



Russet & Sage

TRADITIONAL AND HISTORIC BUILDING SURVEYING

Sample Section of a Heritage Survey

Somerset House

E5 Windows

Each building element is given a traffic light rating from one to three. This is a feature of RICS reports. The roof structure for this property was given a '3', meaning that there are defects that are serious and/or need to be repaired, replaced or investigated urgently.

Russet and Sage Ltd

Company registration number: 14548007

Registered address: 12 The Square, Aynho, Northamptonshire, OX17 3BL



Windows

Outside the property

Limitations to inspection	The inspection was carried out from ground level using binoculars.
E5 Windows	
<p>Most of the windows within the property consist of timber framed casement windows with single-glazed leaded lights. There has been an effort to secondary glaze these windows throughout. This has been carried out by use of either openable secondary glazed shuttering, or permanent, unopenable glazing. A sample selection of secondary glazing was inspected closely and found to be polymers (plastics) and are assumed to consist of acrylic, perspex or similar. The secondary glazing is visually unobtrusive.</p> <p>Timber-framed casement windows with double-glazed units have been provided elsewhere, including to the dining room extension, the first floor windows of the east gable, the windows to the garden room, and the slit windows to the downstairs WC. Where these have been provided, they are decoratively similar and are in keeping with the property.</p> <p>The property has been provided with two Velux windows located within the garden room roof and the bathroom roof. These are both double glazed.</p> <p>Generally, the windows are in good order. Those that were tested are operable. The decorative finish is in good condition in all cases.</p> <p>The window frame to the left-hand dormer window has been strengthened at the corner joints. This may be the result of previous moisture ingress to the joint causing deterioration of the tenons or the glue fixing (where it may exist). The decorative finish is to a high standard, which will protect the timber from future moisture-related damage. It is unclear as to the condition of the joints, although consideration should be given to instructing a joiner to overhaul the window generally.</p> <p>No evidence of FENSA certification for the replacement windows was identified during online searches, and no documentation was made available at the time of inspection. FENSA certification confirms that replacement glazing installations comply with the relevant Building Regulations. It is recommended that the legal advisor makes further enquiries to establish the date of installation and to confirm whether any certification or Building Control approval exists.</p> <p>Condition rating 2: These issues are not considered to be serious or urgent but should be carried out soon.</p>	

CR

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Ground floor window representative of the condition throughout.



Reinforcement of window joints is evident sporadically.



Warping of lead details will ultimately lead to cracking, requiring replacement.