



SOLLEX PRODUCTS LTD

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Unit 1, Oliver Business Park, Park Royal, London, NW10 7JB

London, 22nd of March 2023

REF. L12414- 261/26NG

Address:

26 Netherhall Gardens

London, NW3 5TL

To whom it may concern,

Further to our technician's site visit at the above property, you may find below our comments on the windows together with some pictures illustrating current condition of the units

General to all units:

At the time of survey, a major sign of dry rot was noted that resulted from the humidity levels, which across all the windows measured between 22- 28%.

Though the surface felt dry due to the numerous painting coats applied to the frames the part of the box which is concealed within the wall, given the timber moisture levels is favourable for growth of mould and fungus which is a major health issue to the future inhabitants.

All Putty falling apart which allowed water ingress and affected the frames throughout.
Beading missing, parting beads failing or broken down.

The condition is very poor throughout - with major rots and splits to the mullions, joints and meeting rails (on sash windows especially) as well as the lower part of the boxes (to casements), the part that undertakes the whole weight of the windows. We as such have an advisory that any attempt to deglaze will bear a high risk of the units falling apart.

Current windows are all single glazed, draughty and timber is unstable, thus a U-value of 1.6W/m²k or lower will not be achievable with existing units' refurbishment.

Attempting to refurbish the existing units is therefore a temporary measure which is not a sustainable or a lasting solution, and will not be at any given time an energy efficient solution.

There have been 2 types of sash horns identified on site, sign that the windows might have been replaced without consideration of continuity throughout the property.

Also identified 3 different casement window profile, which is again inconsistent and do not offer any security or insulation efficiency.

Apart from what generally applies to all windows, we also itemised the issues in the next pages.

Mark Up Individual Units

W101 – Profile 1 Casement, cill damaged, water ingress, compromised the integrity

W102 – Profile 1 Casement, slight cill damage, frames not in level allowing considerable draft and Vertical mullion structure splintered. As this is sheltered in consideration to the other windows, there is minimum water ingress.

W103 and W105 – Profile 2 Casement, cill damaged, water ingress, outside box frame splintered, horizontal mullion compromised, Cracked Glass, Outer LHF Frame W105 falling apart

W104 – Sash Horn type 1, Sash Windows beading coming apart, box cracked, bottom part of door leaves compromised, leaves not in level, outer frames damaged box throughout, outer top mullions timber splintered and missing partially.

W106 - Sash Horn Type 1, meeting rail W106 splintered -top sash integrity questionable, bottom sash frames sign of water ingress

W107 – window not in level needs replacement – it may have affected the adjacent W106 and W108 integrity - mark up on drawings and pictures

W108 - Sash Horn Type 1, meeting rail W106 splintered -top sash integrity questionable, bottom sash frames sign of water ingress, top stained glass cracked and lead coming apart

W106 to W108 Outer Sash Box cill not accessible to inspection, suspect of water ingress, timber splintering.

W109 – Profile 2 Casement, inconsistent and not efficient

W110 – Profile 3 Casement, inconsistent and not efficient, water ingress to cill, cracked glass

W200 – Sash Horn Type 1, Bottom rail considerable damage, external moss sign of water ingress to jamb and timber linings.

W201 – Bottom Cill Internal signs of water ingress, top sash frame slight splinter, cracked glass

W202 – Bottom Cill Internal signs of water ingress - bottom sash crack, bottom sash splintered, top sash glazing bar sustaining the stained glass is in unstable condition.

W203– beyond structural repair, integrity compromised - mark up on pictures

W204 – beyond structural repair - new lintel compromised structural integrity – up on pictures

W205 – Sash Horn Type 1, Bottom rail considerable damage, water ingress to jamb and timber linings, cracked glass.

W206 – Sash Horn Type 1, Bottom rail considerable damage, box and side sash frame splintered.

W207 – Sash Horn Type 1, Bottom rail considerable damage, box and side sash frame splintered water ingress to jamb and timber linings.

W301 and W302 – Sash Horn Type 2, Cill and linings water ingress, bottom sash frame coming apart allowing considerable draft, Vertical Sash Stile compromised.



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W303 – cill damaged, water ingress, compromised the integrity of external surround timber linings, bottom sash splintered

W304 - cill damaged, water ingress, compromised the integrity of external surround timber linings, bottom sash splintered, top sash glazing bar sustaining the stained glass is in unstable condition.

The benefit of a complete replacement of the windows is that they will come equipped with Schlegel draught excluders, which conforms to BS644/BBA. This is basically a water repellent foam strip with a Lifetime guarantee, unaffected by rot, mould or mildew, and furthermore resistant to paint and stains, UV light and ozone.

U-value with the complete new units will meet the U-value requirements of 1.6W/m²K.

As a result we believe that in the best interest and safety of the building and its inhabitants, the windows should be replaced with new ones including boxes.

Report by Oktaj Alijev

NVQ level 4 Construction Site Supervision – Building and Civil Engineering

FENSA MTC Surveyor and Installer