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Schedule of works – 9B Wedderburn Road

Proposal: Replacement of windows on far right side of loft to matching windows with white painted timber frame, traditional single glazed casement windows.

The first stage is to examine the casement window to assess where it is damaged. This will follow by the removal of the casement window timber frame so that it can be fixed and if necessary partly replaced and refitted to minimise future damp and water leaks.

All works will be carried out by a specialist window company or builder who is qualified. The removal of the window will be done with a crowbar to pry the extension jam to reach the window pane. The nails and shingles around it will be removed before the actual window is removed. The top nails will be kept in place to prevent the window falling out. The glass will then be removed. The molding will then become loose and with the help of a putty knife and hammer the extension jam will be removed. All precaution measures and all health and safety measures will be adhered to throughout the works.

The cilles will be checked for rot and cut out and replaced where necessary. If rot is extensive the entire cill will be replaced.

The boxes surrounding the windows will be checked for rot. The rot will then be cut out and the boxes will be repaired in situ with new timber pieced in. All excess paint will be removed from the box to allow the timber to move freely.

It is not uncommon to find that the weights inside the boxes are wrong for the windows. This can cause the windows to run unevenly or drop when opened. The weight of each casement window will match that of the sash box.

The windows will be tested when opening to see that they open smoothly before securing them to the boxes.

All new replacement materials will match the traditional profile of those removed. This includes the timber pieces and the single glazed panels, the fastener and stay, the cill and any other part which is removed.

Once the works have been completed the windows will be washed down with previous paintwork with sugar soap, soda or detergent, and rinsed off. The windows will then be rubbed down with pumice stone, pumice block or sandpaper and all dirt and grit will be brushed away. All mouldings will be stripped using a shavehook. Any areas of exposed bare wood will be spotted. The casements will then be painted with 2 coats under coat, 2 coats white eggshell internally and white Dulux gloss Wathershield (or similar) externally.