

Allwood Sash Ltd

Windows and Doors Condition Report

Property:
Bird Place
Henley on Thames
RG9 2LN

Date: 8th June 2025

Inspected by: Nicky Varney

Summary of Condition:

1. Timber Decay:

Evidence of rot at cills, bottom rails, and lower jambs due to water ingress.

Soft, spongy timber when tested with a probe, indicating fungal decay.

Paint breakdown exposing bare timber, accelerating moisture absorption.

2. Glazing Issues:

Cracked, loose, or missing putty causing draughts and water penetration.

Single glazing with poor thermal performance, leading to condensation and potential further timber damage.

3. Operational Problems:

Sashes/doors sticking or unable to open/close fully due to swelling, dropped hinges, or worn channels.

Broken sash cords or balances affecting window usability.

Locks and latches misaligned or non-functional.

4. Draughts and Energy Inefficiency:

Gaps around frames allowing cold air ingress and heat loss.

No or failed draught seals reducing energy efficiency.

5. Paintwork and Finish:

Peeling, flaking, or blistered paint exposing the substrate to weather.

Discolouration and staining indicating moisture ingress.

6. Security Concerns:

Worn or damaged locks, catches, or hinges reducing security.

Loose glazing beads or panels vulnerable to forced entry.

Reasons for Repair:

- Prevent further decay and costly replacements in the future.
- Improve energy efficiency and reduce heating costs.
- Restore full functionality of windows and doors for ventilation and fire escape compliance.
- Enhance security and safety of the property.
- Maintain and increase the aesthetic and property value.
- Preserve historic features in period properties, retaining original character.

Recommended Actions:

Timber splice repairs or resin repairs to decayed areas.

Reglazing with secure, well-bedded glass and appropriate putty.

Full strip, prime, and repaint using breathable exterior paint systems.

Install or replace weather seals and draught proofing.

Service or replace hardware (hinges, locks, cords).

Regards

Nicky Varney Director

Allwood Sash Ltd