

Cockshotts Farm

School Lane, Simonstone BB12 7HR

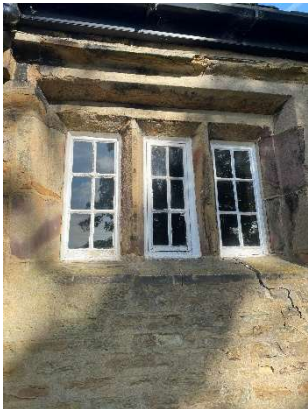
Window and door condition report



Item ref: W1	
	Condition • Frames rotten right through some lower joints • Style looks to not be original and doesn't match other windows • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement windows

Item ref: W2	
	Condition • Glass directly glazed to stone rebates Recommended action • Re-seal glass to stonework • Or replace with slim section glazed timber frame

Item ref: W3	
	Condition • Some minor rot to frame and casement • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair frame and casement • Full redecoration • Re-seal frame to stonework

Item ref: W4	
	Condition • Some minor rot to frame and casement • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair frame and casement • Full redecoration

Item ref: W5	
	Condition • Some minor rot to frame and casement • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair frame and casement • Install new seals to parting/staff beads • Full redecoration

Item ref: D1	
	Condition • Frames rotten at bottom • Door ill fitting • In need of full redecoration Recommended action • Frame repairs and re-fit door • Install new weather board and threshold seal to door • Full redecoration • Re-seal frame to surrounding stonework

Item ref: W6	
	Condition • Glass directly glazed to stone rebates Recommended action • Re-seal glass to stonework • Or replace with slim section glazed timber frame

Item ref: W7	
	Condition • Glass directly glazed to stone rebates Recommended action • Re-seal glass to stonework • Or replace with slim section glazed timber frame

Item ref: W8	
	Condition • Glass directly glazed to stone rebates Recommended action • Re-seal glass to stonework • Or replace with slim section glazed timber frame

Item ref: W9	
	Condition • Some minor rot to frame and casement • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair frame and casement • Full redecoration

Item ref: W10	
	Condition • Style looks to not be original and doesn't match other windows • Single glazed and glass condensating • In need of full redecoration Recommended action • Replacement window

Item ref: W11	
	Condition • Some minor rot to frame and casement • Casement ill fitting/twisted • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair frame and make new casement • Full redecoration

Item ref: W12	
	Condition • Some minor rot to frame and sash • Sash not weather sealed • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair frame and sash • Install weather seals • Full redecoration

Item ref: W13	
	Condition • Some minor rot to sash • Sash not weather sealed • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair sash • Install weather seals • Full redecoration

Item ref: W14	
	Condition • Style looks to not be original and doesn't match other windows • Single glazed and glass condensating • In need of full redecoration Recommended action Replacement window

Item ref: W15	
	Condition • Style looks to not be original and doesn't match other windows • Single glazed and glass condensating • In need of full redecoration Recommended action Replacement window

Item ref: W16	
	Condition • Some minor rot to frame and casement • Single glazed and glass condensating • In need of full redecoration Recommended action • Repair frame and casement • Install new seals to parting/staff beads • Full redecoration

Item ref: D2	
	Condition • Generally good on external inspection only Recommended action • Re-apply oil/stain for added weather protection

Please note: We have not surveyed/included any of the outbuilding items at this point.

