



Condition Report

6 Waterloo Place, Richmond, TW9 1EB

May 2024



Client: Francesca Panzarasa

Reception room - Window type 1



Front Elevation

Rot and mould on timber, condensation to glass, vegetation growing between glass and frame



Front Elevation

Damaged and rotting bottom rail, signs of rot to sash window frame



Front Elevation

Rot to sash frame, window does not close all the way down causing extreme draught



Front Elevation

Inefficient draughty sash window caused by defected window

Reception room - Window type 1



Front Elevation

Rot to sash window sill, draughty window



Front Elevation

Rot to sash window sill, signs of mould



Front Elevation

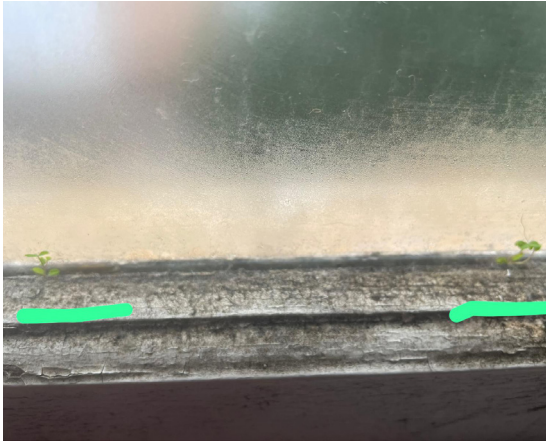
Draught through top sash due to defected top rail



Front Elevation

Rot to sash window frames

Front Bedroom - Window type 2



Front Elevation

Rot and intensive mould on timber, condensation to glass, vegetation growing between glass and frame



Front Elevation

Extensive mould to top and bottom sash frame and glazing bars junction, condensation to glass



Front Elevation

Broken glass, rot and mould to glazing bar



Front Elevation

Rot to sash window frames and sill

Front Bedroom - Window type 2



Front Elevation

Draughty window due to window not closing all the way up, signs of mould



Front Elevation

Signs of mould and rot to sash window frame, defected sash window cord wheel makes it difficult to open and close