

External joinery

Window frames are of a mixed nature there are timber double hung sliding single glazed frames at the front set in timber subframes having painted stone cills. The kitchen has a timber centred pivoting and fixed picture single glazed window and the bathroom at timber pitched double glazed window with top opening fanlight similarly set in timber subframes having timber cills.

General softness, deterioration and wet rot was noted in the sash as well as the casement and picture windows and door frames and subframes and windows and doors to include upgraded areas and are generally stiff and ill fitting due to the more recent warm weather requiring full easing and adjustment to ensure proper operation noting the lack of sash handles and lifts which should be provided.

Easing, however will result in weakening/failure of visibly perished joints and the need for replacement to sash as well as picture frames and perished doors to include the rear french door and timber window cills all of which should be carried out in a uniform manner to maintain the aesthetic appearance, although it is more likely to be more cost effective to renew a number of the windows and doors in their entirety.