

Mr Will Butler  
117 Albert Street  
London  
NW1 7NB

**Ventrolla**  
**Ventrolla House**  
**Crimple Court**  
**Hornbeam Business Park**  
**Harrogate**  
**HG2 8PB**

**Telephone:** 0800 0277 262  
**Facsimile:** 01423 859 321  
**E-Mail** sales@ventrolla.co.uk

**Date:** 18 March 2014      **Condition Report** DG04832      **Surveyor:** David Greaves

**Summary**

Generally, a mixture of poor quality 1990's / 2000's replacement windows combined with a lack of maintenance over many years which has resulted in most of the windows requiring partial or complete replacement.

|                      |  |   |                        |
|----------------------|--|---|------------------------|
| <b>Item 1:</b>       | Lower Ground Floor Front Elevation - Bedroom 4   | <b>Width:</b> 1795 mm                       | <b>Height:</b> 1480 mm |
| <b>Comments:</b>     | Window is in an adequate state of repair. Some signs of rot in lower frame. Casements are both functioning. Casement fasters and stays are not lockable but openings are barred. Suggest replacement with two hardwood box-sash windows separated by a central mullion, single glazed with lambs tongue glazing bars to match original windows elsewhere in the property. Security is a concern with lower-ground windows with access from the street. Compared to a single sash window in the vent, two windows will give much smaller opening apertures for more difficult ingress and it is harder to jemmy a shorter sash width window. Proportionally, two windows will map in size to the front elevation, 3rd floor dormers, a pattern noted on other properties on the street. |   |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal   | <b>Window Configuration:</b>                | Casement               |
| <b>Frame Repairs</b> | <b>Top:</b>  | Complete New Sash Box (Square Top) - 2 Sash |                        |
| <b>New Sashes</b>    | <b>Top:</b>  | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 2.00       |
|                      | <b>Bottom:</b>   | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 2.00       |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.   |   |                        |

|                   |   |                              |                        |
|-------------------|---|------------------------------|------------------------|
| <b>Item 2:</b>    | Ground Floor Front Elevation - Living Room  | <b>Width:</b> 1600 mm        | <b>Height:</b> 1845 mm |
| <b>Comments:</b>  | Bottom rail and meeting rails have advanced rot. Significant pieces of timber are missing from the bottom rail resulting in drafts coming right through the frame. Corner joints are weakened. Glazing bars have become distorted. Sashes do not align in the closed position, hence a Brighton style fastener has been fitted to hold them together - this is non-locking. No child safety restriction mechanism. Sash boxes and shutters are in generally good condition but sash weight mechanism is no longer functioning. A large amount of filling material would need to be applied to the sashes, with no guarantee of making them good. Recommend replica hardwood sashes be made and fitted to the existing sash boxes with new block and tackle. |                              |                        |
| <b>System:</b>    | (VPSS) Full Draught Proofing with Sash Removal  | <b>Window Configuration:</b> | 10 over 10             |
| <b>New Sashes</b> | <b>Top:</b>   | Single Glazed 10 Pane Sash   | <b>Qty:</b> 1.00       |
|                   | <b>Bottom:</b>  | Single Glazed 10 Pane Sash   | <b>Qty:</b> 1.00       |
| <b>Special:</b>   | Lambs tongue glazing bar profile and mouldings to match original, note no horns.  |                              |                        |

|                   |  |                              |                        |
|-------------------|--|------------------------------|------------------------|
| <b>Item 3:</b>    | First Floor Front Elevation - Master Bedroom (Left)  | <b>Width:</b> 1315 mm        | <b>Height:</b> 2375 mm |
| <b>Comments:</b>  | Window has significantly weakened joints due to rot, particularly bottom rail / stile joints. Window appeared to have been screwed and painted shut for a considerable time. Upon un-screwing and un-sticking the window it became apparent the sashes had warped out of alignment and would no longer slide within the frame. Sash boxes and shutters in adequate condition but sash weight mechanisms no longer functioning. Due to previously being screwed shut, no locking fitch catch or child safety restriction mechanism. Whilst rot could be addressed to some extent using filler material, warping could not be rectified to enable the free sliding of sashes in the frames without rebuilding the windows with substantial amounts of new material. Recommend replica hardwood sashes be made and fitted to the existing sash boxes with new block and tackle. |                              |                        |
| <b>System:</b>    | (VPSS) Full Draught Proofing with Sash Removal   | <b>Window Configuration:</b> | 6 over 6               |
| <b>New Sashes</b> | <b>Top:</b>  | Single Glazed 6 Pane Sash    | <b>Qty:</b> 1.00       |
|                   | <b>Bottom:</b>   | Single Glazed 6 Pane Sash    | <b>Qty:</b> 1.00       |
| <b>Special:</b>   | Lambs tongue glazing bar profile and mouldings to match original, note no horns.   |                              |                        |



|                   |   |                              |                        |
|-------------------|---|------------------------------|------------------------|
| <b>Item 4:</b>    | First Floor Front Elevation - Master Bedroom (Right)  | <b>Width:</b> 1315 mm        | <b>Height:</b> 2375 mm |
| <b>Comments:</b>  | Window in a similar state of repair to LH, large areas of softness identified in bottom rail / stile joints. Again, window was screwed and painted shut as it would no longer slide freely in the frame. Sash boxes and shutters also in adequate condition but sash weight mechanisms no longer functioning. Again, no locking fitch catch or child restriction mechanism. Whilst rot could be addressed to some extent using filler material, warping could not be rectified to enable the free sliding of sashes in the frames without rebuilding the windows with substantial amounts of new material. Recommend replica hardwood sashes be made and fitted to the existing sash boxes with new block and tackle. |                              |                        |
| <b>System:</b>    | (VPSS) Full Draught Proofing with Sash Removal  | <b>Window Configuration:</b> | 6 over 6               |
| <b>New Sashes</b> | <b>Top:</b> Single Glazed 6 Pane Sash   | <b>Qty:</b>                  | 1.00                   |
|                   | <b>Bottom:</b> Single Glazed 6 Pane Sash  | <b>Qty:</b>                  | 1.00                   |
| <b>Special:</b>   | Lambs tongue glazing bar profile and mouldings to match original, note no horns.  |                              |                        |

|                      |  |                              |                        |
|----------------------|--|------------------------------|------------------------|
| <b>Item 5:</b>       | First Floor Rear Elevation - Master Bathroom   | <b>Width:</b> 950 mm         | <b>Height:</b> 1788 mm |
| <b>Comments:</b>     | Modern 1990's spiral balance sliding sash window. Degradation of timber and spiral balance mechanism suggests window has not been properly maintained since installation. Both spiral balances have failed and are no longer able to support the weight of the window in the open position. Bottom rail has advanced rot. Several junctions between glazing bars in both sashes have pulled apart through expansion. No locking fitch catch or child safety restriction mechanism. Repair is not viable for a non-original window in this state of repair. Suggest replacement with a hardwood box-sash window, single glazed with lambs tongue glazing bars, no horns, to match original windows elsewhere in the property. |                              |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal   | <b>Window Configuration:</b> | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b> Complete New Sash Box (Square Top) - 2 Sash  |                              |                        |
| <b>New Sashes</b>    | <b>Top:</b> Single Glazed 6 Pane Sash  | <b>Qty:</b>                  | 1.00                   |
|                      | <b>Bottom:</b> Single Glazed 6 Pane Sash   | <b>Qty:</b>                  | 1.00                   |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.   |                              |                        |

|                      |  |                              |                        |
|----------------------|--|------------------------------|------------------------|
| <b>Item 6:</b>       | First Floor Rear Elevation - Half Landing  | <b>Width:</b> 945 mm         | <b>Height:</b> 1470 mm |
| <b>Comments:</b>     | Modern 1990's spiral balance sliding sash window. Window has been poorly maintained since installation. Right hand spiral balance has seized up making it very difficult to open the window. Bottom rail has begun to break down due to poor paint protection. No locking fitch catch or child safety restriction mechanism. Repair is not viable for a non-original window in this state of repair. Suggest replacement with a hardwood box-sash window, single glazed with lambs tongue glazing bars, no horns, to match original windows elsewhere in the property. |                              |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal   | <b>Window Configuration:</b> | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b> Complete New Sash Box (Square Top) - 2 Sash  |                              |                        |
| <b>New Sashes</b>    | <b>Top:</b> Single Glazed 6 Pane Sash  | <b>Qty:</b>                  | 1.00                   |
|                      | <b>Bottom:</b> Single Glazed 6 Pane Sash   | <b>Qty:</b>                  | 1.00                   |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.   |                              |                        |

|                      |   |                              |                        |
|----------------------|---|------------------------------|------------------------|
| <b>Item 7:</b>       | Second Floor Front Elevation - Bedroom 1 (Left)   | <b>Width:</b> 1300 mm        | <b>Height:</b> 1700 mm |
| <b>Comments:</b>     | Modern 1990's spiral balance sliding sash window. Window does not open due to failed spiral balance mechanisms. Rot apparent in bottom rail. Poor condition glazing bar joints. No locking fitch catch or child safety restriction mechanism. Replacement of spiral balances would require a costly overhaul of the both windows. As modern ovolo glazing bars do not match the original slim lambs tongue detail in evidence elsewhere on the front façade, suggest replacement with a hardwood box-sash window, single glazed with lambs tongue glazing bars, no horns. |                              |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal  | <b>Window Configuration:</b> | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b> Complete New Sash Box (Square Top) - 2 Sash   |                              |                        |
| <b>New Sashes</b>    | <b>Top:</b> Single Glazed 6 Pane Sash   | <b>Qty:</b>                  | 1.00                   |
|                      | <b>Bottom:</b> Single Glazed 6 Pane Sash  | <b>Qty:</b>                  | 1.00                   |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.  |                              |                        |



|                      |   |   |                        |
|----------------------|---|---|------------------------|
| <b>Item 8:</b>       | Second Floor Front Elevation - Bedroom 1 (Right)  | <b>Width:</b> 1300 mm                       | <b>Height:</b> 1700 mm |
| <b>Comments:</b>     | Modern 1990's spiral balance sliding sash window. Failed spiral balance mechanisms again in evidence. Some rot in bottom rail and meeting rails. Some degradation in joints between ovolo glazing bars. No locking fitch catch or child safety restriction mechanism. Replacement of spiral balances would require a costly overhaul of the both windows. As modern ovolo glazing bars do not match the original slim lambs tongue detail in evidence elsewhere on the front façade, suggest replacement with a hardwood box-sash window, single glazed with lambs tongue glazing bars, no horns. |   |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal  | <b>Window Configuration:</b>                | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b>   | Complete New Sash Box (Square Top) - 2 Sash |                        |
| <b>New Sashes</b>    | <b>Top:</b>   | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
|                      | <b>Bottom:</b>  | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.  |   |                        |

|                      |  |   |                        |
|----------------------|--|---|------------------------|
| <b>Item 9:</b>       | Second Floor Rear Elevation - Bedroom 2  | <b>Width:</b> 975 mm                        | <b>Height:</b> 1608 mm |
| <b>Comments:</b>     | Modern 1990's spiral balance sliding sash window. As with other rear elevation windows in the property, very poor maintenance in evidence. Window very stiff to operate and bottom rail is rotten. No locking fitch catch or child safety restriction mechanism. Repair not viable for a non-original window of this nature. Suggest replacement with a hardwood box-sash window, single glazed with lambs tongue glazing bars, no horns, to match original windows elsewhere in the property. |   |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal   | <b>Window Configuration:</b>                | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b>  | Complete New Sash Box (Square Top) - 2 Sash |                        |
| <b>New Sashes</b>    | <b>Top:</b>  | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
|                      | <b>Bottom:</b>   | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.   |   |                        |

|                      |   |   |                        |
|----------------------|---|---|------------------------|
| <b>Item 10:</b>      | Second Floor Rear Elevation - Half Landing  | <b>Width:</b> 975 mm                        | <b>Height:</b> 1578 mm |
| <b>Comments:</b>     | Modern 1990's spiral balance sliding sash window. Spiral balances still adequately supporting the weight of the window. Poor external decoration has led to significant areas of rot. No locking fitch catch or child safety restriction mechanism. Again, this type of window does not warrant the required level of repair. Recommend replacement with a hardwood box-sash window, single glazed with lambs tongue glazing bars, no horns, to match original windows elsewhere in the property. |   |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal  | <b>Window Configuration:</b>                | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b>   | Complete New Sash Box (Square Top) - 2 Sash |                        |
| <b>New Sashes</b>    | <b>Top:</b>   | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
|                      | <b>Bottom:</b>  | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.  |   |                        |

|                      |   |   |                        |
|----------------------|---|---|------------------------|
| <b>Item 11:</b>      | Third Floor Front Elevation - Bedroom 3 (Left)  | <b>Width:</b> 1085 mm                       | <b>Height:</b> 1475 mm |
| <b>Comments:</b>     | Modern 2000's spiral balance sliding sash window. Mechanism suggests this spiral balance window has been fitted more recently than those elsewhere in the property. Still functioning adequately. Timber in adequate condition. Locking fitch catches and child safety restriction mechanism. As spiral balances are still functioning, these windows could be redecorated and left in situ for the time being. However, replacement likely within 5 years due to limited longevity of spiral balance mechanisms. |   |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal  | <b>Window Configuration:</b>                | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b>   | Complete New Sash Box (Square Top) - 2 Sash |                        |
| <b>New Sashes</b>    | <b>Top:</b>   | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
|                      | <b>Bottom:</b>  | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
| <b>Special:</b>      | Lambs tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.  |   |                        |



|                      |   |   |                        |
|----------------------|---|---|------------------------|
| <b>Item 12:</b>      | Third Floor Front Elevation - Bedroom 3 (Right)   | <b>Width:</b> 1085 mm                       | <b>Height:</b> 1475 mm |
| <b>Comments:</b>     | Modern 2000's spiral balance sliding sash window. Mechanism suggests this spiral balance window has been fitted more recently than those elsewhere in the property. Still functioning adequately. Timber in adequate condition. Locking fitch catches and child safety restriction mechanism. As spiral balances are still functioning, these windows could be redecorated and left in situ for the time being. However, replacement likely within 5 years due to limited longevity of spiral balance mechanisms. |   |                        |
| <b>System:</b>       | (VPSS) Full Draught Proofing with Sash Removal  | <b>Window Configuration:</b>                | 6 over 6               |
| <b>Frame Repairs</b> | <b>Top:</b>   | Complete New Sash Box (Square Top) - 2 Sash |                        |
| <b>New Sashes</b>    | <b>Top:</b>   | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
|                      | <b>Bottom:</b>  | Single Glazed 6 Pane Sash                   | <b>Qty:</b> 1.00       |
| <b>Special:</b>      | Lamb's tongue glazing bar and mouldings to match original style elsewhere in property, note no horns.   |   |                        |

Recommended  
by **Sarah  
Beeny**



Ventrolla® a subsidiary of Grouphomesafe Ltd Company Reg No. 02838541

Page 4 of 4