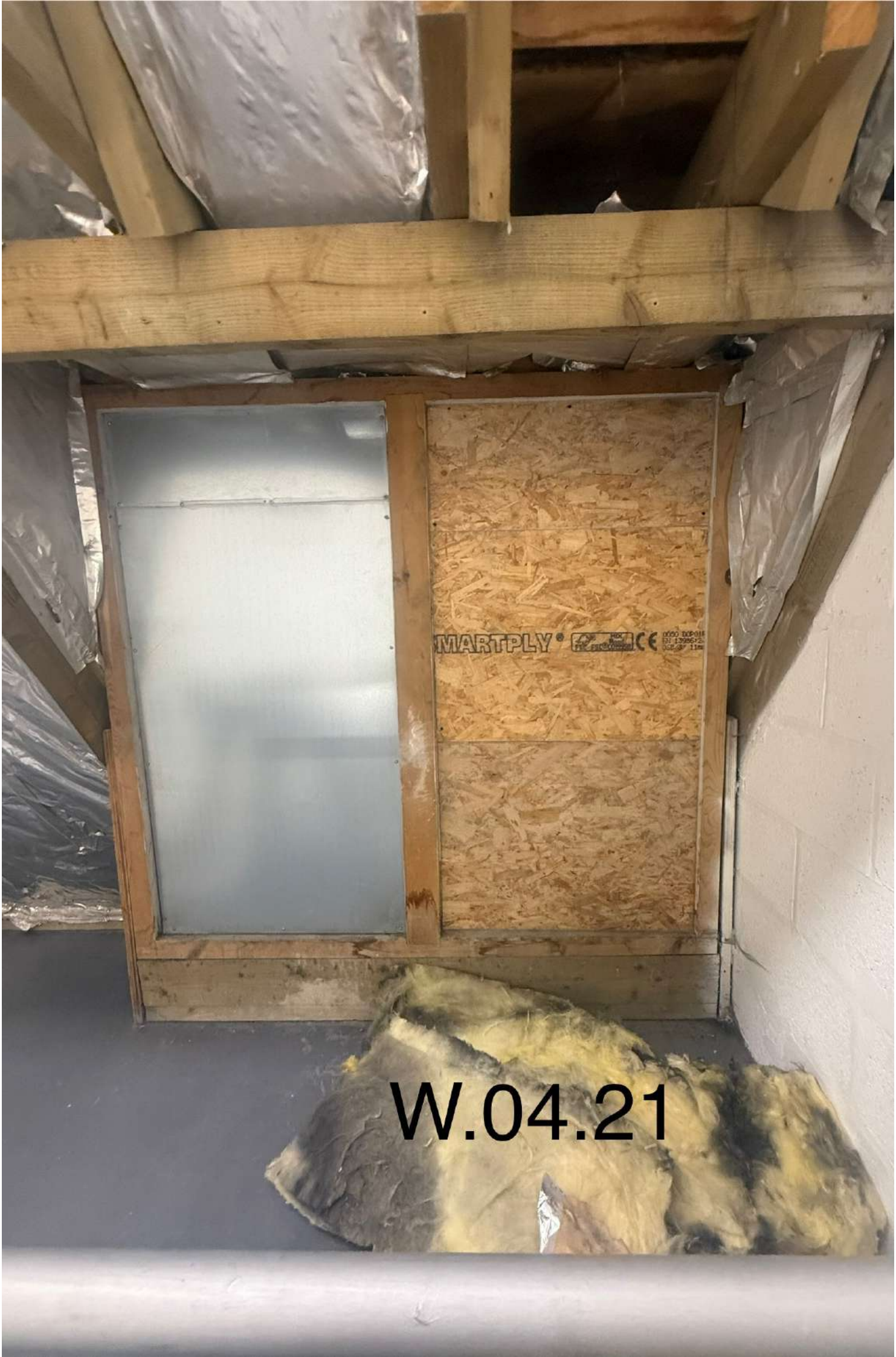

W.04.12


W.04.13


W.04.14


W.04.15


W.04.16


MARTPLY
W.04.21

5.3 Sidet Elevation - 1 St Ann's Square – Windows not part of survey















6 APPENDIX 3 – DEFECT SCHDULE

Winters Building - Window Survey Schedule

Window No.	Description	Window Frame Overall Hard Opening Size (mm)	Original	Type (F) Fixed (SH) Side Hung (SC) Sash & Case (BH) Bottom Hung (TH) Top Hung (P) Pivot	Existing Window Furniture (locks, pulls, pulleys etc)	Glazing Type	Existing Cills Condition		Existing Paint Condition		Comment/Recommended Repairs	Condition Assessment 1. Excellent 2. Very Good 3.Good 4.Fair 5.Poor
							Internal	External	Internal	External		
	E.g - 2x2 pane sash with 4 pane opener, 2x1 pane fixed casement	e.g 1200mm H x 1200mm W	Yes/No			Single/Double, lead	1 to 5 depending on condition	1 to 5 depending on condition	1 to 5 depending on condition	1 to 5 depending on condition	E.g Top opener fixed shut above sashs. Allow for easing and adjusting top sashes painted shut (4no at 15 mins each). Rot present to cill and lower frame, allow for 200(H)x100(W)x100(D) hardwood splice and 2 hours to complete. Bottom cills require replacing (2 @ 600mm, state profile and hours work).	1 to 5 depending on condition
Front Elevation	INTERNAL ELEVATIONS											
First Floor												
W.01.01	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	4	3	4	4	Both sashes painted shut, mastic failed around window. No pullys & cord to bottom sash assume the same on top sash	2
W.01.02	2 x 1 pane sash	951 x 2330	Yes	SC	N/A	Single	4	3	4	4	Both sashes painted shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.03	2 x 1 pane sash	952 x 2330	Yes	SC	N/A	Single	4	3	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.04	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.05	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	3	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.06	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.07	2 x 1 pane sash	950 x 2330	Yes	SC	Sash lifters - lock	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.08	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.09	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.10	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.11	2 x 1 pane curved sash	900 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.12	2 x 1 pane curved sash	900 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.13	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.14	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.01.15	2 x 1 pane sash	950 x 2330	Yes	SC	Sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.16	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.01.17	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.18	2 x 1 pane sash	950 x 2330	Yes	SC	Sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.19	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.20	2 x 1 pane sash	950 x 2330	Yes	SC	Sash lifters - lock	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.21	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.22	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	2
W.01.23	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	2
W.01.24	2 x 1 pane sash	950 x 2330	Yes	SC	Sash lifters - lock	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.01.25	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut. Full cill replacement, 800 x 100 x 60. No pully wheel & cord to bottom sash assume the same on top sash	4
W.01.26	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	N/A	5	4	4	Full cill replacement, 800 x 100 x 60. Mastic around window failed. No pully wheel & cord to bottom sash assume the same on top sash	4
W.01.27	2 x 1 pane sash	950 x 2330	Yes	SC	Sash lifters	Single	N/A	5	4	4	Full cill replacement, 800 x 100 x 60, bottom rail replacement 700 x 100 x 40. mastic around window failed. No cord to bottom sash assume the same on top sash.	5
W.01.28	2 x 1 pane sash	950 x 2330	Yes	SC	Sash lifters	Single	N/A	5	4	4	Full cill replacement, 800 x 100 x 60, bottom rail replacement 700 x 100 x 40. mastic around window failed.	5
W.01.29	2 x 1 pane sash	950 x 2330	Yes	SC	N/A	Single	4	5	4	4	Full cill replacement, 800 x 100 x 60, bottom rail replacement, mastic around window failed. No pully wheel & cord to bottom sash assume the same on top sash	4
Second floor												
W.02.01	2 x 1 pane sash	900 x 2050	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed at bottom	2

Winters Building - Window Survey Schedule

Window No.	Description	Window Frame Overall Hard Opening Size (mm)	Original	Type (F) Fixed (SH) Side Hung (SC) Sash & Case (BH) Bottom Hung (TH) Top Hung (P) Pivot	Existing Window Furniture (locks, pulls, pulleys etc)	Glazing Type	Existing Cills Condition		Existing Paint Condition		Comment/Recommended Repairs	Condition Assessment 1. Excellent 2. Very Good 3.Good 4.Fair 5.Poor
							Internal	External	Internal	External		
W.02.02	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed at bottom. No pully wheel & cord to bottom sash assume the same on top sash	2
W.02.03	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.02.04	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.05	2 x 1 pane sash	900 x 2050	Yes	SC	Sash lifters	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window	2
W.02.06	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window	2
W.02.07	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window	2
W.02.08	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window	2
W.02.09	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.10	2 x 1 pane sash	900 x 2050	Yes	SC	sash lock - sash lifters	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash.	3
W.02.11	2 x 1 pane curved sash	800 x 2050	Yes	SC	sash lock - sash lifters	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.12	2 x 1 pane curved sash	800 x 2050	Yes	SC	N/A	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.13	2 x 1 pane sash	900 x 2050	Yes	SC	sash lock - sash lifters	Single	N/A	5	4	5	Both sashes painted and sealed shut. Full cill replacement, 800 x 100 x 60.	3
W.02.14	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	5	4	5	Both sashes painted and sealed shut. Full cill replacement, 800 x 100 x 60. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.15	2 x 1 pane sash	900 x 2050	Yes	SC	sash lock - sash lifters	Single	N/A	5	4	5	Full cill replacement 800x100x50 - both sashes painted and sealed shut	3
W.02.16	2 x 1 pane sash	920 x 2050	Yes	SC	Sash lifters	Single	N/A	5	4	4	Full cill replacement 800x100x50 - both sashes painted and sealed shut	3
W.02.17	2 x 1 pane sash	920 x 2050	Yes	SC	N/A	Single	N/A	5	4	4	Full cill replacement 800x100x50 - both sashes painted and sealed shut. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.18	2 x 1 pane sash	920 x 2050	Yes	SC	Sash lock - sash lifters	Single	N/A	5	4	4	Both sashes painted and sealed shut, mastic failed around window	3
W.02.19	2 x 1 pane sash	900 x 2050	Yes	SC	Sash lifters	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window	2
W.02.20	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	5	3	4	Full cill replacement 800x100x60, both windows shut, replace mastic. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.21	2 x 1 pane sash	900 x 2050	Yes	SC	Sash lock - sash lifters	Single	N/A	5	3	4	Full cill replacement 800x100x60, both windows shut, replace mastic	3
W.02.22	2 x 1 pane sash	900 x 2050	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.02.23	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.24	2 x 1 pane sash	900 x 2050	Yes	SC	Sash lifters	Single	N/A	3	3	4	Full cill replacement 800x100x60, both windows shut, replace mastic	3
W.02.25	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	3	3	4	Full cill replacement 800x100x60, both windows shut, replace mastic. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.26	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	4	4	4	Full cill replacement 800x100x60, both windows shut, replace mastic. Missing staff bead 2 metres to be replaced . No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.27	2 x 1 pane sash	900 x 2050	Yes	SC	Sash lifters	Single	N/A	4	4	4	Full cill replacement 800x100x60, both windows shut, replace mastic	3
W.02.28	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	3	3	4	Full cill replacement 800x100x60, both windows shut, replace mastic. No pully wheel & cord to bottom sash assume the same on top sash	3
W.02.29	2 x 1 pane sash	900 x 2050	Yes	SC	N/A	Single	N/A	3	3	4	Full cill replacement 800x100x60, both windows shut, replace mastic	3
Third Floor												
W.03.01	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.03.02	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.03	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.04	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.03.05	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3

Winters Building - Window Survey Schedule

Window No.	Description	Window Frame Overall Hard Opening Size (mm)	Original	Type (F) Fixed (SH) Side Hung (SC) Sash & Case (BH) Bottom Hung (TH) Top Hung (P) Pivot	Existing Window Furniture (locks, pulls, pulleys etc)	Glazing Type	Existing Cills Condition		Existing Paint Condition		Comment/Recommended Repairs	Condition Assessment 1. Excellent 2. Very Good 3.Good 4.Fair 5.Poor
							Internal	External	Internal	External		
W.03.06	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.03.07	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.03.08	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.03.09	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.10	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.11	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.03.12	2 x 1 pane sash	1800 x 900	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window	2
W.03.13	2 x 1 pane sash	1800 x 900	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.14	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. Cord to bottom sash assume the same on top sash	3
W.03.15	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	5	4	5	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 50. No pully wheel & cord to bottom sash assume the same on top sash	4
W.03.16	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	5	4	5	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 50. No pully wheel & cord to bottom sash assume the same on top sash	4
W.03.17	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	5	4	5	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 50. Cord to bottom sash assume the same on top sash	4
W.03.18	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	5	4	5	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 50. Cord to bottom sash assume the same on top sash	4
W.03.19	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.20	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.21	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window.	2
W.03.22	2 x 1 pane sash	1800 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window.	2
W.03.23	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.24	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.25	2 x 1 pane sash	1800 x 800	Yes	SC	N/A	Single	N/A	4	4	5	Both sashes painted and sealed shut, mastic failed around window. Cord to bottom sash assume the same on top sash	3
W.03.26	2 x 1 pane sash	1800 x 900	Yes	SC	Sash lock - sash lifters	Single	N/A	4	3	5	Both sashes painted and sealed shut, mastic failed around window.	2
W.03.27	2 x 1 pane sash	1800 x 900	Yes	SC	N/A	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.28	2 x 1 pane sash	1800 x 900	Yes	SC	Sash lock - sash lifters	Single	N/A	4	3	4	Both sashes painted and sealed shut, mastic failed around window.	2
W.03.29	2 x 1 pane sash	1800 x 900	Yes	SC	N/A	Single	N/A	5	3	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.30	2 x 1 pane sash	1800 x 900	Yes	SC	N/A	Single	N/A	5	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.03.31	2 x 1 pane sash	1800 x 900	Yes	SC	Sash lock - sash lifters	Single	N/A	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 800 x 100 x 60.	3
W.03.32	2 x 1 pane sash	1800 x 900	Yes	SC	N/A	Single	4	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 800 x 100 x 60. No pully wheel & cord to bottom sash assume the same on top sash	4
W.03.33	2 x 1 pane sash	1800 x 900	Yes	SC	N/A	Single	4	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 800 x 100 x 60.	3
W.03.34	2 x 1 pane sash	1800 x 900	Yes	SC	N/A	Single	4	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 800 x 100 x 60.	3
Forth Floor												
W.04.01	2 x 1 pane sash	1700 x 800	Yes	SC	Sash lock - sash lifters	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	3
W.04.02	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.04.03	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.04.04	2 x 1 pane sash	1700 x 800	Yes	SC	Sash lock - sash lifters	Single	4	4	4	4	Both sashes painted and sealed shut, mastic failed around window.	2

Winters Building - Window Survey Schedule

Window No.	Description	Window Frame Overall Hard Opening Size (mm)	Original	Type (F) Fixed (SH) Side Hung (SC) Sash & Case (BH) Bottom Hung (TH) Top Hung (P) Pivot	Existing Window Furniture (locks, pulls, pulleys etc)	Glazing Type	Existing Cills Condition		Existing Paint Condition		Comment/Recommended Repairs	Condition Assessment 1. Excellent 2. Very Good 3.Good 4.Fair 5.Poor
							Internal	External	Internal	External		
W.04.05	2 x Louvre door casement	1600 x 800	Yes	SH	Broken Handle and broken hindge to RH door	Louvre	5	5	5	5	External access reduced via MEWP. Full cill replacement. Re hang LH door.	4
W.04.06	2 x 1 pane sash	1700 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window.	2
W.04.07	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.04.08	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.04.09	2 x 1 pane sash	1700 x 800	Yes	SC	Sash lock - sash lifters	Single	N/A	4	4	4	Both sashes painted and sealed shut, mastic failed around window. No cord to bottom sash assume the same on top sash	3
W.04.10	2 x 1 pane sash	1700 x 800	Yes	SC	Sash lock - sash lifters	Single	5	4	5	4	Both sashes painted and sealed shut, mastic failed around window. No pully wheel & cord to bottom sash assume the same on top sash	3
W.04.11	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	5	4	5	4	Both sashes painted and sealed shut, mastic failed around window.	2
W.04.12	2 x Louvre door casement	1600 x 1500	Yes	SH	Broken Handle and broken hindge to RH door	Lourve	5	5	5	5	External access reduced via MEWP. Re hang RH door.	3
W.04.13	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	N/A	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 60. No cord to bottom sash assume the same on top sash	3
W.04.14	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	N/A	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 60. No pully wheel & cord to bottom sash assume the same on top sash	3
W.04.15	2 x 1 pane sash	1700 x 800	Yes	SC	N/A	Single	N/A	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 60. No pully wheel & cord to bottom sash assume the same on top sash	3
W.04.16	2 x 1 pane sash	1700 x 800	Yes	SC	Sash lifters	Single	N/A	5	4	4	Both sashes painted and sealed shut. Full cill replacement, 600 x 100 x 60.	3
W.04.21	2 x Louvre door casement	1600 x 1500	Yes	SH	Boarded up	Lourve	N/A	4	5	4	External access reduced via MEWP. Internally boarded up. Re hang LH door. Splace repair to frame 300 x 70.	4