

Cockshotts Farm

School Lane, Simonstone BB12 7HR

Window and door condition report



Item ref: W1	
	Condition • Frames rotten right through some lower joints • Casement rotten and twisted • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement windows

Item ref: W2	
	Condition • Frames good condition • Single glazed and glass condensating • In need of full redecoration • Style looks to not be original and doesn't match other windows Recommended action • Minor repairs and full decoration • Or replace if style is not considered appropriate

Item ref: W3	
	Condition • Frames rotten right through some lower joints • Casement twisted and joints blown • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement windows

Item ref: W4	
	Condition • Frames rotten right through box joints and sill • Sashes rotten • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement window

Item ref: W5	
	Condition • Frames rotten right through some lower joints • Casement rotten and twisted • Casement not original style on neighbouring property • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement windows

Item ref: D1	
	Condition • Frames rotten at bottom, same for sill • Door ill fitting • Single glazed and glass condensating • In need of full redecoration Recommended action • General repairs to door • New sill and lower frame sections • Full redecoration

Item ref: W6	
	Condition • Frames rotten right through lower joints • Casement made incorrectly and bottom rail likely to drop off • Single glazed and glass broken/condensating • In need of full redecoration Recommended action • Replacement windows

Item ref: W7	
	Condition • Some rot to bottom of frame • Casement rotten and made for double glazing (not original style of window) • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement windows with appropriate casement styles and construction

Item ref: W8	
	Condition • Frame rotten to sill of left hand window • Casement has been badly re-fitted at some point • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement casement and general repairs to window frames • Full redecoration

Item ref: W9	
	Condition • Frames rotten right through joints • Casement ill fitting and joints rotten • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement windows

Item ref: W10	
	Condition • Frames rotten at bottom • Casement window doesn't match original styles and is an open-in casement. Likely will leak • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement central casement window with appropriate new window • General repairs to window frames, full redecoration

Item ref: W11	
	Condition • Frames rotten right through joints • Casement rotten • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement window

Item ref: W12	
	Condition • Frames rotten right through joints • Casement rotten • Putty missing • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement window

Item ref: W13	
	Condition • Appears to be a single glass pane, directly glazed into surrounding stone rebates • Single glazed and glass condensating • In need of full redecoration Recommended action • Full redecoration

Item ref: D2 (main house)	
	Condition • Frame in good condition • Door has warped Oak boards • In need of full redecoration Recommended action • Replacement Oak boards, general re-fit of door, full re-decoration

Item ref: D2 (outbuilding)	
	Condition • Frames rotten at lower sections • Door joints rotten at low level • Door boarding rotten • In need of full redecoration Recommended action • Replacement door-set

Item ref: D3	
	Condition • Frames rotten at lower sections • Door joints rotten at low level • Door boarding rotten • In need of full redecoration Recommended action • Replacement door-set

Please see separate digital folders showing images of the issues identified on the report